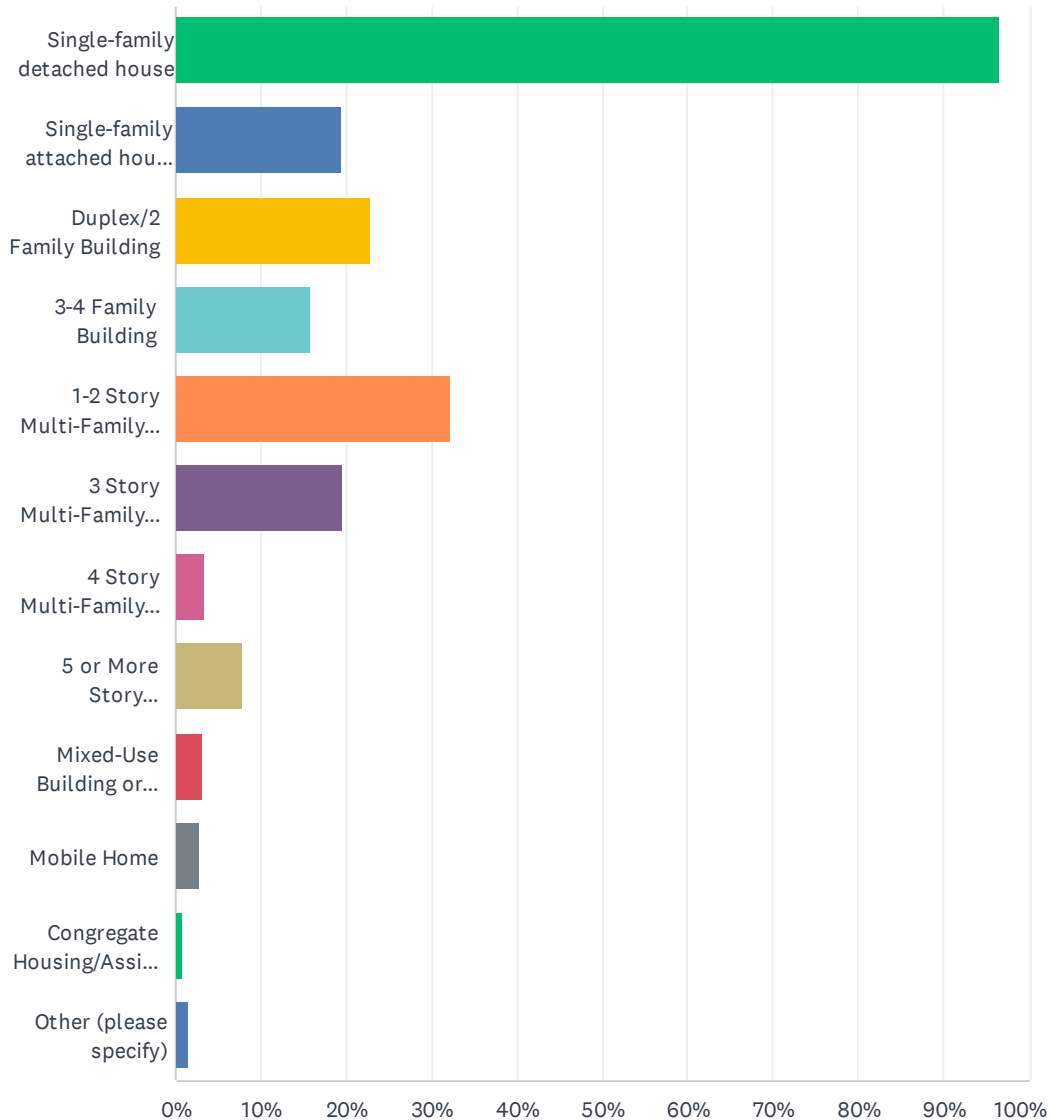


Q1 Which of the following types of housing (“housing types”) have you lived in at any time in your life? (Please select all that apply)

Answered: 751 Skipped: 2



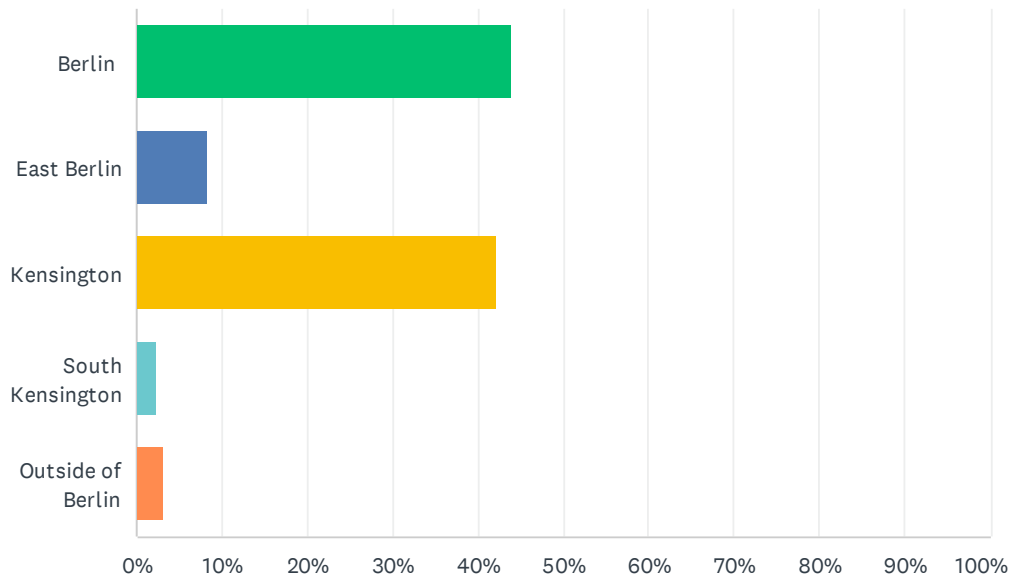
2022 Berlin Housing Plan Survey

ANSWER CHOICES	RESPONSES	
Single-family detached house	96.67%	726
Single-family attached house (Townhouse)	19.31%	145
Duplex/2 Family Building	22.90%	172
3-4 Family Building	15.85%	119
1-2 Story Multi-Family (Condominium or Apartment) Building	32.22%	242
3 Story Multi-Family (Condominium or Apartment) Building	19.57%	147
4 Story Multi-Family (Condominium or Apartment) Building	3.46%	26
5 or More Story Multi-Family (Condominium or Apartment) Building	7.86%	59
Mixed-Use Building or Complex	3.20%	24
Mobile Home	2.80%	21
Congregate Housing/Assisted Living/Nursing Home	0.93%	7
Other (please specify)	1.60%	12
Total Respondents: 751		

#	OTHER (PLEASE SPECIFY)	DATE
1	with family	1/30/2022 9:36 AM
2	Historic and high-rise dormitories during college. Boarding house temporarily while working on location in Boston.	1/28/2022 4:04 PM
3	College dormitory & single family house shared with roommates	1/16/2022 10:58 PM
4	Lowincome	1/14/2022 10:26 PM
5	U.S. Navy warship	1/14/2022 9:27 AM
6	With family when fallen on hard times.	1/13/2022 5:44 PM
7	Senio Housing	1/13/2022 5:44 PM
8	55 and older community. Single apartment	1/13/2022 3:46 PM
9	Single apartment- one building	1/13/2022 2:31 PM
10	House (parents)	1/13/2022 2:14 PM
11	College Dormitory	1/12/2022 1:57 PM
12	Mud Hut	1/12/2022 12:09 PM

Q2 Where do you live today?

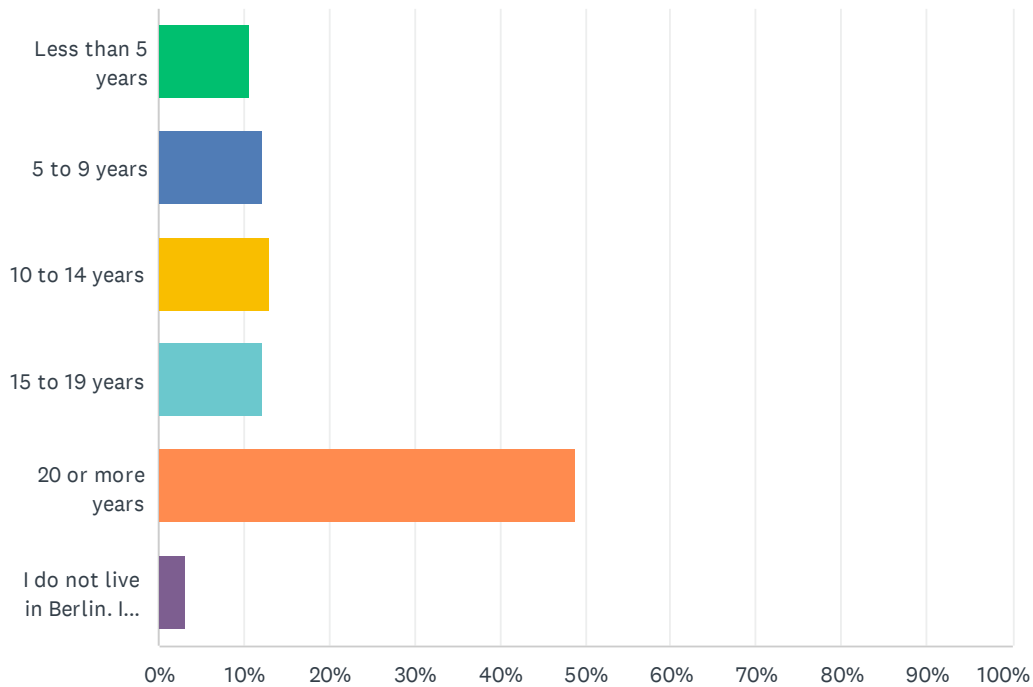
Answered: 735 Skipped: 18



ANSWER CHOICES	RESPONSES	
Berlin	43.95%	323
East Berlin	8.30%	61
Kensington	42.18%	310
South Kensington	2.45%	18
Outside of Berlin	3.13%	23
TOTAL		735

Q3 How long have you lived in Berlin?

Answered: 734 Skipped: 19



ANSWER CHOICES	RESPONSES	
Less than 5 years	10.76%	79
5 to 9 years	12.13%	89
10 to 14 years	13.08%	96
15 to 19 years	12.13%	89
20 or more years	48.77%	358
I do not live in Berlin. I live in:	3.13%	23
TOTAL		734

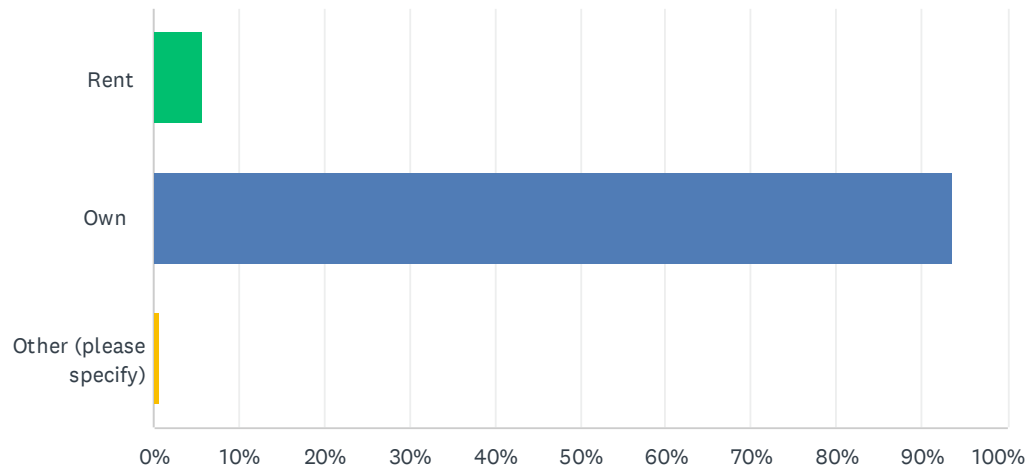
#	I DO NOT LIVE IN BERLIN. I LIVE IN:	DATE
1	Newington	1/23/2022 8:53 PM
2	Old Saybrook	1/17/2022 11:37 AM
3	Cromwell	1/14/2022 9:25 AM
4	Middletown	1/14/2022 9:14 AM
5	Middletown. I lived in Berlin for 8 years with my parents.	1/14/2022 8:15 AM
6	New Britain	1/14/2022 7:02 AM
7	Broad Brook, CT	1/14/2022 1:50 AM
8	Colchester	1/13/2022 10:53 PM

2022 Berlin Housing Plan Survey

9	Hartford	1/13/2022 5:10 PM
10	East Hartford	1/13/2022 3:18 PM
11	Grew up in Berlin, returned after married then left after divorce and returned six years ago	1/13/2022 2:36 PM
12	Windsor	1/13/2022 1:04 PM
13	Wolcott	1/13/2022 12:43 PM
14	wethersfield	1/13/2022 12:01 PM
15	Cromwell	1/13/2022 11:34 AM
16	NEWINGTON	1/13/2022 11:25 AM
17	CT	1/13/2022 11:24 AM
18	Middletown	1/12/2022 9:17 PM
19	Prospect, ct	1/12/2022 4:52 PM
20	69+ years	1/12/2022 2:55 PM
21	Vernon	1/12/2022 1:46 PM
22	Southington	1/12/2022 1:25 PM
23	Bangladesh	1/12/2022 1:11 PM

Q4 Does your household rent or own the home you live in?

Answered: 732 Skipped: 21

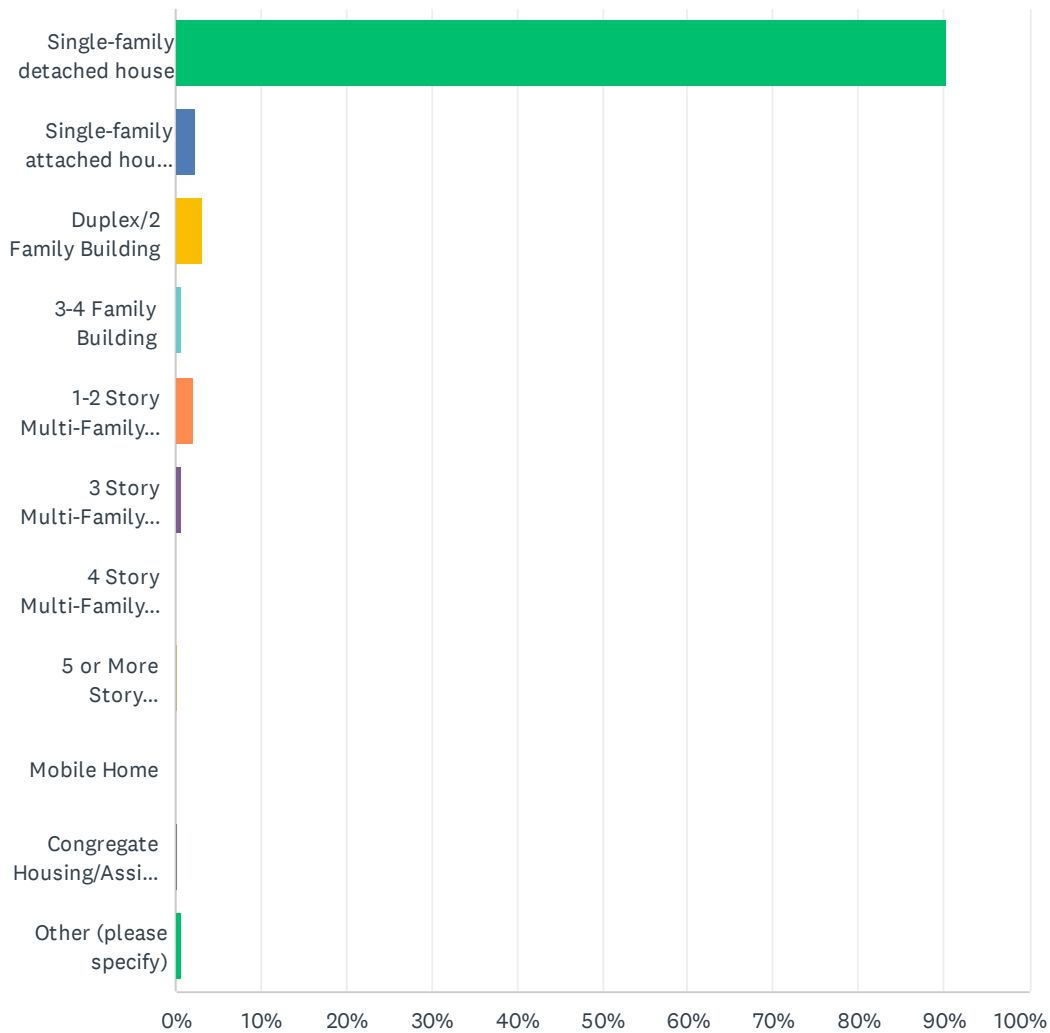


ANSWER CHOICES	RESPONSES
Rent	5.74% 42
Own	93.58% 685
Other (please specify)	0.68% 5
TOTAL	732

#	OTHER (PLEASE SPECIFY)	DATE
1	Mortgage	1/14/2022 7:16 PM
2	Parents	1/14/2022 10:57 AM
3	Live with someone	1/13/2022 3:18 PM
4	My daughter purchased my home after my husband passed and I have an in-law in the home.	1/13/2022 4:29 AM
5	Live there with family	1/12/2022 6:07 PM

Q5 What housing type do you live in?

Answered: 733 Skipped: 20



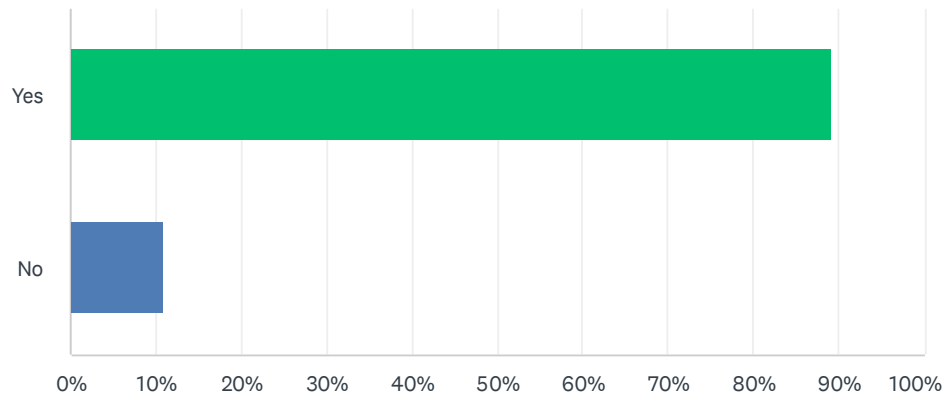
2022 Berlin Housing Plan Survey

ANSWER CHOICES	RESPONSES	
Single-family detached house	90.31%	662
Single-family attached house (Townhouse)	2.32%	17
Duplex/2 Family Building	3.14%	23
3-4 Family Building	0.55%	4
1-2 Story Multi-Family (Condominium or Apartment) Building	2.18%	16
3 Story Multi-Family (Condominium or Apartment) Building	0.68%	5
4 Story Multi-Family (Condominium or Apartment) Building	0.00%	0
5 or More Story Multi-Family (Condominium or Apartment) Building	0.14%	1
Mobile Home	0.00%	0
Congregate Housing/Assisted Living/Nursing Home	0.14%	1
Other (please specify)	0.55%	4
TOTAL		733

#	OTHER (PLEASE SPECIFY)	DATE
1	Senior Housing	1/26/2022 3:24 AM
2	Senior Housing	1/13/2022 5:48 PM
3	We live in house which is attached to another identical house, which we rent out	1/13/2022 2:36 PM
4	House but parents	1/13/2022 2:16 PM

Q6 Have you ever lived outside of Berlin (except for schooling/college)?

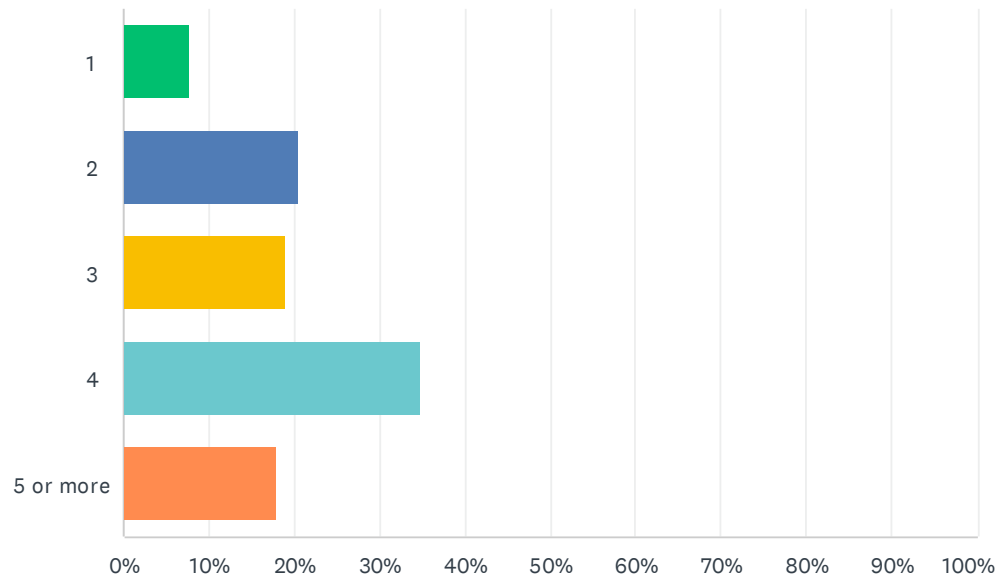
Answered: 733 Skipped: 20



ANSWER CHOICES	RESPONSES	
Yes	89.09%	653
No	10.91%	80
TOTAL		733

Q7 How many people, including yourself, live in your home?

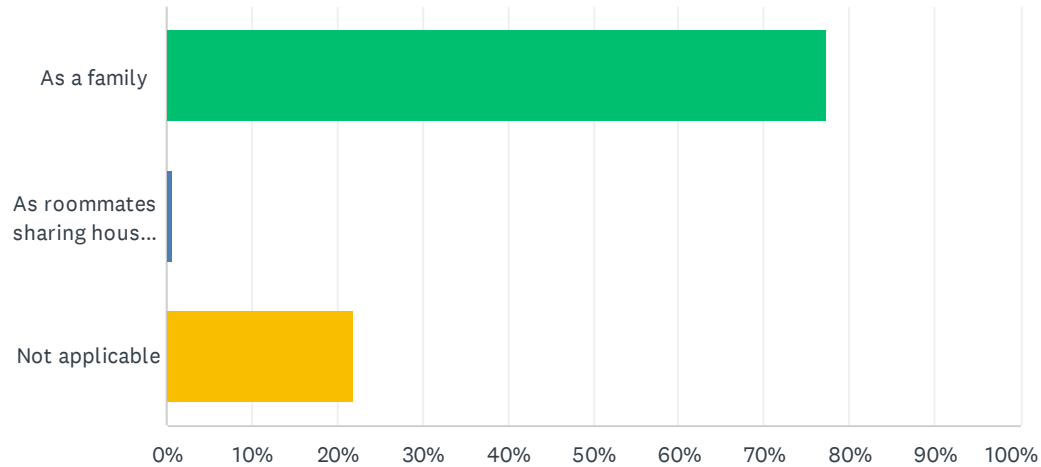
Answered: 730 Skipped: 23



ANSWER CHOICES	RESPONSES	
1	7.67%	56
2	20.55%	150
3	19.04%	139
4	34.79%	254
5 or more	17.95%	131
TOTAL		730

Q8 If you share a household with others, how does the household function?

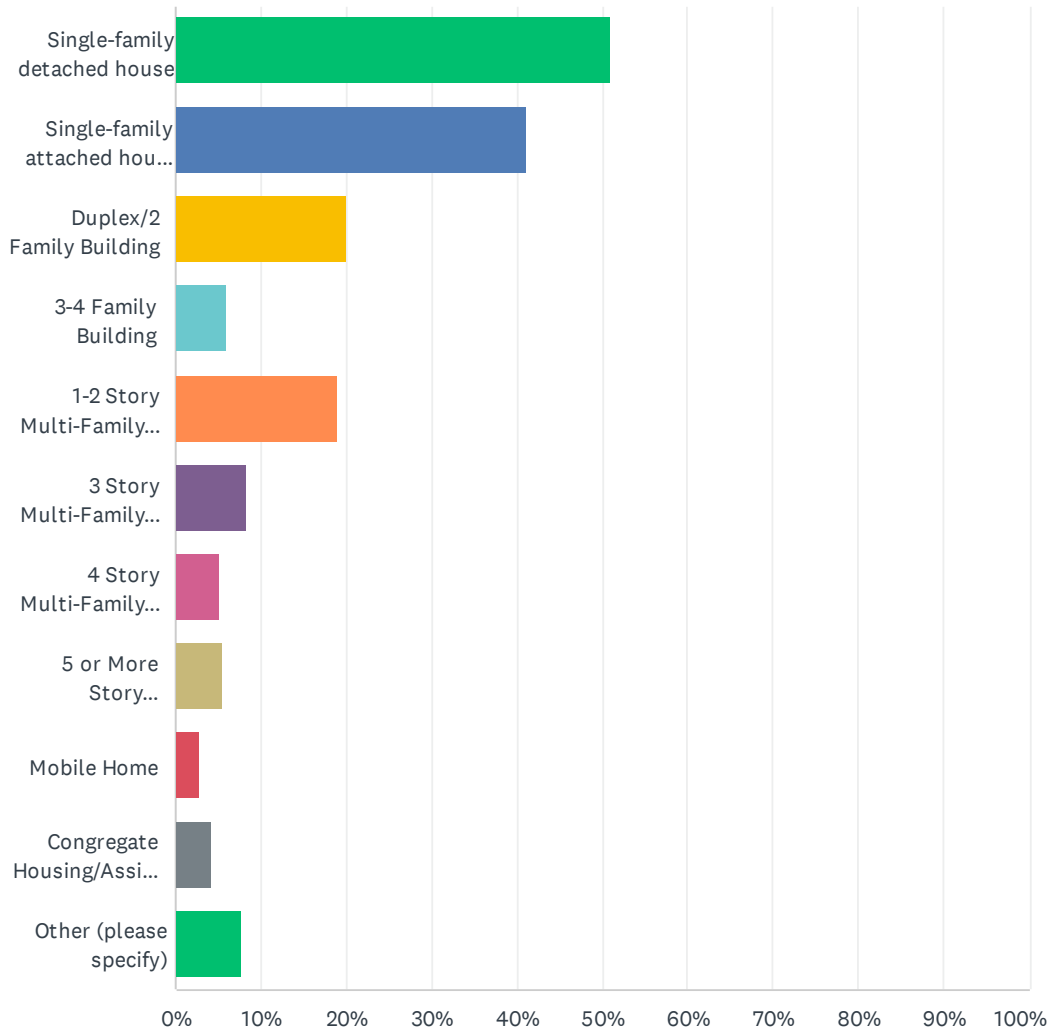
Answered: 721 Skipped: 32



ANSWER CHOICES	RESPONSES	
As a family	77.39%	558
As roommates sharing housing costs	0.55%	4
Not applicable	22.05%	159
TOTAL		721

Q9 Other than your current housing type, what other housing type do you feel could meet your housing needs today? (select all that apply)

Answered: 620 Skipped: 133



2022 Berlin Housing Plan Survey

ANSWER CHOICES	RESPONSES	
Single-family detached house	50.97%	316
Single-family attached house (Townhouse)	41.13%	255
Duplex/2 Family Building	20.00%	124
3-4 Family Building	5.97%	37
1-2 Story Multi-Family (Condominium or Apartment) Building	18.87%	117
3 Story Multi-Family (Condominium or Apartment) Building	8.23%	51
4 Story Multi-Family (Condominium or Apartment) Building	5.16%	32
5 or More Story Multi-Family (Condominium or Apartment) Building	5.48%	34
Mobile Home	2.74%	17
Congregate Housing/Assisted Living/Nursing Home	4.19%	26
Other (please specify)	7.58%	47
Total Respondents: 620		

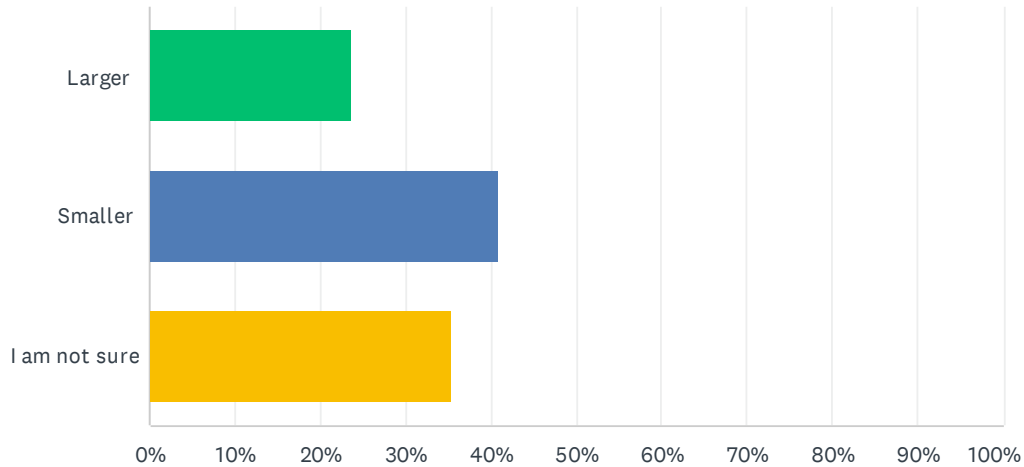
#	OTHER (PLEASE SPECIFY)	DATE
1	single family housing gated community	2/1/2022 8:47 PM
2	No other	2/1/2022 6:57 PM
3	None of the above	1/29/2022 9:25 AM
4	Single story senior housing with separate entrance	1/28/2022 4:05 PM
5	None. We need to be in a single family detached home.	1/26/2022 10:41 AM
6	None	1/26/2022 6:36 AM
7	Senior subsidized	1/26/2022 3:24 AM
8	A vacation home	1/21/2022 2:04 PM
9	None	1/16/2022 11:31 AM
10	Large lot zoned parcels.	1/15/2022 6:04 PM
11	None	1/15/2022 10:02 AM
12	On the lake please	1/14/2022 4:05 PM
13	None, need 1 level living	1/14/2022 1:14 PM
14	None	1/14/2022 12:25 PM
15	Detached condo	1/14/2022 9:47 AM
16	None	1/14/2022 9:34 AM
17	Senior adult community	1/14/2022 9:32 AM
18	None	1/14/2022 9:19 AM
19	We dont need additional traffic here and crime	1/14/2022 9:18 AM
20	A Cabin in the remote woods... :)	1/14/2022 9:14 AM
21	Stand alone Condo	1/14/2022 8:53 AM
22	NA	1/14/2022 8:26 AM

2022 Berlin Housing Plan Survey

23	I would move towns if I did not have a single family dwelling	1/14/2022 7:18 AM
24	one level senior housing with garage	1/14/2022 7:02 AM
25	Ranch style house	1/14/2022 6:25 AM
26	rural/farm-need land for livestock	1/14/2022 1:50 AM
27	None	1/13/2022 10:18 PM
28	None, zero desire to live in a multi family option	1/13/2022 10:11 PM
29	None	1/13/2022 6:54 PM
30	Senior housing one floor ranch home	1/13/2022 6:36 PM
31	None	1/13/2022 6:34 PM
32	None-getting out of this state!	1/13/2022 6:32 PM
33	None	1/13/2022 6:09 PM
34	More efficient housing.	1/13/2022 5:48 PM
35	None of the above	1/13/2022 5:34 PM
36	None	1/13/2022 5:07 PM
37	Ranch style one floor home or pud	1/13/2022 3:28 PM
38	My own apartment but can't afford because of income and pricing	1/13/2022 2:16 PM
39	Senior housing	1/13/2022 1:39 PM
40	Small ranch style modular home	1/13/2022 11:47 AM
41	None	1/13/2022 10:19 AM
42	Affordable housing. I'm disabled.	1/13/2022 12:15 AM
43	If the multi story have elevators	1/12/2022 11:50 PM
44	I chose to live in Berlin for safety, schools and small town appeal.	1/12/2022 11:14 PM
45	None, I have lived in an apartment before and my personal space and privacy are important to me. I'd only live in a single family detached house.	1/12/2022 3:31 PM
46	Better mud hut	1/12/2022 1:11 PM
47	None	1/12/2022 11:45 AM

Q10 In terms of your next home, do you think it will be larger or smaller than where you live today?

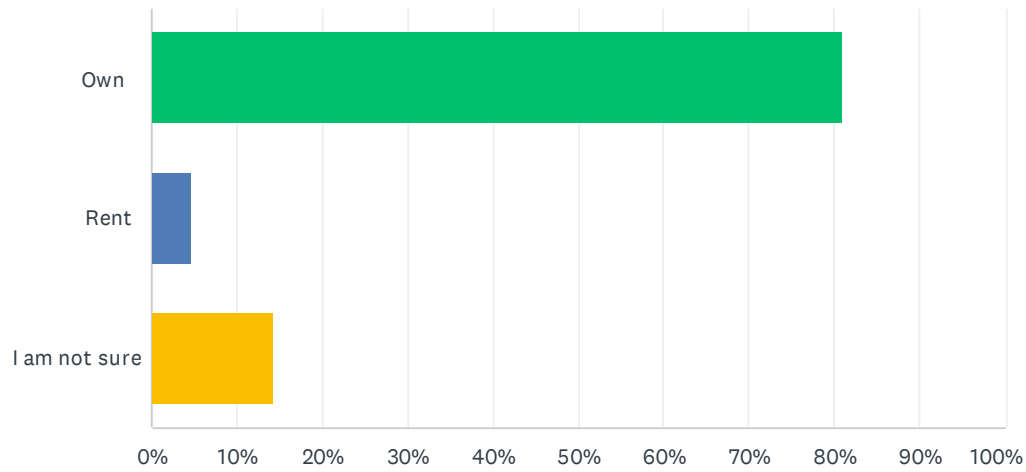
Answered: 717 Skipped: 36



ANSWER CHOICES	RESPONSES	
Larger	23.71%	170
Smaller	40.86%	293
I am not sure	35.43%	254
TOTAL		717

Q11 Do you think you will want to own or rent your next home?

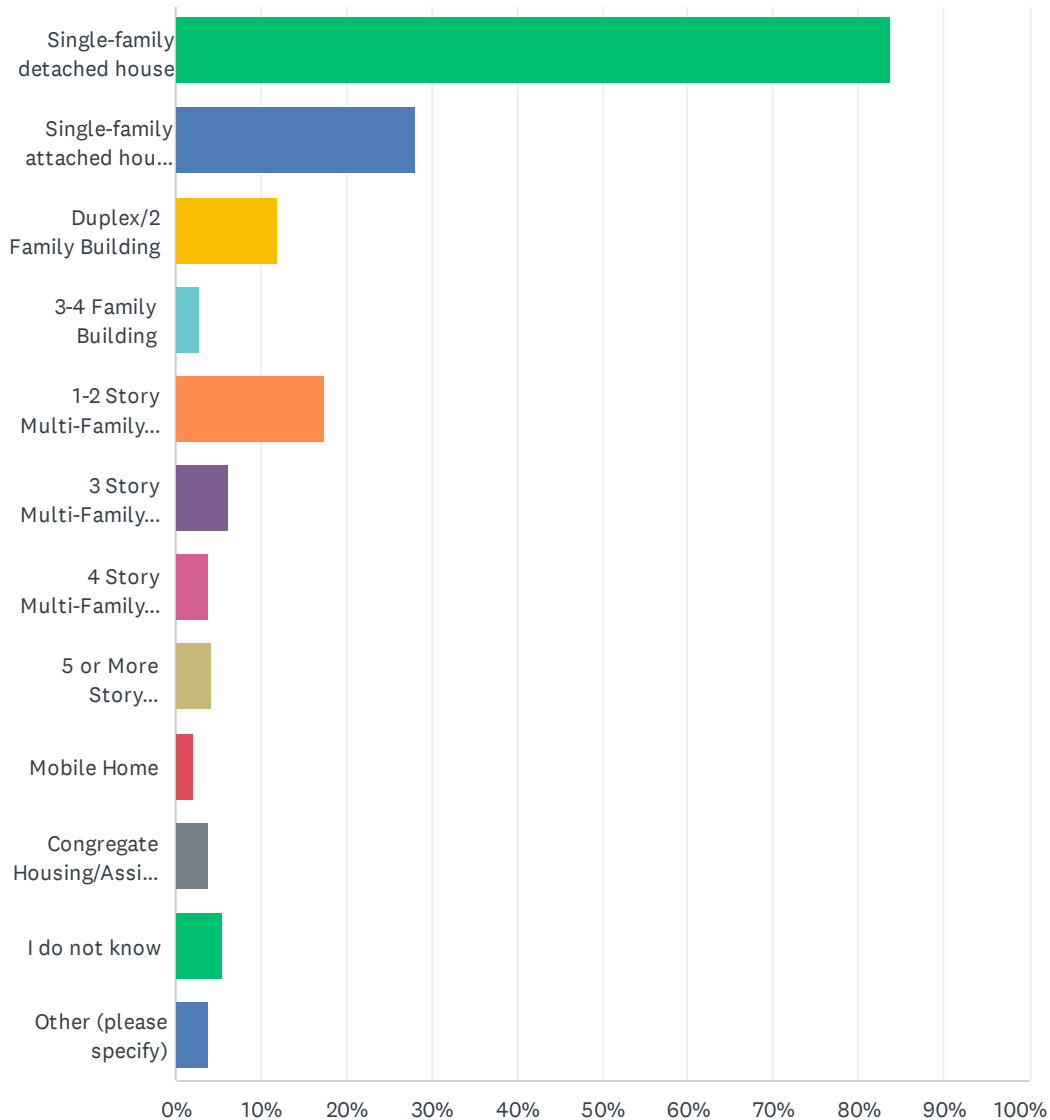
Answered: 717 Skipped: 36



ANSWER CHOICES	RESPONSES	
Own	81.03%	581
Rent	4.60%	33
I am not sure	14.37%	103
TOTAL		717

Q12 What housing type would you consider for your next home? (select all that apply)

Answered: 718 Skipped: 35



2022 Berlin Housing Plan Survey

ANSWER CHOICES	RESPONSES	
Single-family detached house	83.70%	601
Single-family attached house (Townhouse)	28.13%	202
Duplex/2 Family Building	11.98%	86
3-4 Family Building	2.79%	20
1-2 Story Multi-Family (Condominium or Apartment) Building	17.41%	125
3 Story Multi-Family (Condominium or Apartment) Building	6.27%	45
4 Story Multi-Family (Condominium or Apartment) Building	3.76%	27
5 or More Story Multi-Family (Condominium or Apartment) Building	4.18%	30
Mobile Home	2.09%	15
Congregate Housing/Assisted Living/Nursing Home	3.76%	27
I do not know	5.57%	40
Other (please specify)	3.76%	27
Total Respondents: 718		

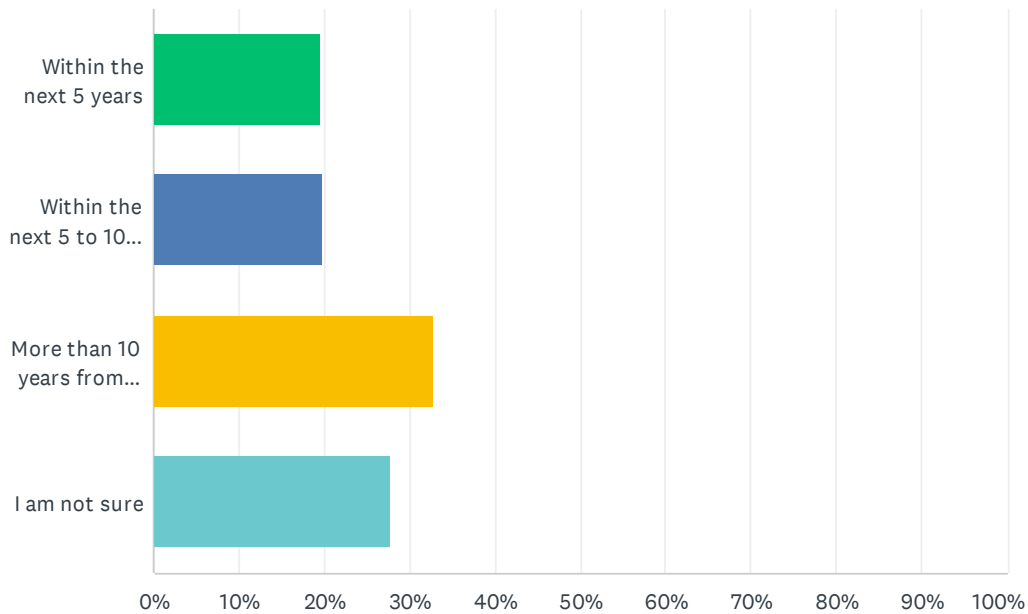
#	OTHER (PLEASE SPECIFY)	DATE
1	SINGLE floor attached or detached condo or apt	1/30/2022 9:39 AM
2	Not planning on moving	1/29/2022 9:26 AM
3	Senior housing on ground level with separate entrances	1/28/2022 4:07 PM
4	Subsidized rent	1/26/2022 3:26 AM
5	Tiny Home	1/25/2022 5:19 PM
6	I really want a tiny house	1/16/2022 9:26 PM
7	Senior Housing (if more was available in Berlin)	1/14/2022 9:21 PM
8	Must be 1 floor	1/14/2022 12:13 PM
9	Planned unit development detached housing	1/14/2022 10:28 AM
10	stand alone condo	1/14/2022 8:53 AM
11	single level senior apartment/townhouse/with garage	1/14/2022 7:07 AM
12	Ranch style home	1/14/2022 6:26 AM
13	Detached house - single floor ranch	1/13/2022 11:29 PM
14	RV	1/13/2022 10:32 PM
15	Over 55 Community	1/13/2022 9:50 PM
16	I'd like to buy a condo rather than renting apartment	1/13/2022 7:41 PM
17	Something small but its own	1/13/2022 7:39 PM
18	Senior housing ranch house	1/13/2022 6:37 PM
19	A home with quiet, neat, polite people.	1/13/2022 5:50 PM
20	Dingle story pud	1/13/2022 3:30 PM
21	Condo	1/13/2022 2:16 PM

2022 Berlin Housing Plan Survey

22	One story one floor with laundry in unit	1/13/2022 1:41 PM
23	Senior housing	1/13/2022 1:05 PM
24	modular	1/13/2022 11:48 AM
25	I have 0 plans to move	1/13/2022 11:26 AM
26	Low income housing.	1/13/2022 12:17 AM
27	Senior housing	1/12/2022 11:51 PM

Q13 When do you think you will move into your next home?

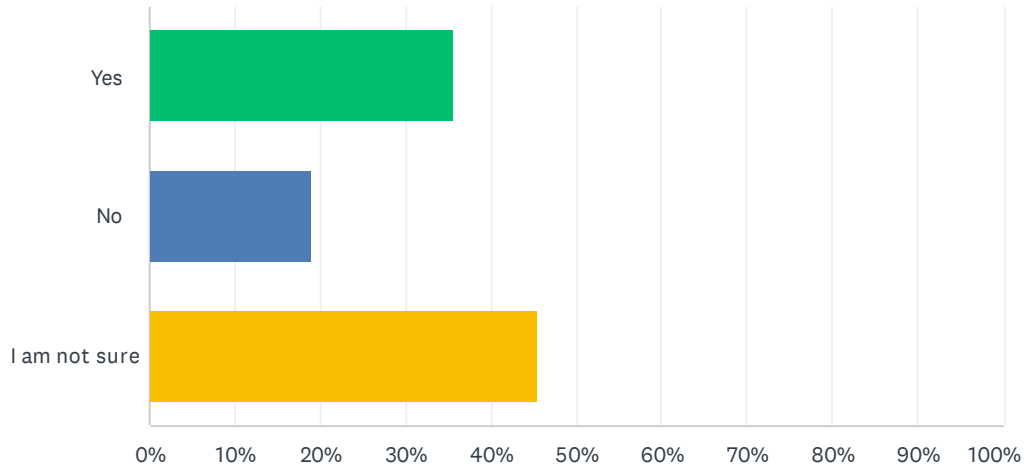
Answered: 708 Skipped: 45



ANSWER CHOICES	RESPONSES	
Within the next 5 years	19.63%	139
Within the next 5 to 10 years	19.92%	141
More than 10 years from today	32.77%	232
I am not sure	27.68%	196
TOTAL		708

Q14 Do you believe that you will remain living in Berlin when you move into your next home?

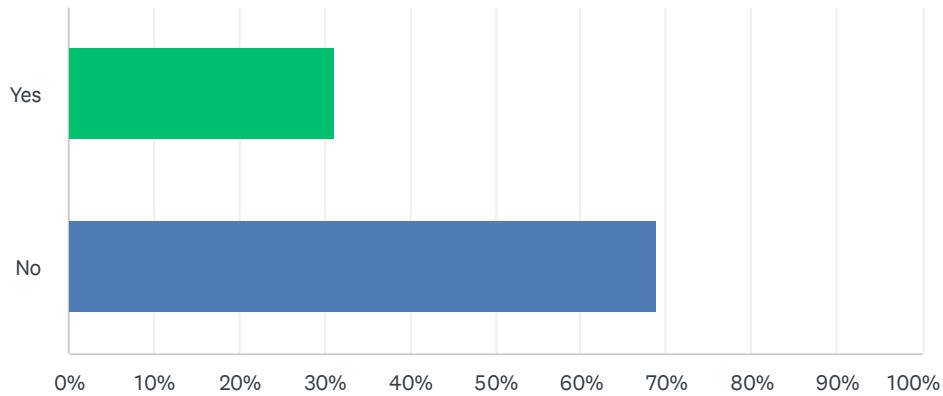
Answered: 712 Skipped: 41



ANSWER CHOICES	RESPONSES	
Yes	35.53%	253
No	18.96%	135
I am not sure	45.51%	324
TOTAL		712

Q15 Do you have any adult children over the age of 18 or relatives 55 years old or older or others who you know who you anticipate will be looking for a new home in Berlin in the next 5 years that would benefit from access to more affordable housing?

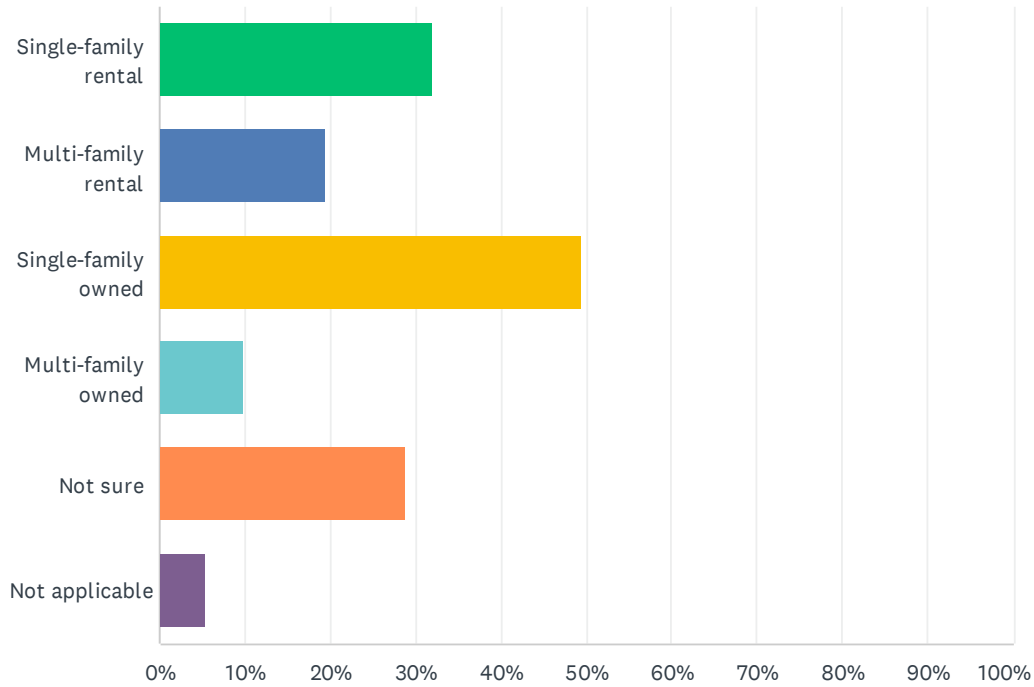
Answered: 707 Skipped: 46



ANSWER CHOICES	RESPONSES	
Yes	31.12%	220
No	68.88%	487
TOTAL		707

Q16 What housing type is your relative or the person you know interested in living in as her/his/their next home? (Select all that apply)

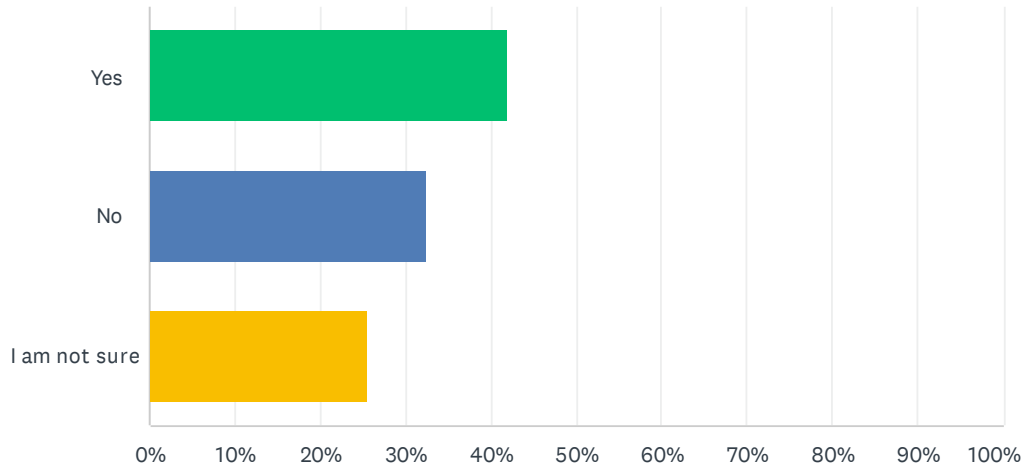
Answered: 222 Skipped: 531



ANSWER CHOICES	RESPONSES	
Single-family rental	31.98%	71
Multi-family rental	19.37%	43
Single-family owned	49.55%	110
Multi-family owned	9.91%	22
Not sure	28.83%	64
Not applicable	5.41%	12
Total Respondents: 222		

Q17 Do you think that there is enough housing in Berlin right now to meet the Town's future needs?

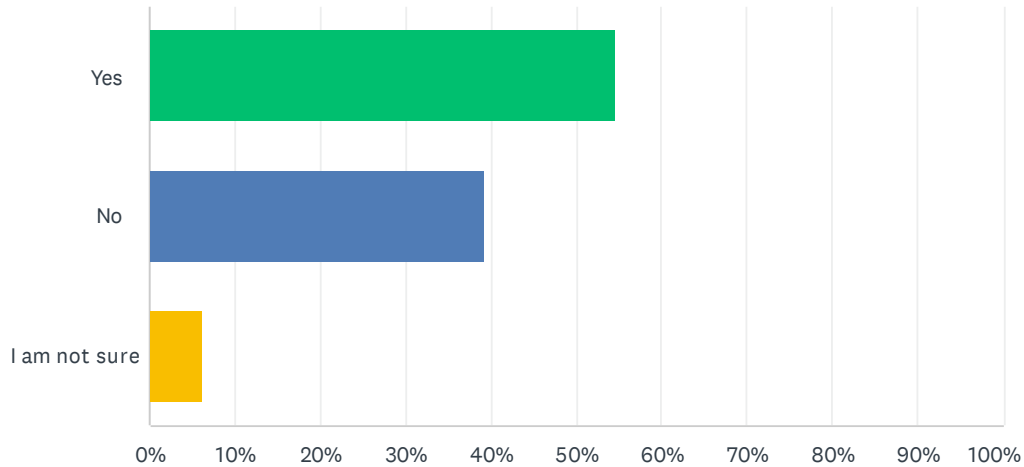
Answered: 676 Skipped: 77



ANSWER CHOICES	RESPONSES	
Yes	42.01%	284
No	32.40%	219
I am not sure	25.59%	173
TOTAL		676

Q18 Are you concerned about the cost of housing or homeownership in Berlin?

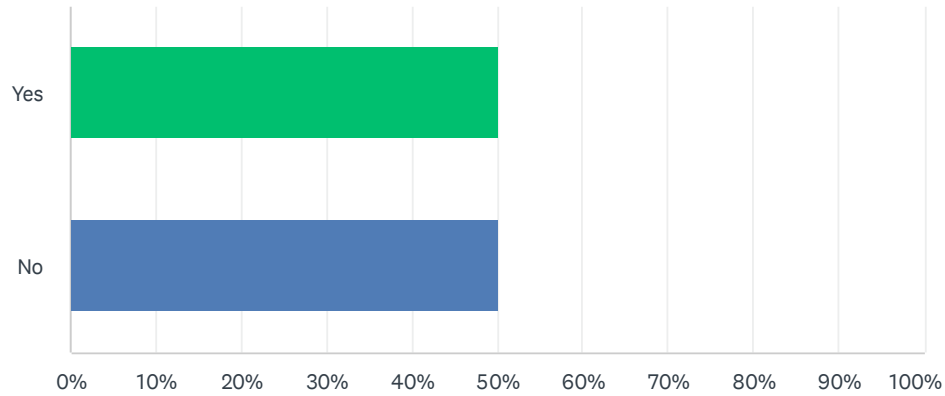
Answered: 673 Skipped: 80



ANSWER CHOICES	RESPONSES	
Yes	54.68%	368
No	39.23%	264
I am not sure	6.09%	41
TOTAL		673

Q19 Do you think Berlin might benefit from offering more housing choices/options, including more housing which is affordable?

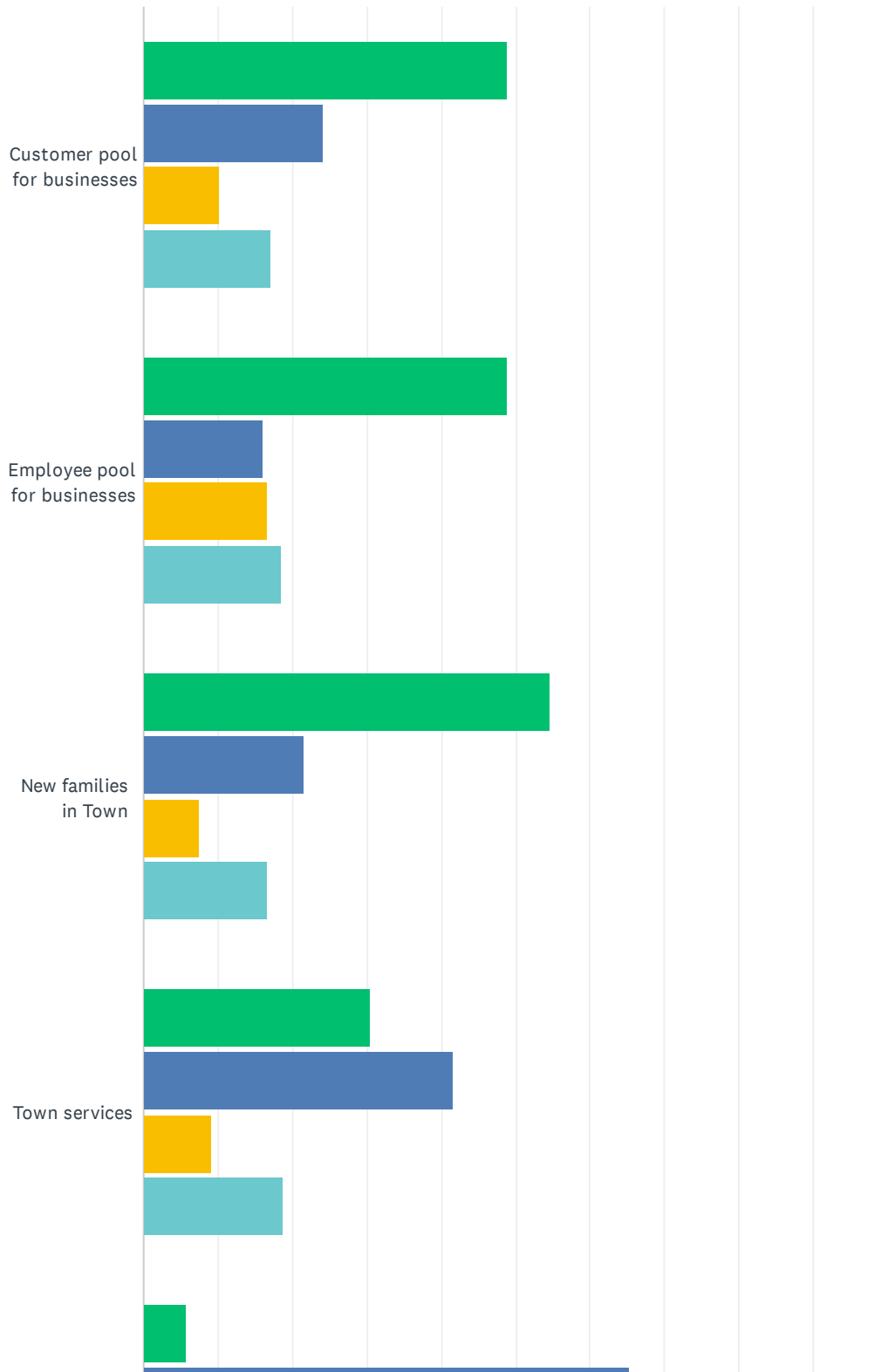
Answered: 670 Skipped: 83



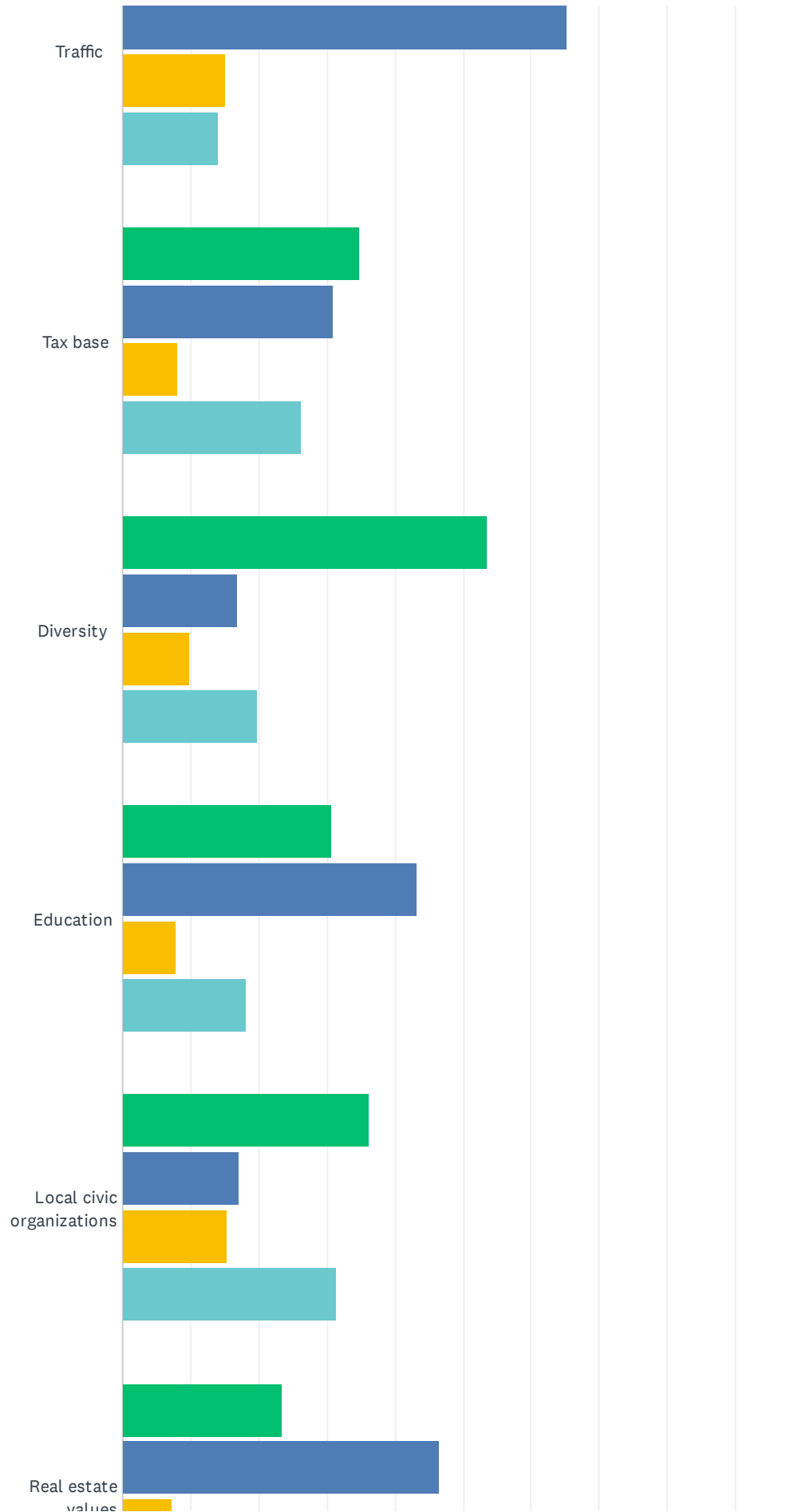
ANSWER CHOICES	RESPONSES	
Yes	50.00%	335
No	50.00%	335
TOTAL		670

Q20 How do you think offering more housing choices/options, including more housing which is affordable would impact the community? (Positive, negative, no impact, unsure)

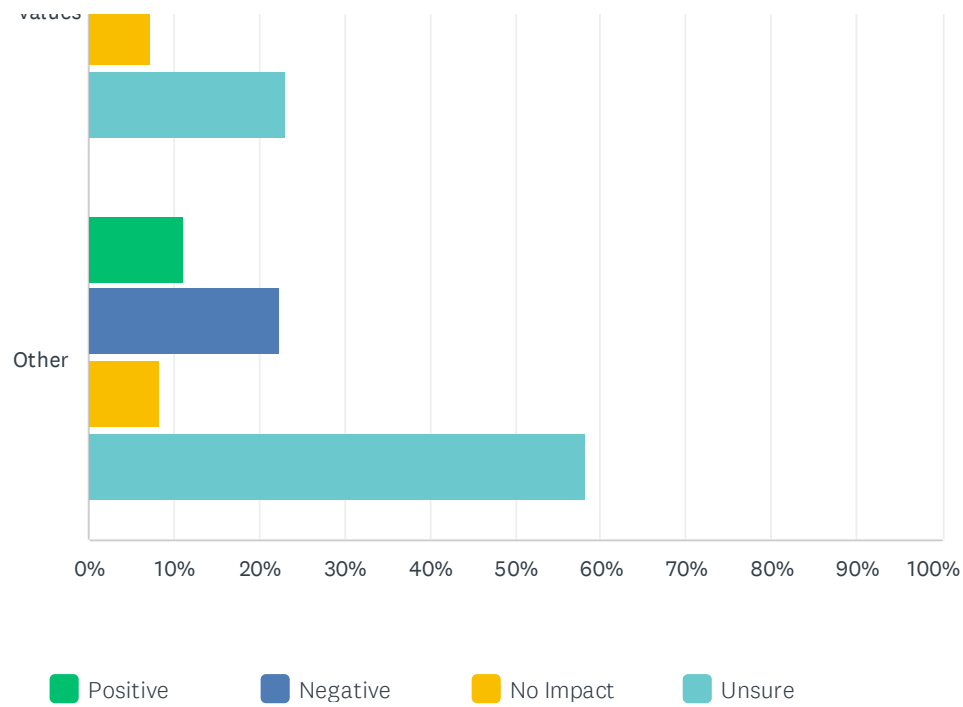
Answered: 672 Skipped: 81



2022 Berlin Housing Plan Survey



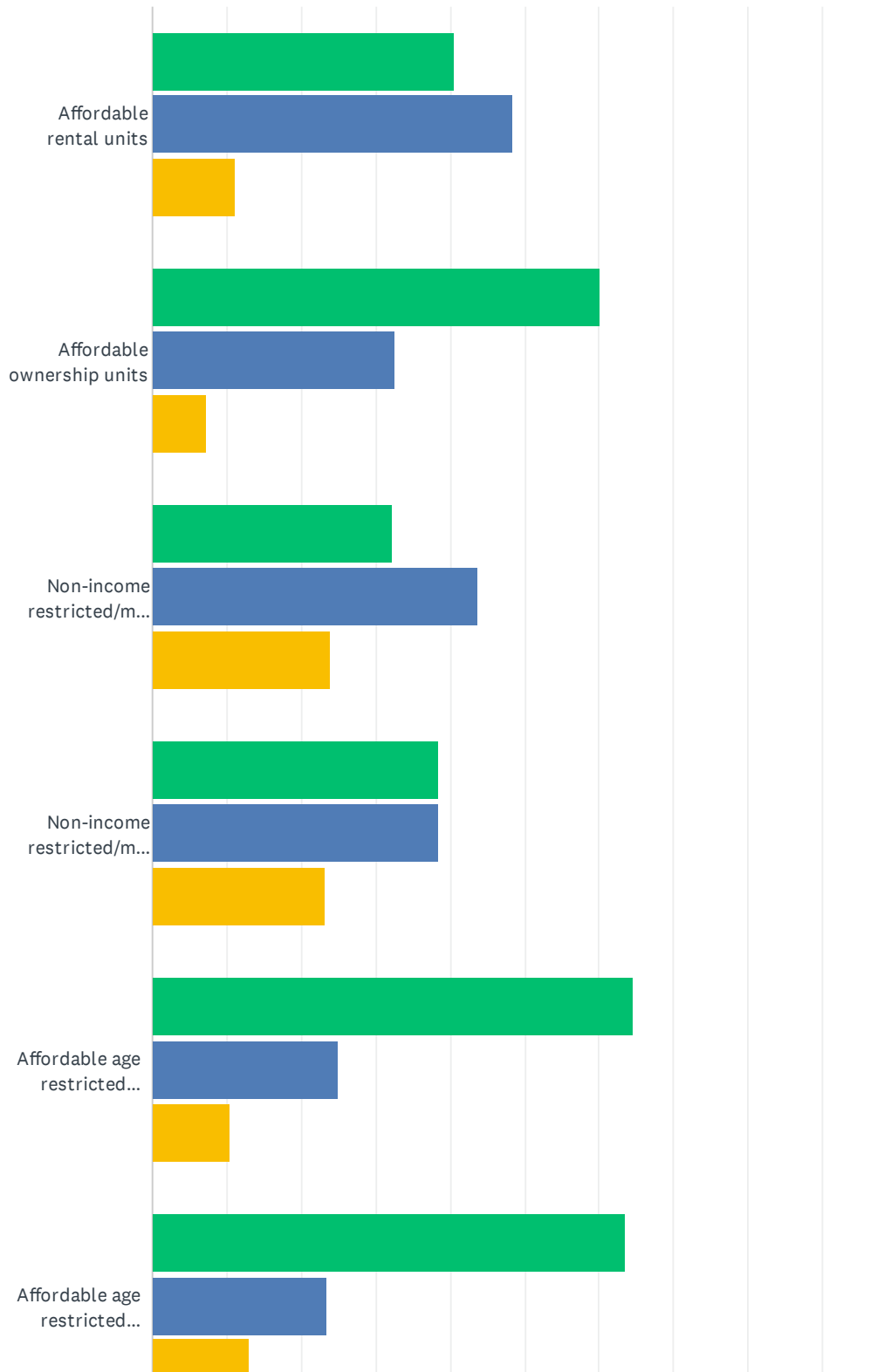
2022 Berlin Housing Plan Survey



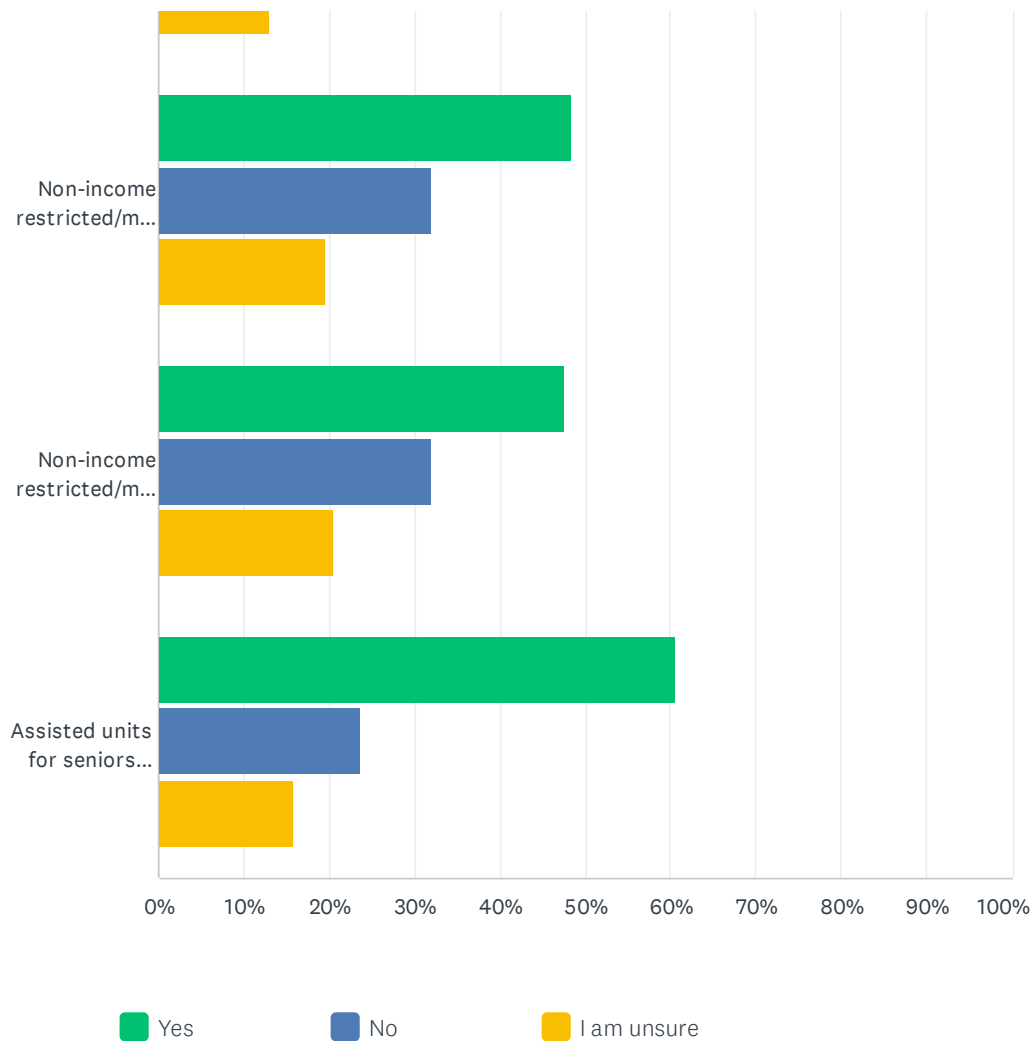
	POSITIVE	NEGATIVE	NO IMPACT	UNSURE	TOTAL
Customer pool for businesses	48.73% 326	24.07% 161	10.16% 68	17.04% 114	669
Employee pool for businesses	48.72% 324	16.09% 107	16.69% 111	18.50% 123	665
New families in Town	54.59% 363	21.50% 143	7.37% 49	16.54% 110	665
Town services	30.48% 203	41.59% 277	9.16% 61	18.77% 125	666
Traffic	5.67% 38	65.22% 437	15.07% 101	14.03% 94	670
Tax base	34.69% 230	30.92% 205	8.14% 54	26.24% 174	663
Diversity	53.51% 358	16.74% 112	9.87% 66	19.88% 133	669
Education	30.78% 205	43.24% 288	7.81% 52	18.17% 121	666
Local civic organizations	36.20% 240	17.04% 113	15.38% 102	31.37% 208	663
Real estate values	23.42% 156	46.40% 309	7.21% 48	22.97% 153	666
Other	11.06% 49	22.35% 99	8.35% 37	58.24% 258	443

Q21 Keeping in mind Connecticut's definition of affordable housing explained at the beginning of the survey, which types of ownership and/or rental housing units do you think that Berlin needs?

Answered: 621 Skipped: 132



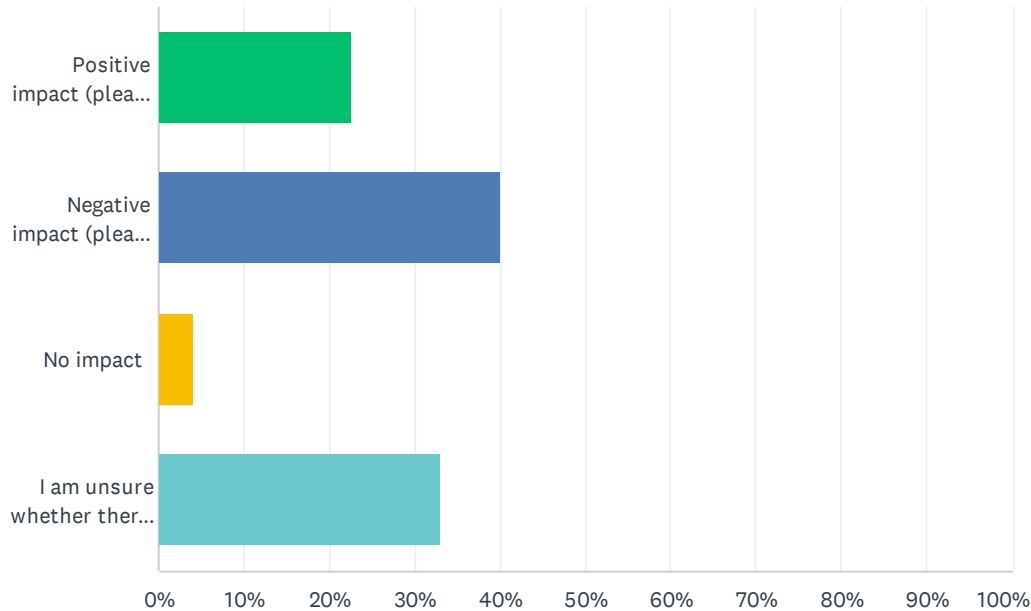
2022 Berlin Housing Plan Survey



	YES	NO	I AM UNSURE	TOTAL
Affordable rental units	40.53% 246	48.43% 294	11.04% 67	607
Affordable ownership units	60.10% 366	32.68% 199	7.22% 44	609
Non-income restricted/market rate rental units	32.28% 194	43.76% 263	23.96% 144	601
Non-income restricted/market rate ownership units	38.37% 231	38.37% 231	23.26% 140	602
Affordable age restricted rental units for seniors	64.55% 397	25.04% 154	10.41% 64	615
Affordable age restricted ownership units for seniors	63.61% 388	23.44% 143	12.95% 79	610
Non-income restricted/market rate age restricted rental units for seniors	48.42% 291	31.95% 192	19.63% 118	601
Non-income restricted/market rate age restricted ownership units for seniors	47.59% 286	31.95% 192	20.47% 123	601
Assisted units for seniors (assisted living, nursing homes, etc.)	60.59% 369	23.65% 144	15.76% 96	609

Q22 If there were more rental housing units in Berlin, what type of impact do you believe the increase would have on the community and why?

Answered: 613 Skipped: 140



ANSWER CHOICES	RESPONSES	
Positive impact (please explain below)	22.68%	139
Negative impact (please explain below)	40.13%	246
No impact	4.08%	25
I am unsure whether there will be an impact	33.12%	203
TOTAL		613

#	IF YOU RESPONDED "POSITIVE" OR "NEGATIVE" IMPACT, PLEASE EXPLAIN BELOW:	DATE
1	more residents increase the strain on all levels of services- police, fire, emergency, etc ..	2/1/2022 8:54 PM
2	More services needed Property blues cm go down	2/1/2022 7:04 PM
3	Transient renters, increased quality of live issues; noise and neighbor disputes, increased police interaction, renters having less attachment and/or responsibility to take care of location	2/1/2022 11:11 AM
4	I think we should be putting our retired and elderly community above all else.	1/31/2022 4:01 PM
5	It would have a negative impact our schools.	1/31/2022 8:22 AM
6	Minimal taxes collected with more people utilizing services, including schools	1/30/2022 5:08 PM
7	More inclusive/ diversified pooulation	1/30/2022 4:38 PM
8	Much needed additional affordable senior housing needed in Berlin.	1/29/2022 12:45 PM
9	They don't pay taxes	1/29/2022 9:04 AM
10	In general, younger people rent because they can't buy. More rentals mean a younger	1/28/2022 10:17 PM

2022 Berlin Housing Plan Survey

	population.	
11	Rental units do not add to the tax base	1/28/2022 8:47 PM
12	Increased diversity for the town, the ability of others to be able to live and thrive in Berlin	1/28/2022 8:06 PM
13	Pool of workers, diversity (educational and racial)	1/28/2022 4:11 PM
14	Although rental units may bring in families that don't contribute to the tax base and may strain all town services, they could also bring diversity into town, which is important. That teaches our residents of all ages how to interact with the real world which consists of many peoples of many colors from many backgrounds.	1/28/2022 3:10 PM
15	More schoolrooms, additional costs for garbage, snow removal	1/28/2022 11:12 AM
16	More diversity- bigger consumer base	1/28/2022 9:31 AM
17	Traffic, schools.	1/27/2022 12:58 PM
18	More demand on town services.	1/27/2022 12:23 PM
19	If not managed properly could put a cost burden on education and town services as well as increasing traffic in certain areas	1/26/2022 5:30 PM
20	We live between New Britain and Meriden We can not put up a barrier to keep people out. We have large senior population. those homes and property will change hands we have to plan for it.	1/26/2022 3:43 AM
21	I feel that more rental housing units in Berlin would impact the community by increasing diversity and provide opportunities to people wishing to come to Berlin. More people that traditionally would not be able to find affordable housing will be able to work to fill the job market and contribute the the community. More families will also be able to access our wonderful school system, which means a more diverse student base!	1/24/2022 8:08 AM
22	Increase traffic, increase taxes, increase need for schools and town services . Increase crime	1/23/2022 6:07 PM
23	Affordable housing would attract/keep younger adults in town rather than moving to neighboring towns.	1/23/2022 12:11 PM
24	It will further increase crime and traffic.	1/22/2022 12:03 PM
25	it would cause Increased cost to the town of Berlin for public services and schools. Increased traffic	1/22/2022 10:41 AM
26	Everyone need a decent place to live that they can afford	1/21/2022 6:25 PM
27	there are currently only 3 elementary schools in Town and a volunteer fire department. an increase in popualtion density will result in a strain on these services as well as an increase in wastewater, domestic water use, power consumption and traffic. rental units should be limited in density to avoid an undue strain on services and utilities.	1/21/2022 11:44 AM
28	Increase diversity, youthful energy	1/21/2022 11:10 AM
29	Berlin is a small town. It doesn't have the infrastructure to increase it's population, wether it's schools, additional traffic, or even shopping. There is no support in place.	1/20/2022 8:27 PM
30	More rental units would contribute to the town's continuing loss of rural character.	1/20/2022 3:28 PM
31	It could give the younger generation the option of staying in town rather that leaving after college only to return once established.	1/19/2022 4:53 PM
32	It's mostly about the school system. Although I think the schools do well for kids who excel at school, they do poorly helping children who have learning needs and support esp in the middle and high school.	1/19/2022 1:21 PM
33	Do not need more traffic, possible crime, and burden on the school system. Puts burden on the system overall.	1/19/2022 1:20 PM
34	Rental units don't fit the character of Berlin which is mostly single family. Will put more strain of town services. Which will force an increase in taxes, during an already challenging time economically. With the cost of living rising every penny counts. So the eventual need to raise	1/19/2022 12:56 PM

2022 Berlin Housing Plan Survey

taxes to cover town expenditures will have a negative impact on many residents of Berlin. Especially our seniors whom live on fixed budgets.

35	Increased education costs	1/19/2022 7:16 AM
36	transient population, slumlords	1/18/2022 1:45 PM
37	Bringing in more families with less of a foot print on our physical lands in Berlin. The houses being built today are way out of my financial reach. What does that mean for my children when they grow up.	1/18/2022 12:41 PM
38	Allow young professionals and young adults starting out to live and contribute to this community.	1/17/2022 9:48 PM
39	People that rent don't care about the town they live in	1/17/2022 5:59 PM
40	More rental units would allow for more diversity in town population. More younger people could move in, more economically disadvantaged people (in the way that they can't afford to purchase a house), etc. Different people other than the typical white American family population would be able to diversify this town.	1/17/2022 2:26 PM
41	Renters bring a renter mindset. Nothing belongs to them so there is often no pride in maintaining their surroundings. One of the main reasons I purchased a house in Berlin is because of the limited apartments. We are surrounded by New Britain, Meriden and other towns with many temporary housing options and their crime rates are higher, schools are rated lower, property value is low.	1/17/2022 1:22 PM
42	"affordable" rentals are a concern, but rentals to young professionals or new couples beginning to establish themselves can be very good for growing community businesses and creating a downtown type atmosphere as Farmington Ave continues to grow	1/17/2022 9:29 AM
43	Increasing affordable rental housing units may help add much-needed diversity to our community.	1/16/2022 11:12 PM
44	Taxes would go up for the current residence over crowding in the schools which are small more stress on town resources people bought in a small town because that's what they wanted keep it that way	1/16/2022 11:38 AM
45	Decline in property values.	1/16/2022 10:43 AM
46	Higher taxes, higher crime, less local business participation	1/15/2022 9:37 PM
47	Non income restricted apartment or townhouse units for early career or seniors are needed.	1/15/2022 10:21 AM
48	Rental homes can turn into blighted properties when renters do not take care of rental home. Also more than one family can end up living in a rental property	1/15/2022 9:52 AM
49	It will stress the town services, school system, drive home values down and create additional traffic in town	1/15/2022 8:55 AM
50	More diversity in our town	1/15/2022 8:17 AM
51	Concerned about the impact on the public schools.	1/15/2022 7:59 AM
52	Increased financial drain without taxes to back it up	1/15/2022 7:25 AM
53	No respect for the property or care of the community that ownership would bring.	1/15/2022 6:59 AM
54	Growing up in Meriden in affordable housing I saw first hand the negative affect it had on the businesses and single family homes that surrounded it. The area year after year would get worse and the solution the town had was to get more housing which just added to the problem. Owner occupied homes are the way to go.	1/15/2022 6:40 AM
55	Some positives and some negatives.	1/15/2022 6:38 AM
56	Impact would depend upon the income and family size of the renters. More kids in schools would be a negative. More singles would be positive	1/15/2022 6:31 AM
57	The rental market won't increase the tax revenue base beyond its consumption of resources	1/14/2022 11:30 PM
58	I think that it would lose its charm as a small town within a historically rural area. The density already seems to be hitting maximum capacity. I live off Farmington Avenue and trying to get	1/14/2022 11:09 PM

2022 Berlin Housing Plan Survey

out of my road has become nearly impossible at peak times due to the traffic.

59	Aging population who want to downsize - there isn't many opportunities to stay in town. These are people who are retired who can volunteer and help the town but are forced to moved away.	1/14/2022 9:26 PM
60	More diversity, more development opportunities for the town in terms of services	1/14/2022 8:46 PM
61	The traffic would be worse, the schools would be more clustered, crime rates could rise with a higher per capacity ratio especially if things start opening up to a higher section 8 population.	1/14/2022 8:23 PM
62	Traffic especially near the turnpike and Rt 9	1/14/2022 8:11 PM
63	Renters have no skin in the game. They are temporary transients who do not get involved in the community, but do zap town services.	1/14/2022 7:25 PM
64	We need more diversity in town. That includes age, race and anything else. Affordable housing can go a long way in solving that	1/14/2022 6:34 PM
65	May attract youth, keep youth in town. Helps employers and small businesses attract local hires and customers .	1/14/2022 6:16 PM
66	No incentive to keep property in good condition	1/14/2022 6:14 PM
67	worry about over population	1/14/2022 6:03 PM
68	Taxing on our schools and class sizes	1/14/2022 5:12 PM
69	Increased town liabilities to provide more police, fire, ems, schooling,maintenance for roads. The tax increases alone would drive residents out, not counting the BOE hiking their demands and this time for a just cause-more students to provide for on top of all the other freebies. Breakfast lunch snacks dinner. The ct tax laws are extremely poor in logic that drives people out to others states. This will be the nail in the coffin Berlin. Finally after yrs of being a oasis between newbritain and meriden	1/14/2022 4:45 PM
70	may tax increase	1/14/2022 4:26 PM
71	Loss of revenue and stress on education and all services	1/14/2022 4:11 PM
72	More diversity	1/14/2022 4:05 PM
73	Not enough tax benefit added for the additional strain on town resources and possible negative impact on educational system	1/14/2022 3:36 PM
74	There is no diversity in Berlin schools	1/14/2022 3:07 PM
75	I'm concerned about the types of people that rental units would attract. Before I purchased my home in Berlin there was a house near Kensington Woods condominiums that I really liked however my realtor steered me away from buying a home because of the free family rental units surrounding it. Her concern was that this rental units can be rented to anyone regardless of their background having young children there was a potential that a sex offender could rent the unit or people that had substance-abuse issues. Therefore out of concern for my young children I did not buy a house. Both the realtor and myself grew up in Berlin so we are very familiar with the town. I like the town and the community the way it is and would not like to see more rental properties. We are a small safe community of diverse families with low crime rates and a good school system.	1/14/2022 3:05 PM
76	Jobs, diversity	1/14/2022 2:59 PM
77	Offering more rental unit options will allow current Berlin residents more options to stay Evelin residents. Older Evelin residents who are still working but their children have moved out may want to downsize but stay in Berlin. Not many options in town for current home owners to downsize and rent something smaller but equal quality as their current home. I know in the past when "affordable housing" has been proposed many Berlin residents have orchestrated Dior-to-door campaigns asking for signatures to keep "low income housing out of Berlin to keep the crime rate low and keep that element out of Berlin." Sad but true as I have experienced these campaigns first hand as a resident for 18 years. The blatant racism and assumptions that low income housing translates increased crime is pathetic.	1/14/2022 1:57 PM
78	Create a more inclusive town for all people, including elderly and disabled individuals. The town could benefit as it would assist in creating more diverse and accessible centers, services, employment opportunities, and community support.	1/14/2022 1:47 PM

2022 Berlin Housing Plan Survey

79	More traffic, more kids in the schools and an increase in property taxes to cover the amount of schooling, policing and roadway maintaining.	1/14/2022 1:38 PM
80	Without expansion of town services any increase in population will tax the entire town.	1/14/2022 1:19 PM
81	Rentals do not support the community in a positive way. Rentals do not add value.	1/14/2022 1:16 PM
82	More people could afford to live near jobs they might have nearby.	1/14/2022 12:55 PM
83	I think it depends on the type of housing... if they are senior rentals, it wouldn't impact or overburden our schools, but if they are family type rentals, our schools will be negatively impacted.	1/14/2022 12:49 PM
84	It will mean growth for the community and Berlin is desperately in need of more diversity.	1/14/2022 12:42 PM
85	Many of the current rental units have children with more special needs that place a higher demand for town resources, ie: free breakfast, special education	1/14/2022 12:35 PM
86	Burden on the tax payers and not enough tax paying people	1/14/2022 12:29 PM
87	Older folks can still afford to live here	1/14/2022 12:16 PM
88	The more affordable housing you have the more people from the city will move in and will make Berlin like the city which most people do not want.	1/14/2022 12:10 PM
89	Concerned about the impact on town services.	1/14/2022 12:08 PM
90	Schools would begin to get too large which is unattractive and not good for students. Schools in Berlin are rated great now but eventually would decrease the score of our schools.	1/14/2022 11:48 AM
91	units should not be built where roads/ traffic can not support the increase in residents.	1/14/2022 11:23 AM
92	Moved to a smaller town for better schools than New Britain, and nicer neighborhoods.	1/14/2022 11:22 AM
93	The greater living choices would draw individual to the area for current/future residency	1/14/2022 11:07 AM
94	Potential for more kids in schools with renters that are not taxpayers.	1/14/2022 10:58 AM
95	We don't need to build in every open space of town.	1/14/2022 10:53 AM
96	Look at surrounding towns with "affordable housing" and see the impact it has on working families	1/14/2022 10:43 AM
97	The community would be a transient community. I like knowing who my neighbors are and will continue to be. Some people treat rentals as just that. That in turn will bring down property values surrounding the rentals if the renters feel they can just move along and leave the mess behind. There is no accountability these days	1/14/2022 10:32 AM
98	Strain on town resources and education costs.	1/14/2022 9:58 AM
99	Tax base	1/14/2022 9:53 AM
100	More problems everywhere. Lower property values. Demand for more services like education. Higher taxes. Loss of Berlin's character.	1/14/2022 9:51 AM
101	I believe there would be some positive impacts such as increasing diversity and providing more affordable housing, but also some negative such as straining social resources.	1/14/2022 9:44 AM
102	Low income projects bring increased crime and burdens for our tax base.	1/14/2022 9:39 AM
103	renters do not commit themselves to the needs of the community, yet, they consume community resources (e.g., schooling, plowing, 911, etc.)	1/14/2022 9:36 AM
104	More low income families would lead to a greater need for social services. We in Berlin pay enough in taxes. I don't want to pay even more. Additionally, low income families will put strain on our education system. We already have kids bussed in from Hartford. These kids already put a strain on our system with their behavior problems.	1/14/2022 9:27 AM
105	Crime rates will increase and schools will be overcrowded	1/14/2022 9:21 AM
106	More crime and traffic	1/14/2022 9:21 AM

2022 Berlin Housing Plan Survey

107	Though I am for rental properties, Berlin is known as being long-term town where people raise generations of their family.	1/14/2022 9:18 AM
108	More young people in their 20's living here	1/14/2022 9:15 AM
109	As a single professional mother with children who have been or are in the school system, I find Berlin to be extremely overpriced and unaffordable. While I am able to buy a home, I cant find one here that a single income family, like myself can afford. I have been stuck in a rent here just so I dont have to change my son's school. I would like to buy a home in Berlin to raise my kids in a nice area just like any other mother who makes the same amount of money as me, but I cant, because Im divorced and dont have a husband or a live in footing 1/2 my bills. It is very frustrating because not everyone is "low income" or "welfare" most of us are hard working professionals who happen to live in a very expensive tax heavy state. We should have the same opportunity to stay here in Berlin like all the other professional working 2 income parents. We can give just as much to this town as them.	1/14/2022 9:00 AM
110	Home value would decrease. Taxes would increase.	1/14/2022 8:44 AM
111	Typically renters have no investment in the town they live in.	1/14/2022 8:39 AM
112	will put more of a burden on schools which are already crowded. taxes will go up as more people to support with town services	1/14/2022 8:39 AM
113	More people coming in seems like it should have an overall positive impact. More people should help local businesses flourish and increase our tax revenue, possibly lowering mill rates which in turn would attract more people, or allow us to provide better services to the community - which also would attract more people and theoretically have a positive impact. There are some negatives with increased population comes more congestion which could lead to more problems and costs. I'm not sure why we're focusing so much on senior living and not trying to find more ways to attract younger families too.	1/14/2022 8:37 AM
114	I am aware of several families who have moved to Berlin because their special needs children could not get what they needed in their prior school. The reason being affordable housing and families moving into that town with children who do not speak English and many resources are taken up by those kids so the kids who are special needs can not get the help they need. Also, our schools are overcrowded as it is.	1/14/2022 8:35 AM
115	overpopulation	1/14/2022 8:34 AM
116	Berlin is small community and want residents who are invested not transient	1/14/2022 8:31 AM
117	Others like me would have been able to afford to stay in Berlin when looking to move out on their own.	1/14/2022 8:18 AM
118	We have seen an increase in rental apartments and units in our town and I think what we have available is a good balance in keeping our town accessible to those who want to live here affordably and our hometown long term citizens who love the small town feel and community of Berlin. There has been economic growth and small businesses are benefiting from the increase in people living in Berlin. Adding even more rental units/affordable housing can have the potential to overwhelm schools, diminish that small town community feeling, an increase traffic, and create a more transient population. People will be coming and going and will be less likely to invest time and resources to our town. I believe it's about striking the right balance.	1/14/2022 8:16 AM
119	I would be able to stay in Berlin. Currently I am looking for a rental and need to look in surrounding towns for something affordable.	1/14/2022 8:12 AM
120	I answered negative but it depends. If we build big low income housing complexes, I think it will have a negative impact on the community (increased traffic, over crowding schools, change in the character of the town, possible increase in crime). But if we added some smaller lower income housing scattered throughout the town, such as duplexes or small apartment houses that had maybe 8 or less units, I think it would be very good for the town.	1/14/2022 8:12 AM
121	I think affordable rent has a negative impact on the town. For example, at last 5 years, Fieldstone crossing complex has become a bad reputation due to the spread of drugs among some of it residents.	1/14/2022 8:10 AM
122	Drain on resources or probably increase in taxes to cover the need for more resources. Increase in traffic.	1/14/2022 8:06 AM

2022 Berlin Housing Plan Survey

123	We don't need any more neighbors that can't afford and or don't take care of what they have.	1/14/2022 7:57 AM
124	More children in our schools...taxes will rise	1/14/2022 7:28 AM
125	More children in our schools	1/14/2022 7:25 AM
126	Berlin is an established town with a vibe for rich history and calm community. The influx of more people not fitting the current housing description would impact the community negatively.	1/14/2022 7:22 AM
127	Positive for seniors who truly need it - negative if criminals renting and not paying taxes.	1/14/2022 7:17 AM
128	From my experience, people who rent houses/ condos do not care about their neighbors, noise, community or town as much as those that own in the town, pay taxes.... Care for their yards, neighborhoods and businesses	1/14/2022 7:01 AM
129	We are not a city, we are a small town and there is plenty out there for people that want to live in Berlin	1/14/2022 7:00 AM
130	Education system already overwhelmed. Town is becoming over built reason family stayed here was small town community that I grew up with, now turning into surrounding towns that build on every possible spot.	1/14/2022 6:56 AM
131	Diversity. Better living for those moving into town. Shared culture.	1/14/2022 6:50 AM
132	Diversity	1/14/2022 6:49 AM
133	If we are going to offer section 8 housing, we can simply look to our neighboring towns (New Britain) for how this will look.	1/14/2022 6:45 AM
134	Diversity	1/14/2022 6:45 AM
135	May attract more younger adults who want to be on their own and not yet ready to buy. Access to the train station is a plus	1/14/2022 6:38 AM
136	I think, among other positives, that having rental units would allow people to make better use of the train system, and make Berlin a competitive choice for commuters	1/14/2022 6:34 AM
137	It has been my experience that more rental units do not help the community. The renters come in and don't take pride in their town and tend to not make a positive contribution.	1/14/2022 6:17 AM
138	These rentals would no be paying taxes the same way home owners would. Home owners spend more money in the community while renters take more resources like education	1/14/2022 6:06 AM
139	To many kids in school, lower house value, higher taxes	1/14/2022 4:10 AM
140	more of the towns resources would be required with little benefit.	1/14/2022 1:57 AM
141	rents mean more children, taxes from rental units do not pay the extra cost. more rentals means higher taxes for existing homeowners.	1/14/2022 1:17 AM
142	Berlin's population is aging. We have ALOT of baby boomers who are now retiring and downsizing. Many of these are relying on Social Security as their only income. We need more affordable housing. If I move out of Berlin it will be because I can no longer afford the steadily increasing cost of a 1br/1bath or studio/bath unit. That day is getting closer.	1/13/2022 10:44 PM
143	More crime, more traffic. People who rent do not care about their community.	1/13/2022 10:27 PM
144	Berlin has made some mild progress in diversifying over the last several years but more diversity is needed.	1/13/2022 10:23 PM
145	People that rent DO NOT care about property and appearance. See New Britain	1/13/2022 10:19 PM
146	Outside owners who don't care about Berlin or the community, only chase the profit dollars.	1/13/2022 10:15 PM
147	I believe that it would create more diversity in Berlin, which is something I feel the town desperately needs.	1/13/2022 9:53 PM
148	Increased traffic and an increased strain on our schools. Berlin should be considering more neighborhoods for middle class and upper middle class families.	1/13/2022 9:43 PM
149	The town does not have the infrastructure to support apartments and multi family housing. The roads, the school, don't have the room this. Berlin is not a big city and people move here for	1/13/2022 9:37 PM

2022 Berlin Housing Plan Survey

	that reason. Adding apartments and rental properties will drive people out that like our small town feel.	
150	Unfortunately crime is drawn to low income areas and that is a resource draw from town (both budget and manpower).	1/13/2022 9:21 PM
151	We do not need rental properties in town! This will cause a drain on town services with no extra tax income for the town.	1/13/2022 8:46 PM
152	Berlin has too many residential structures as is. We really need to focus more on a business community that makes sense.	1/13/2022 8:33 PM
153	Depends on the demographic and the rules outlined in the housing. We certainly don't need any more housing or tax dollars that will increase the cost of police and insurance due to crime	1/13/2022 8:19 PM
154	More theft and vandalism because less concern about the future.	1/13/2022 8:18 PM
155	I don't want any kind of affordable housing in Berlin. It will bring in more car thieves and robberies and more crime.	1/13/2022 8:17 PM
156	This is a necessity for the future of Berlin	1/13/2022 8:16 PM
157	Inconsistent, more mobile families that impact schooling and resource allocation because of a greater likelihood of moving in and out of rental units.	1/13/2022 8:07 PM
158	Crime increases with low income housing	1/13/2022 8:06 PM
159	More people more activities	1/13/2022 8:06 PM
160	It would lead to overpopulation which leads to higher crime rates.	1/13/2022 8:03 PM
161	Denser population leads to more lively neighborhoods. If the housing is in a mixed use buildings, small businesses would benefit from bigger customer base.	1/13/2022 8:00 PM
162	Less invested residents. Move often so challenging for educators to get them up to speed. Results in more disruption and distraction to long established citizen students	1/13/2022 7:39 PM
163	So that people that make less money can afford rent and other bills and family needs.	1/13/2022 7:36 PM
164	I moved to Berlin to escape the large rental communities. Those opportunities are plentiful in neighboring towns.	1/13/2022 7:27 PM
165	Adding more housing and people will change the town negatively. The infrastructure and services can't support the growth and low income options don't generate significant tax revenue to lower the overall burden on the residents. Civil services become less, open space is lost forever, pollution is increased, the added population puts a stress on the community.	1/13/2022 7:26 PM
166	More traffic, more in schools. No more small town feel. Domino effect	1/13/2022 7:16 PM
167	Diversity	1/13/2022 7:14 PM
168	This would have an influx in the school systems. Also, increase in taxes by making up for those who do not pay.	1/13/2022 7:06 PM
169	Negative- we are a working town- we work for what we have- unless people are coming here to work than I believe all other aspects of life will be affected in our town- schools, businesses, if you can't afford it and don't want to work for it why should it be put in our town	1/13/2022 7:06 PM
170	Lack of commitment to town benefits	1/13/2022 6:55 PM
171	Increase crime rate (currently rising). Children require special services = increase taxes	1/13/2022 6:54 PM
172	At this point, you can barely drive down Farmington Ave or New Britain Rd. It's like a parking lot. All of our streets are so getting too busy. My street is constantly being sped down, with people recklessly driving at times in the wrong lane when going around the curve (rather than just slowing down). Our town is losing it's appeal, and we are questioning if we should relocate. Our other family members are questioning it as well (and some actually already have). We have one grocery store, limited small parks (basically nothing else for children to do), and our parks are already overcrowded and needing updates. It's starting to not feel like Berlin anymore our family already.	1/13/2022 6:51 PM
173	Concerned about traffic overpopulated schools	1/13/2022 6:48 PM

2022 Berlin Housing Plan Survey

174	More is better!	1/13/2022 6:46 PM
175	Overcrowded schools, traffic, strain municipalities and increased crime	1/13/2022 6:46 PM
176	Burdens the taxes, schools and roads. Keep Berlin small.	1/13/2022 6:43 PM
177	Berlin does not need more rentals. We need affordable single family housing. Large apartment buildings will bring down surrounding property values.	1/13/2022 6:33 PM
178	Sometimes the people that rent are not the best individuals	1/13/2022 6:33 PM
179	There are plenty of areas other than Berlin to rent in Ct. Part of the Berlin's allure is getting away from those type of areas.	1/13/2022 6:28 PM
180	Do not contribute to tax base. No investment in community, can leave whenever they want	1/13/2022 6:22 PM
181	Increased traffic, strain on schools	1/13/2022 6:22 PM
182	More transients	1/13/2022 6:19 PM
183	Believe more home ownership adds value to town as homeowners tend to value property more and have more skin in the game with paying taxes, etc.	1/13/2022 6:15 PM
184	Overcrowding, lots very small as is. No where else to build.	1/13/2022 6:11 PM
185	More rentals as a whole means more problems. Less pride in where people live and decreased property values for the rest of us.	1/13/2022 6:11 PM
186	Schools cannot handle more students. There are already resource issues! My children are not getting the services they need as it is! The choice program also already makes an impact.	1/13/2022 6:11 PM
187	We already have seen destruction of property and businesses in East Berlin by older kids of renters. I think people who own homes are more likely to be invested in the community rather than disrespect it.	1/13/2022 6:11 PM
188	More foot traffic for local businesses and town services would increase the town's value as a whole	1/13/2022 6:11 PM
189	By increasing the amount of housing in this town you're increasing all the other needs of the added population. This will include town resources to include schools and infrastructure.	1/13/2022 6:06 PM
190	This would cause more town services and less tax recovery for those services	1/13/2022 6:06 PM
191	Berlin is a small, family oriented, convenient town that has to get that same hometown vibe back	1/13/2022 6:02 PM
192	Many times, renters do not value or take pride in their homes, neighborhoods, and communities. Also, renters tend to move more frequently.	1/13/2022 6:00 PM
193	More traffic, more kids in classes, not paying taxes like owners.	1/13/2022 5:59 PM
194	Provide a more diverse population in town	1/13/2022 5:52 PM
195	All I know is that I know several senior citizen family members and friends who would like to stay in town but cannot, if they sell their homes. We do not have enough safe, affordable housing for seniors in this community. It's shameful	1/13/2022 5:52 PM
196	Rental units will overcrowd the already overcrowded schools in town. Traffic, car accidents, pedestrian accidents, crime will increase significantly	1/13/2022 5:51 PM
197	Affordable housing will put a strain on our community, our services, and on our school system. Additionally, it has the potential to have a negative impact on the overall safety of the people in the town.	1/13/2022 5:51 PM
198	owners care more about the town than renters	1/13/2022 5:50 PM
199	Depending on the quality of the units, the increased housing could bring an uptick of business/customers to the community and bring in people who care about maintaining a nice community.	1/13/2022 5:49 PM
200	More options, too expensive to rent house and sometimes large size is not necessary. Middletown is close by with plenty of options.	1/13/2022 5:46 PM

2022 Berlin Housing Plan Survey

201	In general I feel renter in younger age groups (college age) are less respectful of property when renting. Graduate students and Working class middle age professionals are a small demographic but desirable as a landlord due to their general ethical and moral strengths. There needed to be balance or the general atmosphere of the town will be compromised.	1/13/2022 5:46 PM
202	I would love to see more diversity in Berlin	1/13/2022 5:42 PM
203	A greater diversity of people could afford to live in Berlin which makes any community richer	1/13/2022 5:40 PM
204	Increasing our town's diversity in all aspects is important to me.	1/13/2022 5:39 PM
205	...more cultural diversity.	1/13/2022 5:39 PM
206	It will create residents that don't contribute to the tax base which will create a burden in our school system.	1/13/2022 5:38 PM
207	Having grown up in a community with lots of rental/multi-housing options. I find the community to be less stable and less invested in the future of their town (less upkeep on housing, increased crime, etc.)	1/13/2022 5:37 PM
208	Feels more inner city	1/13/2022 5:35 PM
209	I agree with offering affordable housing for seniors or elderly adults that could benefit from living in a safe community. I would only be concerned with bringing in unsafe younger residents into the town.	1/13/2022 5:34 PM
210	Once you urbanize and allow low income housing crime will follow just like everywhere else. I for one would leave Berlin if such measures are taken. The safety of my child and keeping him in a good school come first.	1/13/2022 5:34 PM
211	Property values will decrease Increased school population	1/13/2022 5:31 PM
212	More families moving in but no more taxes being paid	1/13/2022 5:29 PM
213	Would be too taxing on the Town government and education systems which are already spread very thin. Serving additional residents would require addl staff which would continue to raise taxes with no additional value added for taxpayers.	1/13/2022 5:28 PM
214	Market rate rentals would attract working families, maybe though more transient but higher income who would donate and contribute to civic organizations.	1/13/2022 5:25 PM
215	More diversity and helping the tax base	1/13/2022 5:22 PM
216	We need some diversity in this town.	1/13/2022 5:20 PM
217	Need more businesses to fund the TAX base not residential property or rentals	1/13/2022 5:19 PM
218	Stress on the school system	1/13/2022 5:15 PM
219	Positive for a more divers group of people in the community who can support the local businesses and community	1/13/2022 5:15 PM
220	If you don't "own" your residence, you likely will have little investment in the community.	1/13/2022 5:12 PM
221	Tax Base shopping in town	1/13/2022 4:57 PM
222	Zoning would be VERY important. Where they were located and number of units would be critical to the Location .	1/13/2022 4:47 PM
223	Based on experience of seeing what happens with rental units in other towns, they quickly become blighted and have to be replaced, to start the cycle again. Renters have generally demonstrated a lack of pride, and often abuse the properties they are rented.	1/13/2022 4:40 PM
224	Berlin is a affluent community we need to keep it like this. And keep the people who live and work here affordable lifestyle.	1/13/2022 4:35 PM
225	Housing for young workers and empty nesters	1/13/2022 3:53 PM
226	More young people living in Berlin and contributing to the economy.	1/13/2022 3:36 PM
227	Keep people in Berlin...I grew up in,Berlin.Moved away...now looking for senior housing,would love to come back to Berlin.	1/13/2022 3:23 PM

2022 Berlin Housing Plan Survey

228	Believe units would have to be taken care of properly, maintenance wise. Speaking from experience, it is difficult to remove tenants who do not pay or care for property- we have state to blame for this. More children means more children and if people are not paying taxes then home owners have to assume this increase. Believe families should pay for their children's education- I always did, either by taxes or through private school. Believe it would be better to have apartment/ condo ownership rather than just renters. I have worked in large cities where neighborhoods go into ruin, can the city more for homeowners through services- police, fire, schools, trash. The homeowners pay for the renters which is not fair. Don't want Berlin turned into this state. And zoning should be maintained- you should not put up large housing units into neighborhoods with private homes. It is economically detrimental to the homeowners and dangerous to their children in the way of traffic,etc.	1/13/2022 3:01 PM
229	Family rentals - 3/4 bedrooms - affordable would be positive	1/13/2022 2:53 PM
230	It would help people like me who is on a disability income and can't afford a place to live except with my parents at 30 years old who can not work full time because this system is so backwards with disability.	1/13/2022 2:20 PM
231	More community involvement	1/13/2022 1:28 PM
232	It will attract people who do not want to work, are trashy, have no respect for the community, and simply live off of what the state or town gives them with no effort to do better. This will significantly impact Berlin in a negative way and rather than working to fix up the town, it will lessen the towns value in several ways.	1/13/2022 1:19 PM
233	More diversity within our community.	1/13/2022 1:10 PM
234	diversity of incomes, professions.	1/13/2022 12:10 PM
235	Would allow seniors and young adults to stay in town	1/13/2022 11:54 AM
236	Looking at quality of citizens in Fieldstone Crossing, large rental units bring in disrespectful families and youth.	1/13/2022 11:45 AM
237	More diversity and more awareness of Berlin	1/13/2022 11:37 AM
238	This town does not need any more housing. Keep the land as it is. Stop building on it. This town has beautiful untouched pieces of land. We don't need any more senior housing. Work on the unoccupied business buildings in town. Berlin is a small town - keep it that way.	1/13/2022 11:31 AM
239	Rental units could have a positive impact on Berlin if they are an appropriate housing stock. I.E. market rate units would be more beneficial to the town than affordable / income restricted units. A common complain of young professionals is the lack of rental units available in towns like Berlin - but these individuals most likely earn too much to benefit from income restricted housing. As a town, Berlin should work to hit the state required minimum % for affordable housing but otherwise focus on market rate / normal development rental projects along with new single family developments. The town should also focus on preserving its open space and hiking trails as those are critical attractions and make living in Berlin more desirable.	1/13/2022 10:40 AM
240	diversity	1/13/2022 10:27 AM
241	Although there might be some net positives in terms of diversity, an increase in rental units often is accompanied by an increase in crime as well as a strain on limited resources.	1/13/2022 10:27 AM
242	Berlin can create a more vibrant community by developing more affordable housing options alongside other housing types, especially in the town center and close to the train station.	1/13/2022 10:09 AM
243	Rentals are typically people who may not stay around and therefore aren't invested in the community. Ownership is the way to go as it gives people more incentive to care about their community.	1/13/2022 9:43 AM
244	So our kids and grandkids can stay and live in town.	1/13/2022 9:28 AM
245	More people living in town means more people to support local businesses.	1/13/2022 7:58 AM
246	It would help to diversify the community and increase revenue for small businesses in town.	1/13/2022 7:50 AM
247	Traffic, added overall expenses to town with little to no contribution to tax based, additional overcrowding to our schools - which either means greater expense in the way of teachers/staff	1/13/2022 7:48 AM

2022 Berlin Housing Plan Survey

	and/or overcrowding in the schools, less available recreational resources in a town with few options already.	
248	More transient and temporary community comes with this type of housing. Less rooted community based families.	1/13/2022 7:47 AM
249	I think that providing people affordable housing options is always a good thing. More people in town mean more taxes for the town, more people shopping in our town and strengthens our community.	1/13/2022 7:46 AM
250	home owner taxes would rise, overcrowded schools and not enough industry to help alleviate the rising taxes.	1/13/2022 6:14 AM
251	More Berlin families could stay together, whether we are talking about Seniors that have to downsize or their children with young kids that want to stay in their hometown. It is a safe comfortable environment.	1/13/2022 4:43 AM
252	Increase crime with lower income and we have enough of crime. This is apparent with the motels that need to go on the turnpike.	1/13/2022 2:15 AM
253	I'm a 56 year old disabled man that was born and raised in Berlin. I currently live with and care for my 91 year old mom. She's got a reverse mortgage. So when she passes, I would love to stay in Berlin if there were affordable housing available.	1/13/2022 12:32 AM
254	More services increasing taxes	1/13/2022 12:12 AM
255	Homeownership is a positive attribute to our community. Citizens are invested because of the financial investment.	1/13/2022 12:01 AM
256	I know several people my age that are getting older and close to retiring that won't be able to afford to stay in Berlin once they stop working.	1/12/2022 11:55 PM
257	Bringing in low income affordable housing changes this beautiful little town. I chose to live in Berlin for many reasons. Improve the cities, keep the low income where they are and clean it up. I chose not to live in a city with low income apartments and housing. I don't want to see, deal with the drugs, crime, and changing the dynamics of our small, friendly, clean, town. I feel safe except for the car break-ins lately. Why ruin our town, the democrats can clean up the cities where low income housing and crime and drugs are now. No need to bring the problems of city life to a town life. Keep Berlin as Berlin has been. People are attracted to Berlin as it is. The state of Connecticut wants to add more apartments and low income housing to attract more people to Connecticut for more federal assistance to help the democrats pay for their outrageous agendas. I work two jobs to pay for our home, two kids in college, and our lifestyle, new cars, upkeep of our home. Most people that are given free things in life don't respect what they have and destroy it. My parents instilled in me to work hard, go to church and take care of your family. I would want my children to live in Berlin and enjoy the safety, education, friendships, and lifestyle we have. I could definitely live in Hartford, Bridgeport, Waterbury, but choose not too. I don't want to see, be around drugs, crime, and apartment buildings. Berlin doesn't have many apartments and I like that. I wish that the town would buy the motels that line the turnpike and get rid of the hookers, drug.	1/12/2022 11:43 PM
258	More traffic and lowered property values	1/12/2022 10:36 PM
259	+ & - SENIOR OR ONE BEDROOM HOUSING WOULD NOT REQUIRE MORE SCHOOLS AND INCREASE TAX BASE. OTHER TYPES OF HOUSING WOULD INCREASE TRAFFIC AND REQUIRE MORE SCHOOLS	1/12/2022 10:32 PM
260	We need to facilitate more diversity in our town and education populations.	1/12/2022 10:27 PM
261	More diversity!	1/12/2022 10:05 PM
262	More students, more traffic, heavier load on emergency and other services, especially if the rental units are high density.	1/12/2022 10:02 PM
263	Possible less investment in the town because many will only live here short-term	1/12/2022 9:59 PM
264	Any diversification to the demographic of the town population would be an improvement and reflect what the real world looks like.	1/12/2022 9:56 PM
265	Berlin is a nice single family home owned town. Apartments if not kept up tend to take away from the appearance of a town and could possibly attract a certain "element". This town is nice	1/12/2022 9:50 PM

2022 Berlin Housing Plan Survey

with all the open land and is a quant town. Focus on getting businesses in that could serve the community like maybe a second grocery store!

266	It would impact negatively because the people in town would become more transient, and not allow for a cohesive community that can uphold the same trust and reliability that comes from long term homeowners.	1/12/2022 9:20 PM
267	It would be great to have more diversity and to have more people in the community.	1/12/2022 8:46 PM
268	It would be better to have long term commitment to living in town	1/12/2022 8:31 PM
269	Rental units fail to foster long term connection to the community, and decrease economic and social stability	1/12/2022 8:19 PM
270	The potential for more students when the BOE budget is always voted down will stretch resources even more thin. This study is premature there should be specific properties identified, with traffic studies and presentation of facts. Asking questions about impacts with no information is just fear mongering and shame on the town for doing that.	1/12/2022 8:14 PM
271	Affordable housing could bring families in town that might otherwise not be able to buy a typical house in town.	1/12/2022 7:55 PM
272	Some town Schools are already at capacity and need updating, the town doesn't offer a great deal of youth programs. Streets are already crowded and Berlin has always been proud to be a small town.	1/12/2022 7:37 PM
273	Hoping it would bring more diversity to our town population	1/12/2022 7:19 PM
274	We need section 42 for senior housing	1/12/2022 7:18 PM
275	Bring in more diversity.	1/12/2022 7:09 PM
276	We would need to build more schools. Our current volunteer fire department would be inadequate and we would need to hire professional firemen this resulting in higher taxes. Most likely would need to increase police force as well.	1/12/2022 7:07 PM
277	Berlin and affordable are not too often used in the same sentence.	1/12/2022 7:05 PM
278	Berlin is becoming over populated. We are losing the small town country community. With more people in town our tax rate is going to get higher and higher. Leave the town as is. Berlin Turnpike has enough stores and businesses.	1/12/2022 6:50 PM
279	More people, hopefully lowering the cost of a house	1/12/2022 6:09 PM
280	Berlin has enough affordable housing which is barely affordable to begin with. It increases traffic, schools and police need and doesn't keep to the presentation of Berlin	1/12/2022 5:48 PM
281	Too many people, little tax collected, more traffic	1/12/2022 5:39 PM
282	My stepdaughter is looking for a place. I also may want to be a rental owner in the future	1/12/2022 4:56 PM
283	We desperately need a more diverse population in this community on many fronts.	1/12/2022 4:53 PM
284	More rental units means large numbers of people moving into town. This results in more children in our school systems which we enjoy smaller classroom sizes and smaller schools. Additionally, this means more traffic in our small hometown feeling.	1/12/2022 4:49 PM
285	People don't care for their rental property since they don't own it. Will need more social service, possibly bring more crime into Berlin. I am not in favor of it.	1/12/2022 4:32 PM
286	It would probably increase the younger working population living in town. It might increase school census marginally and might help to diversify it.	1/12/2022 4:30 PM
287	We will need to consider the impact on schools if families with school aged children move to town as well as the necessary town services for new residents. On the positive side, I am hopeful that new residents would bring more diversity and possibly attract more businesses.	1/12/2022 4:29 PM
288	A more diverse community	1/12/2022 4:27 PM
289	Berlin would get younger, be able to bring in more business and workers, benefit from more diversity, and inject additional life into a stagnant town.	1/12/2022 4:19 PM

2022 Berlin Housing Plan Survey

290	Renting families tend not to respect property and may create drain on resources (school, etc)	1/12/2022 4:14 PM
291	More younger folks, younger families, more diversity, friendlier, more compassionate.	1/12/2022 4:09 PM
292	taxes are too expensive. this population generally lives in a fixed income and won't make a difference in taxes	1/12/2022 3:53 PM
293	The main reason I sold my two family house in New Britain and bought a single family house in Berlin is a notable decrease in neighborhood quality of life due to increased rental units in my area. A rental property is generally not taken care of as well as an owner occupied property as there is no pride of ownership.	1/12/2022 3:37 PM
294	New Berlin citizens	1/12/2022 3:36 PM
295	Rental would put more pressure on services and and not provide proportionate tax base increase.	1/12/2022 3:27 PM
296	More diverse population.	1/12/2022 3:23 PM
297	Diversity, businesses will grow	1/12/2022 2:55 PM
298	Traffic, drain on serviced	1/12/2022 2:29 PM
299	Having more people residing in the community makes more business for local businesses and increases the diversity of thought and services in town.	1/12/2022 2:02 PM
300	Diversity! More businesses and people to frequent them!	1/12/2022 1:42 PM
301	Increase diversity	1/12/2022 12:59 PM
302	More diversity, more tax payers, increased community activity.	1/12/2022 12:41 PM
303	It would increase crime, taxes for services and stress the school systems	1/12/2022 12:03 PM
304	Young adults might stay in town or return to town after graduation and seniors might be able to downsize and remain in town	1/12/2022 11:54 AM
305	As a young Berlin resident who is not yet in a financial position to buy a house, I know firsthand that the rental market in Berlin is extremely difficult. For approximately one year, I looked for available market-rate rental units in Berlin with great difficulty because options are so limited. Absent Newport Center or any of the Condominium Developments (Westview Highlands, Sherwood Lofts, Silver Lake come to mind), there really aren't any rental opportunities to rent in town. With limited supply and reasonable demand (Berlin is an accessible, affordable town), my experience was that independent property owners could charge well-above market rates to prospective lessees, simply because they were confident they could secure a tenant for the next lease cycle. And, sure enough, the listings would disappear within a few weeks, despite the high listing rent. I'm so pleased to see additional rental opportunities in downtown Berlin, particularly Steele Center. Moreover, I'm eager to see the Berlin Turnpike and Episcopal Road Developments get underway very soon. I feel that with more rental options, Berlin can become a much more competitive (and affordable) destination for young people without families, particularly those who don't need a ton of space, don't want the daily management of homeownership, and aren't yet in a financial position to buy property.	1/12/2022 11:52 AM
306	traffic, especially on Farmington Ave, strain on town services	1/12/2022 11:44 AM
307	Burden on the school system and town services.	1/12/2022 11:30 AM
308	A strain on town services- education, police, fire and other municipal services	1/12/2022 11:06 AM
309	Potentially more younger people which could improve spending at businesses, potentially more school aged children. Uncertainty due to likely short term nature of renting	1/12/2022 11:01 AM
310	There are several homes being rented in my neighborhood now. There is a noticeable change in in how upkeep and behaviors as well as discuss commitment to the community it's	1/12/2022 10:36 AM
311	We would be able to retain aging residents	1/12/2022 10:30 AM
312	More tax base.	1/12/2022 10:21 AM
313	Strain on Police, Fire, Maintaining Education Standards.	1/12/2022 7:53 AM
314	Rental units will put a heavy stress on town services and schools without the addition of real	1/12/2022 6:33 AM

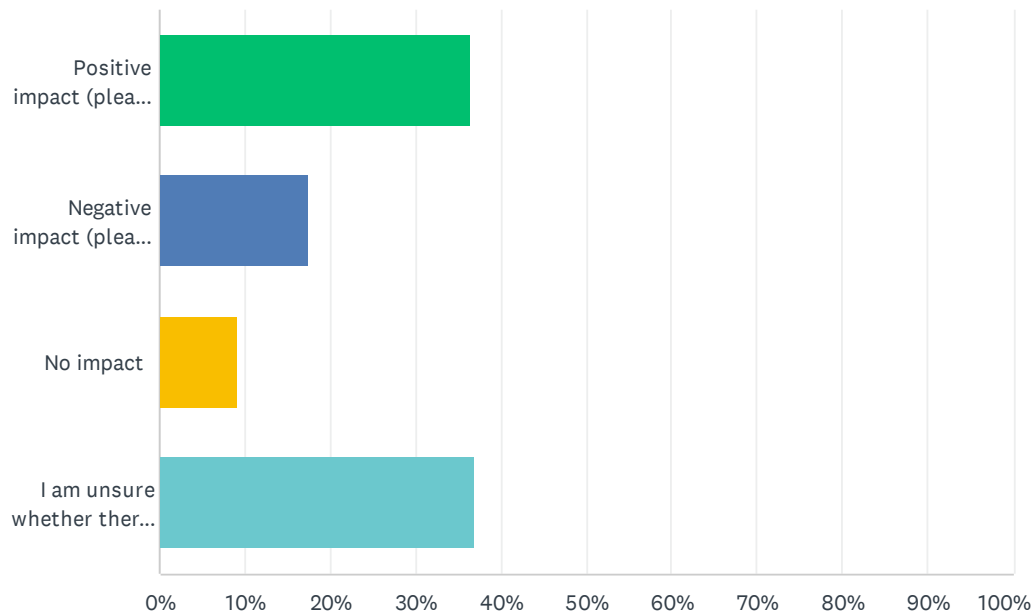
2022 Berlin Housing Plan Survey

estate taxes and vested interest in ownership

315	More traffic, over populated schools, less availability for town wide activities.	1/12/2022 5:48 AM
-----	---	-------------------

Q23 If there were more ownership housing units in Berlin, what type of impact do you believe the increase would have on the community and why?

Answered: 604 Skipped: 149



ANSWER CHOICES	RESPONSES	
Positive impact (please explain below)	36.42%	220
Negative impact (please explain below)	17.38%	105
No impact	9.27%	56
I am unsure whether there will be an impact	36.92%	223
TOTAL		604

#	IF YOU RESPONDED "POSITIVE" OR "NEGATIVE" IMPACT, PLEASE EXPLAIN BELOW:	DATE
1	same as above	2/1/2022 8:54 PM
2	The more ownership and respect for having responsibility; increase positive drive to succeed or do well	2/1/2022 11:11 AM
3	Increased tax income for the town u	1/29/2022 12:12 PM
4	People tend to have an increased desire to upkeep property if they're owners	1/29/2022 9:31 AM
5	They pay taxes	1/29/2022 9:04 AM
6	more schools taxes would probably increase more police needed	1/28/2022 11:35 PM
7	More people in our town is a net positive.	1/28/2022 10:17 PM
8	Increase the tax base	1/28/2022 8:47 PM
9	I don't care for condos because of the politics involved with ownership.	1/28/2022 4:11 PM

2022 Berlin Housing Plan Survey

10	More services will be needed.	1/28/2022 3:10 PM
11	More taxes, and the tenants would have more at stake when determining budget analysis	1/28/2022 11:12 AM
12	More diversity-bigger consumer base	1/28/2022 9:31 AM
13	More families to positively contribute to our community....shopping, taxes, churches, events, etc.	1/26/2022 10:52 AM
14	We are seeing a population shift. If we offer some affordable income homes to young families we will have children in our schools instead of turning them into condos	1/26/2022 3:43 AM
15	Increase need for school and town services, increase traffic, increased taxes	1/23/2022 6:07 PM
16	See above	1/23/2022 12:11 PM
17	More tax revenue	1/22/2022 12:03 PM
18	more tax revenue coming into Berlin	1/22/2022 10:41 AM
19	Everyone should have a chance to own	1/21/2022 6:25 PM
20	Ownership of a housing unit aids in tax revenue and provides people with the opportunity to own property that they can eventually sell, ideally for a profit. this also provides an opportunity for people to live in a more long term perspective rather than renting for a year or so, and not establishing a sense of community/belonging.	1/21/2022 11:44 AM
21	See above	1/21/2022 11:10 AM
22	Low income housing brings in crime and the tax received is not offset by the draw on public services.	1/20/2022 8:27 PM
23	More rental units would contribute to the town's continuing loss of rural character.	1/20/2022 3:28 PM
24	Same as above, except with positive for tax income.	1/19/2022 1:20 PM
25	Same as above	1/19/2022 12:56 PM
26	ownership provides accountability and care for ones property	1/18/2022 1:45 PM
27	I have been watch lots of healthy land be uprooted for one house with no trees and a big lawn. Berlin is not a grassy land it is pocketed with wet lands.	1/18/2022 12:41 PM
28	With the current economy, more property options (at a fair value and not an income based reduction), it would keep growing families in town. I myself am looking to buy a new, larger home but bringing more apartments to Berlin would make me look elsewhere.	1/17/2022 1:22 PM
29	More customers for current businesses and more businesses will want to come to town.	1/17/2022 11:42 AM
30	I am concerned about crowding schools or loss of nature reserves. Look at Southington, it's become too crowded	1/17/2022 9:29 AM
31	Increasing affordable ownership housing units may help add much-needed diversity to our community.	1/16/2022 11:12 PM
32	Increased Tax revenue	1/16/2022 1:50 PM
33	Decline in property values.	1/16/2022 10:43 AM
34	Higher crime, encouragement for overcrowding, unmaintained homes	1/15/2022 9:37 PM
35	Home ownership help drive better neighborhoods.	1/15/2022 6:08 PM
36	increased need for all services necessitating tax increases	1/15/2022 2:43 PM
37	Non income restricted apartment or townhouse units for early career or seniors are needed	1/15/2022 10:21 AM
38	See above	1/15/2022 8:55 AM
39	Same as above.	1/15/2022 7:59 AM
40	Taxes would make up for the additional	1/15/2022 7:25 AM
41	Pride in ownership and respect for the community you live and own in.	1/15/2022 6:59 AM

2022 Berlin Housing Plan Survey

42	Ownership helps keep interest I. The community	1/15/2022 6:37 AM
43	School increase equals tax increase unless the BoE can get their budget under control	1/15/2022 6:31 AM
44	Maybe more seniors would stay and not move out of state	1/15/2022 1:18 AM
45	I believe that ownership creates a sense of belonging to a place. The assumption being that those persons would want to invest in the community around them.	1/14/2022 11:09 PM
46	Same as above	1/14/2022 8:46 PM
47	Owners are more invested, more likely to take pride in and maintain their properties.	1/14/2022 7:25 PM
48	N/a	1/14/2022 6:34 PM
49	Owners care about their investment in housing	1/14/2022 6:14 PM
50	again over population	1/14/2022 6:03 PM
51	Taxing on our schools and class sizes	1/14/2022 5:12 PM
52	Will give a sense of pride and community. Possibly.	1/14/2022 4:45 PM
53	more income to the town	1/14/2022 4:26 PM
54	People need to invest in a home	1/14/2022 4:11 PM
55	More diversity	1/14/2022 4:05 PM
56	Pride- home ownership	1/14/2022 2:59 PM
57	More tax revenue	1/14/2022 2:12 PM
58	Berlin needs more diversity and younger people to move here. The more diversity of any kind Berlin can attract and maintain is welcome.	1/14/2022 1:57 PM
59	It was assist some folks with a path towards home ownership rather than renting for extended periods of time.	1/14/2022 1:47 PM
60	Squeezing in more houses detracts from the reason I bought my house in Berlin last year. I like the open space and not tight compact lots.	1/14/2022 1:19 PM
61	More people spending money locally	1/14/2022 1:08 PM
62	I am concerned about harm to the environment.	1/14/2022 12:55 PM
63	same as above- it depends o the type. Our schools don't have a lot of room for an influx of new students.	1/14/2022 12:49 PM
64	Same as above.	1/14/2022 12:42 PM
65	It will be a hit or miss depending on where the buyers are coming from and what they really want.	1/14/2022 12:10 PM
66	Concerned about the impact on town services.	1/14/2022 12:08 PM
67	Again, the population would increase and decrease the value of our town and school system.	1/14/2022 11:48 AM
68	The possibility of greater housing choices would draw individuals to the area.	1/14/2022 11:07 AM
69	Have owners that are paying taxes.	1/14/2022 10:58 AM
70	Tax base	1/14/2022 9:53 AM
71	Berlin does not need more housing. More people creates more demand for services like education. This in turn puts pressure on weak town leaders who are incapable of resisting budget and tax increases which must be paid by more modest long time residents.	1/14/2022 9:51 AM
72	Again, I couldn't choose positive and negative, but I believe there would be both positive and negative impacts.	1/14/2022 9:44 AM
73	If people own they tend to rake pride in their property. Most of the time.....	1/14/2022 9:39 AM
74	increased burden on schools and service (plowing, police). we can't even maintain our current	1/14/2022 9:36 AM

2022 Berlin Housing Plan Survey

	infrastructure (yes, i'm saying that my street needs to be repaved)	
75	More crime and traffic	1/14/2022 9:21 AM
76	People who own homes stay in those homes longer.	1/14/2022 9:18 AM
77	See above	1/14/2022 9:00 AM
78	I'm not sure I see a difference in the positive/negative influence between renting and owning. So my comments for renting would apply here as well. More people coming in seems like it should have an overall positive impact. More people should help local businesses flourish and increase our tax revenue, possibly lowering mill rates which in turn would attract more people, or allow us to provide better services to the community - which also would attract more people and theoretically have a positive impact. There are some negatives with increased population comes more congestion which could lead to more problems and costs. I'm not sure why we're focusing so much on senior living and not trying to find more ways to attract younger families too.	1/14/2022 8:37 AM
79	Again, the schools are already overcrowded. Many of us moved to Berlin for the excellent educational opportunities which will only go downhill. Also, town resources will suffer as well	1/14/2022 8:35 AM
80	If independent homes, families would be invested in town, increase property values	1/14/2022 8:31 AM
81	Adding more population would increase business at the new businesses moving into town.	1/14/2022 8:18 AM
82	More ownership housing means people investing in this town longer term.	1/14/2022 8:16 AM
83	Hopefully people would frequent town businesses	1/14/2022 8:12 AM
84	We chose Berlin because it has a "small town feel". If it continues to grow and become crowded, we would probably move.	1/14/2022 8:12 AM
85	More traffic and deterioration of roads, loss of open space, increase in pollution and loss of habitat for wildlife.	1/14/2022 8:06 AM
86	Again see above	1/14/2022 7:57 AM
87	Schools	1/14/2022 7:45 AM
88	If units are owner occupied the units are taxed thus the home owner contributes to the taxes	1/14/2022 7:28 AM
89	Same as above	1/14/2022 7:25 AM
90	The community serves well as it is.	1/14/2022 7:22 AM
91	Nice for the town	1/14/2022 7:21 AM
92	Ownership proves responsibility and helps the tax base but may limit seniors on a fixed income.	1/14/2022 7:17 AM
93	When you own your care about your home. It's a fact. It will being appropriate people to this town that we love. We live here for a reason. We care about our homes that we work hard for. We want a safe town, we want to live in a place where there are people similar to us. That work hard for a living and work hard for what they have.	1/14/2022 7:01 AM
94	Increase strain on all resources, where is funds going to come from for education, safety,... will those not in affordable housing see increases to already excessive taxes	1/14/2022 6:56 AM
95	Larger tax base. Increased minority citizens.	1/14/2022 6:50 AM
96	Too much of Berlin is being developed with housing	1/14/2022 6:42 AM
97	Also among other positives, it would help revitalize Berlin, giving families an opportunity to live here, bringing with them new ideas, businesses and perspective	1/14/2022 6:34 AM
98	Schools would be over crowded more Then what they are today.	1/14/2022 5:34 AM
99	Lower taxes	1/14/2022 4:10 AM
100	the town cannot handle anymore congestion. any more people at all contributes to the towns overpopulation. the town needs to consider removing housing that exists and returning to open space	1/14/2022 1:57 AM

2022 Berlin Housing Plan Survey

101	if free market determines prices housing will reach a sustainable level. put government controls, regulations, dictates in place the free market disappears and chaos and misery results. Government does NOT know better than the will of the people and the free market.	1/14/2022 1:17 AM
102	If a young family with school-aged children moves to Berlin, the taxes they pay will not begin to cover the amount the town spends per student for their education. We need to make the older citizens happy since they/we are the ones footing the bill for education along with the businesses. But everyone wants to live in a town with an outstanding school system. If someone owns property, I would hope they would care more for the town and neighbors than a transient renter.	1/14/2022 12:46 AM
103	Offering affordable housing keeps long term/life long, responsible owners/renters in Berlin instead of forcing them to leave the town they know and love.	1/13/2022 10:44 PM
104	Higher taxes, crowded schools,	1/13/2022 10:27 PM
105	People take pride in their residences, and increases value and community feeling.	1/13/2022 10:15 PM
106	Most of the existing housing in this town is outdated and affordable. Families eligible for affordable houses could be taking advantage of federal housing loans to purchase for financial gains.	1/13/2022 9:43 PM
107	Again the infrastructure can not handle more homes.	1/13/2022 9:37 PM
108	Property ownership produces a sense of pride in the community. Also helps provide a strong tax base for the town.	1/13/2022 9:21 PM
109	Home ownership would mean more tax revenue for the town	1/13/2022 8:46 PM
110	Home ownership is not a right but something that is earned. A family that works hard for what they have is more likely to make a positive impact on their community	1/13/2022 8:33 PM
111	These are all necessities of Berlin.	1/13/2022 8:16 PM
112	Overcrowding, traffic, strain on the already limited resources	1/13/2022 8:07 PM
113	Crime	1/13/2022 8:06 PM
114	More people more activities and diversity	1/13/2022 8:06 PM
115	It would lead to overpopulation which leads to higher crime rates.	1/13/2022 8:03 PM
116	More crime and drain on resources. Increased taxes to pay for needed services	1/13/2022 7:39 PM
117	Similar to the above. There are plenty of those communities in neighboring towns.	1/13/2022 7:27 PM
118	I only support limited ownership but not reduced income ownership.	1/13/2022 7:26 PM
119	Same as above.	1/13/2022 7:16 PM
120	Tax base, diversity, schools, etc	1/13/2022 7:14 PM
121	No housing needed in Berlin!	1/13/2022 7:06 PM
122	I don't know what kinds of ownership housing will be provided I don't think there's anywhere you can put a house in our town for under 200k at this point in time or in the future if that's what the threshold is than it may be positive but if you start offering 150k homes all the riff raff comes with it	1/13/2022 7:06 PM
123	Majority of owners take pride in their home & continue upkeep	1/13/2022 6:54 PM
124	I already feel like the town is getting incredibly overcrowded. Our taxes are higher than other towns, that are less overcrowded with more appealing things in the town for prospective residents.	1/13/2022 6:51 PM
125	Shared taxes	1/13/2022 6:48 PM
126	More is better!	1/13/2022 6:46 PM
127	Strain on schools and municipalities	1/13/2022 6:46 PM
128	Negative tax implications for every new single family home(property tax received not equal to education and town service expenditures).	1/13/2022 6:40 PM

2022 Berlin Housing Plan Survey

129	See above	1/13/2022 6:33 PM
130	People that own homes are more apt to take care of their homes	1/13/2022 6:33 PM
131	Having land space consumed by more housing lends to an undesirable scenery. People will go elsewhere to be spread out instead of being on cookie cutter lots of lands.	1/13/2022 6:28 PM
132	Taxes Commitment to community	1/13/2022 6:22 PM
133	When you own, more care is taken on property.	1/13/2022 6:22 PM
134	Families that want to move into Berlin but couldn't afford a home prior may now be able to.	1/13/2022 6:15 PM
135	Already overcrowded.	1/13/2022 6:11 PM
136	People who own homes have an investment that is both financial and in the community. They are involved in the town activities businesses and schools	1/13/2022 6:11 PM
137	I believe it would bring more diversity and anyone who is making a purchase of a home takes good care of their purchase which will help increase value overall people want to see value potential in their investment and this is a great town for that	1/13/2022 6:11 PM
138	As stated above with the increase in population there is also an increased need for all the other town services.	1/13/2022 6:06 PM
139	Home owners tend to stay in their communities for long periods of time; and also take pride in their homes, properties, neighborhoods, and communities.	1/13/2022 6:00 PM
140	More kids in classes, more car traffic	1/13/2022 5:59 PM
141	Home ownership is something to take pride in. I believe that especially first time buyers would feel a sense of pride.	1/13/2022 5:52 PM
142	Same reason as listed in above explanation.	1/13/2022 5:51 PM
143	People would care more about their property if they own it	1/13/2022 5:48 PM
144	Overcrowding in schools	1/13/2022 5:47 PM
145	More options to pick from	1/13/2022 5:46 PM
146	Ownership improves the economy, people who own are likely to stay	1/13/2022 5:46 PM
147	People will put down roots in the community.	1/13/2022 5:44 PM
148	increased diversity	1/13/2022 5:42 PM
149	A greater diversity of people could afford to live in Berlin which makes any community richer	1/13/2022 5:40 PM
150	Increase in diversity in town, whether race, religion, or economic level.	1/13/2022 5:39 PM
151	...greater tax base.	1/13/2022 5:39 PM
152	Owners typically take more pride and care for property	1/13/2022 5:38 PM
153	Depends on the property tax rate	1/13/2022 5:38 PM
154	I think you would get more responsible invested community members if pride of ownership was involved.	1/13/2022 5:37 PM
155	Why?	1/13/2022 5:35 PM
156	usually law bidding citizens own housing	1/13/2022 5:33 PM
157	The people who would be given the chance to own would be happy and that would be nice.	1/13/2022 5:20 PM
158	More homeowners equals more spending at local companies	1/13/2022 5:19 PM
159	Ownership units would be similar to what is already in town, not sure if there is a significant impact since it would be similar to what already exists.	1/13/2022 5:15 PM
160	If you own your residence, you likely will have more investment in the community.	1/13/2022 5:12 PM
161	Tax base shopping in town	1/13/2022 4:57 PM

2022 Berlin Housing Plan Survey

162	There is more pride in ownership than rentals. Rentals go down hill if the landlord / management company dose not keep up.	1/13/2022 4:47 PM
163	When you own a piece of property, usually, you have more commitment to seeing that it's maintained, thereby holding its' value.	1/13/2022 4:40 PM
164	Same as above	1/13/2022 4:35 PM
165	More young people living in the community and contributing to the economy.	1/13/2022 3:36 PM
166	It could have positive and negative effects - must be done with foresight and caring for our present population- should not be mandated or forced by government. See above box for concerns- renters by themselves do not pay property tax (housing) except maybe for cars, etc. Therefore they have no commitment to the welfare of our town itself.	1/13/2022 3:01 PM
167	Larger tax base	1/13/2022 2:39 PM
168	Increased tax base, more community involvement	1/13/2022 1:28 PM
169	More housing options and more diversity with our community.	1/13/2022 1:10 PM
170	loss of open space, change in town character	1/13/2022 12:31 PM
171	recent college grads could live in town	1/13/2022 12:10 PM
172	More people would be able to afford owning or renting a home in Berlin	1/13/2022 11:57 AM
173	Troubled youth attending and disrupting our schools, school busses and classrooms.	1/13/2022 11:45 AM
174	See my response above.	1/13/2022 11:31 AM
175	Same response as prior - focus should be on market rate.	1/13/2022 10:40 AM
176	more people to shop in the community	1/13/2022 10:27 AM
177	Additional housing that is ownership property would likely entice young families to town.	1/13/2022 10:27 AM
178	Berlin can create a more vibrant community by developing more affordable housing options alongside other housing types, especially in the town center and close to the train station.	1/13/2022 10:09 AM
179	More ownership of houses is better for the economic and tax base. However, I hope we plan to keep open space too and not fill every plot of land with development or housing.	1/13/2022 9:43 AM
180	We need new starter homes for young families.	1/13/2022 9:28 AM
181	More people paying taxes and taking pride in their properties, not just landlord property owners that don't live in the community.	1/13/2022 7:58 AM
182	It would provide opportunities to diversify the community and increase income to town through taxes.	1/13/2022 7:50 AM
183	Potentially a positive influence if the additional housing can add to the tax base in a way to support all of the potential negatives listed above.	1/13/2022 7:48 AM
184	Don't saturate the town to the point where it is overpopulated and less of the "small town" people are attracted too.	1/13/2022 7:47 AM
185	I think that providing people affordable housing to purchase is always a good thing. More people in town mean more taxes for the town, more people shopping in our town and strengthens our community	1/13/2022 7:46 AM
186	help lower the home owner taxes.	1/13/2022 6:14 AM
187	More locals to support local businesses.	1/13/2022 4:43 AM
188	We have enough units. We are finally just cleaning up the areas of town that we're looking run down from years of rentals. We are trying to go forward not backwards and need businesses and families that can afford to pay taxes to help offset the high rate or reduce the rate for houses that are over paying for living in the top neighborhoods.	1/13/2022 2:15 AM
189	Hopefully lower the mill rate.	1/13/2022 12:32 AM
190	More services increasing taxes	1/13/2022 12:12 AM

2022 Berlin Housing Plan Survey

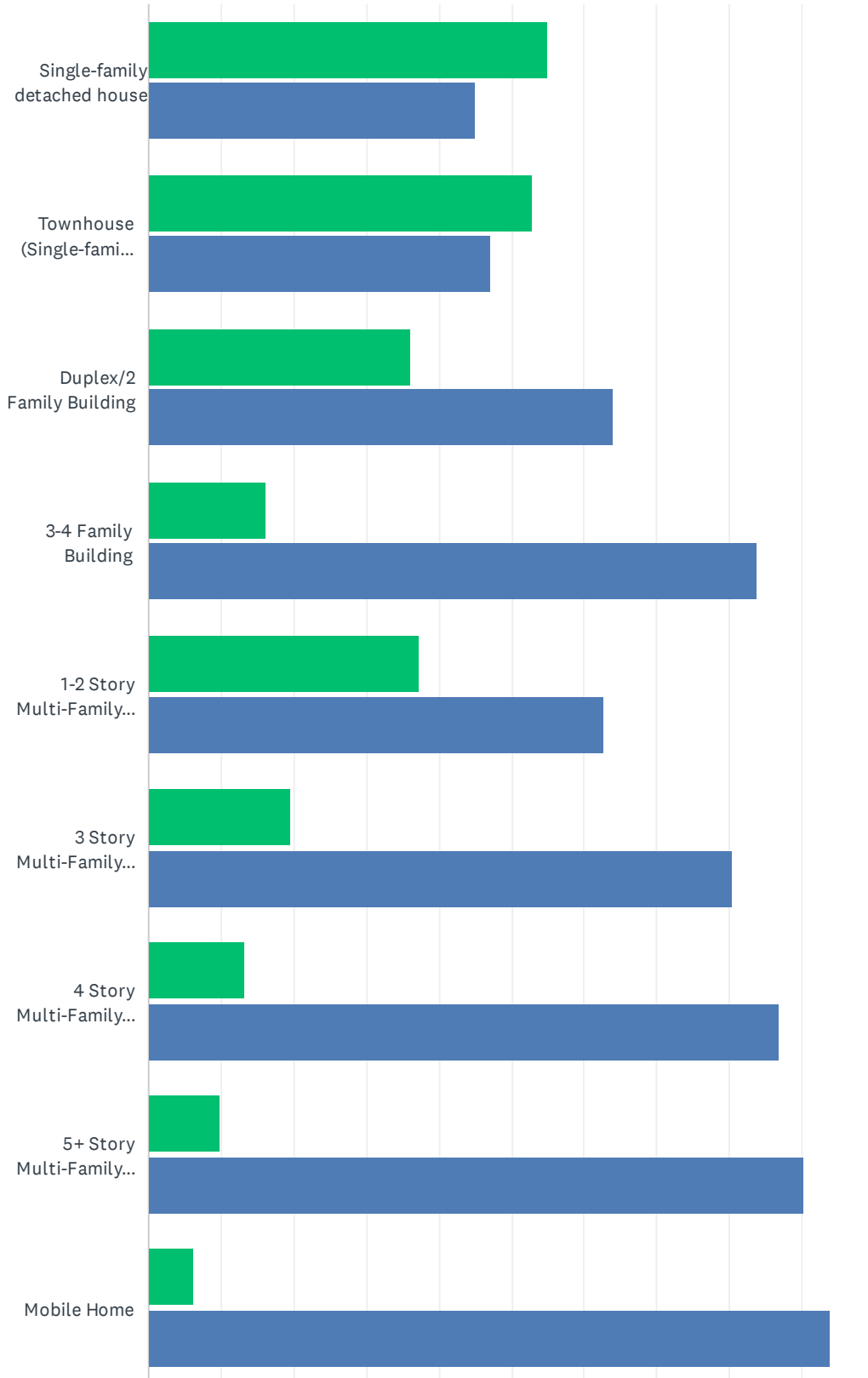
191	Nothing positive about bringing in low income, affordable housing in a town that has its own characteristics and small town, family, feel. It's safe here.	1/12/2022 11:43 PM
192	More children results in higher education budgets and thus higher taxes. Also a decrease in open space which negatively impacts desirability of living in the town.	1/12/2022 10:36 PM
193	SAME ANSWER - SENIOR OR ONE BEDROOM HOUSING WOULD NOT REQUIRE MORE SCHOOLS AND INCREASE TAX BASE. OTHER TYPES OF HOUSING WOULD INCREASE TRAFFIC AND REQUIRE MORE SCHOOLS	1/12/2022 10:32 PM
194	Additional tax base would reduce burden on others.	1/12/2022 10:27 PM
195	Berlin does not need more housing units of any kind. We need more business to bring revenue, not more kids in school.	1/12/2022 10:02 PM
196	Same as previous response	1/12/2022 9:56 PM
197	Ownership of a home tends to give the owner a positive attitude and pride to hopefully keep the home well maintained.	1/12/2022 9:50 PM
198	People tend to take more pride in property that they own vs what they rent.	1/12/2022 9:20 PM
199	Long term involvement / commitment in community	1/12/2022 8:31 PM
200	Ownership leads to strong community ties, greater care for the properties themselves, stability, and an opportunity for increased personal wealth through property improvements, or accumulated equity.	1/12/2022 8:19 PM
201	Again identify possible locations with number of units. Establish which type of unit would be where hopefully school age units would be spread apart to take advantage of multiple schools. This is shameful and should have had more information.	1/12/2022 8:14 PM
202	Pride of ownership	1/12/2022 7:53 PM
203	We need affordable spacious rental units for seniors only	1/12/2022 7:18 PM
204	More diversity.	1/12/2022 7:09 PM
205	Broader tax base. Residents invested in community	1/12/2022 6:31 PM
206	More areas, hopefully lowering the cost of a house/condo	1/12/2022 6:09 PM
207	There is not a need to increase schools, traffic, potential police use	1/12/2022 5:48 PM
208	Property tax revenue, less complexes	1/12/2022 5:39 PM
209	Same as above	1/12/2022 4:49 PM
210	This would be a little better in that people will have an investment in something that is theirs. I still am concerned about crime.	1/12/2022 4:32 PM
211	It would allow people who currently live here to downsize here and open up the housing stock to younger families.	1/12/2022 4:30 PM
212	Same as I indicated above	1/12/2022 4:29 PM
213	Tax base	1/12/2022 4:27 PM
214	Same as above, but with the difference that younger FAMILIES will have the opportunity to live in an affordable, safe town.	1/12/2022 4:19 PM
215	Owners may be more committed to keeping up with their property	1/12/2022 4:14 PM
216	Same as above, more welcoming	1/12/2022 4:09 PM
217	we already have enough housing and additional housing can impact schools, ability for kids to make school sports teams and programs and burden an already taxed community	1/12/2022 3:53 PM
218	New Berlin citizens	1/12/2022 3:36 PM
219	Ownership in most cases brings responsible members of society who are willing to care for their property	1/12/2022 3:27 PM

2022 Berlin Housing Plan Survey

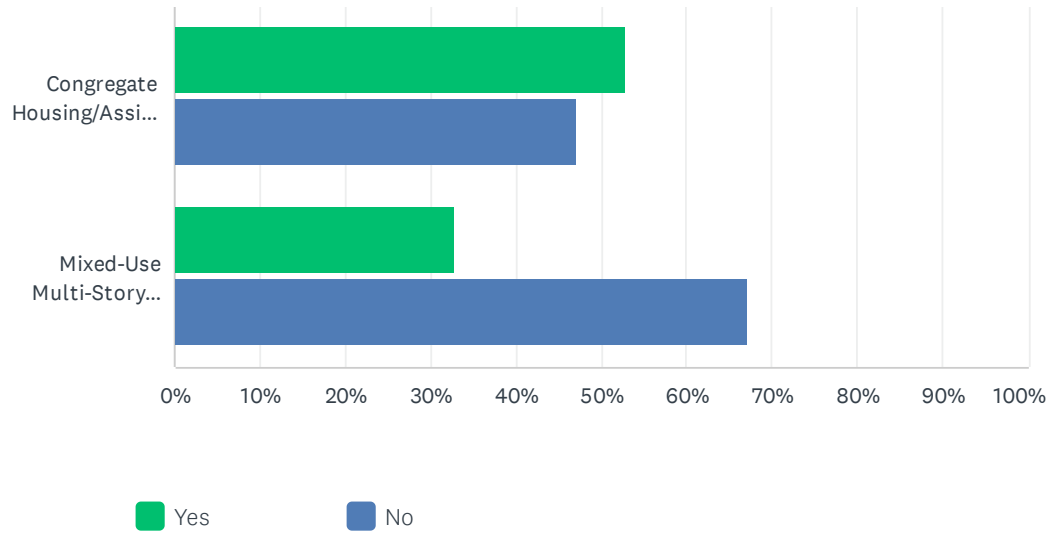
220	Same as above	1/12/2022 3:23 PM
221	Tax base increases allowing for more services in town including a new police station and a community/senior center	1/12/2022 2:55 PM
222	Education with more tax money coming in.	1/12/2022 2:16 PM
223	Increased diversity. Getting to know people on a personal level who are unlike the main population	1/12/2022 12:59 PM
224	Same as above.	1/12/2022 12:41 PM
225	More homes would mean more taxes collected so perhaps the high taxes in this town would decrease	1/12/2022 12:18 PM
226	Young adults might stay in town or return to town after graduation and seniors might be able to downsize and remain in town	1/12/2022 11:54 AM
227	I'm not sure that greater ownership opportunities would have a major impact on the Berlin housing market, as the ownership market already seems somewhat saturated from the outside-looking-in. However, I admit I'm not well-versed in the Berlin ownership market, as I'm not actively looking to buy at this point.	1/12/2022 11:52 AM
228	traffic, especially on Farmington Ave, strain on town services	1/12/2022 11:44 AM
229	Increase of tax revenue.	1/12/2022 11:30 AM
230	Again as above a strain on services- this has to be controlled.	1/12/2022 11:06 AM
231	More volume MAY lead to lower prices which would help drive home prices down.	1/12/2022 11:01 AM
232	Our schools are overwhelmed now. Berlin needs more opportunities for long term businesses to locate here.	1/12/2022 10:36 AM
233	More tax base.	1/12/2022 10:21 AM
234	Higher tax base which allows for less strain on Police & Fire and improved budget for Education	1/12/2022 7:53 AM
235	tax increase and vested ownership interest benefits the entire community	1/12/2022 6:33 AM

Q24 Please state whether you believe Berlin needs more of the housing type below.

Answered: 597 Skipped: 156



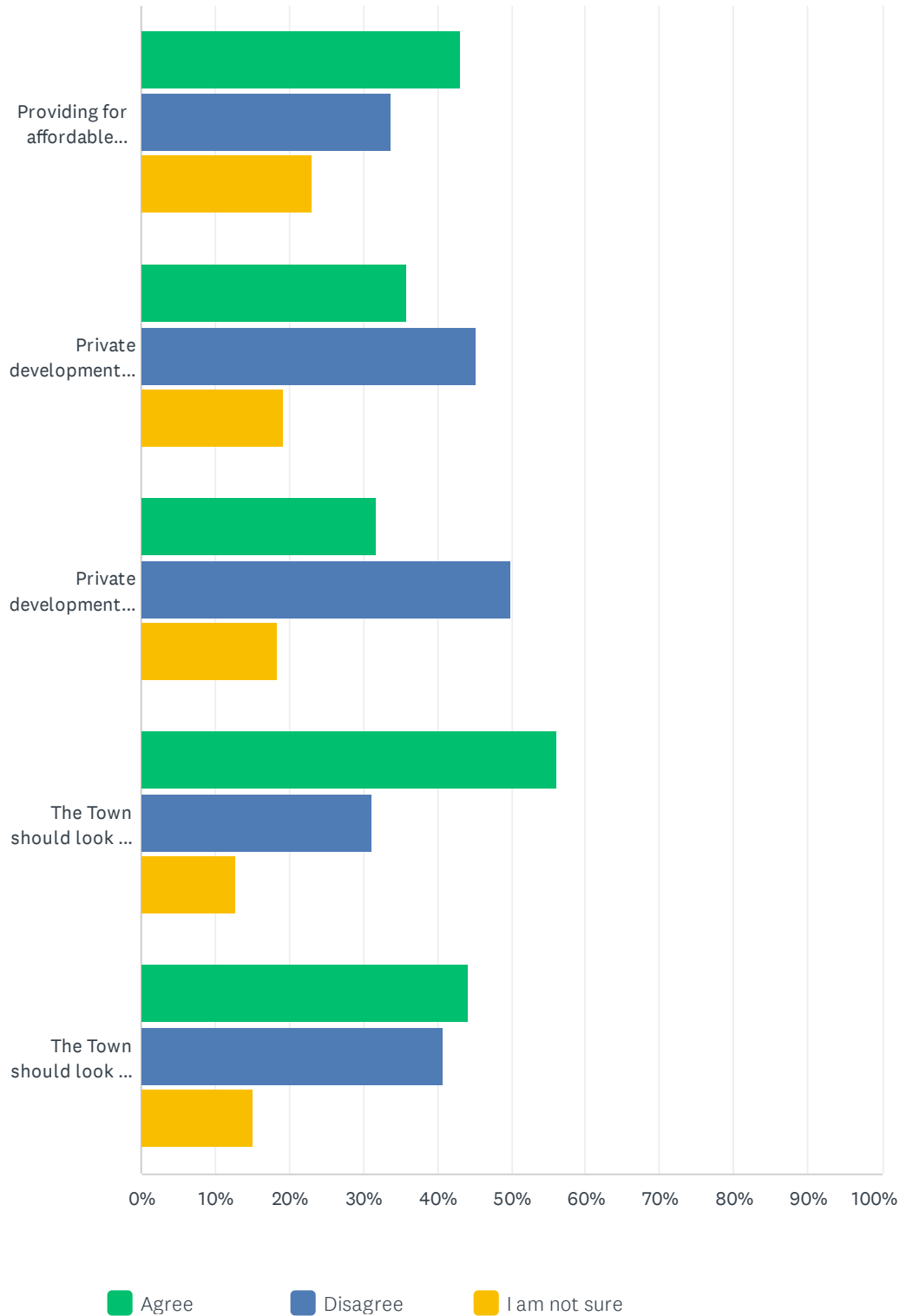
2022 Berlin Housing Plan Survey



	YES	NO	TOTAL
Single-family detached house	55.09% 319	44.91% 260	579
Townhouse (Single-family) attached house	52.89% 302	47.11% 269	571
Duplex/2 Family Building	36.05% 199	63.95% 353	552
3-4 Family Building	16.17% 86	83.83% 446	532
1-2 Story Multi-Family (Condominium or Apartment) Building	37.28% 208	62.72% 350	558
3 Story Multi-Family (Condominium or Apartment) Building	19.67% 107	80.33% 437	544
4 Story Multi-Family (Condominium or Apartment) Building	13.17% 71	86.83% 468	539
5+ Story Multi-Family (Condominium or Apartment) Building	9.87% 53	90.13% 484	537
Mobile Home	6.13% 33	93.87% 505	538
Congregate Housing/Assisted Living/Nursing Home	52.86% 296	47.14% 264	560
Mixed-Use Multi-Story Building	32.84% 179	67.16% 366	545

Q25 Please tell us whether you agree or disagree with the following statements:

Answered: 591 Skipped: 162

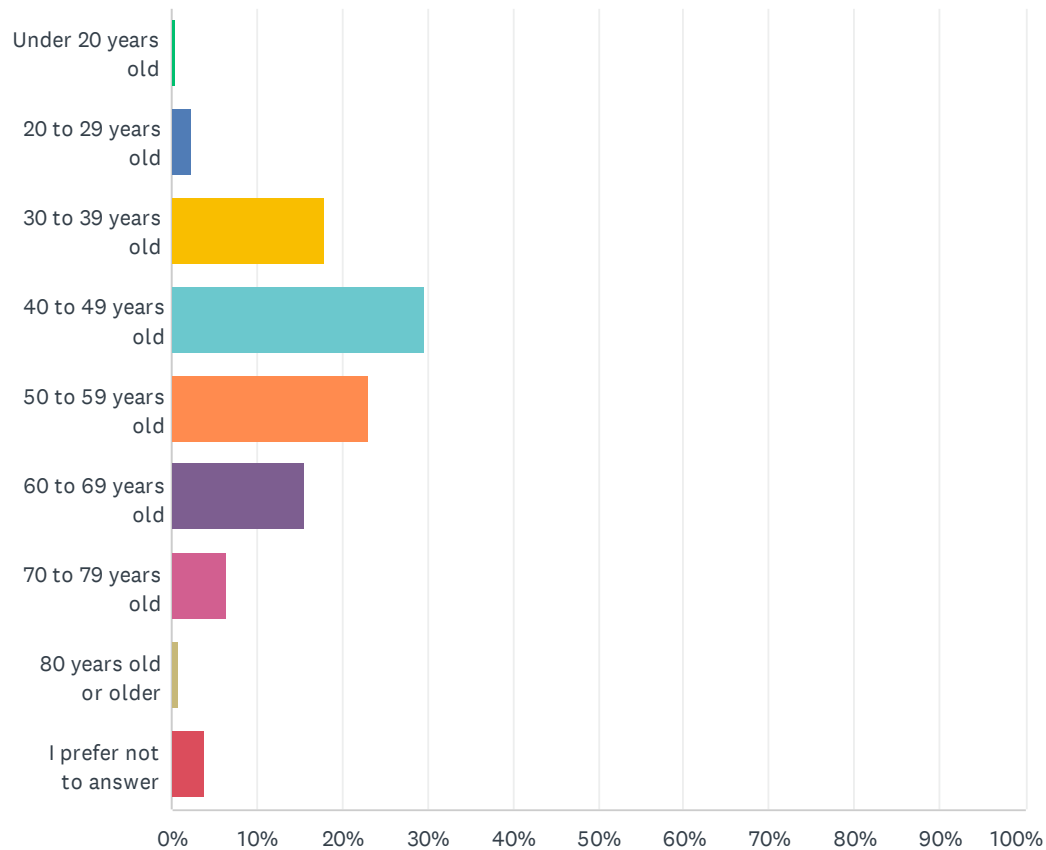


2022 Berlin Housing Plan Survey

	AGREE	DISAGREE	I AM NOT SURE	TOTAL
Providing for affordable housing should be the government's (Town, State, Federal) responsibility.	43.12% 254	33.79% 199	23.09% 136	589
Private development should be required to provide affordable housing as part of any new housing development.	35.73% 209	45.13% 264	19.15% 112	585
Private development should be offered incentives (for example, the ability to have more housing units or greater building height) to provide affordable housing.	31.73% 185	49.91% 291	18.35% 107	583
The Town should look at whether there are any Town-owned properties which could be used for providing housing options.	56.05% 329	31.18% 183	12.78% 75	587
The Town should look at ways to increase the number of affordable housing units through Town purchases, construction, or rehabilitation of properties.	44.18% 258	40.75% 238	15.07% 88	584

Q26 What is your age?

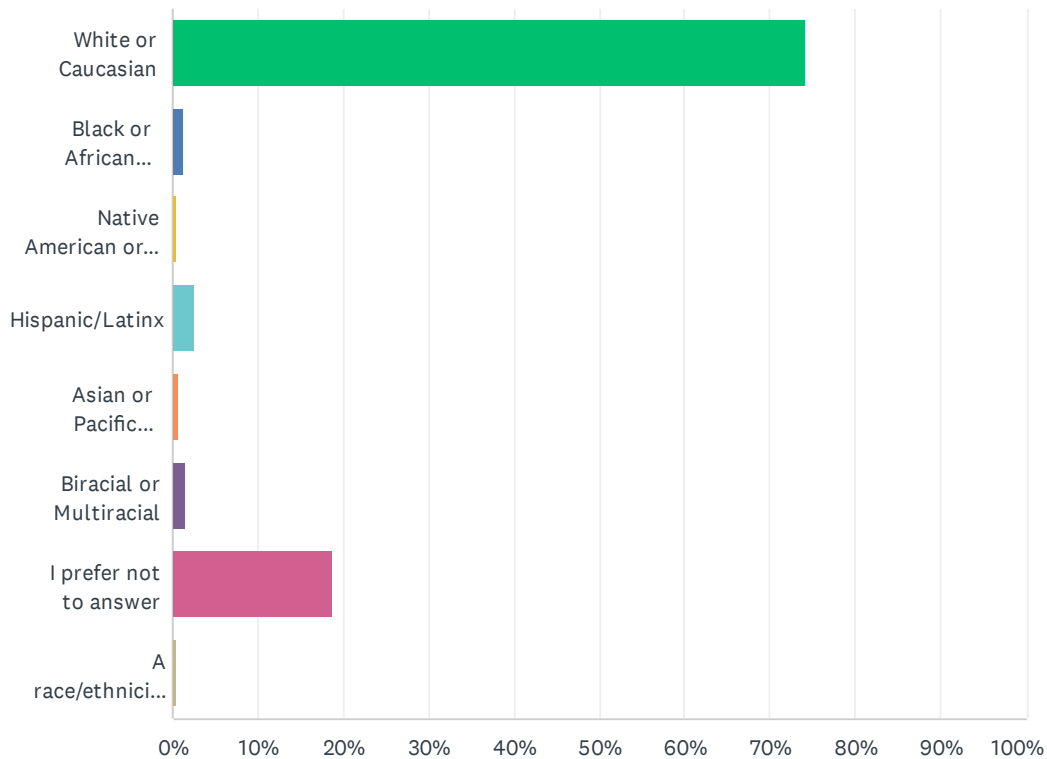
Answered: 588 Skipped: 165



ANSWER CHOICES	RESPONSES	
Under 20 years old	0.51%	3
20 to 29 years old	2.38%	14
30 to 39 years old	17.86%	105
40 to 49 years old	29.59%	174
50 to 59 years old	22.96%	135
60 to 69 years old	15.65%	92
70 to 79 years old	6.29%	37
80 years old or older	0.85%	5
I prefer not to answer	3.91%	23
TOTAL		588

Q27 Which of the following best describes you?

Answered: 584 Skipped: 169

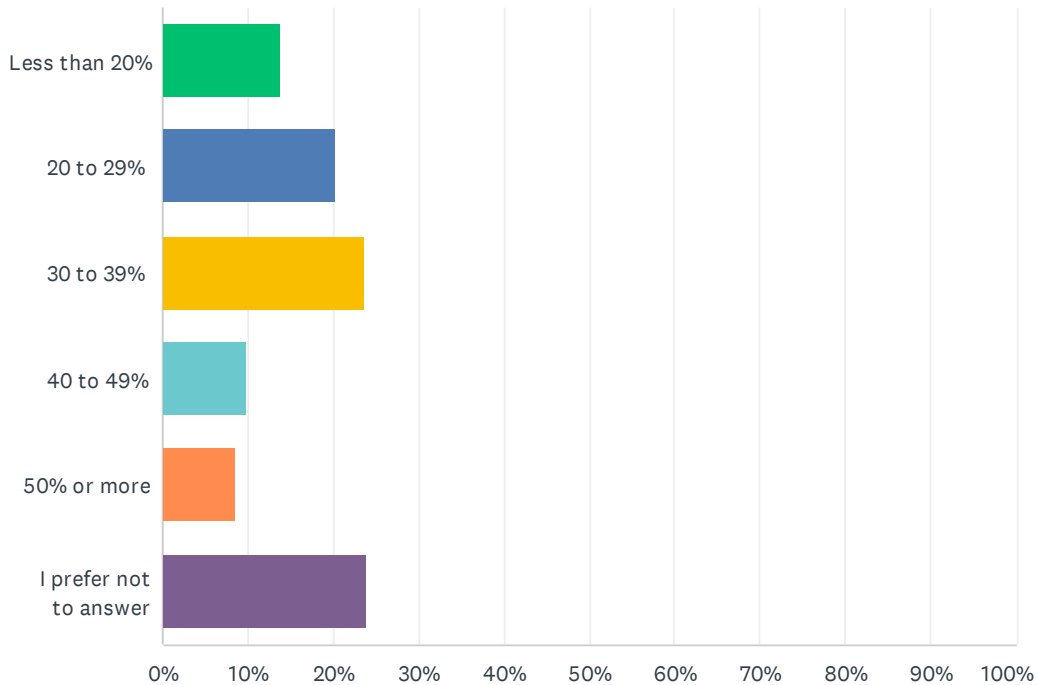


ANSWER CHOICES	RESPONSES	
White or Caucasian	74.14%	433
Black or African American	1.37%	8
Native American or Alaskan American	0.51%	3
Hispanic/Latinx	2.57%	15
Asian or Pacific Islander	0.68%	4
Biracial or Multiracial	1.54%	9
I prefer not to answer	18.66%	109
A race/ethnicity not listed here (please specify)	0.51%	3
TOTAL		584

#	A RACE/ETHNICITY NOT LISTED HERE (PLEASE SPECIFY)	DATE
1	This has nothing to do with my housing needs	1/26/2022 3:51 AM
2	Should not matter your race	1/13/2022 6:04 PM
3	A	1/13/2022 12:03 PM

Q28 What percentage of your gross income (your total pay from your employer before taxes and other deductions) do you think that you spend on your current home in Berlin (including taxes, utilities, insurance, homeowner association fees, etc.)?

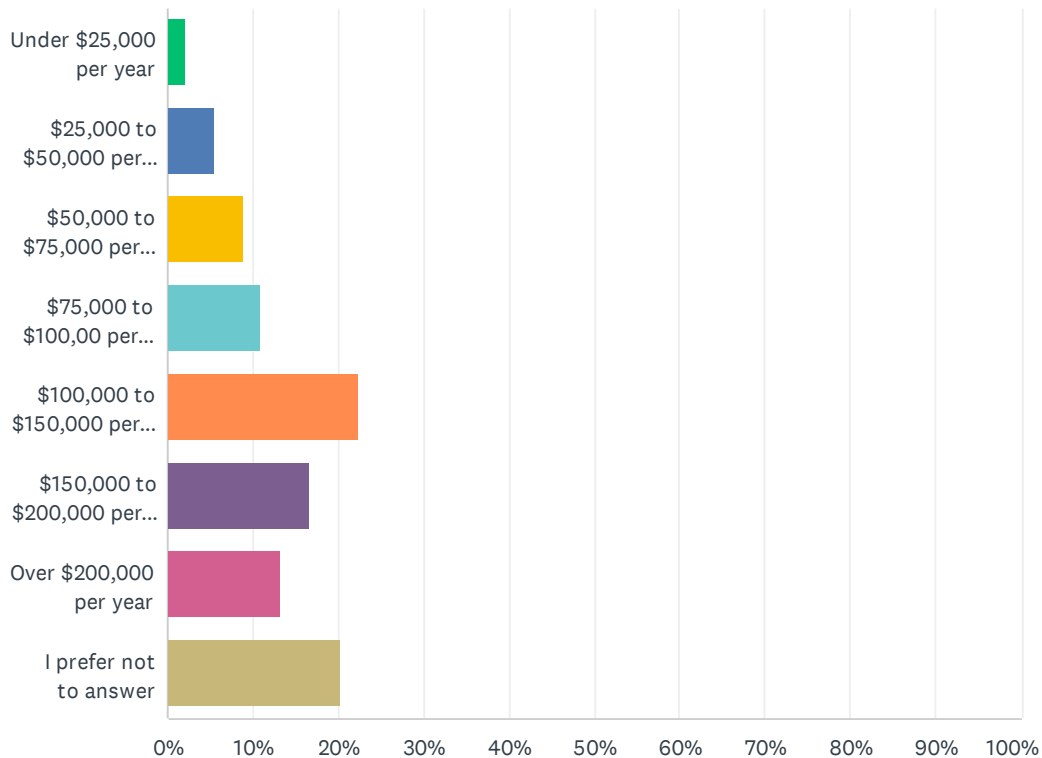
Answered: 585 Skipped: 168



ANSWER CHOICES	RESPONSES	
Less than 20%	13.85%	81
20 to 29%	20.34%	119
30 to 39%	23.59%	138
40 to 49%	9.74%	57
50% or more	8.55%	50
I prefer not to answer	23.93%	140
TOTAL		585

Q29 In order for us to better understand Berlin's housing needs, please tell us in which category your combined household income falls (based on your household income from all sources, including salary/wages, social security benefits, pension payments, individual retirement account withdrawals, and any other sources of income)?

Answered: 583 Skipped: 170



ANSWER CHOICES	RESPONSES	
Under \$25,000 per year	2.23%	13
\$25,000 to \$50,000 per year	5.49%	32
\$50,000 to \$75,000 per year	8.92%	52
\$75,000 to \$100,00 per year	10.98%	64
\$100,000 to \$150,000 per year	22.30%	130
\$150,000 to \$200,000 per year	16.64%	97
Over \$200,000 per year	13.21%	77
I prefer not to answer	20.24%	118
TOTAL		583

Q30 Please provide any other thoughts you would like to share with us regarding housing in Berlin.

Answered: 133 Skipped: 620

#	RESPONSES	DATE
1	Berlin welcomes everyone to town equally.	2/1/2022 7:06 PM
2	Tiny houses are a great compromise.	1/30/2022 7:36 AM
3	With many people retiring and moving I feel we have enough housing in Berlin to meet the needs. I also feel we meet appropriate affordable housing and apartments.	1/27/2022 1:04 PM
4	I think the seniors living in our two senior communities better hold on to their apartments. There will not be anything else built here.	1/26/2022 3:51 AM
5	To many Racists in town.	1/25/2022 5:24 PM
6	Berlin needs to offer programs for folks living in town. We have to go outs of town for indoor pools, adult Ed enrichment classes etc. even the offerings at the senior center are very limited compared to neighboring towns	1/23/2022 12:14 PM
7	Adding low income housing will also lower property values, decrease education and force families to move out of town and even the state.	1/22/2022 12:08 PM
8	Berlin housing is fine as is, NO CHANGE	1/22/2022 10:45 AM
9	This is going to be a hard sell in Berlin.	1/21/2022 11:15 AM
10	leave well enough alone	1/20/2022 8:30 PM
11	Focus on developing empty buildings, and bringing businesses. There is enough affordable housing, a greater percentage than nearby similar towns.	1/19/2022 1:23 PM
12	Most new Berlin houses are big enough to hose 7 people and at least 3 cars. Many of those houses have unused land and rooms. Berlin is catering to a particular type of American and leaving out so many others in the process by building houses way out of reach for many Americans. The houses being built are not built with a future in mind but a built to fill a temporary want.	1/18/2022 12:53 PM
13	Would like to see more diversity in Berlin.	1/17/2022 10:11 AM
14	Berlin needs to focus less on affordable housing and more on opportunities for business and affordable ways to spend money. Many buildings continue to remain empty causing eyesores (Ferndale plaza, RiteAid), and traffic on Farmington is becoming more significant. Infrastructure should be a priority, a hospitable and vibrant downtown atmosphere with various businesses would benefit from that. Perhaps community arts/theater organizations (like those in Newington, Southington, West Hartford have) would further enhance the town. Our children love it here, but we have to go outside of town to participate in these types of activities because it seems that sports are the focus. Something more "profit" oriented than a YMCA or parks and rec, but still "affordable" for local and non local families that have multiple children, multiple ages, multiple interests, etc.	1/17/2022 9:42 AM
15	Our community desperately needs more affordable housing options in order to add diversity, which will add cultural depth and make our community more open and welcoming to people of all backgrounds.	1/16/2022 11:24 PM
16	This survey was overly complex and detailed. I doubt you will get much useful data from it. There were many questions where i had no basid to answer to the degree of detail requested.	1/15/2022 10:36 AM
17	I thought we already hit the government percentage of required affordable housing in Berlin. I've lived in Berlin all my life due to the small town charm and community. Adding affordable apartments or other multi story housing will take away from that charm. Also, adding affordable housing next to residential homes will lower the resale values of those homes.	1/15/2022 10:01 AM

2022 Berlin Housing Plan Survey

18	Affordable senior housing is in demand. Our seniors would stay, sell their homes opening up housing for others while continuing to contribute to our town. As a realtor most CT seniors are forced out of state. It's sad.	1/15/2022 8:04 AM
19	We have enough housing. The town needs more business every surrounding town has a much larger business tax base. Just look at the Berlin Turnpike, Berlin is run down hookers and drugs in all the short stay Motels. And the new buildings are mostly vacant. Something needs to change and affordable housing is not the answer.	1/15/2022 7:16 AM
20	I am very disheartened at yet another attempt by the States over reach all this law is about 'equity ' and bailing out the defunct cities. Push the town for business development to further grow the tax base evaluate the schools and then think about larger population growth.	1/14/2022 11:41 PM
21	I think Berlin needs more senior housing. In 5-10 years I would like to sell my home and downsize and stay in Berlin but right now it isn't feasible and will need to relocate.	1/14/2022 9:30 PM
22	Affordable housing should be available in Berlin but location matters. Example is the Pistol Creek proposal that just isn't suited for the narrow roads in that area.	1/14/2022 7:40 PM
23	Stop make huge houses.	1/14/2022 7:26 PM
24	This will eventually happen and I hope to be out of Berlin with no ties left here to watch the New Britain and Meriden world take hole of this once great community.	1/14/2022 4:50 PM
25	We need a police station, Senior Housing and taxes are crazy we need more good jobs not just retail	1/14/2022 4:16 PM
26	I strongly feel that Berlin needs to do more regarding affordable housing. Our town has a reputation for not being welcoming to minorities or encourage young people to stay in town	1/14/2022 3:14 PM
27	Wish rent was more affordable.. currently working on improving credit to buy in town.	1/14/2022 2:16 PM
28	Why is additional housing even a thought? I don't see tons of homeless people. Who are you trying to service? Or is it a tax base thing you want more real estate taxes from a new population. Are there many empty homes in Berlin? Are there many seniors who want to move into an apartment? I think keep the open spaces at all cost.	1/14/2022 1:26 PM
29	Where possible affordable housing should be near transit, such as bus and rail, and services, such as groceries. Green spaces, open spaces, and wetlands should be preserved.	1/14/2022 1:00 PM
30	The affordable housing development that was built years ago with the single family homes was a beautiful development and very helpful to the families who were able to purchase homes. I don't think a highrise apartment building would be beneficial to the town. More senior housing might be helpful as there's always a very long wait list for seniors to be able to find affordable housing.	1/14/2022 12:56 PM
31	Unfortunately, affordable housing tends to bring more crime into the town. ie: I often see that the police reports are from Fieldstone Crossing.	1/14/2022 12:40 PM
32	Please do not over populate Berlin! Especially with affordable housing. This is going to eventually decrease the value of our town and our schools!	1/14/2022 11:52 AM
33	The grounds at the old KOC are very wet. The parking lot floods/pools water and the woods in that area also flood/hold water very easily. Not a suitable spot to build.	1/14/2022 10:56 AM
34	Keep the town as it is. No need for additional affords housing.	1/14/2022 10:48 AM
35	Berlin should concentrate on filling the empty commercial spaces before worrying about housing.	1/14/2022 10:36 AM
36	Prefer single family owned homes.	1/14/2022 10:02 AM
37	For 75 years or more the Town has resisted the incentives thrown its way to develop affordable and multi-unit housing, such as federal grants in the 1960s and 1970s that resulted in high density housing seen in neighboring towns and cities. And thank God for it because that has kept at least some of the small town charm. Town leaders should resist this new push by the socialists in Hartford to develop "affordable" housing that will destroy Berlin's character forever.	1/14/2022 10:00 AM
38	what is the intent of this discussion? it sounds like a response to discrimination and the current, popular Critical Race theory discussions. It would be wrong to equalize housing	1/14/2022 9:54 AM

2022 Berlin Housing Plan Survey

opportunities by developing a "project" near some of the town's nicest land and neighborhoods. that would only bring down housing prices, people would leave town, etc. In order to own a nice home, one must be motivated to work for it; not only to afford a mortgage, but also to maintain the home (and neighborhood) over time. Lower income residents must be willing to do the same hard work as the higher income residents in order to afford the home: go to college, maybe spend time in the military (like i did), deal with all the nonsense of keeping your job (like taking additional training, etc.) it doesn't make things any more fair to people to simply give away housing or give extra benefits in housing for free (like location or features). the only exception is seniors on a fixed income. they need our help. they're not going back into the workforce. younger folks could and should be given opportunities or be shown how to find opportunities to earn quality housing in town (don't just give it away; everyone is already quitting their jobs).

39	Always consider the stress on infrastructure. Ie. More families and more education expense. More low income or unemployed could mean more crime.	1/14/2022 9:44 AM
40	It is not the responsibility of the government to provide "affordable" housing to those who can't afford it. We moved here to get away from those sorts of people.	1/14/2022 9:32 AM
41	I moved here because of low traffic and crime 9 yrs ago and since the fed ex building has been here i have noticed more crime and significant traffic.	1/14/2022 9:28 AM
42	I think the housing in Berlin is currently in a good spot, as it stands.	1/14/2022 9:25 AM
43	Nice Affordable condos to rent or own. The prices for condos in town are ridiculous. Berlin lost opportunity to build units in the old KGS building, which would've made beautiful condo units, but instead let that building get demolished. It's about time on the old KOC building on Percival Ave, that should have been turned into senior housing many years ago. Why does Berlin sit on everything? Such a shame. Houses are unaffordable in Berlin, even the small ones that require a total remodels.	1/14/2022 8:46 AM
44	I'd like to see us not get over crowded and over building for the space. We should be looking to reclaim abandoned space and put in more affordable and/or starter homes. I know it is not in a builders interest to be building in 250K homes but not everybody can afford these 500K houses we see popping up every chance they get. We also need to get that community center plan moving. Use that space across from the High School. Something like that would be great to attract more people to our fine town. Don't believe we should outsource that either.	1/14/2022 8:43 AM
45	As a single mother and a homeowner in town, I work 2 jobs to be able to live here. I am also involved in the community and I see things a little differently. We already have too many students in the schools and we already pay way too much in property taxes. All of that will only get worse with low income housing	1/14/2022 8:42 AM
46	I'm anticipating selling my house in 5-7 years and would love to rent in Berlin. Hope I will have options	1/14/2022 8:16 AM
47	I am all for affordable housing options in Berlin, but we need to be thoughtful in how we implement it. Adding a few scattered duplexes or few unit affordable housing options would be good. But once we build large multi story complexes, its too late to ever recapture the lovely quality our small town currently has. Thanks for asking for our opinion.	1/14/2022 8:15 AM
48	Berlin needs to get better business in town. What does the Economic developer do???? The town has no central center, such as Southington, but yet is always trying to spend money on police buildings, schools, farmington ave, etc. Get small business in town and try to retain what is there. I have a small industrial business that I wanted to move to Berlin from Bloomfield. It was like pulling teeth for the possibility of buying an \$800k building, and having the town hall approve my business at that location. I went to another local town and it was a smooth operation which welcomed my business. Berlin seems to make it hard for simple tasks to be accomplished to raise tax dollars, but get behind building vacant buildings and cherishing how wonderful they are. We do not need any more housing projects or opportunities in Berlin. More tax generating businesses may be an option to welcome.	1/14/2022 7:28 AM
49	The more affordable housing we have the more we will become a city like New Britain Ray and our homes that we had worked hard for will depreciate	1/14/2022 7:05 AM
50	Diversity is important but it's not just diversity of race but of cultures and beliefs.	1/14/2022 6:54 AM
51	Thanks for all the hard work!	1/14/2022 6:37 AM

2022 Berlin Housing Plan Survey

52	Developer the lower part of the Berlin turnpike and add a bus only lane to bring people back and forth from the train station area. We should really add more restaurants bars ace throwing etc. I get that many older people in town don't desire this stuff however it adds primary and secondary employment options for them and others. We could add a lot of mixed use shops and condos on the turnpike. Taller buildings would block road noise for neighborhoods around the turnpike also. Let's add bus lanes and bike lane to move something other than cars up and down the turnpike corridor and tall mixed use buildings that encourage young people with disposable income to live and shop in the area. If these were two bedroom apartments then once their family outgrows the apartments they will move to a home in the area.	1/14/2022 6:15 AM
53	Please no multi storied units. Be mindful that a lot of Berlinites need their homes value to increase so 50 or 60 unit affordable housing moving close by can cause a negatively effect. Berlin needs open space and farms. Look what has happened to Newington...they have so little open areas because of poor planning. We also need a nice park, not a sports complex type. Something like Stanley Quarter, or Mill Pond.	1/14/2022 12:54 AM
54	Like me there are many people who whose income is low and fixed because their income earning years were cut due to health issues. When my Mom passed in 2017 I could not afford to stay in the home I grew up in. All the "affordable" or low income housing in Berlin had waiting lists. Four years later I am still sitting in the same place on some of those lists. I was fortunate I found the unit I did. However, if I get another rent increase, I will have to leave and I know those other options in town are full.	1/13/2022 10:54 PM
55	Berlin doesn't have much to accommodate those who are looking for a neighborhood with newer homes. Most of the existing housing is outdated. Which opens up opportunities for first time homeowners leaving the upper middle class families with undesirable housing.	1/13/2022 10:31 PM
56	Berlin is fine the way it is. If anything get rid of all the seedy motels on the turnpike instead of worrying about affordable homes in a small town.	1/13/2022 10:30 PM
57	Berlin has been extremely lax in approving affordable housing. This needs to change.	1/13/2022 10:24 PM
58	People love Berlin because it's small, not overcrowded and city mess like atmosphere!!	1/13/2022 10:22 PM
59	After living in the cities, I have no desire to do it again. I prefer a rural feel, and will move if this town continues on it's urbanization path.	1/13/2022 10:18 PM
60	I would like to stay in Berlin. My family is here.	1/13/2022 9:05 PM
61	Everyone should have to own their house or condo.	1/13/2022 8:19 PM
62	It is not Berlin's responsibility to house those living outside berlin or attract low income residents ro Berlin. Lower taxes and community services such as community center with activities for all if financially neutral	1/13/2022 7:45 PM
63	I would like to see affordable condos for the seniors and also assisted living places for them too	1/13/2022 7:44 PM
64	I am completely against any affordable housing in Berlin.	1/13/2022 7:10 PM
65	I hope you listen to your residents and do what is best for us. Don't let the state persuade you to offer property at a discount. We have a beautiful and for the most part peaceful town, and one wrong development or plan can ruin it all- look at surrounding areas- there's a reason why our town is still great and it's because of the limited affordable housing and public transportation	1/13/2022 7:09 PM
66	Berlin needs to STOP building more residential homes/buildings. Before we know it, remaining open land will be gone. ☹️	1/13/2022 6:58 PM
67	Most of the time, I no longer enjoy driving in our town because the traffic is unbearable. I usually avoid driving through town (especially if in a hurry), and I cannot imagine how much worse it would become.	1/13/2022 6:55 PM
68	Affordable housing leads to a multitude of problems. I grew up dirt poor. If people want to live in a nice town or neighborhood, work hard for it. I would rather work 4 jobs before I took one penny from the Government.	1/13/2022 6:37 PM
69	Get rid of the sex predators near the schools	1/13/2022 6:37 PM
70	Keep Berlin as a place in which you strive to be able to live there. If you make it so there's no	1/13/2022 6:36 PM

2022 Berlin Housing Plan Survey

hurdles or hard work required to achieve your goals, you will lose the people who pay into the tax base.

71	Size of town feels right	1/13/2022 6:17 PM
72	Berlin is a great little town to live in and to raise a family. I have lived Meriden and in Bristol and watched the " affordable housing " turn them into dumps that no one wants to live in. Don't make the same mistake here.	1/13/2022 6:15 PM
73	We need more affordable senior housing!	1/13/2022 6:14 PM
74	Whatever housing plan is made needs to take into consideration traffic patterns sewage and community land use.	1/13/2022 6:13 PM
75	I have lived in Berlin for more than half of my life, but I have lived out of state at times. Other states, cities and towns have a much handle of the need for affordable housing. Rents for One bedroom apartments, (especially seniors who have spent a lifetime contributing to society,) shouldn't exceed double what they receive in their pension or retirement, or Social Security. We ought to do better.	1/13/2022 5:56 PM
76	I think the taxes are ridiculously high. And I was told the re-evaluation is coming next year and taxes will probably go up because the value of houses are going up. Well I'm not selling my house and I can't afford higher taxes in my house just because the housing market is going up. I think Berlin needs to take that into consideration before raising people's taxes. If houses are going to assess higher then they need to lower the mill rate	1/13/2022 5:53 PM
77	I understand the purpose of this survey is housing related. The priority should be around affordable senior living. I for one appreciate the open space Berlin has and the investment the town is making with land purchases. Don't use them all! :) having an in door pool facility is long overdue too.	1/13/2022 5:45 PM
78	It's so expensive to live here. I'm lunch enough to be in one of the few income based housing areas in town. I love having a safe town and good schools for my daughter.	1/13/2022 5:43 PM
79	Housing in Berlin is fine the way it is.	1/13/2022 5:41 PM
80	Berlin is just fine as it is. You get what you pay for. I'd rather pay more to live in a safe clean town.	1/13/2022 5:37 PM
81	Freedom of choice of where you live should be up to the individual.	1/13/2022 5:35 PM
82	I fully support the addition of affordable housing the community to help provide diversity and I believe the current affordable housing communities in town are perfect examples of how successful and great for the town that they can be.	1/13/2022 5:28 PM
83	Would love to buy a house in Berlin but the cost of houses are so much and can't afford it	1/13/2022 4:49 PM
84	Affordable housing can easily be built along the Berlin Turnpike and 10 percent of new single family homes in a subdivisions	1/13/2022 4:05 PM
85	I have no idea what our income or expenses for home are since my husband handles these matters- I pay for some things and he pays for others. I think some questions in this surgery are very biased and should not have been put in.	1/13/2022 3:25 PM
86	We need family rentals - 3 bedrooms or more. We have too many age restricted and we need to focus on availability for families. 1/2 bedrooms is not reasonable for a family	1/13/2022 2:56 PM
87	Affordable housing for people with a disability income like me who can not work full time. Section 8 takes wayyyyy too long. Will never afford a place unless something different happens	1/13/2022 2:23 PM
88	Berlin provides for its citizens...	1/13/2022 2:01 PM
89	Rather then putting affordable homes in the town of Berlin, which will do more harm then good to the community, this money should be used to fix up streets, for the town schools, as well as other necessities that are more important than affordable housing. Although I understand that not everyone has enough money to live in Berlin, Berlin is a nice, put together town, and we do not need people who cannot support themselves to ruin that.	1/13/2022 1:23 PM
90	We dont need anymore housing. This is a town not a city.	1/13/2022 11:34 AM

2022 Berlin Housing Plan Survey

91	I think there is interest from young professionals to live in Berlin, and they should have the option to live here without necessarily having to purchase a home (because they don't have sufficient savings to do that). However, these individuals won't qualify for affordable housing. As such, Berlin should check the box on the minimum affordable housing % required by the state government, and otherwise focus on developing normal market rate apartments / housing. Realistically the Berlin Turnpike is probably best situated to handle traffic from apartment complexes, although mixed use facilities like the one built on Farmington avenue are smart developments and probably work well in areas less suited to heavy traffic.	1/13/2022 10:48 AM
92	There is a reason many people who grow up in this town choose to move back to it. Fundamentally changing the nature and make-up of this town would be a mistake in my mind and would make it a less desirable place to live. Any affordable housing decisions need to be carefully thought out.	1/13/2022 10:33 AM
93	The obsession with senior housing has changed the politics in this town. Housing should bring in a variety of family situations	1/13/2022 10:29 AM
94	Other than providing for Berlin seniors, there's no need to keep adding housing options in Berlin. The majority of those choosing home ownership here have done so for the small town feel, and dramatically increasing the number of housing units will change the character of town and negatively impact the town and school system.	1/13/2022 9:49 AM
95	Please let's increase affordable housing beyond seniors. Other people need affordability as well. Especially people 25-35	1/13/2022 9:30 AM
96	Buy and knock down these crappy old motels on the turnpike that are used for human trafficking and build modern multi family apartments.	1/13/2022 8:02 AM
97	I know some people have an idea that bringing affordable housing to a community means bringing in "bad" people and I wish this could be communicated by the town that this is not the case!	1/13/2022 7:52 AM
98	I could not answer the above questions because although I live in the same home as my daughter and husband are incomes are not combined in any way. I will need my own affordable place within the next 6 months and my only income is Social Security.	1/13/2022 4:53 AM
99	Please do not add any more low income housing in this town especially on the turnpike. Please get rid of the motels and build better business opportunities to clean up the turnpike. If affordable housing is required please make it 55 or older. We want to avoid over packed apartment buildings with multi generational families in two bedroom apartments like surrounding towns of Rocky Hill and Newington.	1/13/2022 2:21 AM
100	I want to stay in Berlin after my 91 year old mom passes. She's got a reverse mortgage on her property and when she dies the bank will get the house. I'm disabled and need affordable housing.	1/13/2022 12:42 AM
101	Government is becoming too big, with public employee unions owning politicians, increasing taxes. Shrink the government, and let's return to a capitalistic system, not a Marxist, communistic-socialistic system where people are too lazy to work for a living and want everything for free.	1/13/2022 12:15 AM
102	When you don't make enough working full time to qualify for a low income apartment in town, that's just disgusting.	1/12/2022 11:58 PM
103	Keep Berlin, Berlin. Many people/families moved here and have made Berlin their homes for the same reasons. Don't change our town for Federal money. Keep our town clean, safe, low crime and nobody here wants apartments and low income affordable housing. Democrats will ruin our great town. Democrats can fix the inner cities, Don't use our taxpayers money to give it away to people who want a free handout. You get what you put into life, work, school, friendships, religion, ect... Stop trying to change what made our country great. Let people earn their keep.	1/12/2022 11:51 PM
104	The town doesn't need more residential property. It needs to preserve the open land. There should be rules requiring larger acreage for new residential construction. Giant houses on postage stamp lots detract from The towns property value.	1/12/2022 10:40 PM
105	Honestly it doesnt really matter what my thoughts are as the powers that be will fight tooth and nail to prevent any diversity. Many residents in town equate affordable housing with criminals and are proud to share that publicly. Thus isn't the town I grew up in.	1/12/2022 10:01 PM

2022 Berlin Housing Plan Survey

106	Will there be housing standards that owners or renters will need to comply with in order to maintain living there?	1/12/2022 9:26 PM
107	I recognize that the State is forcing things upon us, however Berlin is well known for being a particularly desirable place to live. This reputation can only be damaged through the introduction of increased crowding, or potentially developments whose appearance may not receive proper upkeep due to lack of funds of the owners, or lack of care and pride of same said owners. Any efforts made towards housing developments of this nature must be done with due care towards maintaining the carefully crafted reputation of this town, and if necessary, restrictions should be put in place/strictly enforced to ensure that any housing projects do not tarnish the image or experience that living in Berlin has come to mean.	1/12/2022 8:30 PM
108	Government should provide affordable housing but incentives to builders, will only encourage buildings that the demand may not support. Come up with a plan and present it with this questionnaire again. DO NOT USE TOWN OWN LAND FOR THIS!! People but homes with this open land/resources in mind. Also changing zoning from single family residential to multi family should not be allowed without a vote again people bought homes with existing rules in place	1/12/2022 8:19 PM
109	I think Berlin has plenty of 55+ housing. We need affordable housing for singles/couples aged 25-55. Also affordable housing for young families to be able to move to town and still provide for their family.	1/12/2022 8:02 PM
110	I would like to see affordable senior housing units. Detached 1 floor living. Age restricted 55 and over. Pets allowed 60lb limit.	1/12/2022 7:29 PM
111	More senior housing needed affordable	1/12/2022 6:21 PM
112	Lower taxes, lower the price of homes.	1/12/2022 6:11 PM
113	Start allowing homes to be built in the 300k range for the typical family to afford.	1/12/2022 5:50 PM
114	Transparency is terribly lacking in this community. Whatever options are being contemplated regarding housing should be shared IMMEDIATELY with the citizenry.	1/12/2022 5:00 PM
115	I enjoy Berlin the way it is now. I understand we need to expand and develop with time, but I do think adding many apartment complexes/ affordable housing can have a negative impact.	1/12/2022 4:53 PM
116	I am not in favor of low income housing in any shape or form. I like the rural nature of Berlin, that is why I live here. I would not like to see it overbuilt like Newington. I would hate to see our town look like parts of New Britain or Meriden. I like large lots and open spaces. I think houses too close together creates problems, because of closeness. I don't like being forced by the government to put in low income housing.	1/12/2022 4:42 PM
117	Berlin needs to grow and diversify. It needs to provide appropriate cost housing so the younger generations can stay here and grow their families here. Housing is an important part of that equation.	1/12/2022 4:35 PM
118	Town should keep open space, green space as a priority while working to clean up blight along turnpike which may include housing	1/12/2022 4:22 PM
119	Berlin has a reputation in the larger community as a snobby white unwelcoming community. I would love to see us be more welcoming.	1/12/2022 4:12 PM
120	The main reason I moved to Berlin is a convenient location that still maintains somewhat of a small town feel. Other area towns are flooded with condos, apartments and townhouses and I think it negatively impacts the feel of the town, also increasing traffic and putting more strain on education systems. If Berlin started allowing a lot more condos and apartments to be built I think it'd lose its charm and I'd be looking for a new place to live.	1/12/2022 3:42 PM
121	Berlin needs more diversity	1/12/2022 3:38 PM
122	We need to be very careful on affordable housing in Berlin. We are currently impacted in the negative due to the location between Meriden and New Britain and the crime that seeps over the line.	1/12/2022 3:31 PM
123	Town lacks diversity	1/12/2022 2:58 PM
124	I believe we should focus on providing senior housing only at affordable rentals or homes.	1/12/2022 12:53 PM

2022 Berlin Housing Plan Survey

125	Providing affordable housing and services for those less fortunate is apart of being a good neighbor and fostering a positive community.	1/12/2022 12:48 PM
126	Affordable housing is ok but not trailer parks. I think rehabilitation of standing buildings should be the first choice for affordable homes	1/12/2022 12:21 PM
127	The state and federal government need to MIND THEIR OWN BUSINESS!	1/12/2022 12:06 PM
128	Thank you for doing this survey- -it was really thorough!	1/12/2022 11:55 AM
129	Education costs account for the biggest portion of the town budget but the costs are spiraling out of control.	1/12/2022 11:09 AM
130	Stuffs expensive as hell lol	1/12/2022 11:04 AM
131	This survey is confusing and should be simplified instead of asking the same question in three different ways. It will result in a misguided final out come.	1/12/2022 10:42 AM
132	Berlin has worked very hard and is almost at its 10% requirement for affordable housing. With the current projects in process Berlin will reach its 10% requirement within 2 years.	1/12/2022 7:57 AM
133	I moved to CT in my mid thirties and to Kensington in my 40's. I was shocked to learn that people really don't leave this town. So many generations of the same families here. I feel that Berlin would benefit in allowing families to add in-law-suites to their homes. Older family members could move in, a perfect place for a college student to live during a break or after graduation.	1/11/2022 9:09 PM