



# Community Collaboration Woodbridge

The Former Country Club  
of Woodbridge Master Plan

## Board of Selectmen Meeting #4

**Provide feedback on:**

- 1. Draft Guiding Principles**
- 2. Definition of Plan Alternatives**



# ENGAGEMENT BY THE NUMBERS

- **Upcoming Engagement Activities**
  - March
    - Focus Groups #2
    - TAC Meeting #3
    - Community Open House #2
    - Stakeholder Interviews
    - Neighbors Interviews
  - April
    - Board of Selectmen Meeting #5

<u>Current Outreach</u>		<u>Upcoming</u>
1000+	POINTS OF ENGAGEMENT	--
4	SELECTMEN MEETINGS	3
2	TAC MEETINGS	1
33	STAKEHOLDER INTERVIEWS	TBD
11	NEIGHBOR INTERVIEWS	TBD
1	COMMUNITY OPEN HOUSES	1
700+	SURVEY RESPONSES	



## STAKEHOLDER DISCUSSIONS TO DATE

Woodbridge Park Association  
Catherine Wick  
Brenton Elliott  
Matt Edwards  
Ian O’Flaherty  
James Hubbard  
Nathaniel Case  
Brigid Carney  
Christopher R. Dickerson  
Barbara Fabiani  
Debra M. Forselius  
Richard Forselius  
Jeff Gee  
Chris Hubbard  
Andy Jackson  
Thomas Kenefick  
Jeffrey Kravetz  
Michael Walter

Brenton Elliott  
Michael Burt  
Frank D’Ostilio  
Judith Moore  
Kathy Hunter, Woodbridge Housing  
Committee  
Matt McDermott, Congregations Organized  
for a New CT  
Jennifer Paradis, Woodbridge Beth-El Center  
Walden & Marguerite Dillaway  
Jim & Diane Urbano  
Tracey Wittreich  
Paula Fernanda Swanson  
Maria Cruz Kayne  
Woodbridge Land Trust (scheduled for 2/26)  
11 Abutting Neighbors

## FOCUS GROUP PARTICIPANTS

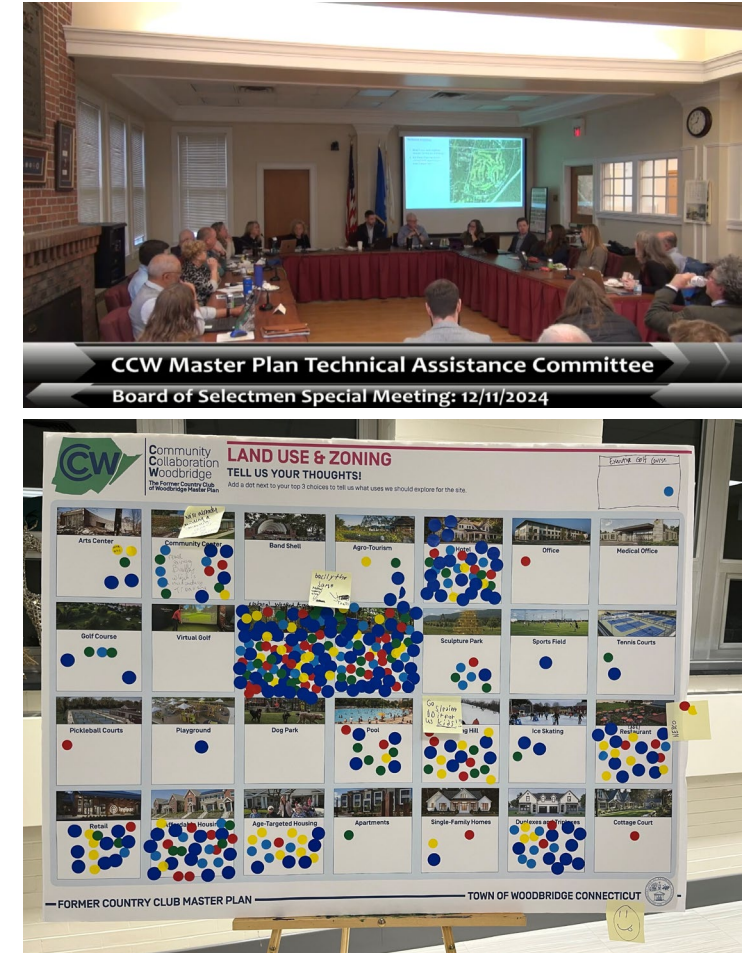
Kristine Sullivan, Town Land Use Analyst  
and Zoning Enforcement Officer  
Marsha Benno, Town Assessor  
Robert Dillon, Building Department  
Warren Connors, Public Works  
Sean Rowland, Fire Chief  
Frank Cappiello, Police Chief  
Vonda Tencza, Beecher School  
Superintendent  
Jennifer Byars, Amity School  
Superintendent  
Eric Werthmann, Library Director  
Adam Parsons, Public Works Foreman &  
Parks Director  
John Adamovich, Recreation Director  
John DeMayo, Recreation Office Manager  
Andrew Danzig, Trail Master

A large, faint, light blue watermark of the CW logo is centered in the background of the slide. The logo consists of a stylized 'C' with concentric circles inside, followed by a large 'W'.

# **ANALYSIS & ENGAGEMENT TAKEAWAYS**

# INITIAL PLANNING FEEDBACK

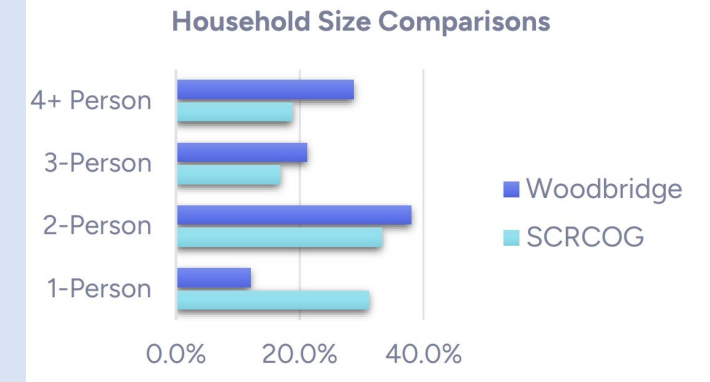
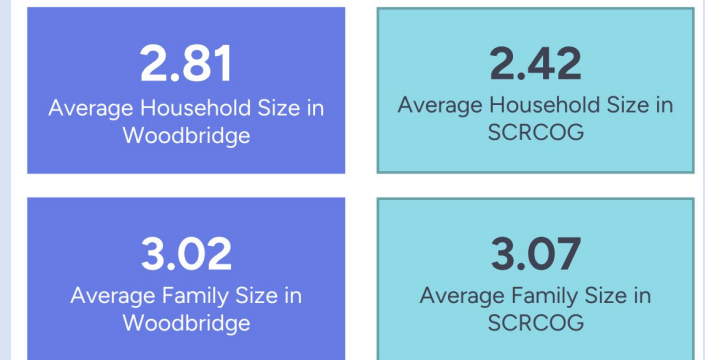
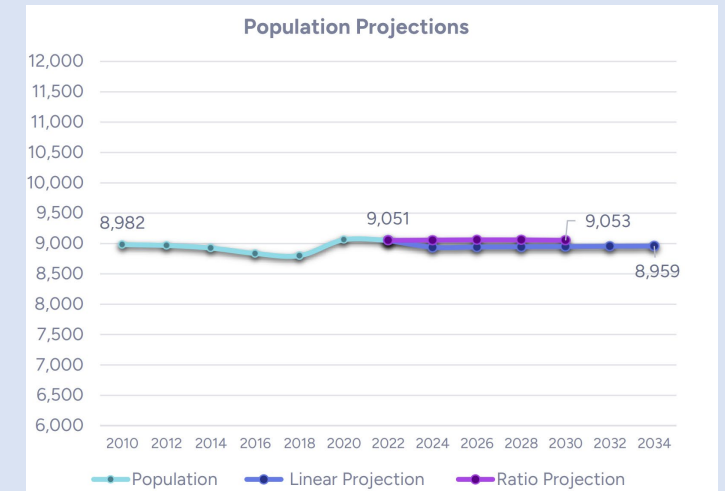
- **CCW feedback:**
  - Broad support for the planning process.
  - Widespread desire for **most of the site to remain open space**
  - **Strong support for controlled development on, and potentially directly adjacent to, previously developed areas**
- Woodbridge POCD survey results mirror CCW feedback:
  - **“Residents discussed the need for action on the Country Club property, however, opinions are varied. Some identified this site is an opportunity for mixed-use development, while other want to see it preserved as open space.”**
  - **“Many participants also suggested something in the middle – development that would contribute to the Town’s revenues and tax base but also preserves a large portion of the property for open space or community recreation.”**



# GREATER NEW HAVEN & WOODBRIDGE PLANNING CONTEXT

- Concerted state and local efforts to **promote sustained growth in the greater New Haven area**. Additionally, Yale has recently embarked on a historic 5-7 year capital campaign.
- Woodbridge's population grew by 1.1% over the last decade to 9,087 [2020]—slightly greater than CT [0.9%] and NH County [0.3%]. Projections suggest **stable population through 2035, with anticipated increase in younger families**.
- Woodbridge's average household size is **slightly larger than that of SCRCOG** and are mostly 2-person [38.1%] and 4+ person [28.7%] households.
- **Beecher School** is currently undertaking a **space needs assessment and capital planning project** to address future capacity. Amity Middle School has also reported potential upcoming capacity issues.

Note: This is a simplified summary of demographic trends. More detailed data analysis are provided in the appendix of this presentation.



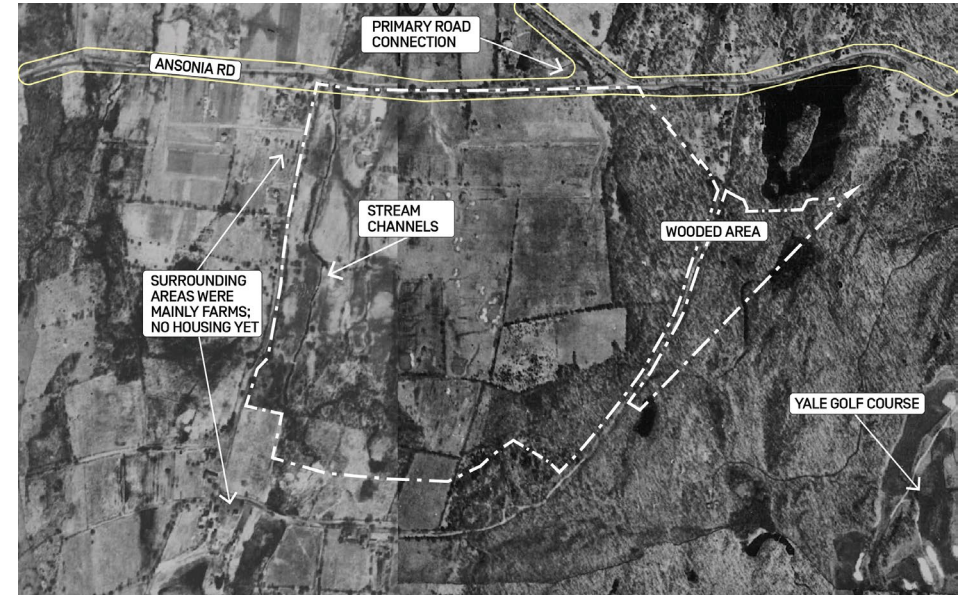


# HISTORY & CONTEXT

- The site holds rich intergenerational memories of Woodbridge's agrarian roots, small town feel and natural beauty.
- Residents desire to honor the legacies of site stewards, including indigenous people, farmers, Roger Sherman, and the former country club.

Prior History to Colonists, this land had been stewarded by the Indigenous tribes who still remain in CT. It would be wonderful to keep the land + heal the

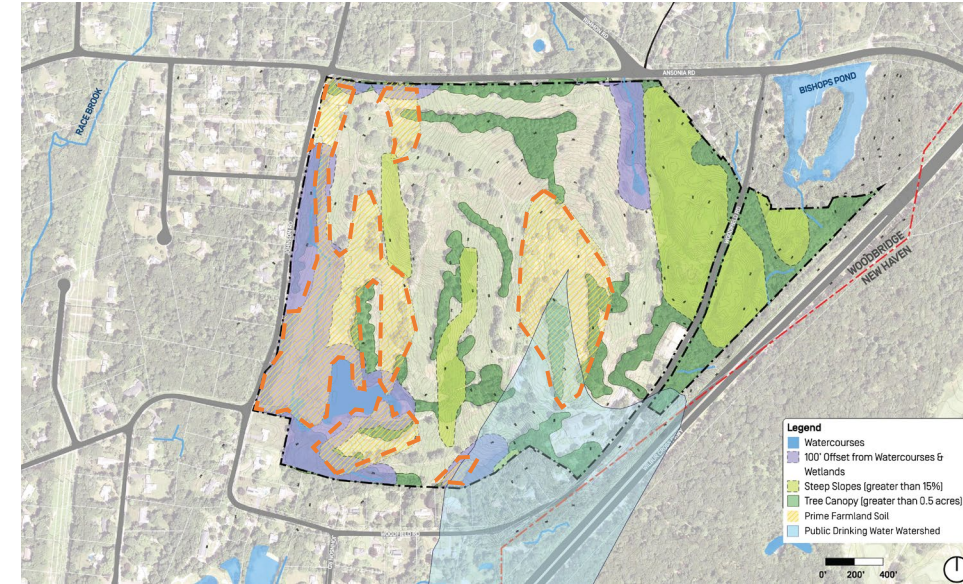
I have childhood memories of sledding with my family & community & nothing is better than sledding w/ my kids now





# NATURAL ENVIRONMENT

- Widespread desire to maintain most of the site as open space.
- Strong desire for sustainable land management practices and protection of sensitive site features.
- 44-65% of the site is “constrained” from development.
- In addition to the former clubhouse area, Woodfield Road and Ansonia Road frontages are relatively unencumbered and serve as potential development areas.
- There are no known documented “critical areas,” or endangered, threatened, or special concern species identified on the site.
- Phase 1 Environmental Site Assessment (ESA) found no significant environmental risk factors, citing existing environmental conditions are consistent with former site uses.



Protect  
Farmland Soils  
A precious  
natural resource

It is such  
a rare thing  
to have open  
space - at least  
half of it should  
be left wild

# RECREATION & COMMUNITY AMENITIES

- **Most desired recreation programs:**
  - **Facilities**
    - Town pool [also supported by Town staff and POCD]
    - Ice rink [also identified as need from Amity High School]
    - Recreation center
  - **Outdoor programs**
    - Sledding
    - Small-scale agricultural [i.e.: orchard, berry patch]
    - Golf
    - Playground
    - Fishing
    - Multi-use sports field
    - Pickleball / volleyball / basketball
    - Trails
      - The 3.4 miles of trails could be connected to the Naugatuck and Old Derby Trails to the Northeast, but reconstruction and widening are needed.



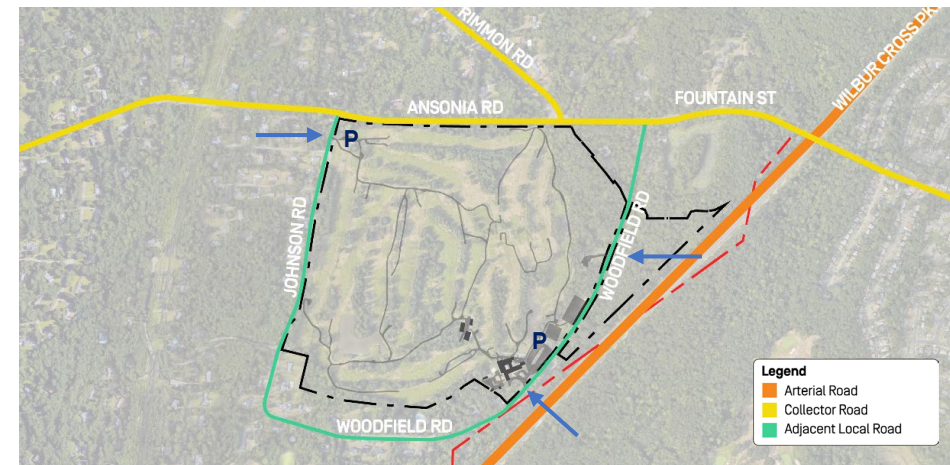
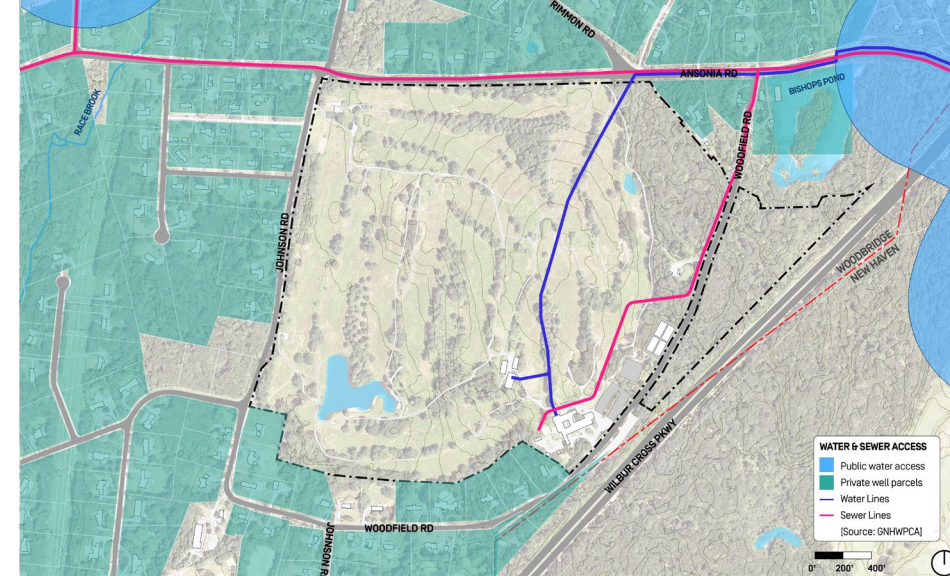
Although there are many wooded trails in town, the CCW site is strikingly different w/ views and nature. Hoping to preserve most of it.

Trails, open space, sledding, rec park but not the whole property



# UTILITIES & INFRASTRUCTURE

- The site is connected to the **public water supply through a private pump system and has sewer access via the Woodfield Road line**, which extends to the clubhouse – capacity and condition of both systems will be further assessed, but **both are likely in need of full replacement**.
- **Existing vehicular access is limited**, and new access points are constrained to areas near Johnson / Ansonia and Ansonia / Rimmon.
- Residents expressed concerns of increased traffic along Ansonia Road during peak hours.



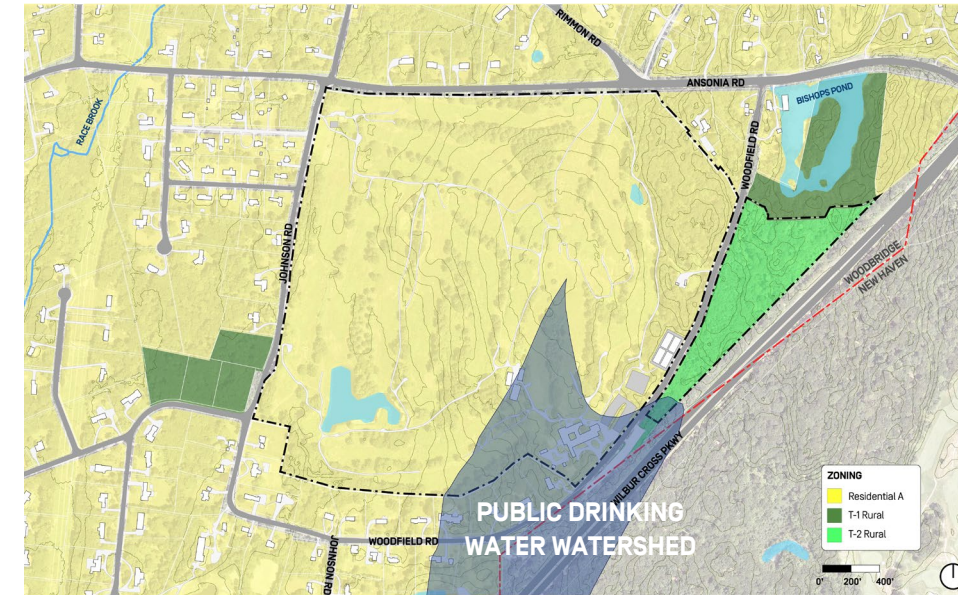
Sewer and water  
is what sparked  
tentative 4 level  
apartments @ 825  
Fountain Street...  
Will this also be a  
possibility for CCW?

ASIDE FROM  
REPURPOSING OF  
ORIGINAL  
CLUBHOUSE  
NEW HOUSING WILL  
INCREASE TRAFFIC  
congestion pollution  
NO to any housing



# LAND USE & ZONING

- **CCW Feedback**
  - Maintain most of the site for open space and recreation
  - Broad interest in exploring complementary building uses on or directly adjacent to previously developed areas.
  - When considering potential building uses, stakeholders most strongly supported housing, hospitality, restaurants/cafes, and a community center.
- **Woodbridge POCD survey feedback:**
  - Too few condominiums/townhomes, mixed-use and affordable housing options within Town.
  - Nearly 60% of participants feel that Woodbridge's housing stock is not accessible and affordable and would like to see more affordable single-family structures.

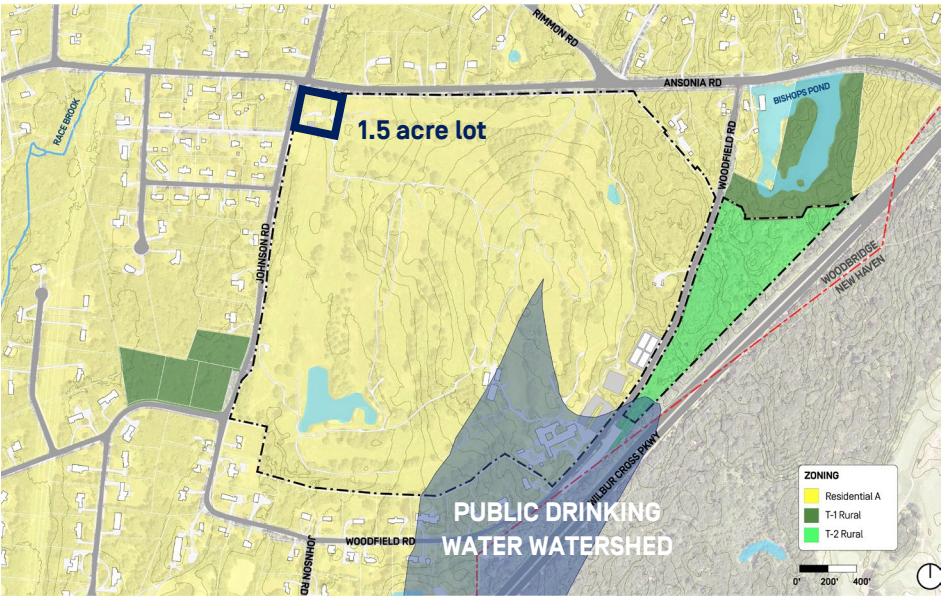


Woodbridge & the region desperately need housing & this parcel represents one of the few sites where higher density housing can be built. It can be incorporated with beautiful open space.

Development on 5-10 Acres that are already developed is a.k.a. Project 145 Acres

# LAND USE & ZONING

- **Zoning Regulations:**
  - For single-family, minimum 1.5 acre residential lots permitted with zoning permit (see diagram to the right)
  - Opportunity housing for multi-family dwelling requires access to public water and sewer and TPZ special exception permit. Multifamily is not permitted within the public drinking water watershed (which includes a portion of the former clubhouse area).



USES	Reference	
Residential, Single-Family	3.3.CC.1	P
Residential, Two-Family		
-when in public water supply watershed	3.3.CC.1 3.4.C	SE
-when not in public water supply watershed AND	3.3.CC.1 3.4.C	
SERVED by public water and public sewer		P
NOT SERVED by public water and public sewer		S
Residential, Multi-Family Dwellings in accordance with Section 3.4	3.4.D	
-when in public water supply watershed		
-when not in public water supply watershed		SE

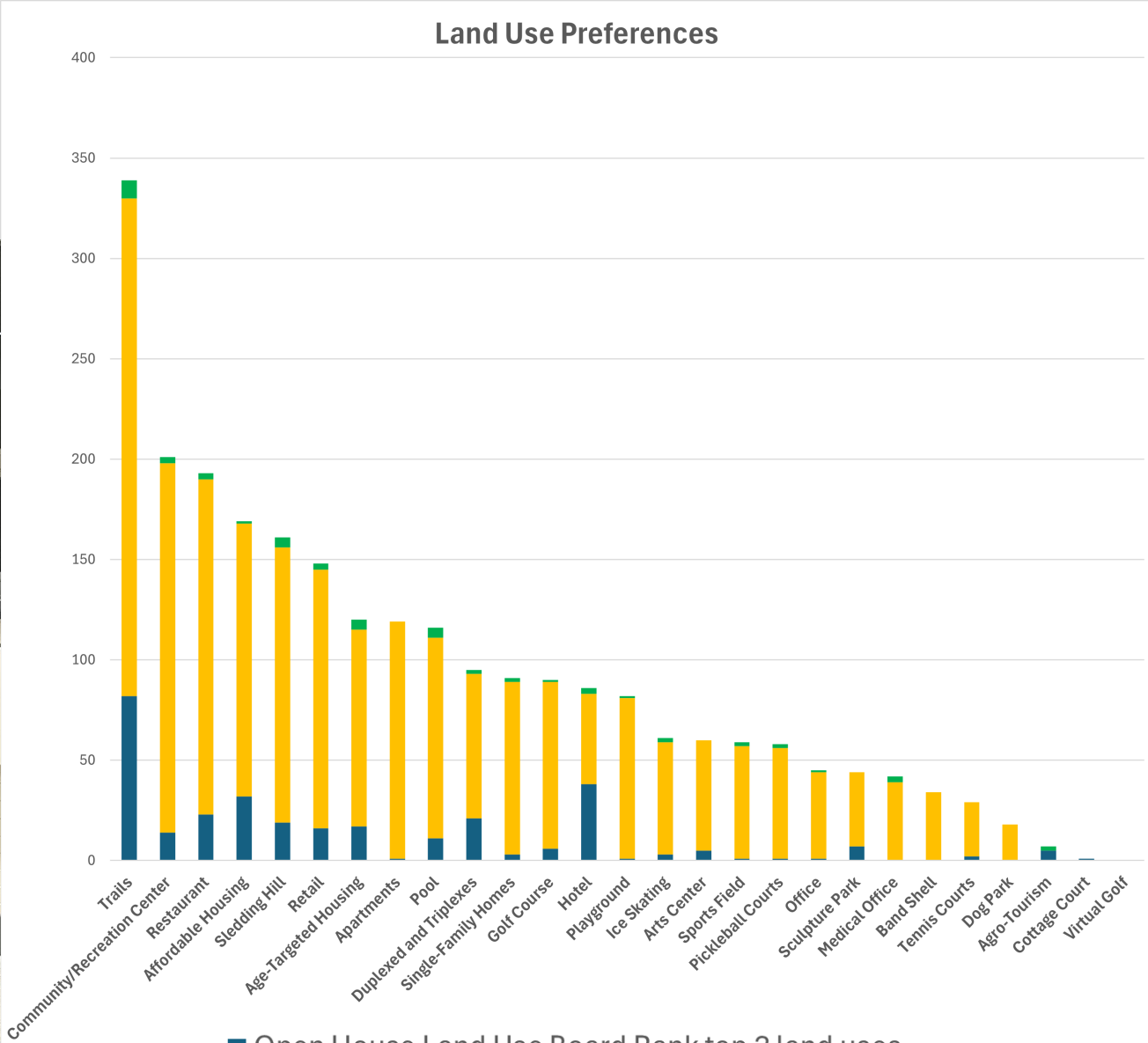
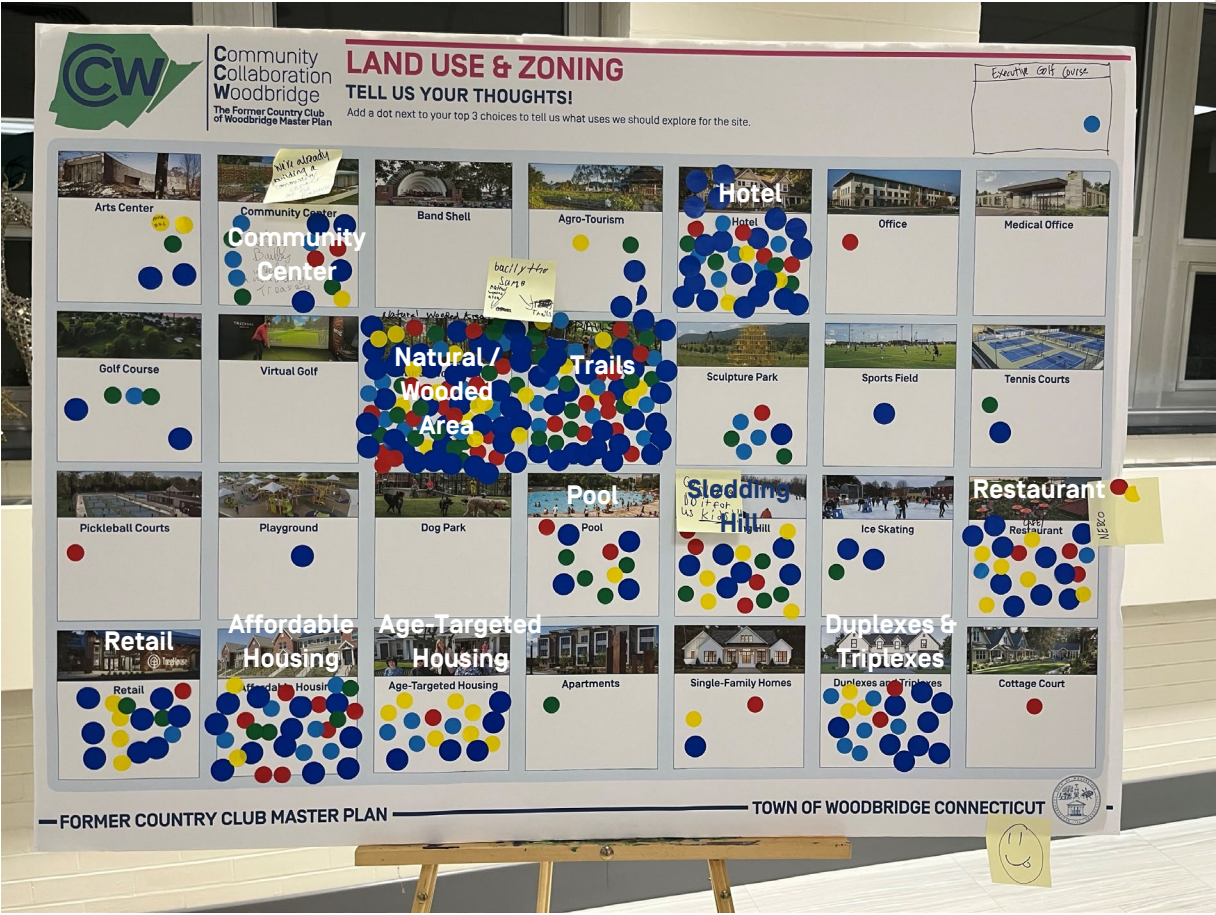
P - Zoning Permit Only  
S-Site Plan Application  
SE- Special Exception Application

Perhaps a use residents want that also can generate City revenue to help ease residents' tax burden.

need a mix of housing + trails + rec

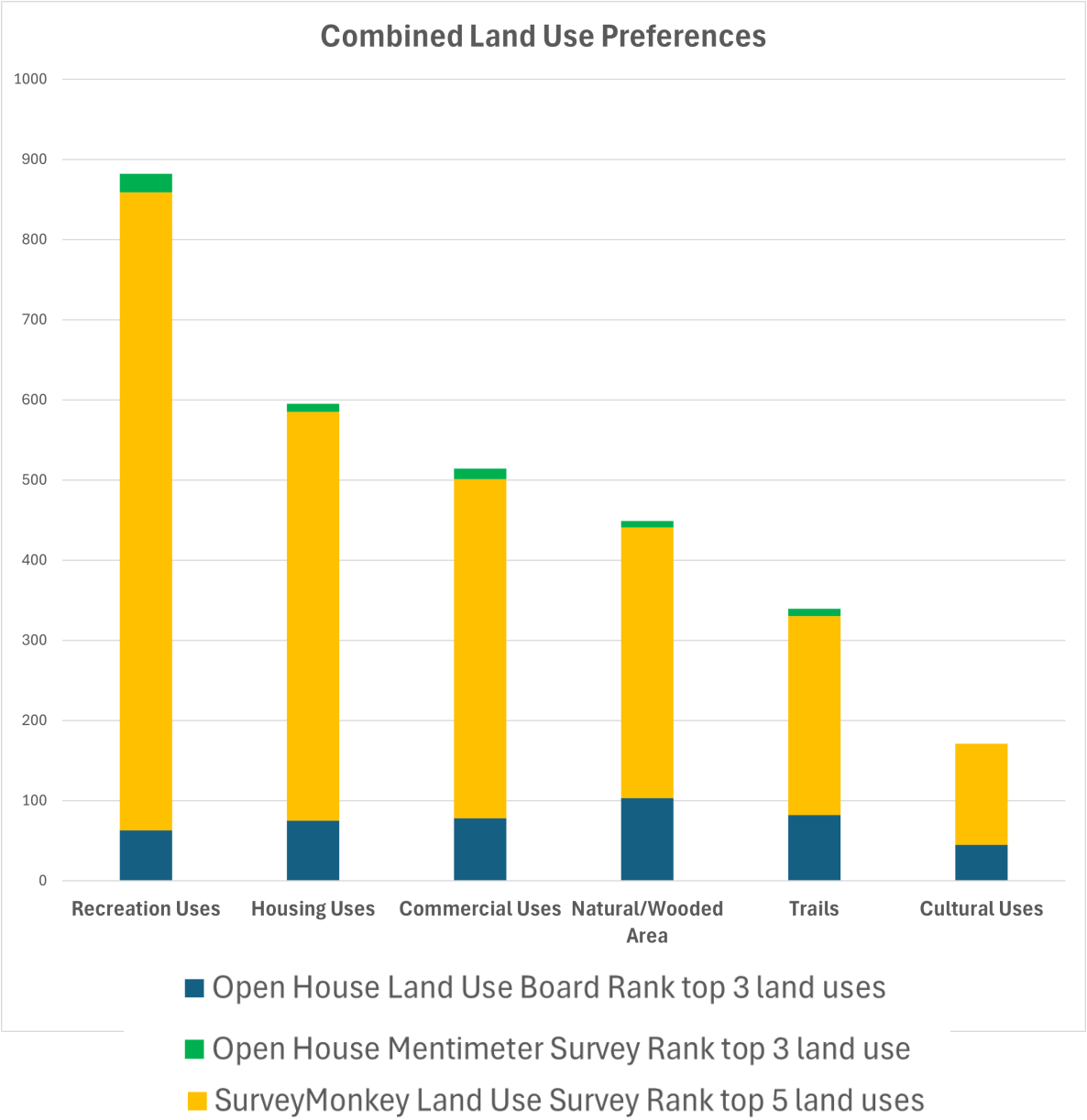
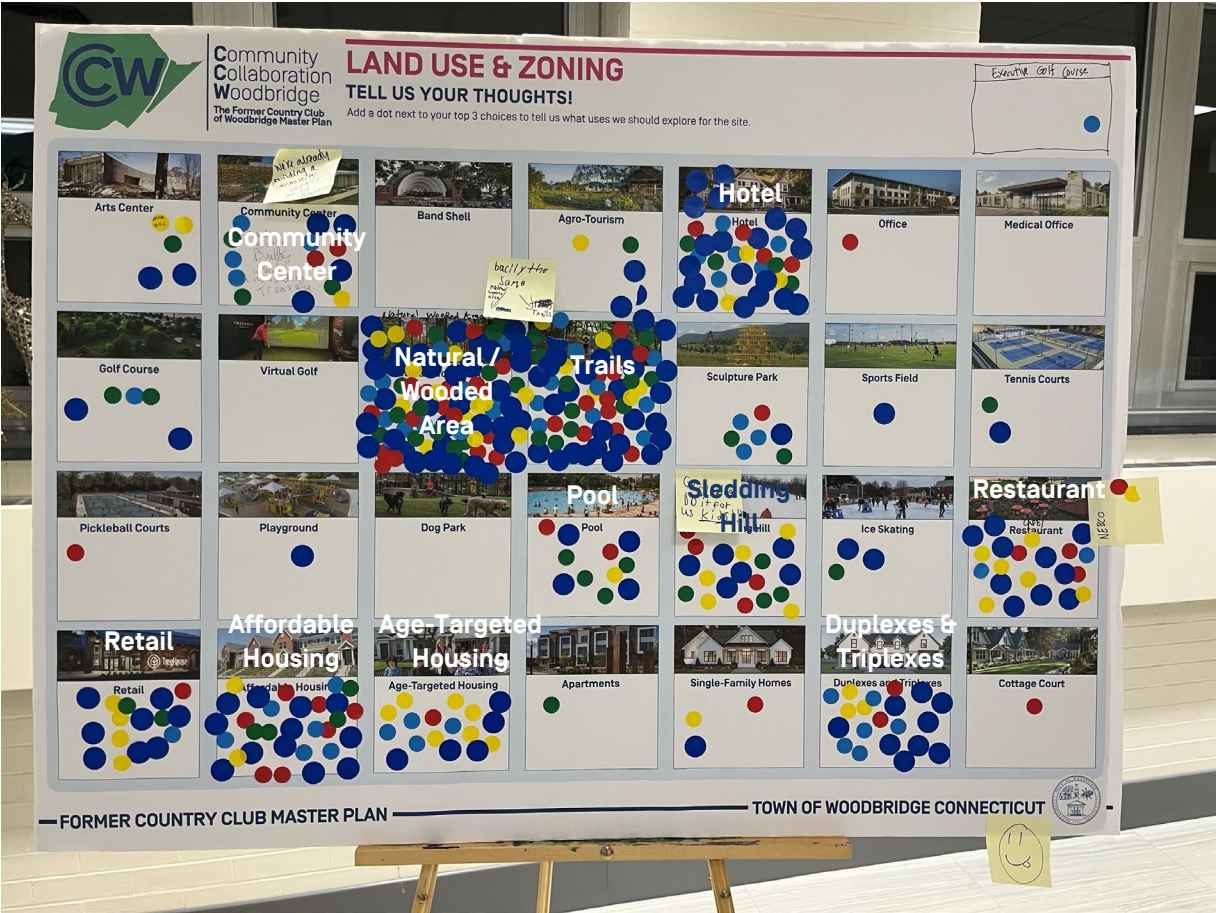


# CCW LAND USE SURVEY RESPONSES



- Open House Land Use Board Rank top 3 land uses
- Open House Mentimeter Survey Rank top 3 land use
- SurveyMonkey Land Use Survey Rank top 5 land uses

# CCW LAND USE SURVEY RESPONSES





# MARKET POTENTIAL

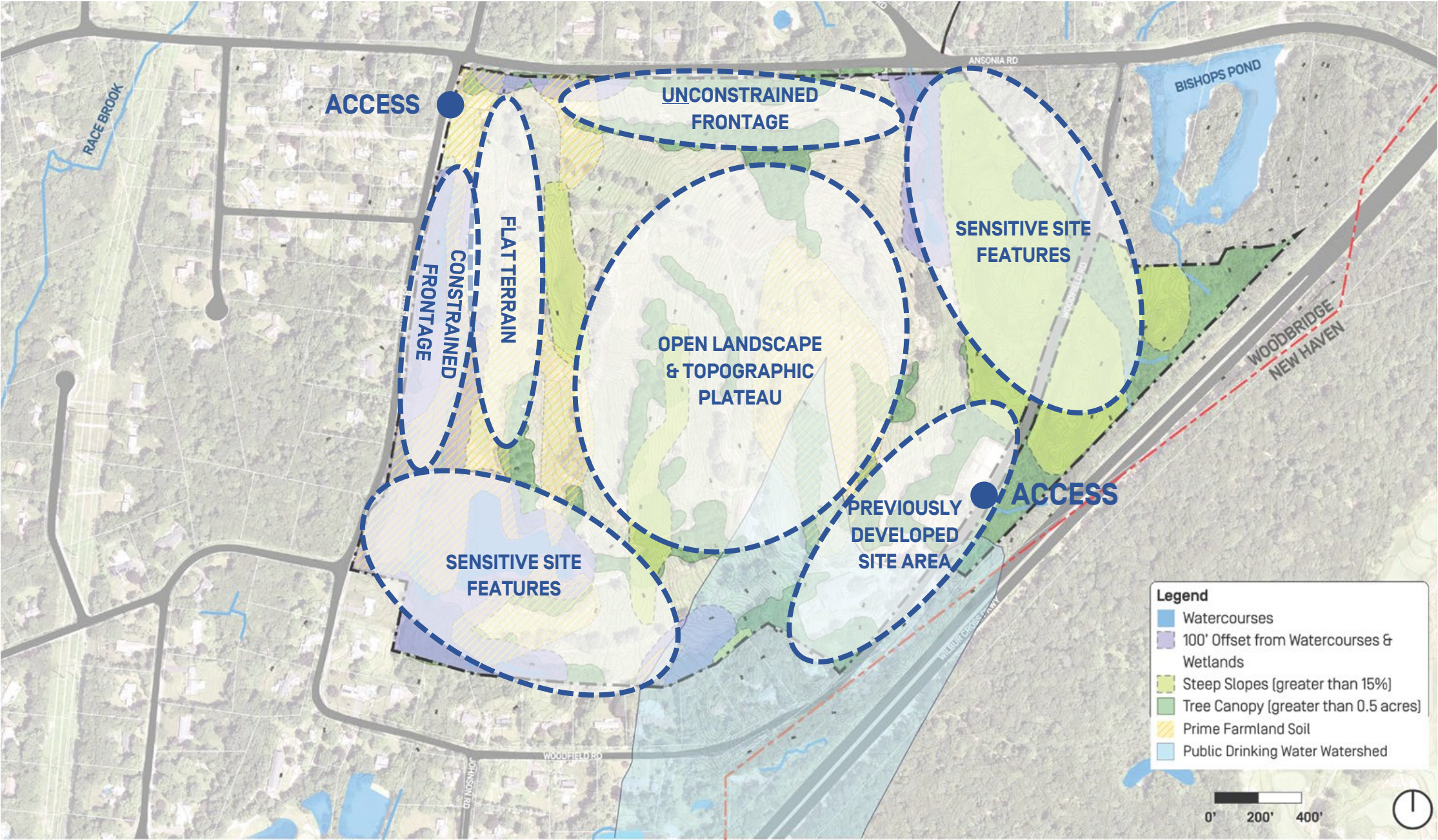


	Commercial/Retail - General	Commercial/Retail - Experiential	Multifamily – General	Multifamily – Senior Living	Single Family	Hospitality
Market Potential	Limited Potential	Moderate Potential	Strong Potential	Strong Potential	Moderate Potential	Moderate Potential
Considerations	<ul style="list-style-type: none"><li>• Retail will be most likely to succeed along existing commercial corridors.</li><li>• New construction for retail is expected to be limited in the near term.</li></ul>	<ul style="list-style-type: none"><li>• Experiential retail, including agricultural tourism, can overcome locational challenges when paired with complementary land uses.</li><li>• The site's size and natural conditions could be the basis for a unique retail experience.</li></ul>	<ul style="list-style-type: none"><li>• Strong regional demand is expected to continue for the foreseeable future.</li><li>• Demand has been demonstrated throughout the region, including nearby smaller communities.</li></ul>	<ul style="list-style-type: none"><li>• Strong regional demand is expected to continue for the foreseeable future.</li><li>• Services like open space access, shared amenity spaces, and wraparound medical care increase competitiveness for these product types.</li></ul>	<ul style="list-style-type: none"><li>• Demand is expected to continue, despite upward cost pressures and affordability challenges.</li><li>• Smaller unit types, including "missing middle" products like two-family homes and cottages can meet affordability gaps and balance the product mix locally.</li></ul>	<ul style="list-style-type: none"><li>• Growth in hospitality across the state has returned to pre-pandemic levels, signaling a healthy market for new hotels.</li><li>• Smaller boutique hotels with unique offerings and experiences are expected to increase in popularity</li></ul>

Note: This is a simplified summary of product types based on available data. Unique uses or uses that do not involve development, such as parks and open space, were not included in this market scan.



# READING THE SITE

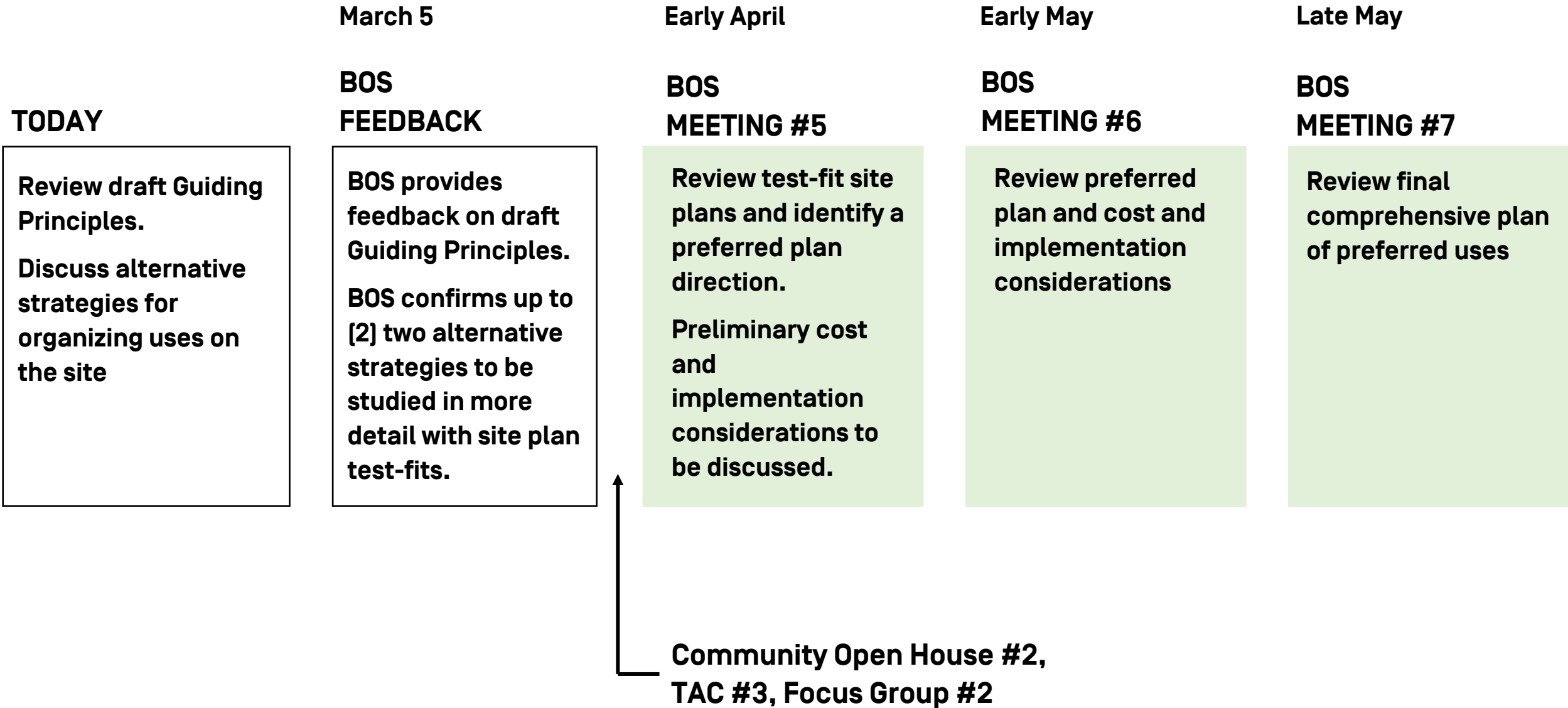




# **PLAN PRINCIPLES & ALTERNATIVE DEFINITIONS**



# LOOKING AHEAD





# **GUIDING PRINCIPLES**

**Guiding Principles are a foundational element of the Master Plan.**

**Assist in evaluation of alternatives.**

**Ensure the Plan is developed from broad ranging and inclusive values.**

**Allow for the plan to remain adaptable and relevant over time.**

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- 1. Pursue Sustainability at the Highest Level**
- 2. Ensure Thoughtful & Contextual Design**
- 3. Expand Recreational & Cultural Opportunities**
- 4. Support Community Needs & Well-Being**
- 5. Promote Economic & Fiscal Responsibility**

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- a. Prioritize environmental stewardship by protecting and enhancing the site's most valuable natural areas and sensitive landscapes.
- b. Identify opportunities for sustainable land management practices to support long-term ecological health.
- c. Preserving local natural hydrological functions and ensure responsible stewardship of local watersheds.
- d. Incorporate energy-efficient site design, green infrastructure, and low-impact controlled development strategies.

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- b. Reflect Woodbridge's rich agricultural heritage.
- c. Ensure future site uses align with local and state planning goals.

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- a. Provide diverse, multi-use and multi-generational recreational options that complement local and regional offerings.
- b. Support local arts, culture, and community events through flexible-use spaces.
- c. Prioritize universal access throughout the site and out to town and regional destinations.

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### **4. Support Community Needs & Well-Being**

- a. Aim for future site uses to serve a broad range community needs, through an environmentally responsible and economically viable balance of open space uses and controlled development.
- b. Promote communal health and wellness through active recreation opportunities and community-serving uses.

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### **5. Promote Economic & Fiscal Responsibility**

- a. Develop a plan that can be implemented incrementally on fiscally responsible terms.
- b. Ensure that any potential controlled development generates long-term economic benefits and does not overly burden taxpayers.
- c. Identify opportunities for external funding sources, including grants and partnerships, to support infrastructure and site improvements.

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# OPPORTUNITY AREAS

## PRESERVE

- Passive recreation
- Low-impact recreation and support buildings / structures
- Potential conservation easements



## ENHANCE

- Active recreation
- Community- and recreation-focused uses with supporting building structures



## TRANSFORM

- Clustered building development with supporting public and private open spaces



# OPPORTUNITY AREAS

## ENHANCE\*

- Orchard / Berry Patch: **~1-5 AC**
- Recreation Center w/Pool & Courts: **~2-6 AC**
- Multi-Purpose Field: **~3 AC**
- Ice Rink: **~6 AC**

## TRANSFORM\*

- Single-Family on 1.5 AC Lot: **0.67 units/AC**
- Single-Family on 0.5 AC Lot: **2 units/AC**
- 2-Family on 1.5 AC Lot: **1.33 units/AC**
- 2-Family on 0.5 AC Lot: **4 units/AC**
- Age-Restricted Community [Triplex-Quads]: **~5 units/AC**
- Townhomes: **~6-12 units/AC**
- Restaurant / Brewery: **~1-2 AC**
- Boutique Hotel [20-30 rooms]: **~2-10 AC**

## ENHANCE

- Active recreation
- Community- and recreation-focused uses with supporting building structures



## TRANSFORM

- Clustered building development with supporting public and private open spaces



\*Includes parking allowance



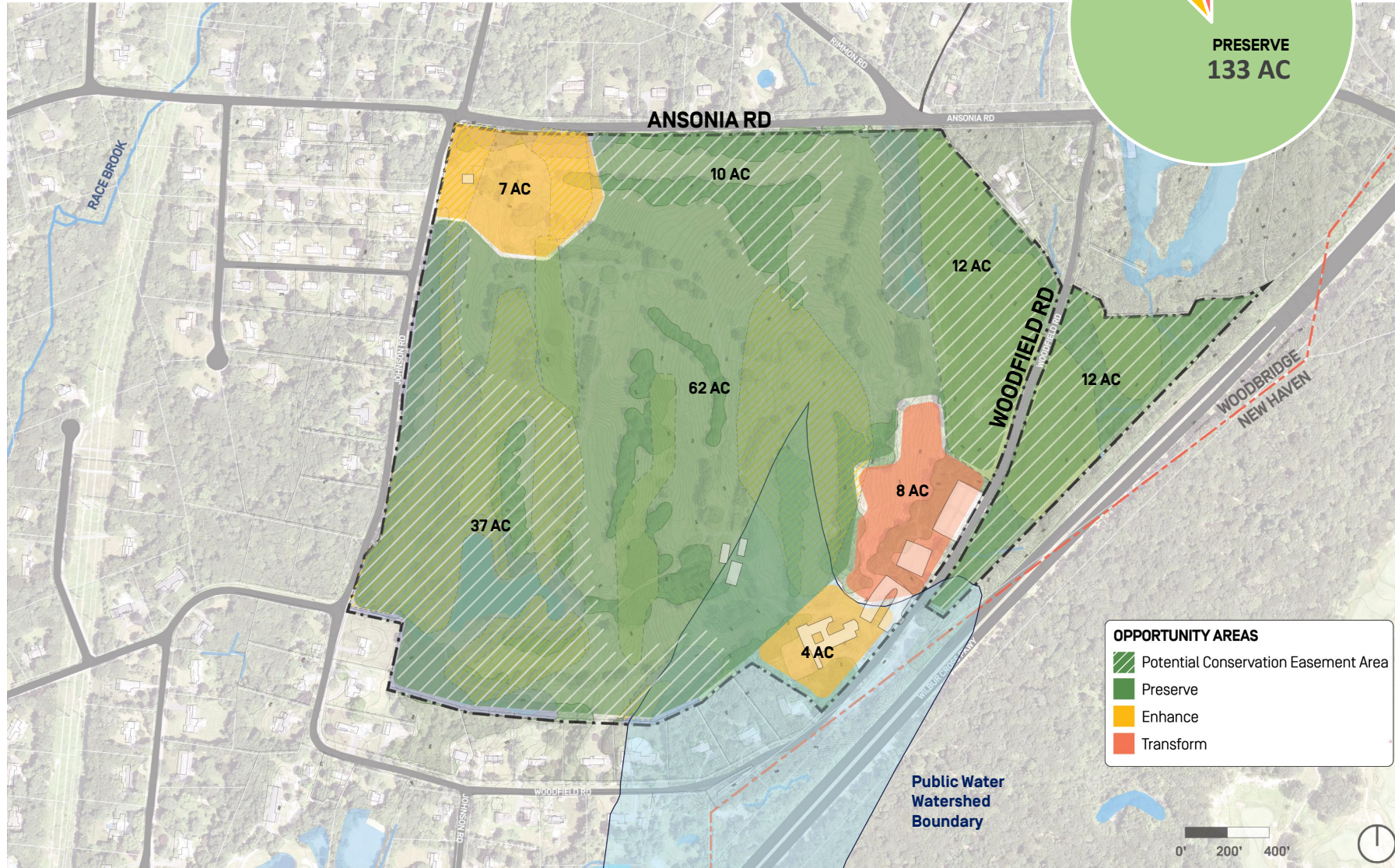
# ALTERNATIVE A

## Enhance

- Playfields
- Ballcourts
- Town Pool
- Ice Rink
- Recreation Center
- Playground

## Preserve

- Seasonal events
- Orchard
- Trails



## Preserve [Conserve]

- Nature Center
- Wooded areas
- Trails

## Transform

- Housing
- Hospitality
- Restaurant / Brewery

Uses are an initial potential list based on community feedback and market analysis, multiple test-fits to be presented in subsequent meetings Area boundaries are approximate and will be refined during site plan test-fits



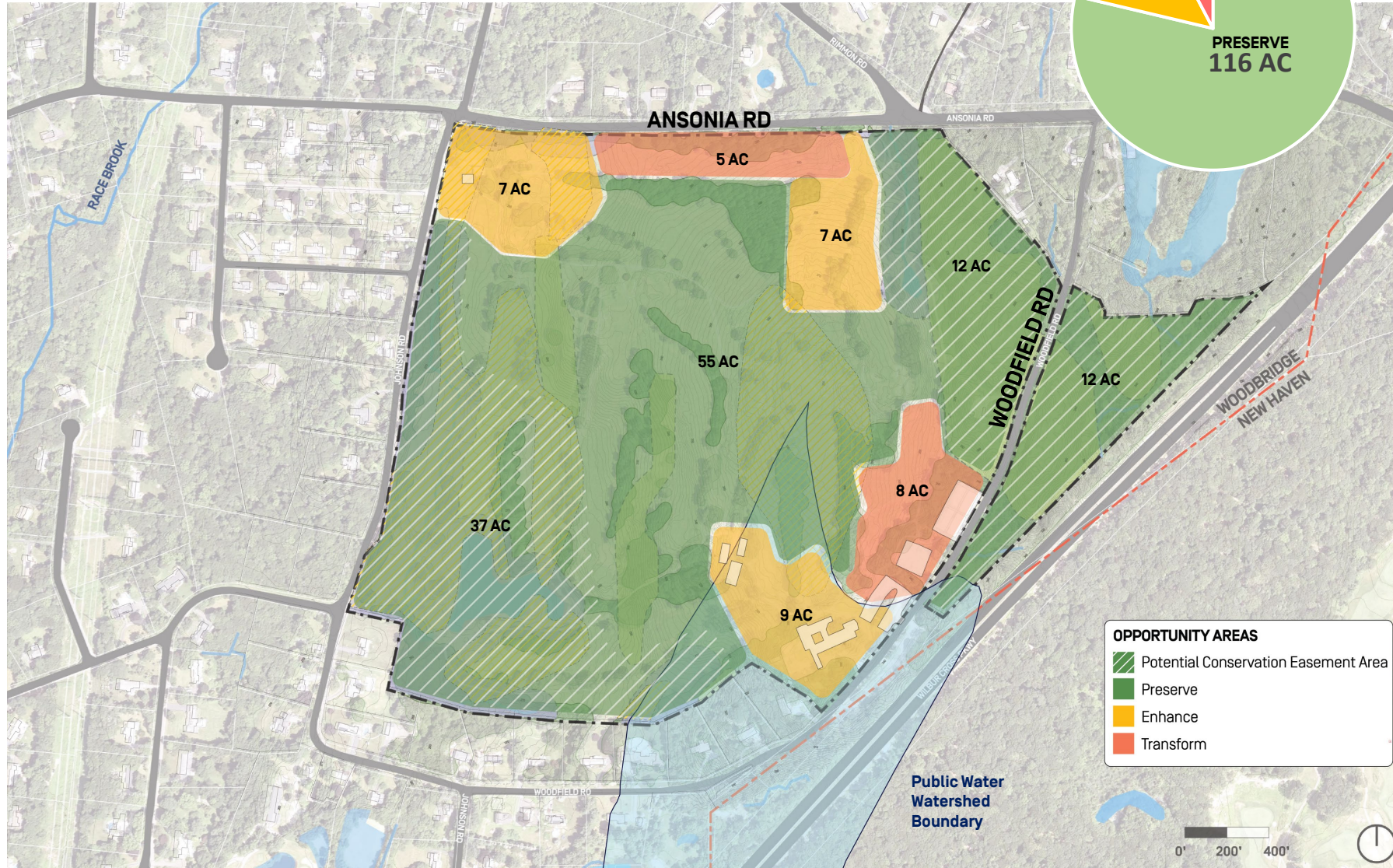
# ALTERNATIVE B

## Enhance

- Playfields
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## Preserve

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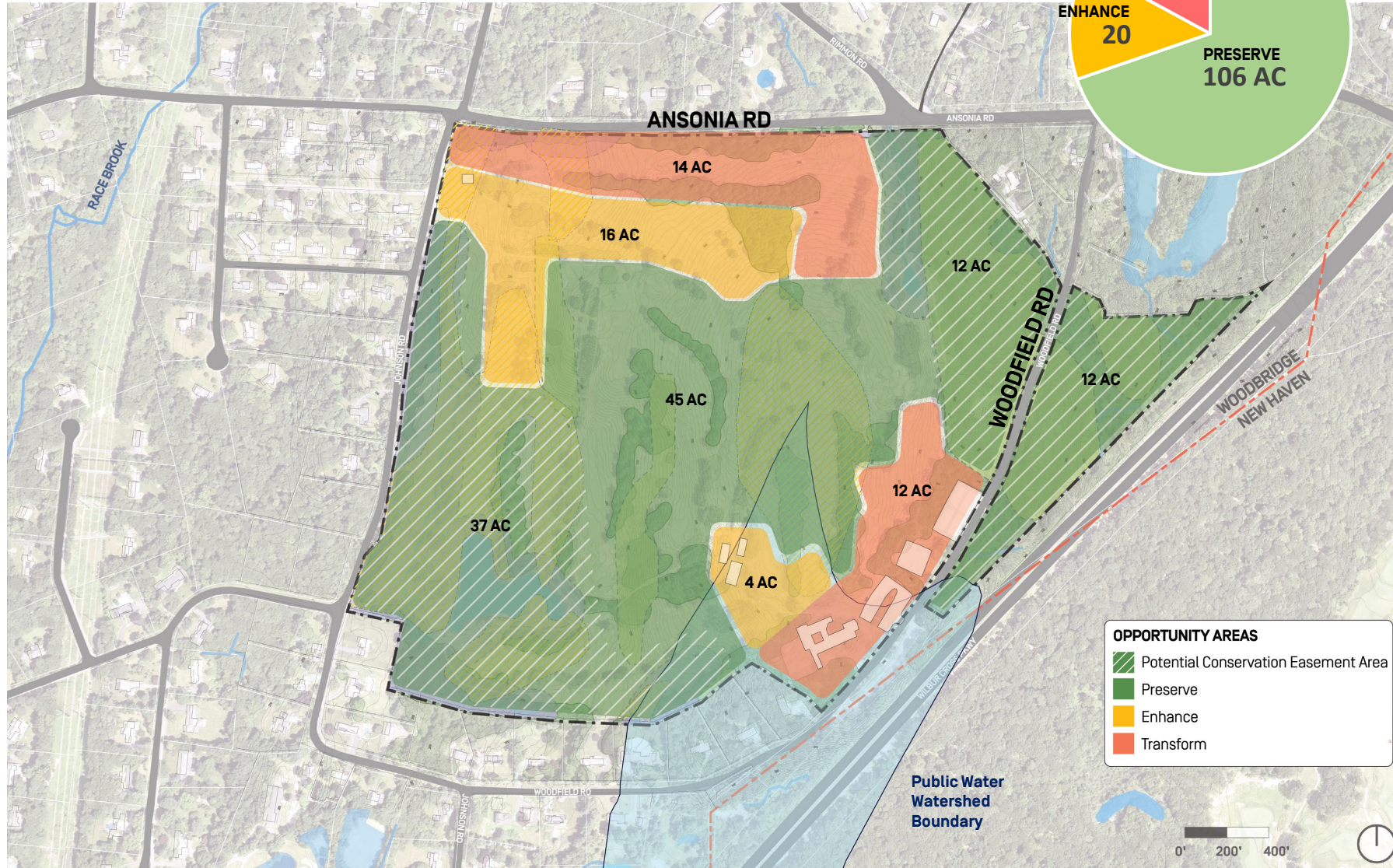
# ALTERNATIVE C

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## Preserve

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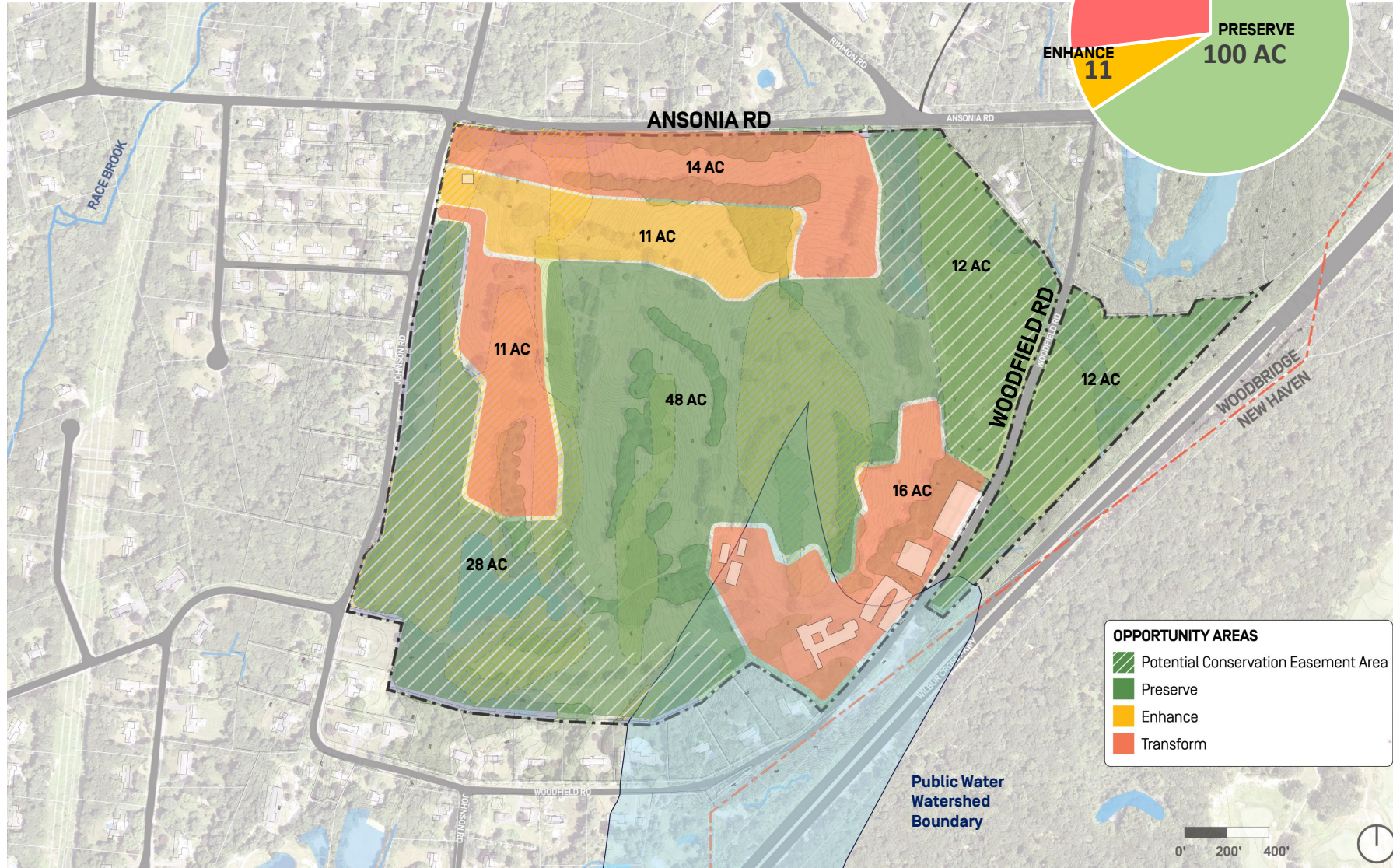
# ALTERNATIVE D

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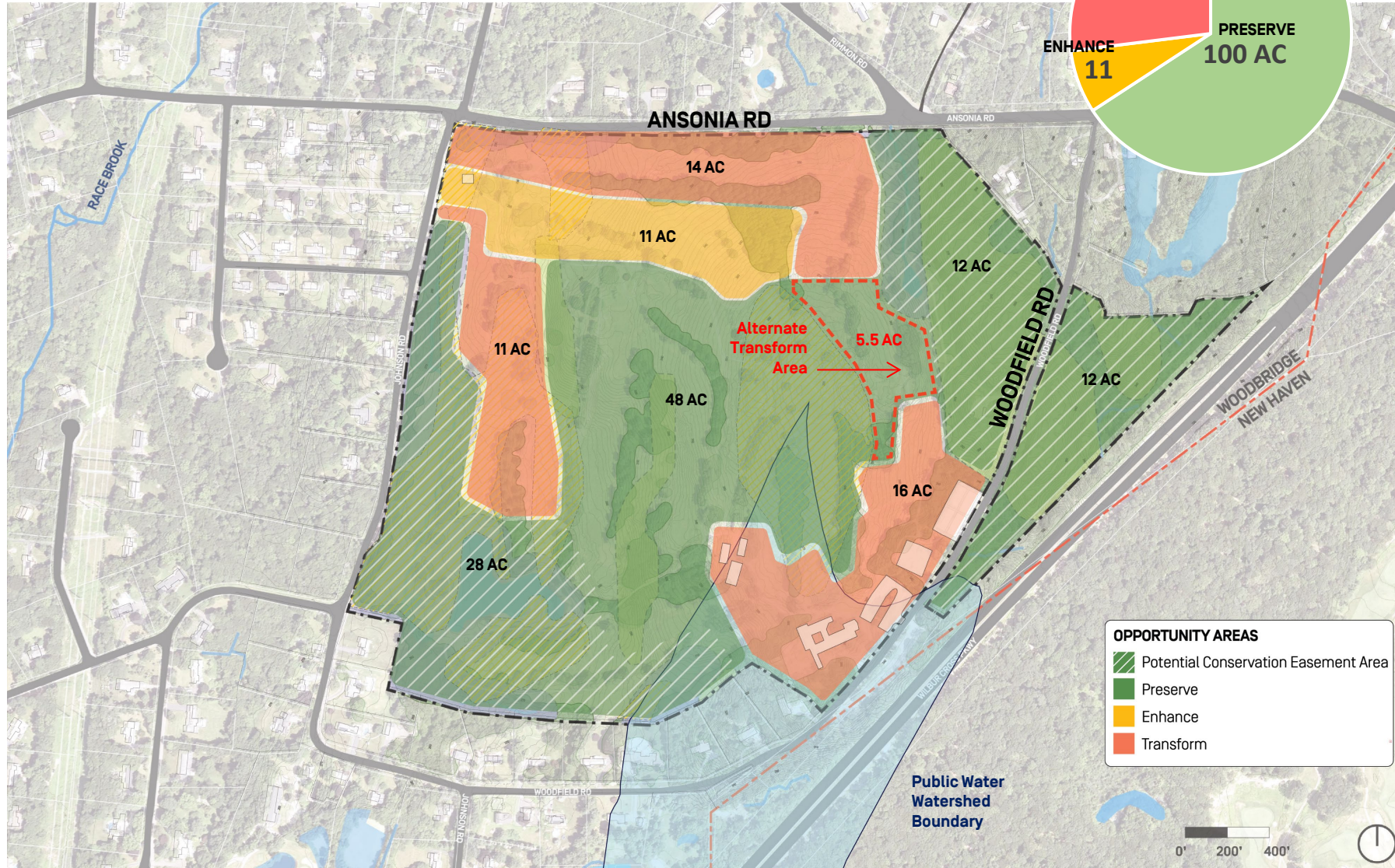
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- Playfields
- Ballcourts
- Town Pool
- Ice Rink
- Recreation Center
- Playground

## Preserve

- Seasonal events
- Orchard
- Trails



## Preserve [Conserve]

- Nature Center
- Wooded areas
- Trails

## Transform

- Housing
- Hospitality
- Restaurant / Brewery

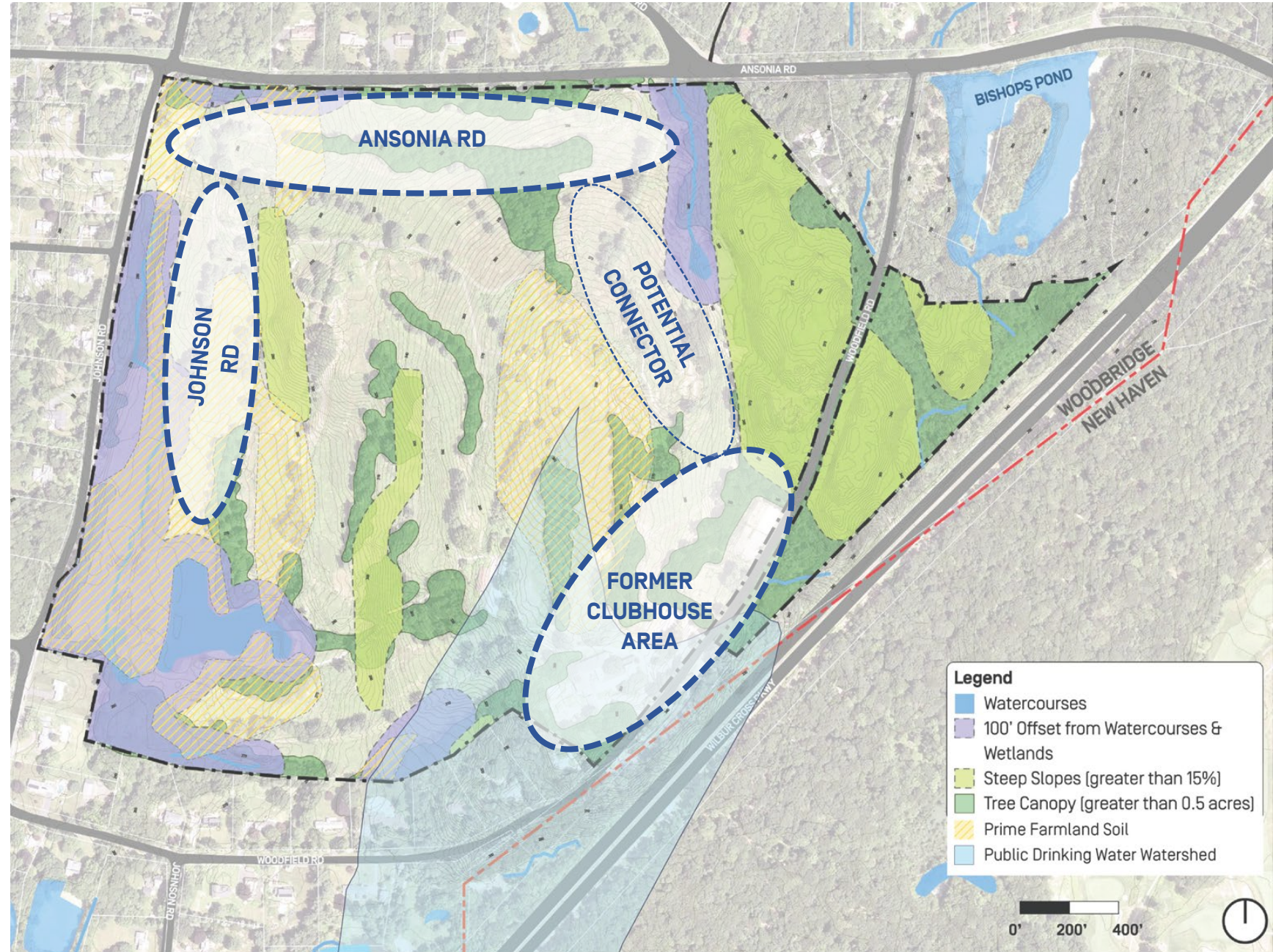
Uses are an initial potential list based on community feedback and market analysis, multiple test-fits to be presented in subsequent meetings Area boundaries are approximate and will be refined during site plan test-fits



# KEY DECISION POINTS

## Proportion of preserve / enhance / transform areas in 3 areas:

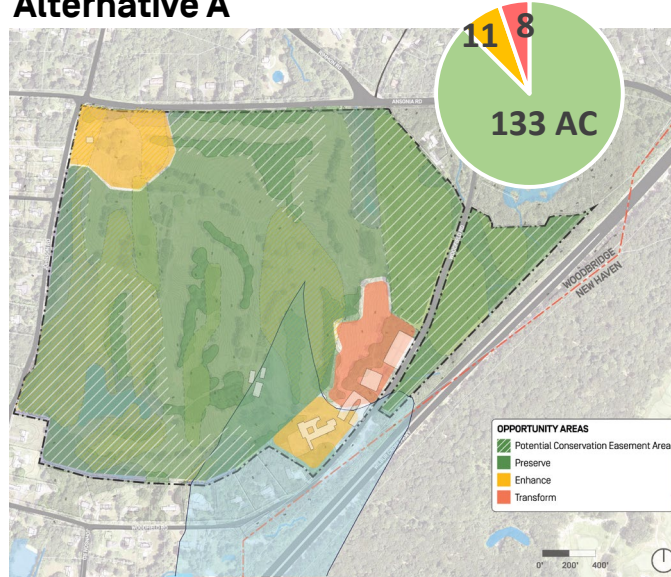
- Ansonia Road frontage
- Johnson Road frontage
- Former Clubhouse area





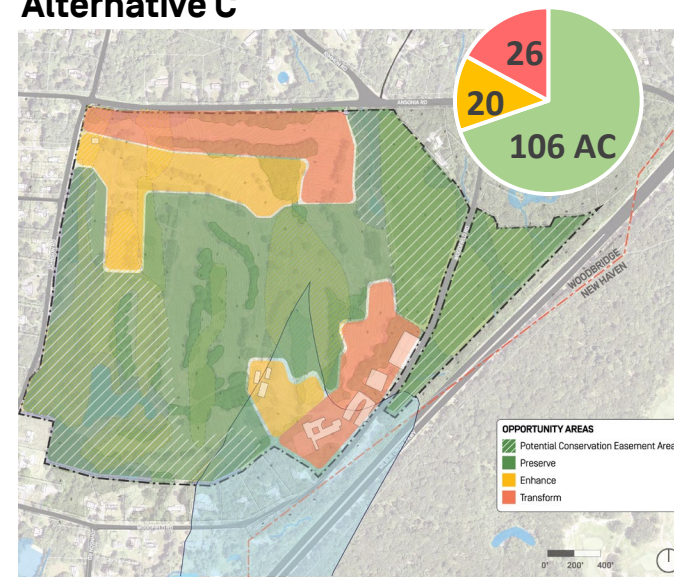
# ALTERNATIVES SUMMARY

## Alternative A



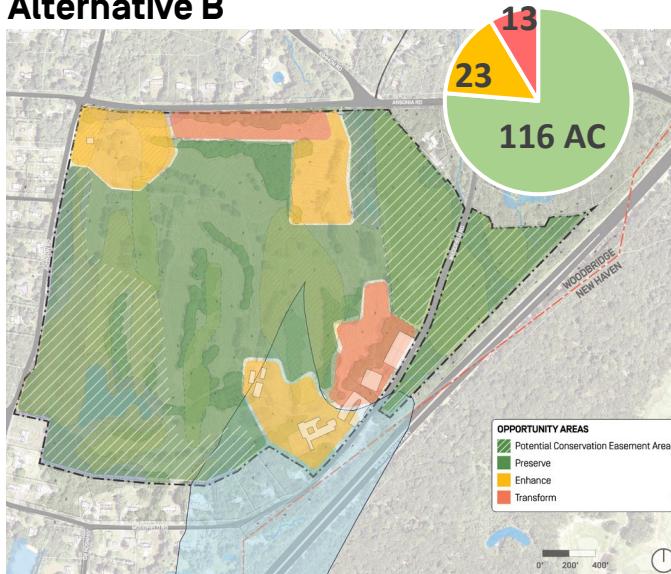
- All sensitive site areas preserved
- Community-serving recreation uses at key neighborhood intersection of Johnson and Ansonia
- Clubhouse area used for a mix of community-serving recreation and development
- 4 potential conservation areas
- Maintains current site access points (Johnson Rd and Woodfield Rd)

## Alternative C



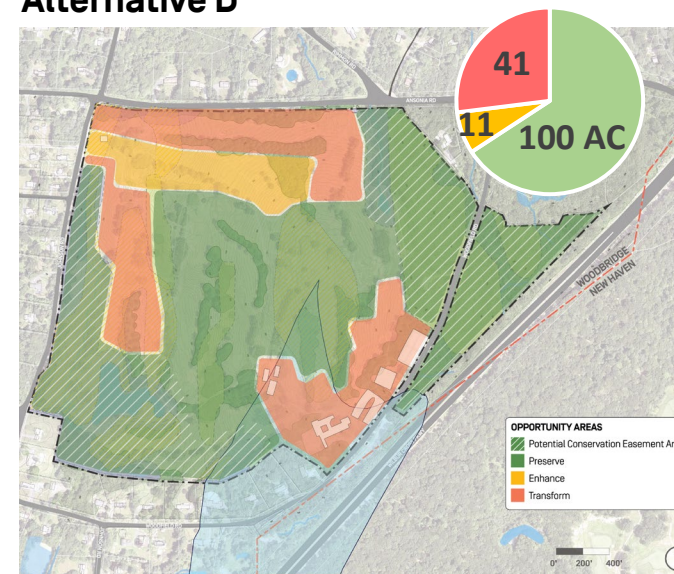
- All sensitive site areas preserved
- Neighborhood-scale development and community-serving recreation uses along Ansonia
- Clubhouse area used for a mix of community-serving recreation and development
- 3 potential conservation areas
- Additional access point on Ansonia likely needed

## Alternative B



- All sensitive site areas preserved
- Community-serving recreation uses and neighborhood-scale development along Ansonia frontage
- Clubhouse area used for a mix of community-serving recreation and development, extending to former golf maintenance building area
- 3 potential conservation areas
- Additional access point on Ansonia likely needed

## Alternative D

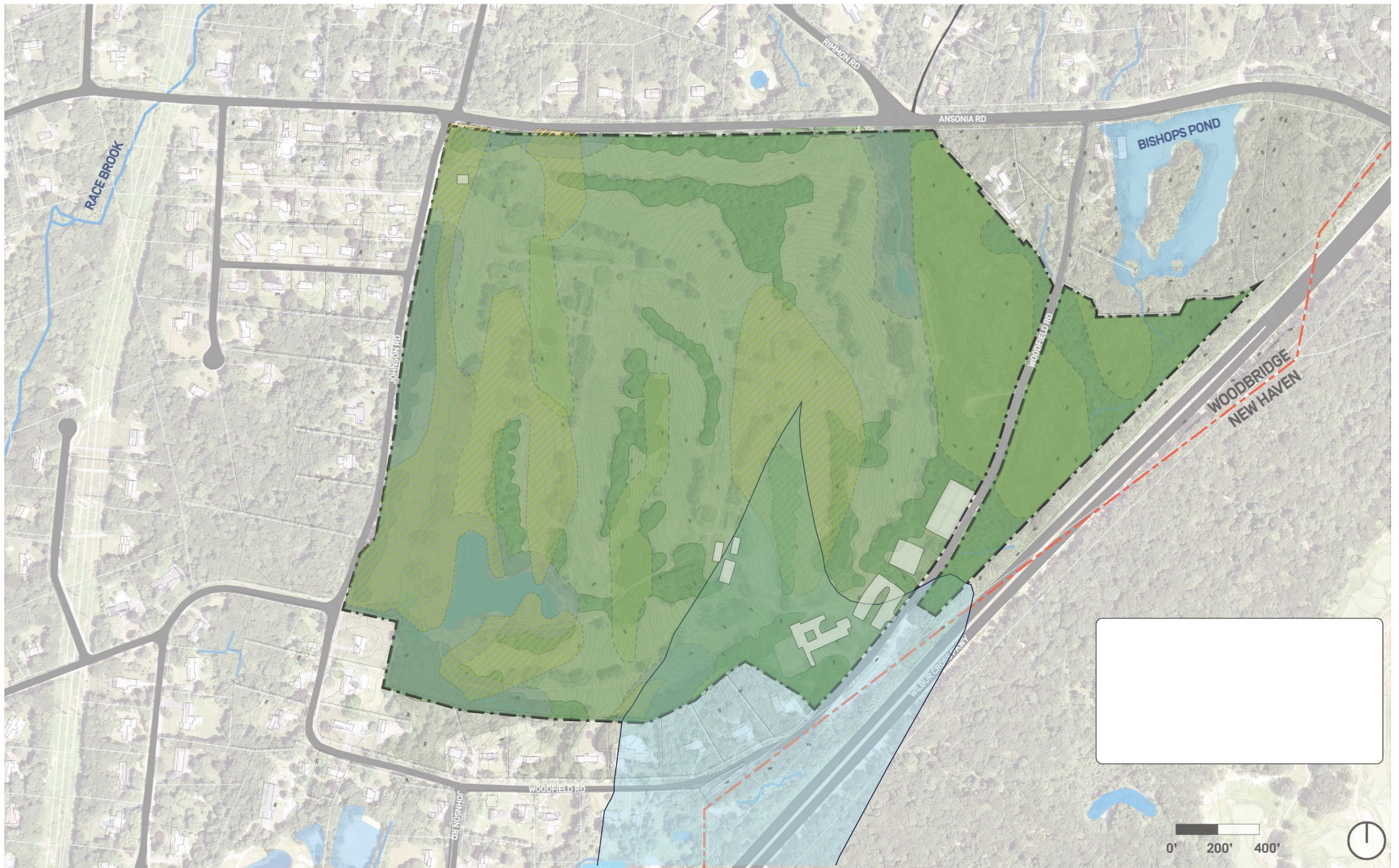


- Low-density development within a portion on Prime Farmland Soil [5 of 35 acres]
- Development that could be setback and screened by landscape on Johnson Rd.
- All previously-developed areas around the clubhouse for future development
- 3 potential conservation areas
- Additional access point on Ansonia likely needed



# APPENDIX





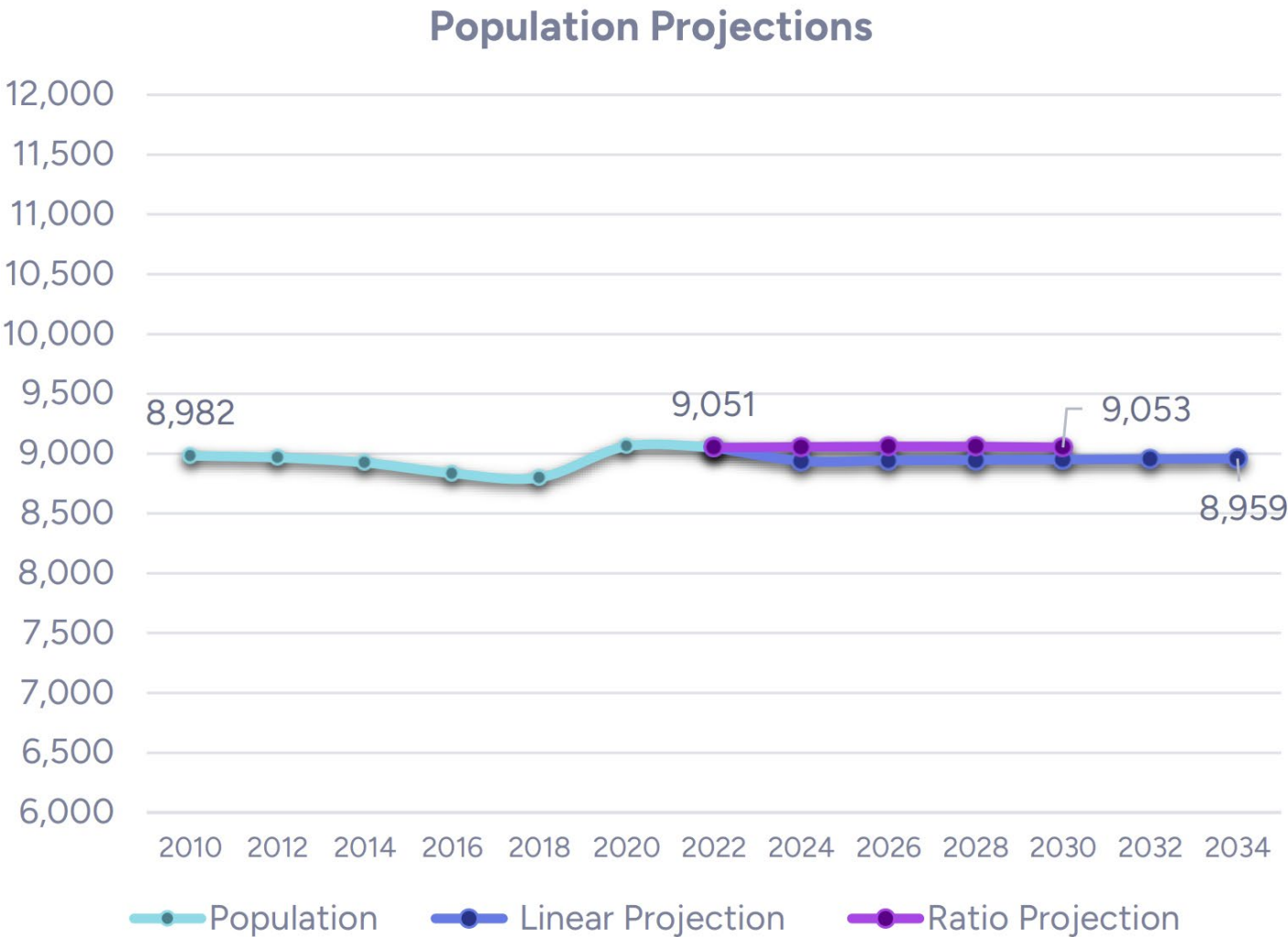


The background is a solid dark blue. Overlaid on this is a large, faint, light blue graphic. This graphic consists of a stylized map of the United States, with the outline of the country clearly visible. Superimposed on the map is a target symbol, consisting of several concentric circles centered over the middle of the country.

# **DEMOGRAPHIC AND MARKET CONDITIONS**

# Demographic Trends

- 1. Woodbridge’s population grew by 1.1% over the last decade to 9,087 [2020], which is slightly greater than that of the State [0.9%] and County [0.3%].
- 2. Projections suggest a **stable population** for Woodbridge through 2035.

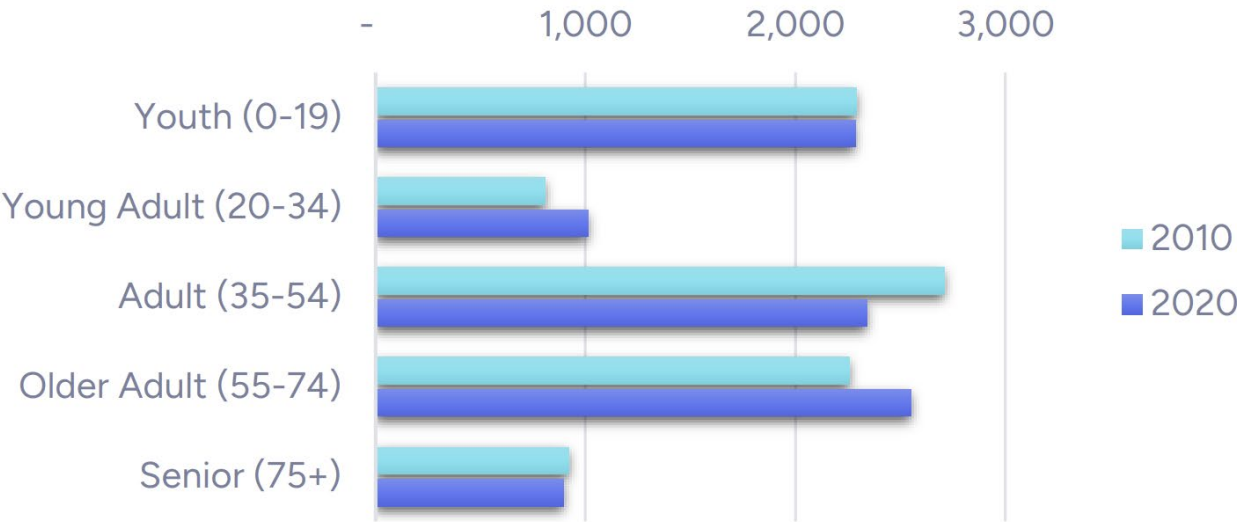


*Note: The ratio projection methodology assumes Woodbridge will grow at the same rate as the State, based on State population projections through 2030. SLR used the projected year-over-year growth rates of the State projections from 2022-2030 and applied these annual growth rates to Woodbridge’s population to project population to 2030.*

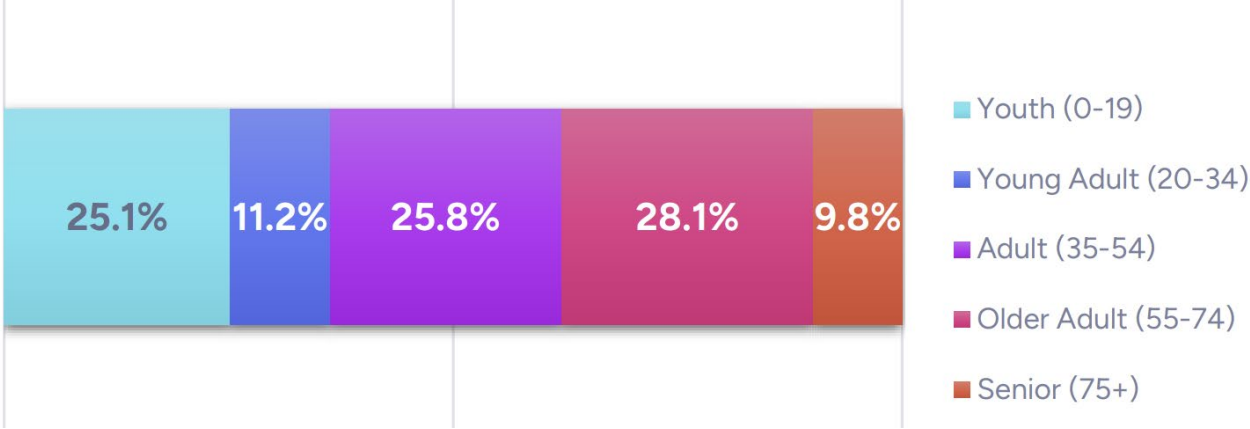
# Demographic Trends

- 1. Woodbridge’s median age decreased from 47.6 to 46.2 over the last decade, driven by growth in the young adult cohort.
- 2. The young adult cohort grew 25.3% [+205] between 2010 and 2020.
- 3. This runs counter to the County and State’s increasing median age [40.4 and 41.1, respectively].
- 4. Most of the young adult growth is attributed to those aged 20-24.

Population Change Across Cohorts



Age Cohorts as a Percentage of Total Population, 2020

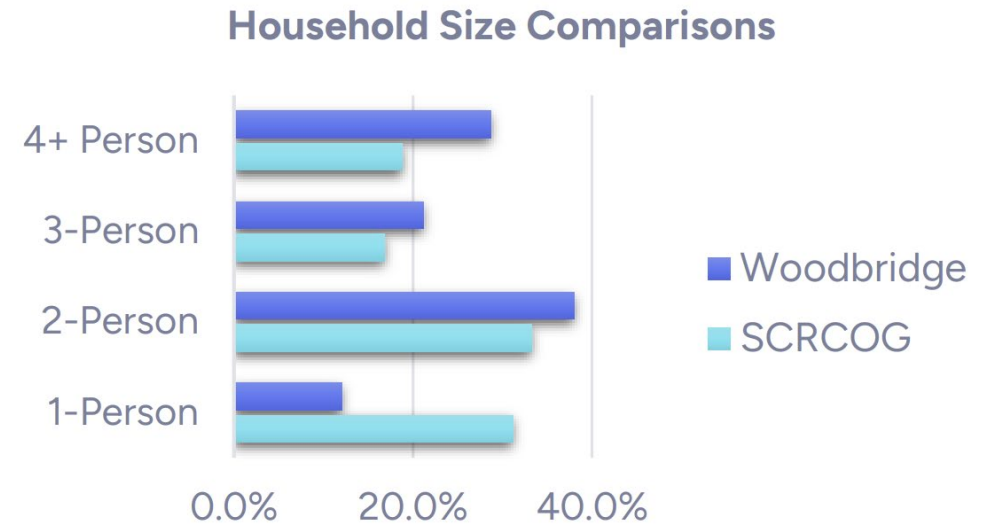
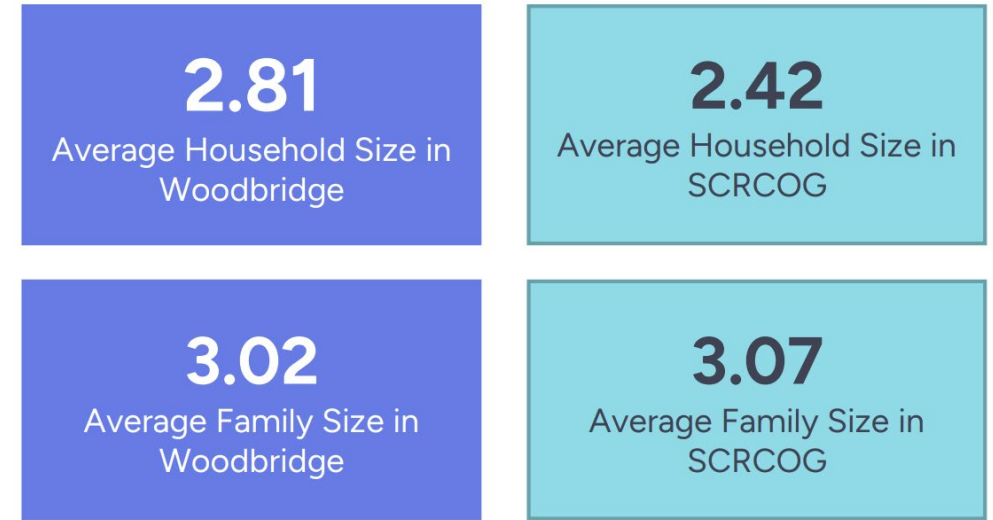


Sources: 2010 & 2020 US Decennial Census; Graphic courtesy of SLR

# Demographic Trends

1. Woodbridge's average household size is **slightly larger than that of SCRCOG** and comprised of mostly 2-person [38.1%] and 4+ person [28.7%] households.
2. 1-person households make up a **significantly smaller share** of households in the Town [12%] compared to SCRCOG [31.1%].
3. The Town's average family size is nearly the same as SCRCOG, but **Woodbridge has a larger share of family households [85.9%]** compared to SCRCOG [61.5%].

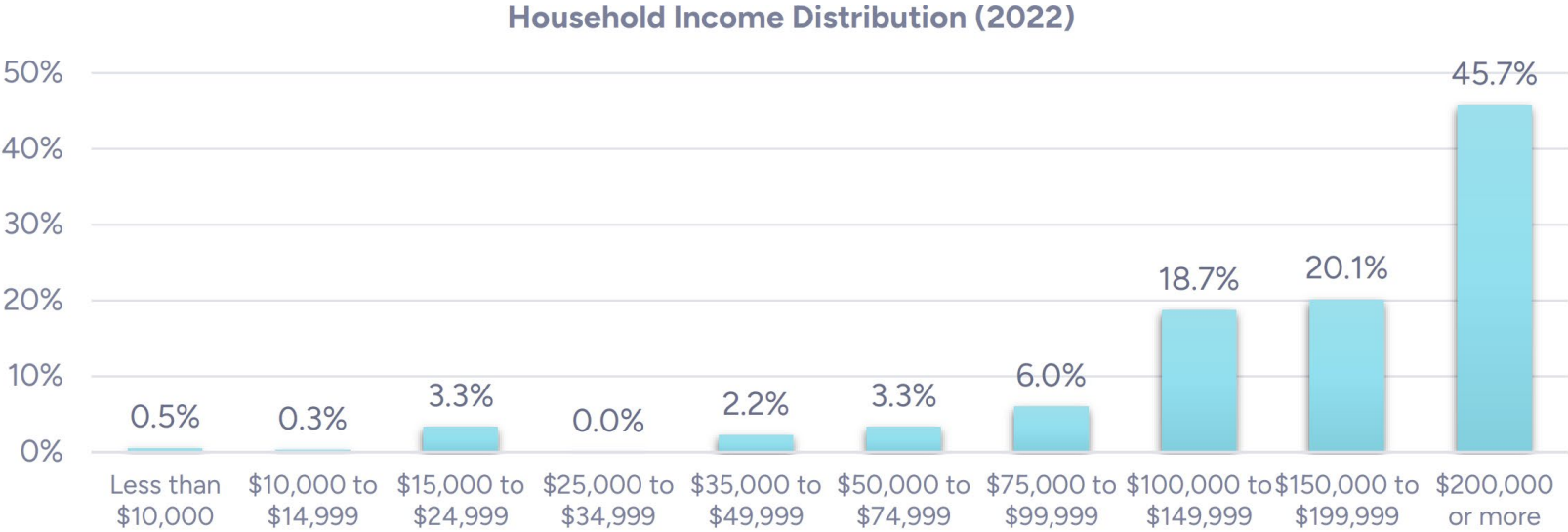
Note: A household includes family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. Meanwhile a family is defined as a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption.



Sources: 2022 ACS 5-Year Estimates; Graphic courtesy of SLR

# Demographic Trends

- 1. The Town’s median household income was \$190,536 in 2022, more than **double that of SCRCOG [\$83,617] and the State [\$90,213].**
- 2. **84.5% of households in Woodbridge make \$100,000 or more annually, with 45.7% making over \$200,000 annually.**



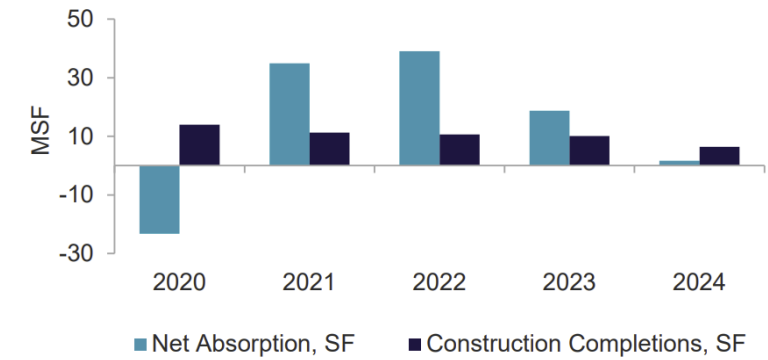
Sources: 2022 ACS 5-Year Estimates; Graphic courtesy of SLR



# Commercial/Retail Context

1. Nationally, retail is a mixed market. Q4 of 2024 accounted for 89% of annual net absorption, which signals a **strengthening market for 2025**. However, retail construction is still limited, with a **record low level of new construction** due to high construction costs and interest rates.
2. Factors like **visibility/foot traffic, placemaking, and destination experiential retail** are driving successful new retail development.
3. Locally, many nearby communities have seen increased vacancy at strip centers [Derby, Ansonia] and **successful retail as part of mixed-use developments [West Hartford]**.

## SPACE DEMAND / DELIVERIES



National trends show a strengthening retail sector, but with little new construction.



Beak and Skiff (Lafayette, NY) offers experiential retail and special events that make its orchards a destination.



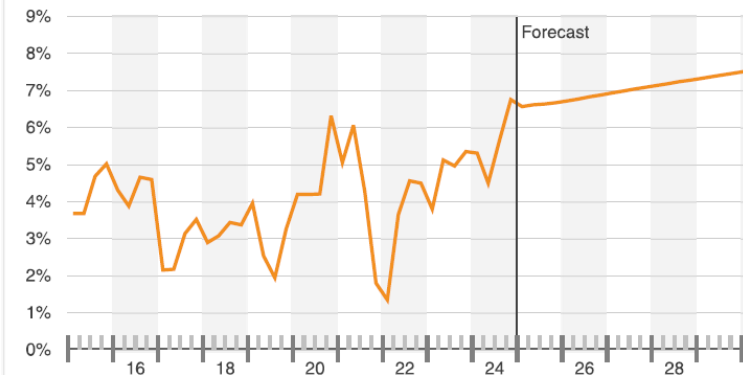
Recent vacancies in the region include Ansonia Shopping Center.

# Commercial/Retail Local Trends

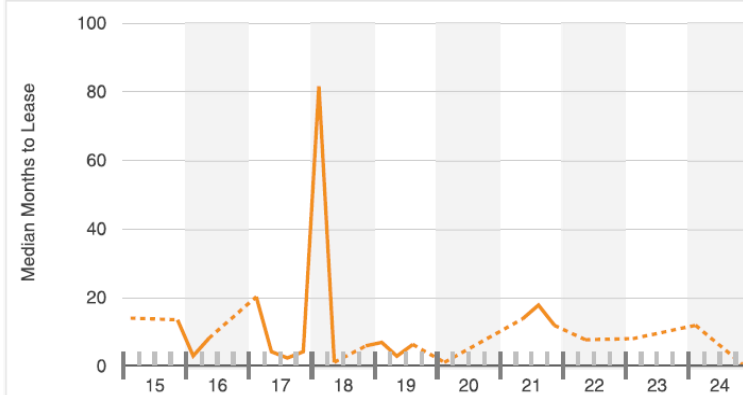
1. Retail vacancy is slightly above the 10 year average range [6.46%], although **market asking rent remains above the historical average**. This trend is mirrored for the larger New Haven market.
2. Months to lease has **declined over the last 10 years** for both the Woodbridge and New Haven markets.
3. Taken together, market trends show **limited support** for new retail in Woodbridge. Any new retail construction would likely require a strong differentiator in the region, such as experiential retail or a unique offering.

## Woodbridge

Vacancy Rate

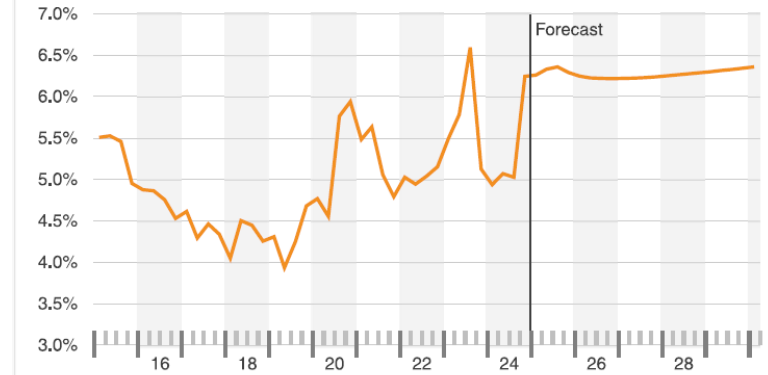


Months To Lease

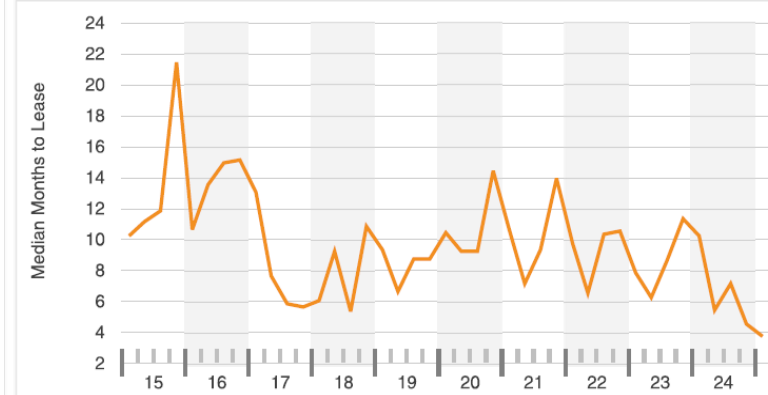


## New Haven Market

Vacancy Rate



Months To Lease



# Multifamily Context

1. Population growth and rising costs to buy single family homes are continuing to drive **higher multifamily rents**.
2. The average multifamily vacancy rate is expected to end 2025 at **4.9%** and **average annual rent growth at 2.6%**.
3. Specialty housing types like **senior living are increasing in demand**. The Senior Housing resident profile—aged 80 and up—is growing at a rate **four times the average population growth**—a tailwind that will persist for the next two decades.

Average Monthly Multifamily Rent vs New Mortgage Payment



The price premium for single family homes is expected to continue to drive demand for multifamily rentals.



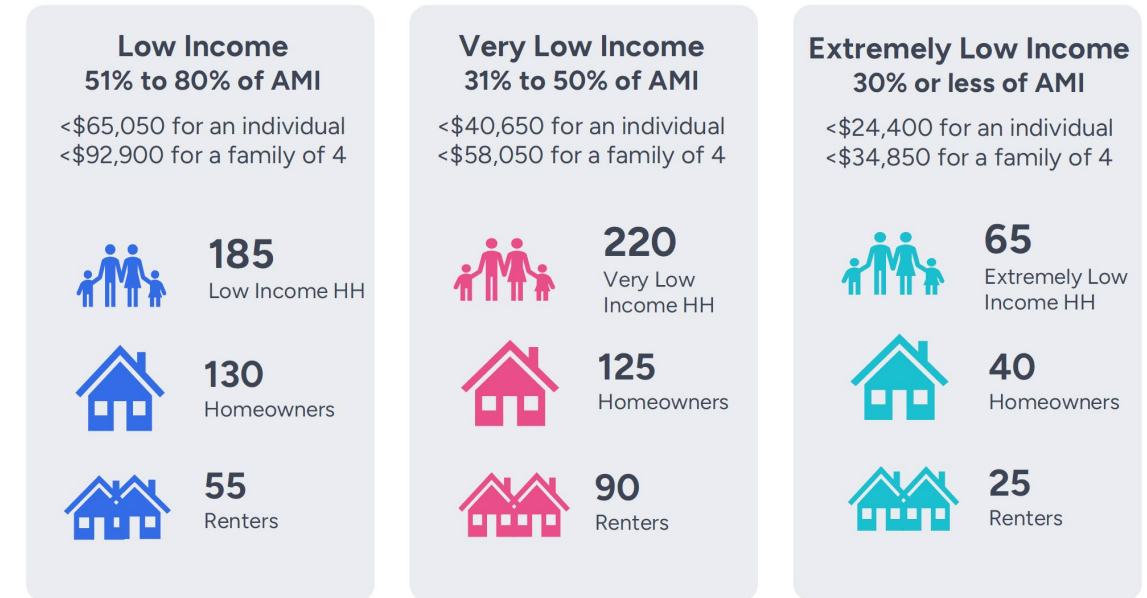
Demand for senior living communities like this one in Darien, CT is expected to grow.



# Multifamily Context – Workforce & Affordable Housing

1. The New Haven region has not kept up with the need for more housing. From 2010 to 2020, New Haven's MSA added nearly 34,000 jobs but only added 11,000 homes.
2. An analysis concluded that the New Haven area needs to construct 8,400 homes by 2030 to keep up with demand.
3. Connecticut is among the worst states for renters, in part due its high income-to-rent ratio, which found many residents paying nearly one-third of their income in rental costs.
4. One of the main needs for Woodbridge and the New Haven region is affordable housing and workforce housing, which targets 60-120% AMI.

## Low-income Households in Woodbridge



*Note: Area Median Income (AMI) is defined as the midpoint of a specific area's income distribution and is calculated on an annual basis by the Department of Housing and Urban Development (HUD). AMI reflects FY 2024 Income Limits for the New Haven-Meriden, CT HUD Metro FMR Area.*



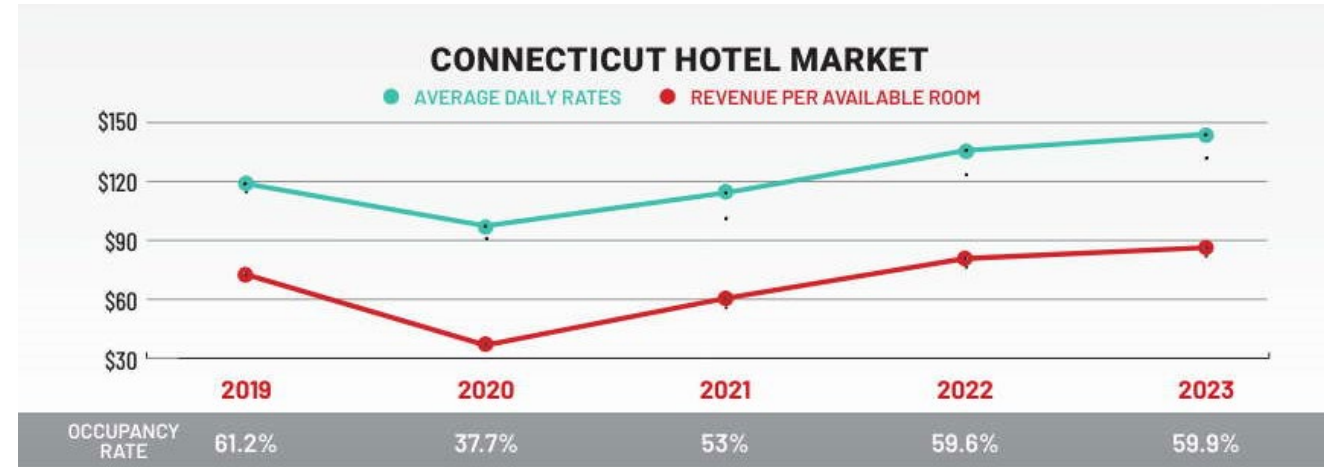
Affordable housing, like this example in Norwalk, can include open space and other community amenities



# Hospitality

1. Hospitality has almost fully rebounded from the pandemic. Connecticut's 40,000 hotel rooms were 55% booked at an average rate of \$117.41 as of 2024 [national average: 48%].
2. 30 hotels, ranging in size from six to 550 rooms, are in the development pipeline for Connecticut as of 2024.
3. Hospitality market is shifting away from larger hotels with vast banquet halls in **favor of smaller, boutique-style hotels** with higher-end finishes and more modern amenities.
4. Taken together, market trends show **moderate potential** for new hospitality in Woodbridge.

## Average Monthly Multifamily Rent vs New Mortgage Payment



Source: CoStar

Hotel rates and revenues have exceeded their pre-pandemic norms.



Boutique hotels such as the Mayflower Inn in Washington, CT are expected to grow in demand.

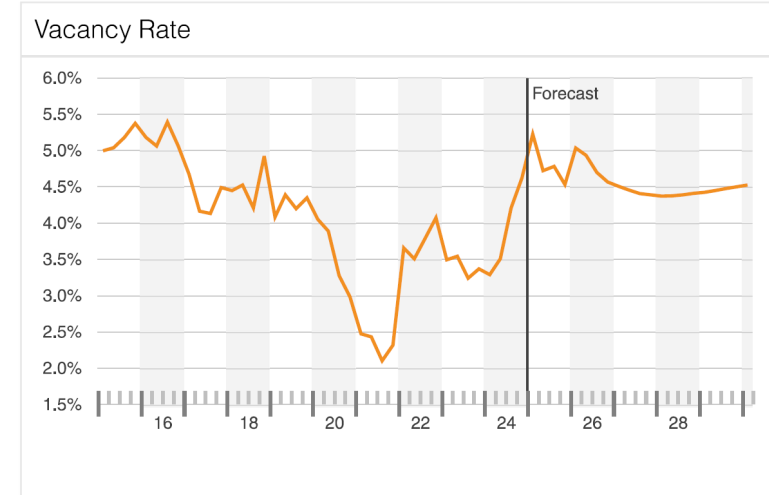
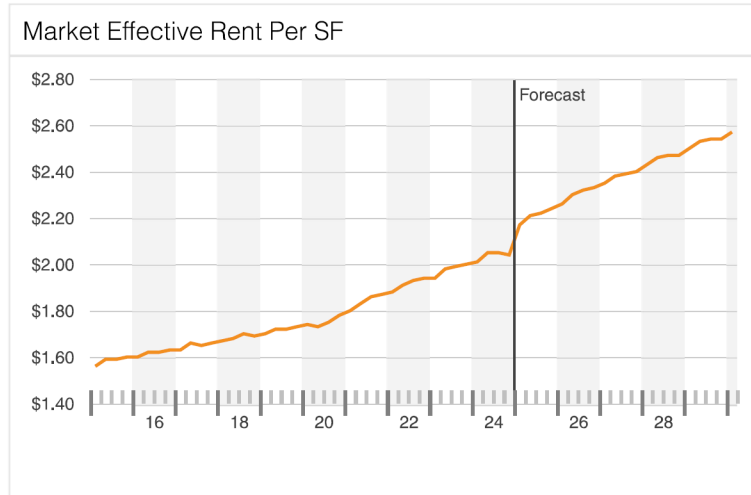


Smaller cabins and cottages with a main house are another form of the growing boutique hotel market.

Source: <https://www.hartfordbusiness.com/article/as-cts-hotel-market-recovers-from-pandemic-new-development-pipeline-grows-aging-properties>

# Multifamily Local Trends

1. The New Haven Metro has a strong multifamily housing market. Over 1200 units were absorbed in the last year, well above the historical average.
2. Market rents and cap rates are also above average, at \$1700/month [10 yr avg high: \$1600] and 6.93% [10 yr avg high: 6.8%], respectively.
3. Significant multifamily projects have been completed or are permitted in nearby communities, including Hamden, Derby, and West Haven.
4. Taken together, market trends show **strong potential** for new multifamily in Woodbridge.



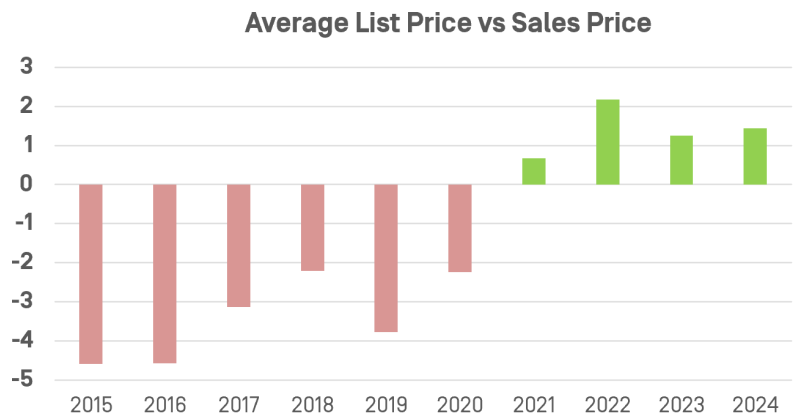
Increasing rents and decreasing vacancy rates demonstrate a strong market for multifamily in the New Haven metro.



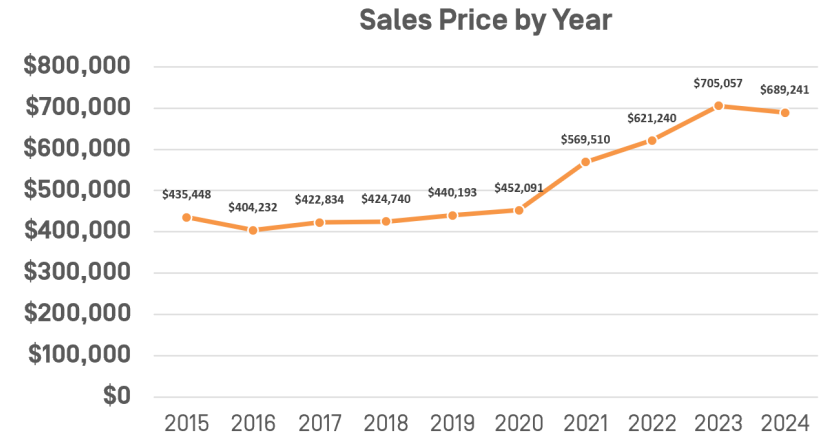
Recent multifamily projects completed or permitted include Town Walk in Hamden (left) and Cedar Village in Derby (right).

# Single Family Local Trends

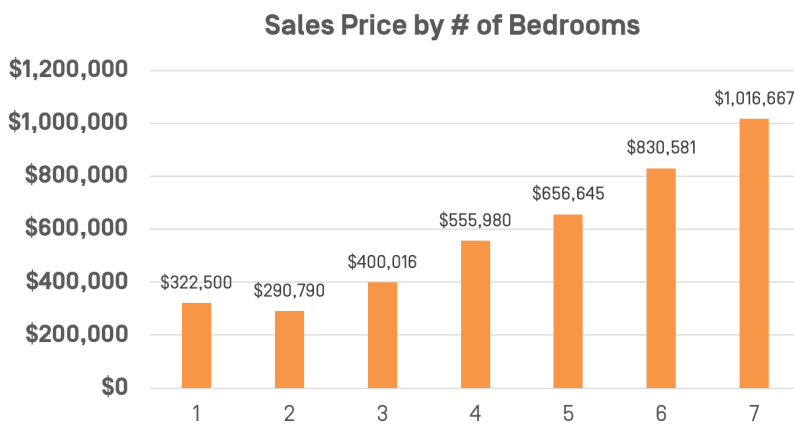
- 1. Home prices have **steadily increased since 2017**, with a 2024 average sales price of \$689k.
- 2. Although 1-3 bedroom homes offer more affordable options, most homes sold in the last 10 years are **4 bedrooms or larger**.
- 3. Taken together, market trends show **strong potential** for new single family homes in Woodbridge. Smaller units would offer greater affordability and balance the market offerings.



The average home has sold above list price since 2020, showing the growing strength of the market.



Home prices have steadily increased since 2017.



Smaller homes offer more affordable home options, but are the vast minority of homes sold in the last 10 years.

