SOUTH HADLEY
HOUSING PRODUCTION PLAN

Community Forum #1 Analysis

On the evening of December 12, 2022, the Town of South Hadley and Outwith Studio conducted a community forum on the future of housing. The forum was held in the South Hadley Public Library and promoted through press releases, flyers, contacts with community leaders, social media, and an online survey. Approximately 32 people attended. During the event, attendees heard a presentation on the planning process and housing-related data, participated in a question & answer session, broke into small groups for facilitated discussions, and optionally filled out worksheets asking questions about housing. The forum was meant to provide a comparable experience to the online survey held from November 15-January 15, providing a more personal setting for participation in the process.

This memo summarizes broad themes articulated during the forum. Raw worksheet responses can be found at the end of this document. Because of the relatively unstructured nature of data collection, this memo is not intended to perfectly summarize the sentiments of participants, but rather to identify currents of thinking present in the community.

Figure 1: Community forum attendees viewing a presentation by planning consultants Outwith Studio.

Your Neighborhood

Small groups were asked three open-ended discussion questions about neighborhood and community. Questions and emergent themes are given below.

What do you love about your neighborhood?

Participants gave many reasons for loving their neighborhoods. The themes mentioned most often in notes were:
- Access to amenities (the library, senior center, local businesses, etc.),
- Walkability, and
- Access to nature/greenery/open spaces/rural areas.

Other themes identified in as reasons participants love their neighborhoods (with more than one mention in the notes) were access to major transportation routes, diversity (of demographics, incomes, and thinking), quiet settings, and low traffic.

What does community mean to you?

This question elicited a range of responses—some broad and intangible and others highly tangible and specific. The themes mentioned most often in notes were:

- Connections to others/neighbors and friendship
- Diversity (by demographics, income, ideas, etc.)
- Access to amenities

Other themes identified in these discussions (with more than one mention in the notes) were participation, respect, culture, public life, care and support of others/neighbors, shared values/goals, and working for the good of all.

What would you change about housing in your neighborhood?

This question elicited some of the most spirited responses. The themes mentioned most often in the notes are maintenance of older houses and a range of responses related to small alternative housing types (e.g., ADUs, starter homes, downsizing options, multigenerational living options, cooperative housing, housing density). Beyond these themes, common themes included a desire to limit change, as well as changes not about housing directly, but more about community and connections (e.g., sidewalks, pocket parks, benches, and other public realm infrastructure).

Housing Priorities

Through worksheets and facilitated discussions, participants were asked about their housing priorities through multiple-choice and open-ended questions. Some participants filled out their worksheets individually and returned them. Some small-group facilitators tallied responses of small-group members, while other small groups came to a consensus before recording a single response.

Issues for the Plan to Address

Participants were asked to rate a series of housing issues based on their priority for this HPP on a scale of one to five, with one being low priority, three being neutral, and five being high priority. To summarize responses, Outwith Studio calculated the percentage of respondents who rated issues as:

- Highest Priority (5), as a measure of the most intense support
- Higher Priority (4+5), as a measure of the most general support
- Net Priority ((4+5)-(1+2)), as a measure of the most support with the least opposition

Because of the relatively unstructured nature of collecting feedback, these measures should not be taken as perfect representations of forum participant views. Rather, they can serve as informal assessments of currents in the community.

Overall: housing for young people, housing for low-income households, and housing for moderate-income households emerged as three of the most important issues to address. Home rental choices, home purchase choices, homes accessible to people with disabilities, homes for families, and multigenerational living options were also broadly prioritized (though not always with the highest priority).

Notably, age-restricted (55+) housing was not seen as a priority by forum participants, and in fact was the only issue to receive a negative Net Priority rating.

Figure 2: Housing issue priority ratings (based on forum notes)
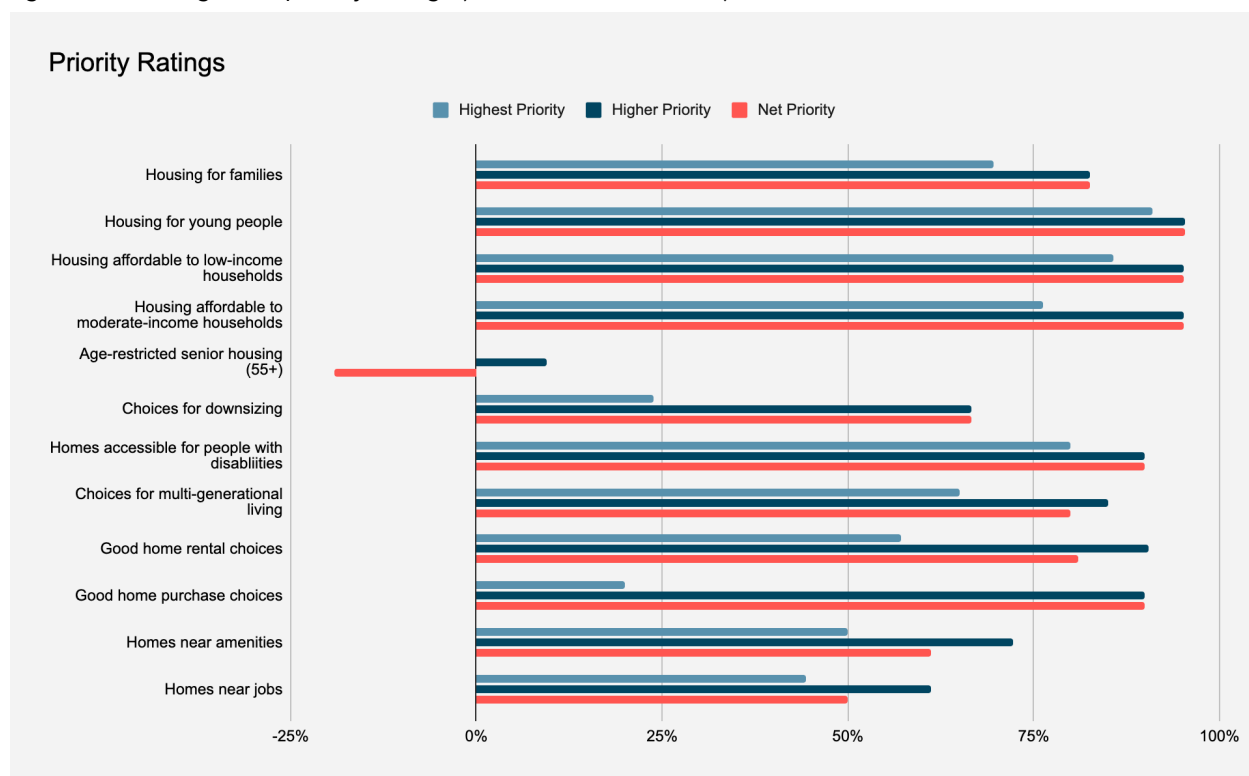
Considerations for new development

Participants were asked about the most important considerations for new development. To answer, they were given a list of options and asked to pick up to three, and could write in their own. "Affordability," "Adding diversity to the local housing stock," and "Improving access to amenities" were the three most tallied responses in the forum notes.

Table 1: Considerations for new development responses

Considerations	Count of tallies in notes
Affordability	17
Adding diversity to local housing stock	15
Improving access to amenities	12
Design/Aesthetics	7
Blending in with the neighborhood	7
Creating an inclusive environment	6
Other	4

Increasing housing density and limiting the impact of development on traffic and noise were both considerations noted by respondents who marked "Other" for this question.

Development Design

Via worksheets, participants were shown 20 photographs of housing, largely in Massachusetts. No contextual information was provided, including how many housing units each building contained. The purpose of this exercise was to gauge participant thoughts on design elements specifically, as well as the impact of perceived (rather than stated) housing density. Though few of these design worksheets were turned in for review, they yielded interesting directional results.

Participants seemed most excited about mixed-use development overall, with 3.5 story mixed-use development in a New England vernacular style ranking highest. Cottage housing was also popular. Townhomes in colonial and New England vernacular styles were popular, as were single-family retrofits, and certain duplex and small multifamily styles. Larger multifamily housing (many units in a 3-story stick-built structure) was less popular, even in the given neo-traditional style. Contemporary/modern styled buildings garnered less support overall.

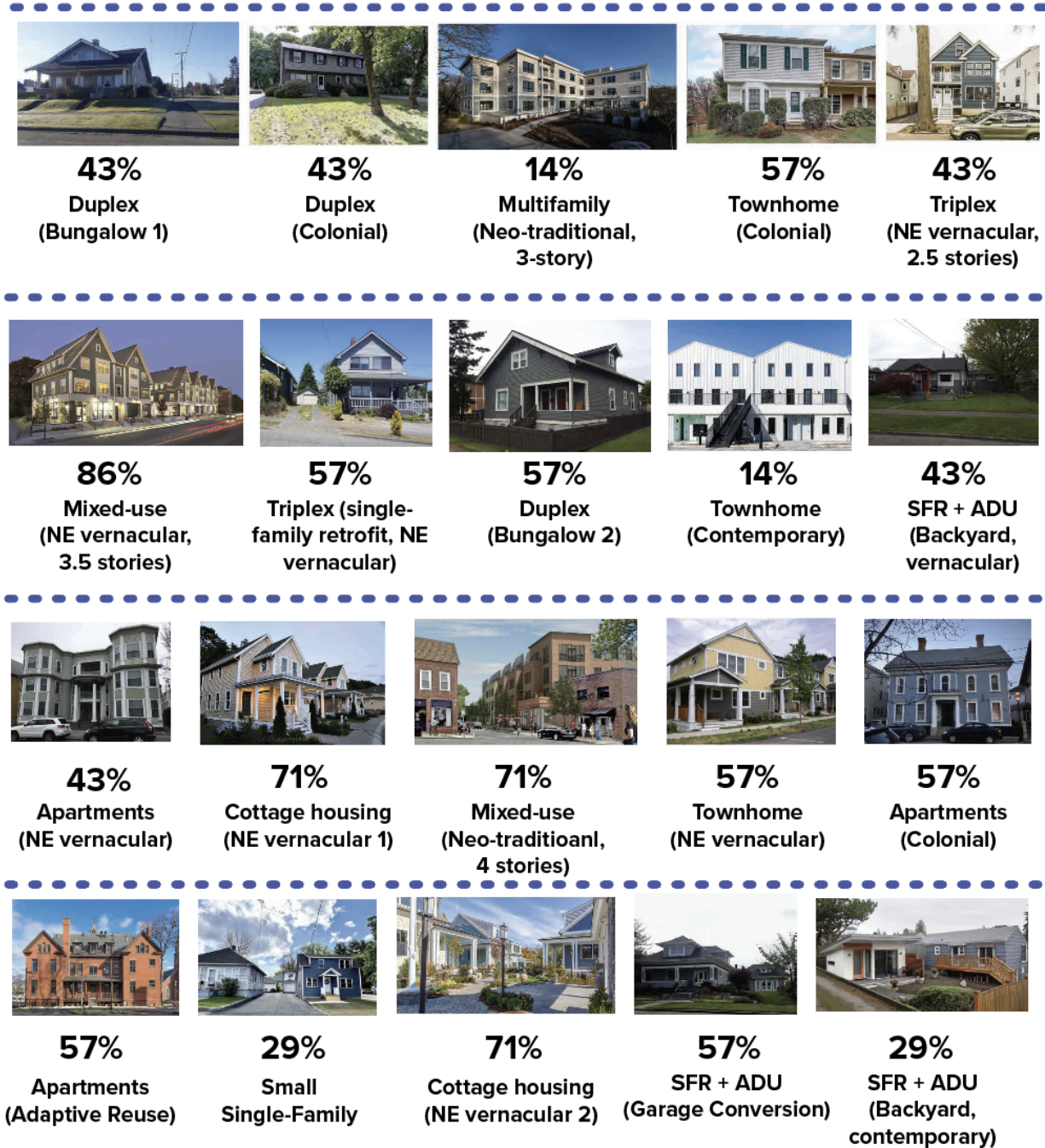Interestingly, participants who stated in writing that they disfavored conventional single-family housing but favored Accessory Dwelling Units (ADUs) did not like pictures of single-family homes with ADUs that were not obviously another housing unit. This suggests ADUs with these designs were not perceptible as ADUs, and that such ADU designs might have support among both ADU advocates and single-family residential advocates.

Table 2: Design examples ranked

Description	Rank	% of respondents
Mixed-use (NE vernacular, 3.5 stories)	1	86%
Cottage housing (NE vernacular 1)	2	71%
Mixed-use (Neo-traditional, 4 stories)	2	71%
Cottage housing (NE vernacular 2)	2	71%
Townhome (Colonial)	3	57%
Triplex (single-family retrofit, 2.5 stories)	3	57%
Duplex (Bungalow 2)	3	57%
Townhome (NE vernacular)	3	57%
Apartments (Colonial)	3	57%
Apartments (Adaptive Reuse)	3	57%
SFR + ADU (Garage conversion)	3	57%
Duplex (Bungalow 1)	4	43%
Duplex (Colonial)	4	43%
Triplex (NE vernacular, 2.5 stories)	4	43%
SFR + ADU (Backyard, vernacular)	4	43%
Apartments (NE vernacular)	4	43%
Small Single-Family	5	29%
SFR + ADU (Backyard, contemporary)	5	29%
Multifamily (Neo-traditional, 3-story)	6	14%
Townhome (Contemporary)	6	14%

* NE = New England

Figure 3: Housing designs with percentage of respondents in support and housing description

43%
Duplex
(Bungalow 1)

43%
Duplex
(Colonial)

14%
Multifamily
(Neo-traditional,
3-story)

57%
Townhome
(Colonial)

43%
Triplex
(NE vernacular,
2.5 stories)

86%
Mixed-use
(NE vernacular,
3.5 stories)

57%
Triplex (single-
family retrofit, NE
vernacular)

57%
Duplex
(Bungalow 2)

14%
Townhome
(Contemporary)

43%
SFR + ADU
(Backyard,
vernacular)

43%
Apartments
(NE vernacular)

71%
Cottage housing
(NE vernacular 1)

71%
Mixed-use
(Neo-traditioanl,
4 stories)

57%
Townhome
(NE vernacular)

57%
Apartments
(Colonial)

57%
Apartments
(Adaptive Reuse)

29%
Small
Single-Family

71%
Cottage housing
(NE vernacular 2)

57%
SFR + ADU
(Garage Conversion)

29%
SFR + ADU
(Backyard,
contemporary)

Demographics

A board at the front of the community room allowed participants to self-report demographics. Only a small set of attendees provided demographic information at the event. Of those who did:

- Most were aged 65-74,
- All lived in detached single-family or duplex homes,
- Most were in households with 2-3 people,
- Most had lived in town for 20 or more years, and
- Most were White.

Raw Note Transcriptions and Data

[?] = notes could not be deciphered

What do you love about your neighborhood?

Home
Walkability
The Falls
Diversity (age, ethnicity, income)
Close to businesses
Variation in community [?] and not close to commons
Walkable
Close to work, school
Walkable
Neighbors
Close knit + block parties
Friendly
Geographically defined
Know their neighbors
Convenience of location
Private
Convenient to Mass Pike + 91
Proximity to [?] Routes
Quiet + beautiful trees
Low traffic / safe
Access to all major routes
Heavily walked
Wildlife access
Diversity, working class
Proximity to snr ctr
Beauty, walkable
Proximity to parks

Walkability to things, library
Rural, open space, horse farm, trees
Accessibility to Mt. Holyoke College, Woodlawn Plaza, schools, services, senior center
Accessibility, walkable
Real neighborhood
No Passthrough
Don't like the traffic, [?], acquiring more neighbors
Walkable
Quiet, homogenous
Walk, retail opportunities, traffic issues
Many accessible by foot
Limited([?]) passthrough traffic,
Quiet residential
Retail opportunities
Accessible to senior center, [?]

What does community mean to you?

Variety of individuals (not homogenous)
A way to connect
Friendship
Social Events
Concerts at Commons
Public LIfe
Participation➜Civic Life
Open Space
Public Events
Welcoming Atmosphere
Taking care of each other
Cultural Events
Access to what you need
[?] / Businesses
Average cars per household 2.7

Neighbors who look out for each other
Part of a larger group with shared values
People thrive / important to individual members
Feel sense of commitment / [?]
For the good of all
Respect for all
Knowing people around you
Diversity is respected / creates richness + interest
Culture built around people and diversity
Also what is there (shops, river, etc.)
the culture built around it
Good schools
Close-knittedness
Activities if wanted
Friendly
Cross-section of people
Events (trick-or-treat, holidays)
Respect for everyone, including neighbors
Following zoning laws
Keeping properly neat and clean
Involvement with and getting to know everyone in town
College, school [?], youth
Range of income but sense of community
Opportunities to participate
College/Library
People work toward common goals
Accessible to retail
Neighbors looking out for each other
Many communities
part of a larger group with shared values

What would you change about housing in your community?

Old housing – challenging to keep up with old home (1850s)
Vacant homes that are being neglected (former MHC faculty)
Great to see young families are in the mix
Age - no middle housing that is attractive to young people
Starter homes, capacity for people to downsize (flexibility of ADU bylaw)
Lots of traffic / cut-through routes - tractor trailers
More kids
Smaller housing options for elderly/disabled
Less lawn / alternative landscape (condo developments)
Cooperative housing
Upkeep
Lead paint
Knob + tube e [old electrical systems]
Mitigation
Upgrade
Restrict # of vehicles one can have on your property
Too car-reliant
Better programs to encourage more rehab of older housing stock
Multigenerational - more
Nothing
Already many different types
No zone changes, please, to commercial/business
Public transit, retail opportunities, modest housing types
Renovation, more housing
More density
More infrastructure, pocket parks, street, playground accessible
More LI [low-income]
Infrastructure, sidewalks, trees, public transit
ADU [?]
Enhance big houses

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families					✓
Housing for young people starting out					✓
Housing affordable to low-income households ($75,000 or less for a family of four)					✓
Housing affordable to moder-ate-income households ($75,000-$110,000 for a family of four)					✓
Age-restricted senior housing (55+)			✓		✗
Choices for downsizing					✓
Homes accessible for people with disabilities					✓
Choices for multi-generational living					✓
Good home rental choices					✓
Good home purchase choices					✓
Homes near amenities (retail, parks, places of worship, public services)					✓
Homes near jobs					✓

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families					✓
Housing for young people starting out					✓
Housing affordable to low-income households ($75,000 or less for a family of four)					✓
Housing affordable to moder-ate-income households ($75,000–$110,000 for a family of four)					✓
Age-restricted senior housing (55+)			✓		⊗
Choices for downsizing				✓	⊗
Homes accessible for people with disabilities					✓
Choices for multi-generational living					✓⊗
Good home rental choices					✓
Good home purchase choices				✓	
Homes near amenities (retail, parks, places of worship, public services)					✓
Homes near jobs					✓

3

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families					X
Housing for young people starting out					X
Housing affordable to low-income households ($75,000 or less for a family of four)					X
Housing affordable to moder-ate-income households ($75,000-$110,000 for a family of four)				X	
Age-restricted senior housing (55+)			X		
Choices for downsizing			X		
Homes accessible for people with disabilities				X	
Choices for multi-generational living					X
Good home rental choices					X
Good home purchase choices				X	
Homes near amenities (retail, parks, places of worship, public services)				X	
Homes near jobs			X		

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families					X
Housing for young people starting out					X
Housing affordable to low-income households ($75,000 or less for a family of four)				X	
Housing affordable to moder-ate-income households ($75,000-$110,000 for a family of four)				X	
Age-restricted senior housing (55+)				X	
Choices for downsizing		X			
Homes accessible for people with disabilities			X		
Choices for multi-generational living		X			
Good home rental choices	X				
Good home purchase choices			X		
Homes near amenities (retail, parks, places of worship, public services)		X			
Homes near jobs		X			

3

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families					X
Housing for young people starting out					X
Housing affordable to low-income households ($75,000 or less for a family of four)					X
Housing affordable to moder-ate-income households ($75,000–$110,000 for a family of four)				X	
Age-restricted senior housing (55+)		X			
Choices for downsizing				X	
Homes accessible for people with disabilities					X
Choices for multi-generational living					X
Good home rental choices				X	
Good home purchase choices			X		
Homes near amenities (retail, parks, places of worship, public services)					X
Homes near jobs				X	

3

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families					X
Housing for young people starting out					X
Housing affordable to low-income households ($75,000 or less for a family of four)				X	
Housing affordable to moderate-income households ($75,000-$110,000 for a family of four)				X	
Age-restricted senior housing (55+)		X			
Choices for downsizing			X		
Homes accessible for people with disabilities					X
Choices for multi-generational living					X
Good home rental choices				X	
Good home purchase choices				X	
Homes near amenities (retail, parks, places of worship, public services)					X
Homes near jobs					X

3

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families				/	
Housing for young people starting out					/
Housing affordable to low-income households ($75,000 or less for a family of four)					
Housing affordable to moderate-income households ($75,000-$110,000 for a family of four)					
Age-restricted senior housing (55+)			/		
Choices for downsizing			/ ·		
Homes accessible for people with disabilities					/
Choices for multi-generational living				/	
Good home rental choices				/	
Good home purchase choices				/	
Homes near amenities (retail, parks, places of worship, public services)				/	
Homes near jobs			/		

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families					X
Housing for young people starting out					X
Housing affordable to low-income households ($75,000 or less for a family of four)					X
Housing affordable to moderate-income households ($75,000-$110,000 for a family of four)					X
Age-restricted senior housing (55+)	X				
Choices for downsizing			X		
Homes accessible for people with disabilities					X
Choices for multi-generational living					X
Good home rental choices					X
Good home purchase choices					X
Homes near amenities (retail, parks, places of worship, public services)				X	
Homes near jobs				X	

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families					X
Housing for young people starting out					X
Housing affordable to low-income households ($75,000 or less for a family of four)			X		
Housing affordable to moderate-income households ($75,000-$110,000 for a family of four)			X		
Age-restricted senior housing (55+)		X			
Choices for downsizing				X	
Homes accessible for people with disabilities			X		
Choices for multi-generational living			X		
Good home rental choices		X			
Good home purchase choices				X	
Homes near amenities (retail, parks, places of worship, public services)			X		
Homes near jobs				X	

3

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families			ll	/	llll
Housing for young people starting out					llll l
Housing affordable to low-income households ($75,000 or less for a family of four)					llll l
Housing affordable to moder-ate-income households ($75,000-$110,000 for a family of four)					llll l
Age-restricted senior housing (55+)			llll l		
Choices for downsizing			l	lll	l
Homes accessible for people with disabilities				l	lll
Choices for multi-generational living				l	lll
Good home rental choices				ll	lll
Good home purchase choices				lll	l
Homes near amenities (retail, parks, places of worship, public services)					ll
Homes near jobs					ll

3

SOUTH HADLEY
HOUSING PRODUCTION PLAN

Joanna B.

total group

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families			//	/	///
Housing for young people starting out				/	/////
Housing affordable to low-income households ($75,000 or less for a family of four)					//////
Housing affordable to moderate-income households ($75,000-$110,000 for a family of four)		✗	✗	✗	/////
Age-restricted senior housing (55+)		/	/////	/	
Choices for downsizing			/	///	//
Homes accessible for people with disabilities					///////
Choices for multi-generational living			/	//	///
Good home rental choices				//	////
Good home purchase choices				/////	/
Homes near amenities (retail, parks, places of worship, public services)		/	//	/	//
Homes near jobs		/	///		//

3

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families					✓
Housing for young people starting out			✓		
Housing affordable to low-income households ($75,000 or less for a family of four)					✓
Housing affordable to moderate-income households ($75,000-$110,000 for a family of four)					✓
Age-restricted senior housing (55+)		✓			
Choices for downsizing					✓
Homes accessible for people with disabilities					✓
Choices for multi-generational living					✓
Good home rental choices					✓
Good home purchase choices				✓	
Homes near amenities (retail, parks, places of worship, public services)					✓
Homes near jobs					✓

3

Housing Priorities

How important is is each of the issues below to this plan?
(Mark how important each is with an 'X' in the appropriate cell.)

	Not at all imortant 1	Slightly important 2	Moderately important 3	Very important 4	Extremely important 5
Housing for families					
Housing for young people starting out					
Housing affordable to low-income households ($75,000 or less for a family of four)					
Housing affordable to moderate-income households ($75,000-$110,000 for a family of four)					
Age-restricted senior housing (55+)					
Choices for downsizing					
Homes accessible for people with disabilities					
Choices for multi-generational living					
Good home rental choices					
Good home purchase choices					
Homes near amenities (retail, parks, places of worship, public services)					
Homes near jobs					

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

☐ Affordability ༭༭༭ |

☐ Design / aesthetics |

☐ Blending in with the neighborhood

☐ Adding diversity to the local housing stock ༭༭༭ | |

☐ Improving access to amenities (like small businesses or open space) ||||

☐ Creating an inclusive environment |

☐ Other _more density_

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

- ☐ Affordability
- ☒ Design / aesthetics
- ☐ Blending in with the neighborhood
- ☒ Adding diversity to the local housing stock
- ☒ Improving access to amenities (like small businesses or open space)
- ☐ Creating an inclusive environment
- ☐ Other _____

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

total group

- [ ] Affordability ~~HH~~
- [ ] Design / aesthetics //
- [ ] Blending in with the neighborhood //
- [ ] Adding diversity to the local housing stock ///
- [ ] Improving access to amenities (like small businesses or open space) /
- [ ] Creating an inclusive environment //
- [ ] Other _accessible //_
  Don't increase traffic/noise

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

programs & rehab housing (older stock)

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

- ☑ Affordability
- ☐ Design / aesthetics
- ☐ Blending in with the neighborhood
- ☑ Adding diversity to the local housing stock
- ☑ Improving access to amenities (like small businesses or open space)
- ☐ Creating an inclusive environment
- ☐ Other _____

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

☐ Affordability

☐ Design / aesthetics

☐ Blending in with the neighborhood

☐ Adding diversity to the local housing stock

☐ Improving access to amenities (like small businesses or open space)

☐ Creating an inclusive environment

☒ Other _more density !_

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

build anything ~~but~~ other than more SFH.
the more ~~density~~ density the better.
make it easy to build things like ADUs too

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

- ☒ Affordability
- ☐ Design / aesthetics
- ☐ Blending in with the neighborhood
- ☐ Adding diversity to the local housing stock
- ☒ Improving access to amenities (like small businesses or open space)
- ☒ Creating an inclusive environment
- ☐ Other _____

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

Would like to include Mt. Holyoke College + other major employers and organizations in the discussion.

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

☒ Affordability |

☐ Design / aesthetics

☐ Blending in with the neighborhood

☐ Adding diversity to the local housing stock   \

☒ Improving access to amenities (like small businesses or open space)   \

☐ Creating an inclusive environment

☒ Other   _accessibility._

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

- ☒ Affordability
- ☐ Design / aesthetics
- ☒ Blending in with the neighborhood
- ☐ Adding diversity to the local housing stock
- ☒ Improving access to amenities (like small businesses or open space)
- ☐ Creating an inclusive environment
- ☐ Other _____

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

- ☐ Affordability
- ☐ Design / aesthetics
- ☒ Blending in with the neighborhood
- ☒ Adding diversity to the local housing stock
- ☐ Improving access to amenities (like small businesses or open space)
- ☒ Creating an inclusive environment
- ☐ Other _____

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

How can we attract more young.
families that seek affordable housing

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

- ☒ Affordability
- ☒ Design / aesthetics
- ☒ Blending in with the neighborhood
- ☐ Adding diversity to the local housing stock
- ☐ Improving access to amenities (like small businesses or open space)
- ☐ Creating an inclusive environment
- ☐ Other _____

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

- ☐ Affordability
- ☒ Design / aesthetics
- ☒ Blending in with the neighborhood
- ☐ Adding diversity to the local housing stock
- ☒ Improving access to amenities (like small businesses or open space)
- ☐ Creating an inclusive environment
- ☐ Other _____

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

① Map notan exact area (a little Fuzzy)

② 40B

③ Population 18,150   40% of S.H is law income

④ Law income - 80% of Median Income

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

- ☒ Affordability
- ☐ Design / aesthetics
- ☐ Blending in with the neighborhood
- ☒ Adding diversity to the local housing stock
- ☐ Improving access to amenities (like small businesses or open space)
- ☒ Creating an inclusive environment
- ☐ Other _____

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

Housing Priorities

What are the most important considerations for new housing development? (Mark up to 3 with an 'X'.)

- ☐ Affordability
- ☒ Design / aesthetics
- ☒ Blending in with the neighborhood
- ☐ Adding diversity to the local housing stock
- ☐ Improving access to amenities (like small businesses or open space)
- ☐ Creating an inclusive environment
- ☒ Other   _noise level added_
  & traffic added to neighborhood

Use this space to provide any more thoughts on housing priorities.
(Note that we'll discuss housing locations and housing types on the next page.)

Housing design for South Hadley

Write an 'X' below homes with designs that would fit somewhere
(not necessarily everywhere) in South Hadley.

Housing design for South Hadley

Write an 'X' below homes with designs that would fit somewhere
(not necessarily everywhere) in South Hadley.

Housing design for South Hadley

SOUTH HADLEY
HOUSING PRODUCTION PLAN

Write an 'X' below homes with designs that would fit somewhere
(not necessarily everywhere) in South Hadley.

Housing design for South Hadley

Write an 'X' below homes with designs that would fit somewhere
(not necessarily everywhere) in South Hadley.

Housing design for South Hadley

Write an 'X' below homes with designs that would fit somewhere
(not necessarily everywhere) in South Hadley.

Interest in densification-solutions

Housing design for South Hadley

SOUTH HADLEY
HOUSING PRODUCTION PLAN

Write an 'X' below homes with designs that would fit somewhere
(not necessarily everywhere) in South Hadley.

everything other than more SFH looks great!

Housing design for South Hadley

Write an 'X' below homes with designs that would fit somewhere
(not necessarily everywhere) in South Hadley.