SOUTH HADLEY
HOUSING PRODUCTION PLAN

Survey #1 Analysis

From mid-November 2022 to mid-January 2023, the Town of South Hadley and Outwith Studio conducted an online survey about the future of housing. The survey was promoted through press releases, flyers, contacts with community leaders, via social media, at the December 12, 2022 community forum, and more. There 168 participants, with 102 people answering questions, and at least 81 participants making it to the end.

The survey was meant to provide a comparable experience to the December 12 community forum, enabling more and different perspectives to be heard. Raw (anonymized) responses are available here. This memo summarizes survey findings.[1]

Housing Facts

Participants were first presented with facts about South Hadley's population, housing stock, and housing affordability. For each point (or set of related points), they were asked if that fact was surprising.

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[1] Importantly, these findings should not be taken as a statistical representation of the views of all South Hadley residents or stakeholders. Participants were not randomly selected, and they were recruited based on promotional efforts and/or word-of-mouth. These findings should merely be understood as summaries of respondent sentiments.

Figure 1: Reaction to facts about South Hadley
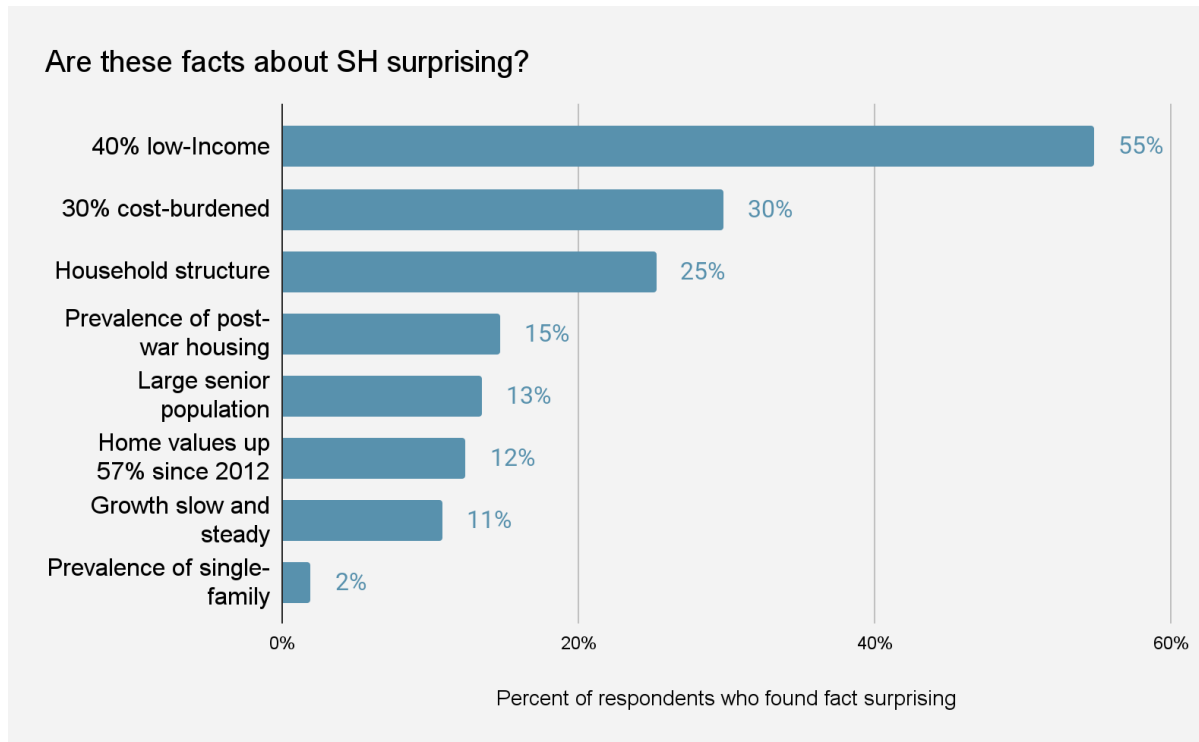
- More than half of the participants (55%) were surprised to learn that 40% of South Hadley residents are considered low-income for housing purposes.
- 30% of respondents were surprised that 30% of residents are housing cost-burdened.
- 25% respondents were surprised by a set of facts about household structure (that roughly 40% of households are non-families, roughly 78% of non-families are singles, and half of those are seniors).
- Fewer than 20% of respondents were surprised by other facts presented about population age, population growth, housing type, housing age, and home values.

Your Neighborhood

Participants were asked three open-ended questions about their neighborhood and community. Responses revealed nuanced understandings about what participants love about their neighborhood, what community means to them, and what they would change about housing. While the complete responses (included at the end of this memo) are the

most enlightening, Outwith Studio tagged the answers based on themes and sentiments to try to summarize the results. Responses could have multiple tags. Below are three tables showing the results of that tagging exercise.

Summary

Overall, major themes included:
- People and networks of care and support are key for good neighborhoods and foundational for communities.
- Walkability and access to amenities were important neighborhood features.
- Community could be geographic or based on shared interests/goals.
- Participation and commitment to making things better are important aspects of community.
- A welcoming, diverse environment that allows for differences of people and perspectives was seen as important.
- Having open space, natural areas, and agricultural areas nearby or interwoven with neighborhoods was important.
- Quality of life issues—including lack of noise, maintenance of buildings and the public realm, or similar—are important.

- Concerning housing specifically:
  - Affordability and increasing affordable options was an important concern.
  - There is a desire for alternative housing types, including desires for specific housing types such as ADUs and mixed-use development.
  - Many respondents, including those that want housing change generally, did not want anything to change about housing in their neighborhood.

Not all respondents agreed within their answers to these questions, of course (no tag for any question was represented in more than 50% of responses), and that reflects the diversity of opinion among South Hadley residents. For instance, some people wanted a more welcoming environment and/or more affordable housing options, while others thought expensive housing kept out people they did not want in town. The latter opinion was a clear minority among respondents, but it does point to real sentiment held by some, and potential political challenges for implementing any housing reforms.

What do you love about your neighborhood?

Table 1: Thematic tags to responses for "What do you love about your neighborhood?"

Thematic Tag	Count	Percent of Responses
People / Community	33	43%
Walking / Walkability / Sidewalks	28	36%
Amenity Access	24	31%
Trees / Green	20	26%
Quiet	18	23%
Low-Density / Rural Character	12	16%
Diversity / Mix of People	10	13%
Transportation Access (roads, bus bike)	9	12%
Well-Maintained / Attractive	9	12%
Safety	9	12%
Single-family housing	3	4%
Nothing / Not much	2	3%
Events	2	3%
Housing Mix	2	3%
Affluent / Right kind of people	2	3%
Job Access	1	1%
Not Walking	1	1%
Location General	1	1%
No new housing	1	1%

What does community mean to you?

Table 2: Thematic tags to responses for "What does community mean to you?"

Thematic Tag	Count	Percent of Responses
Helping one another / support / "counting on" one another	23	32%
Shared joys / goals / interests	15	21%
Knowing neighbors	14	19%
Participating	14	19%
Diverse	14	19%
Geographic	12	16%
Making a better place	11	15%
Friendliness	9	12%
Welcoming	8	11%
Connectedness / belonging	8	11%
Events	7	10%
Safety /Care	4	5%
Respect	3	4%
Shared resources	3	4%
Spirit / Ethos	2	3%
Everyday life / needs	2	3%
Nothing	2	3%
Sense of ownership over direction	1	1%
Be myself	1	1%

What would you change about housing in your neighborhood?

Table 3: Thematic tags to responses for "What would you change about housing in your neighborhood?"

| Thematic Tag	Count	% of Responses
Affordability	21	27%
Alternative housing types	21	27%
Nothing	20	26%
Connections	9	12%
Less housing/development	8	10%
Quality of Life	8	10%
Vacants / Rehabs	5	6%
Diversity (people)	4	5%
Ownership Options	4	5%
Family Housing Options	2	3%
Less Flipping	2	3%
More development	2	3%
Senior Housing Options	2	3%
Taxes	2	3%
Bigger Homes	1	1%
Housing Supports	1	1%
Multigenerational Housing Options	1	1%
Pet-Friendly Options	1	1%
Tenants Rights	1	1%

Housing Priorities

The survey asked participants about their housing priorities, both for the plan overall and for new development.

Issues for the Plan to Address

First they 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

Figure 2: Housing issue priority ratings
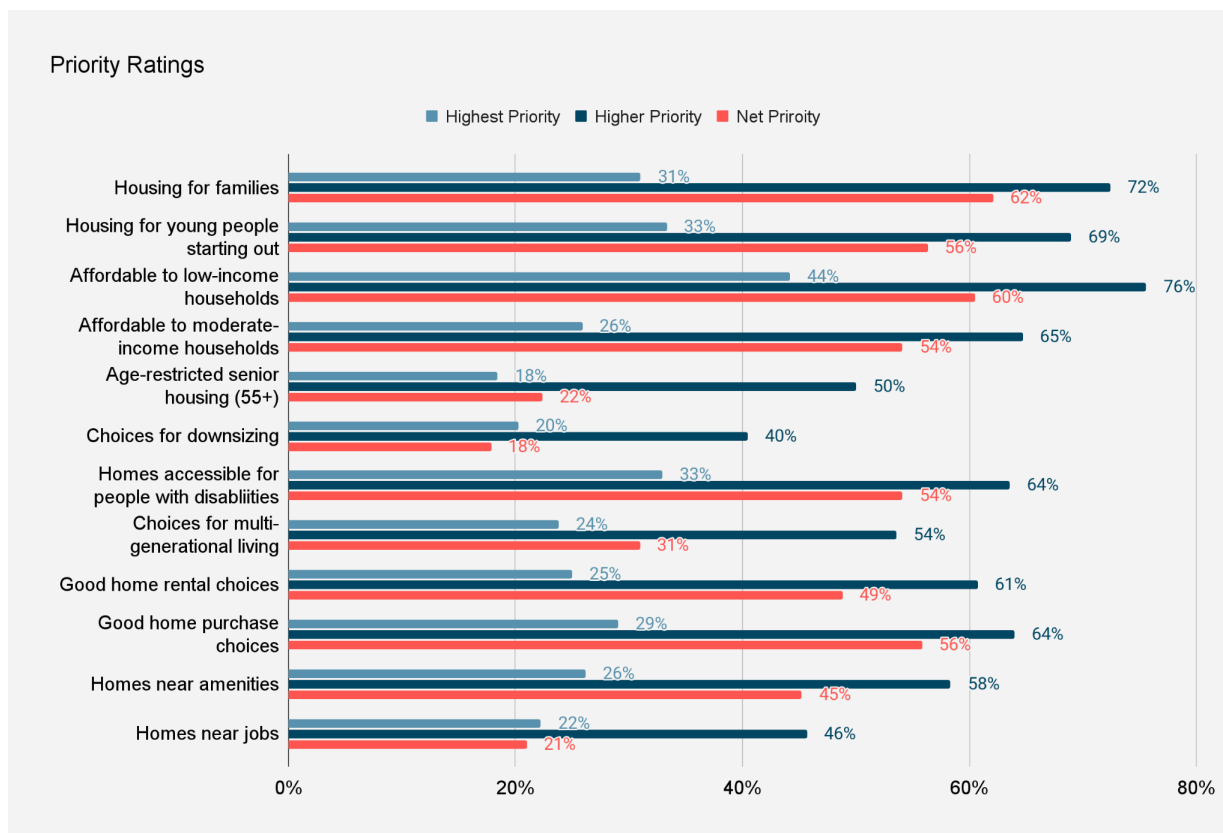
The three issues with the greatest Highest Priority ratings were:
- Housing affordable to low-income households
- Housing for young people starting out (tied for 2)
- Homes accessible for people with disabilities (tied for 2)
- Housing for families

The three issues with the greatest Higher Priority ratings were:
- Housing affordable to low-income households
- Housing for families
- Housing for young people starting out

The three issues with the greatest Net Priority ratings were:
- Housing for families
- Housing affordable to low-income households
- Housing for young people starting out (tied for 3)
- Good home purchase choices (tied for 3)

Considerations for new development

Participants were then asked about the most important consideration 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" was the most popular response, with 73% of responses including it. Next was "Adding diversity to the local housing stock," and then "Creating an inclusive environment."

Table 4: Considerations for new development responses

| Considerations	Percent of responses
Affordability	73%
Adding diversity to the local housing stock	55%
Creating an inclusive environment	43%
Blending in with the neighborhood	35%
Improving access to amenities (like small businesses or open space)	34%
Design / aesthetics	28%
Other	9%

Development Locations and Types

Locations

The survey gave respondents a map of the town, which called out current residential land, protected or public open spaces, other land uses, buildings, and general areas discussed for new housing by recent plans, including South Hadley's Master Plan. Participants were asked to mark up to three places on the map where new housing should be prioritized. A heatmap of responses is given below.

*Figure 3: Heatmap of housing priority locations overlaid on map given in survey*
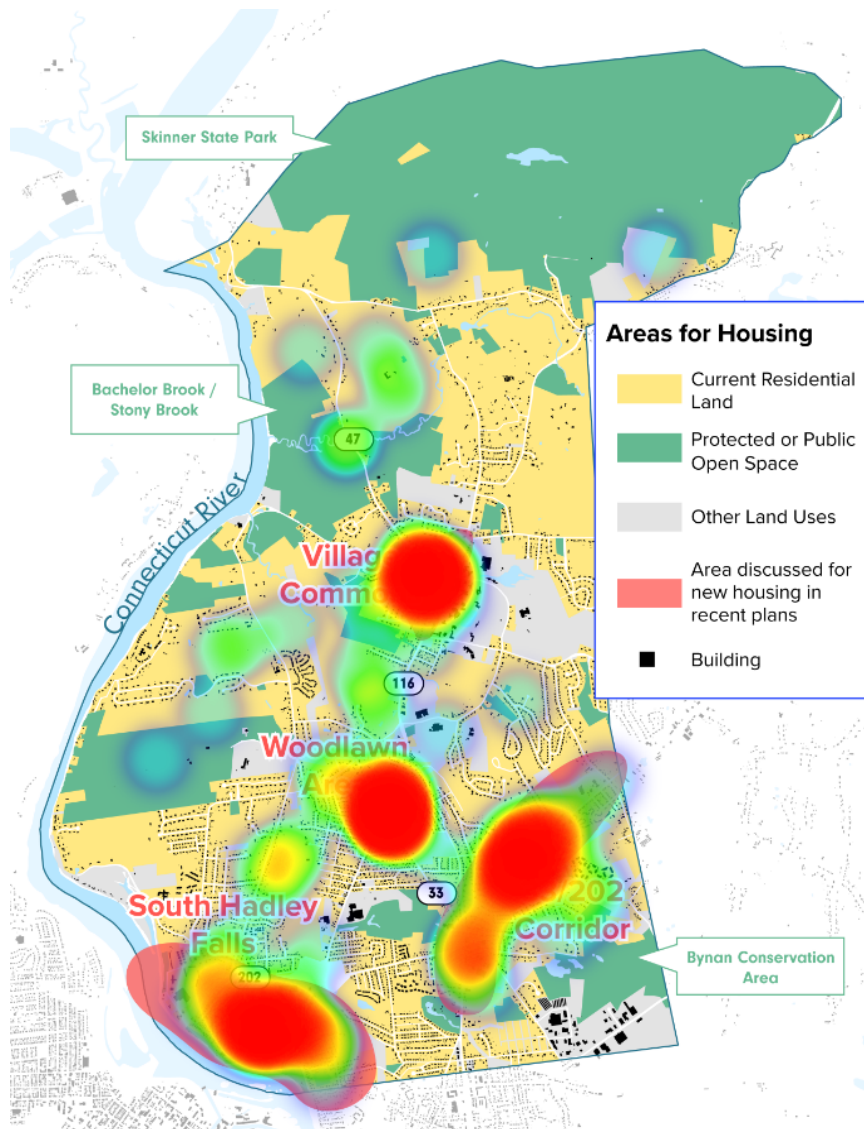
Areas that have already been discussed as priority housing locations remained the most popular areas for new development in this survey. South Hadley Falls, the Village Commons, the 33/202 Corridor, and the Woodlawn Area (all identified on the map given to respondents) stick out as clear favorites. Other areas were given some votes, too, though fewer overall. These areas include the College Street corridor generally, an area to the east of Lathrop Street, areas around Alvord Street, areas around Hadley Street, and a few votes around Pear Street and Amherst Road.

Housing Types

Participants were then asked what types of development they would like to see in the areas they chose. To answer this question, they were given a list of housing types and example photographs.

Figure 4: Preferred Housing Types in Chosen Locations
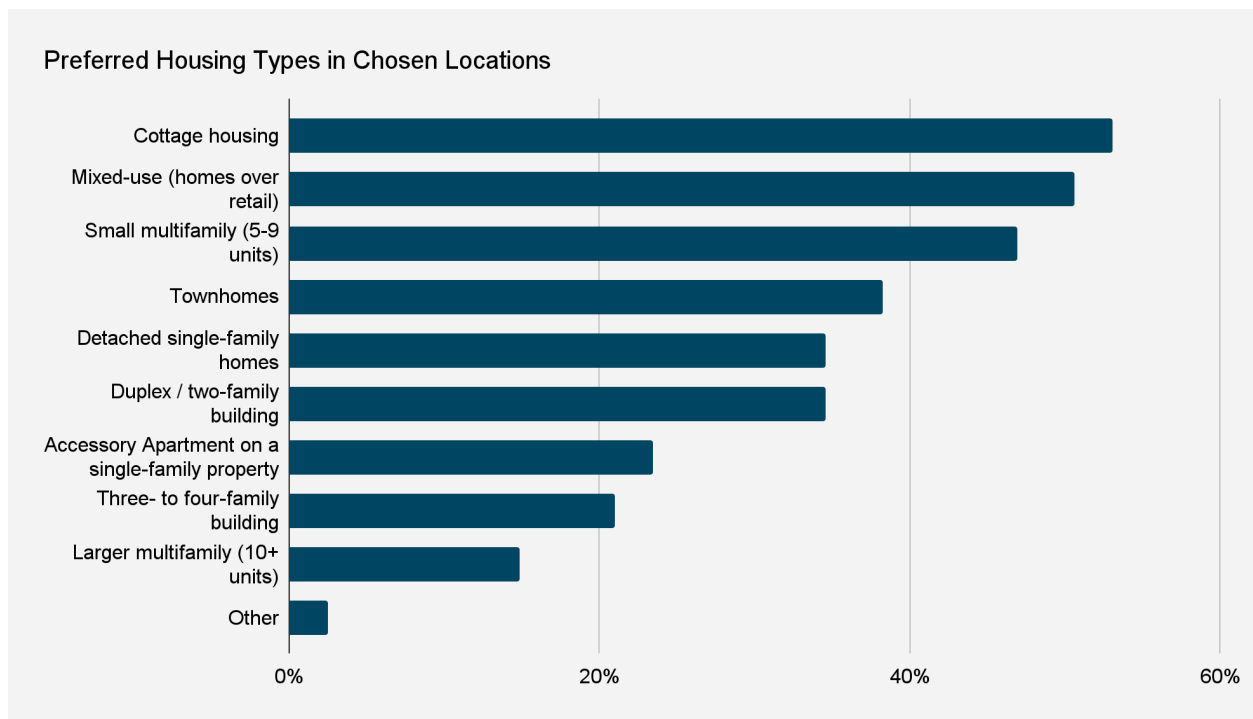
Demographics

The charts below summarize demographic information for respondents who answered these questions. Though this summary makes comparisons to South Hadley residents, it is important to remember these qualifications:

- Most demographic data is provided as estimates, so slight differences between residents and respondents are less meaningful than they may appear.
- In order to build a more inclusive community, the public may not want every demographic measure to match the exact makeup of current residents.

To summarize the charts:

- Age:
  - 39% of respondents were aged 35-54, 15 points more than their proportion among residents.
  - 33% of respondents were seniors (65+), almost double their proportion among residents.
  - 13% were aged 55-64.
  - 15% of respondents were young adults (18-34) who typically have more trouble securing housing. This is 11 points less than their proportion among residents (though many 18-24 year olds in South Hadley are in Mount Holyoke College Housing).
  - No children (0-17) answered the survey.
- Household size:
  - A majority (57%) of respondents live in 2-person households, roughly 16 points more than their proportion among South Hadley residents.
  - Only 12% of respondents live in 1-person households, less than half their proportion among residents.
  - Households of 3+ people are underrepresented by a few points.
- Years in South Hadley:
  - 37% of respondents have lived in South Hadley for 20 or more years.
  - People living in South Hadley for less than five years, five to nine years, and ten to 19 years each each represented 21% of respondents.
- Housing Type:
  - The majority (69%) of respondents live in detached single-family homes, slightly more than the estimated prevalence of detached single-family homes in town (63%).

- - 20% of respondents live in townhomes (4%), duplexes (11%), or three- to four-family homes (6%).
- Race and Ethnicity:
  - Note that categories given in this survey were meant to match common parlance, rather than align perfectly with Census Bureau categories
  - Non-Latino White people made up 84% of respondents, slightly more than their proportion among residents (81%).
  - Latin and Asian people are slightly less represented, and Black people slightly more represented, than South Hadley residents.
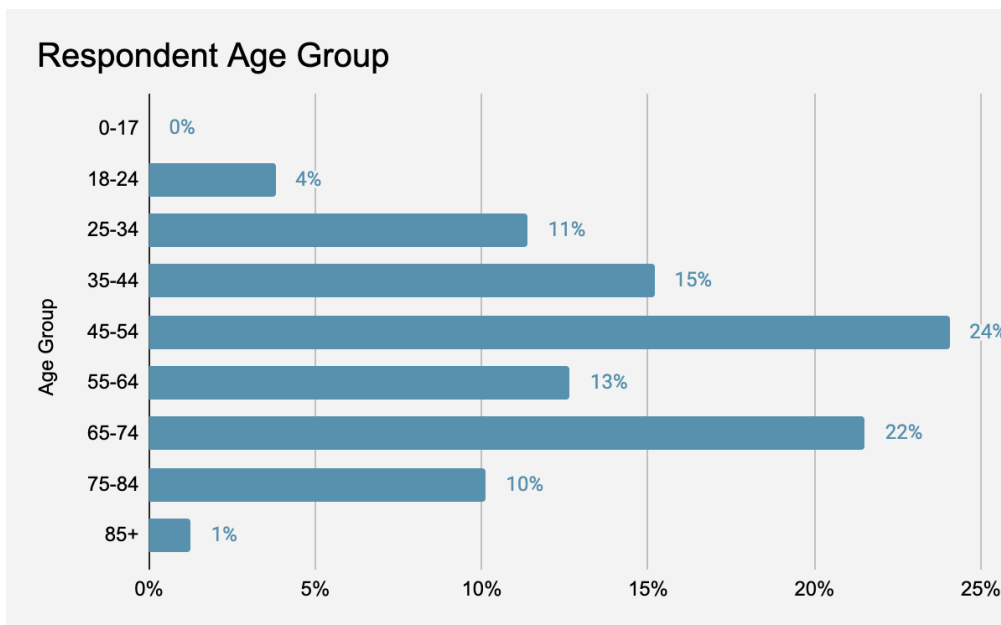
Figure 5: Age

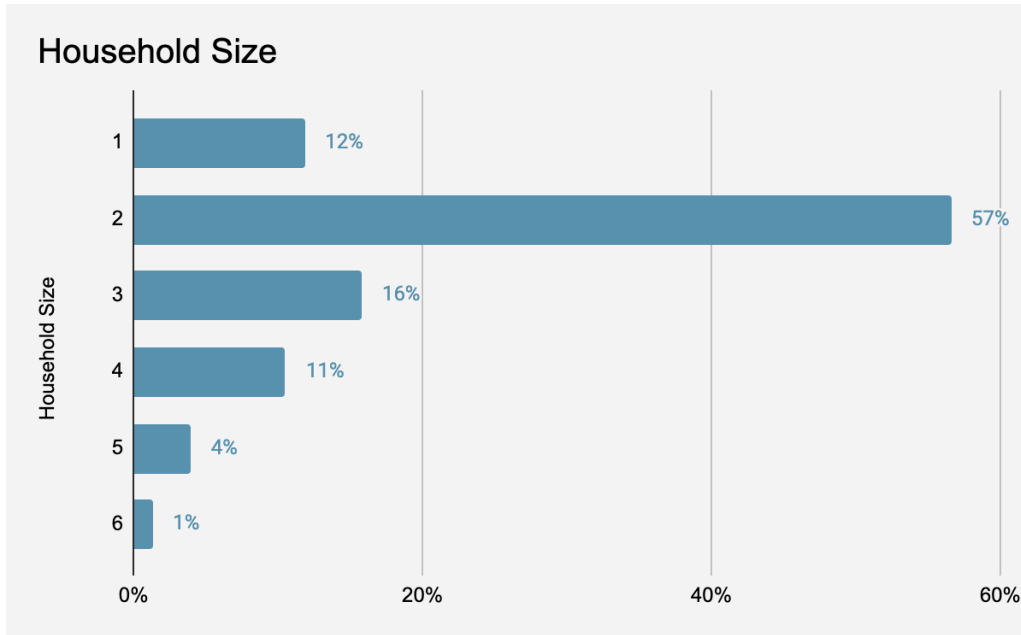*Figure 6: Household Size*

Household Size

Figure 7: Years Living in South Hadley

Years Living in South Hadley
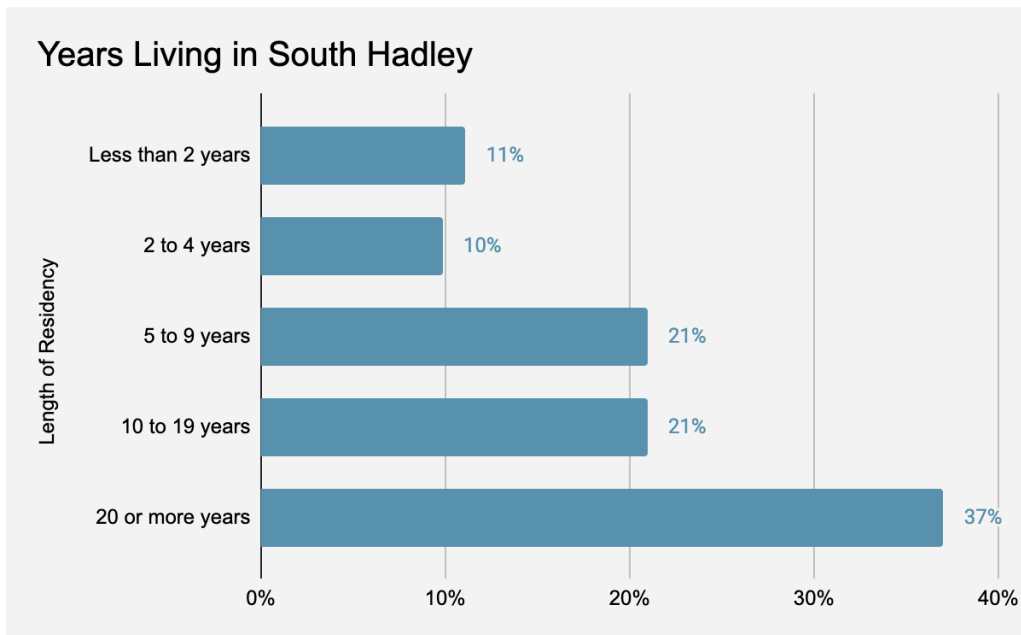
Figure 8: Housing Type of Current Residence

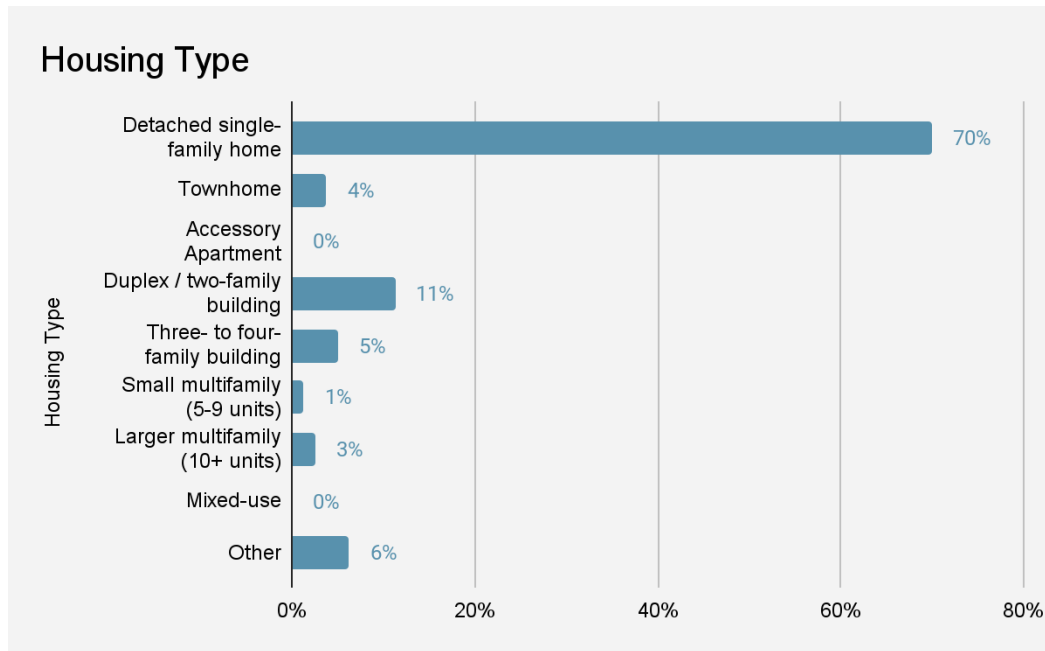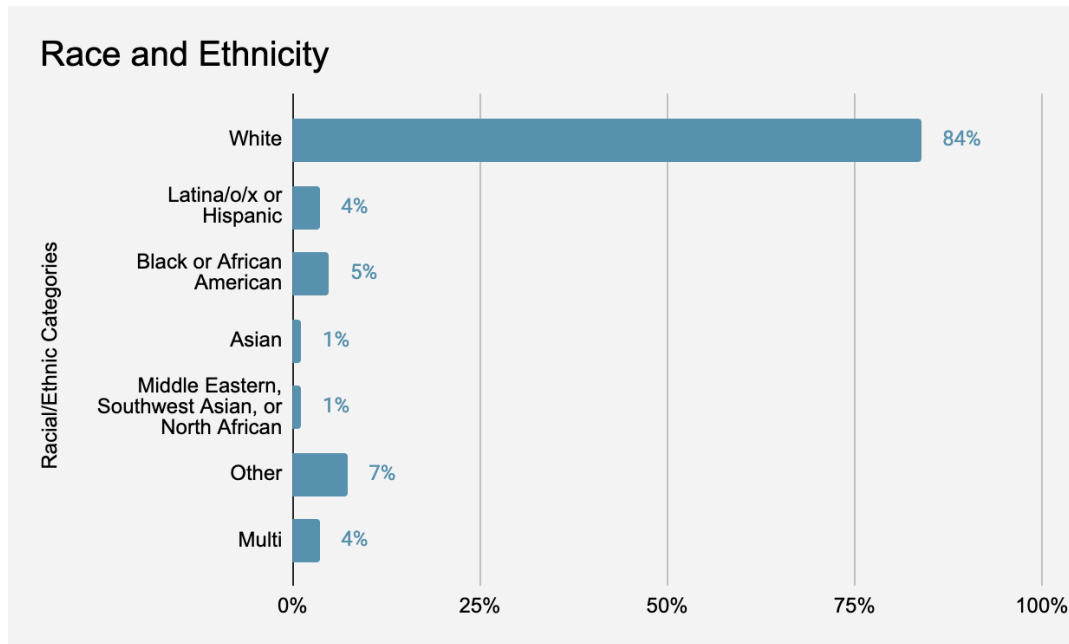**Housing Type**

Figure 8: Race and Ethnicity

Race and Ethnicity

Raw Qualitative Responses

What do you love about your neighborhood?

Lots of green areas/trees, convenient to key highways like MassPike and I-91.
I know many of my neighbors. I like that most homes have space between them and some outdoor space. I like that we have a lot of mature trees. A lot of people have dogs they walk in the neighborhood, or walk for fitness.
The trees, wildlife, open spaces
quiet, roomy, safe, well maintained, not on main line and has easy accessibility to places, and you can walk her
I am the only "original" resident on my avenue and likely the entire Granby Rd from Lamb/Newton to Plains School, living in the home I grew up in. The neighborhood has changed at least 3 times in these yrs, few homes to built-up, young families to older and back to young again, more diverse, and I love it.
sense of community, ability to walk safely
Walkability, access to open space, mix of home owners and renters.
I had to move out if South Hadley because my landlord sold to her son. He wanted to double my rent to get in on this housing boom. I used to love that we all looked out for each other. I used to love our outdoor parties.
Pine Grove condo complex is great - we'll maintained and quiet
I can walk around at night, alone, and feel safe.
Quiet, Friendly, I can walk to some nearby things.
I live in the Falls and I love the walkability of the area. There are plenty of sidewalks. Also love being close to the Public Library and Beachgrounds playground.
The mix of peaceful v activity, the trees, the access to businesses and restaurants within walking distance. We have SF homes, many with attached apartments, and we live within sight of a MHC dorm and several apartment buildings. I like that we have E Bike rentals available near by, and that the area has improved paths for walking and lanes for bicycling.
Quiet, people care about the appearance of their properties, safety
Not much
Trees
The rural nature of the street and the maintenance of woods and fields.
It is walkable to a few stores

I love that it's nestled in the woods and that it has an abundance of wildlife. I love that my neighbors also seem to love it and that people are friendly and welcoming. I love that it's right near the college and I love that I can walk to the commons to get a bite to eat or go to the book store.

The variety of ages on this street, and the wonderful people we've enjoyed as neighbors. The mix of open space, with sidewalks to meet others.

I love that there are sidewalks, people walk around and say hi to each other, people seem to take pride in where they live. I like being able to walk to some restaurants and stores in the Village Common, and easy access to nature trails.

Walkable, lots of green space, friendly and supportive neighbors, very little traffic

Ability to walk to both nature trails and to the Commons. The woodland / agriculture setting is very nice.

Quiet, responsible people

Privacy, quiet, know all the neighbors. Everyone watches out for everyone else.

I love the community events and things they have for the children.

I've known many of my neighbors for years, and like talking to my neighbors. It's unpretentious. I feel safe here.

The friendliness of people, the ability to walk to the Senior Center and stores.
The views.
Close to Mount Holyoke to walk the grounds.
Short drive to farms and major highways.

Good mix of families and older folks, walkable proximity to some essentials (hardware store, some restaurants, dry cleaners), good access to bus stops and citybikes

Mix of ages and class, areas to walk and enjoy nature

My neighbors are kind and courteous. We help one another and are happy to see one another. People work hard or are retirees. Peoples' yards are well maintained. People pick up after their dogs. A lot of people walk around our neighborhood so we know almost everyone. A lot of people I. The neighborhood ride bikes too and some of us bike together.

Everyone knows everyone in our neighborhood.

I love the mixed housing units (single family detached, multi family, apts, etc).

I live in the falls and love the public spaces by the river front and the beautiful new library.

I love its proximity to Rt 33, Rt 116, and therefore 91 / the mass pike. I live near the Woodlawn park / Council on Aging and LOVE the playground / field behind the

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senior center.
I like that it is quiet but there are still community events. I enjoy the local business and the commons/plaza area. I like the hiking trails nearby.
I'm close to my job. Great area to walk. Convenience store and laundry close by.
Relative quiet, friendly neighbors, and SIDEWALKS.
I love that everyone minds their own business and takes care of their property. I like that there are not people wandering the streets and that crime is low.
Friendly neighbors
Single family expensive to keep the right people here
Walkable location to the village commons.
I feel what makes me like my neighborhood is the fact that it is in sync with my current lifestyle. For the most part, you can see the pride in ownership, and residents maintain their homes and care about their neighbors.
Friendly safe
I love that my neighborhood is family-friendly with sidewalks and neighbors who communicate. Most neighbors are respectful and consider the neighbor.
I live in an neighborhood of single-family homes. Most are owner-occupied, some are rented, I imagine. I find my neighbors generally helpful and concerned about their neighbors and neighborhood. A lot of folks either run, walk, or walk their dog on our street which is good.
Access to nature
Not much to love - it's ok. Neighbors are friendly.
Quiet, large lot size and no multi family homes
It's quite
Friendly, location
Walkable to some stores, the senior center, banks, etc. Feels safe.
Mixed families and retired seniors. Attractive. Quiet but activities nearby.
It is quiet and safe, and I have a large yard in which I can grow vegetables, trees, and pollinator friendly plants. I also love the many trees and the view of Mt. Tom.
Quiet residential area with reasonably close access to major amenities.
Walkable to Gaylord Library, commons, and mhc.
There is open space and low density of housing.
Very comfortable and concerned, attractively designed, well maintained, affluent. Easy access to shopping and amenities.

The longevity, watching kids in the neighborhood grow up. We also have a lot of dog walkers and it is fun to see them out and about.
Natural, quiet, welcoming.
sidewalks and trees
It's a fairly quiet dead end street. Now if people can stop building new houses, that would be great.
View, nature, fields
live in condo community where neighbors know each other, get together, help each other and are just wonderful people.
Easy access to main roads, Black Stevens area across the street, close to grocery store, close to work, close to restaurants in the falls and village commons
I have lived here for thirty years and it feels like home.
walking ability
Walkable, not loud, accessible from the highway 91 and route 116 & 202 .. centralized
Lot of trees and beautiful old houses
Walkable; close toes to neighbors (block parties); mix of ages; walkable to Village Commons and College; walkable to Bus service; abuts woods.
People are friendly and it feels safe.
The woods and neighbors
The closeness of the neighbors.
small town community feel and look
Walkable, neighbors know one another.
Large backyards open space
Quiet. Good mix of families and older people.

What does community mean to you?

Knowing neighbors, and people throughout the town, and participating in projects to make South Hadley a better place to live.
Community means knowing each other so that if you needed help you wouldn't feel alone. To me a community also needs to welcome newcomers, or it's just a clique.
Sharing of joys, helping out one another, saying hi as you walk by their house or they walk by yours, neighborhood picnics, shared resources
a group of people that repect you and know you, watch out for you,,,there are a variety of communities in this town

All people working toward a well-functioning whole, contributing not just criticizing.
sense of connectedness and belonging
Connectivity, sense of belonging, reason to leave the house.
Friendship, trust, helping each other
A diverse, friendly, safe geographic area for families with many social and educational opportunities
I can be myself and support the diversity of my community.
We work together towards the betterment of the whole community.
Community means being involved with my town, knowing my neighbors, having places for kids to play and having businesses that carry daily necessities close by.
A safe place to feel 'at home'; feeling like there is a mix of people with similar interests, but also plenty of others with different interests and socioeconomic levels.
People with common views of respect for each other and their properties.
Support
People you can count on
Everyone looks out for each other.
People who work together to make their environment better.
Community begins with a genuine sense of welcome and acceptance of all residents whatever easily catalogued differences there may be (race, age, gender, ethnicity, national origin, religion, etc). Welcome and acceptance are the basis of a shared sense of safety and security. Together they can lead to a pride of place; but once that pride of place veers toward superiority of place, my sense of community is cracked.
To me, community means a group of people with shared values and a shared effort to care for one another.
People supporting each other with smiles, friendly chats, and friendship.
Community means living in a place where you feel a sense of ownership over the direction and priorities of the community, and you feel like the people around you care about the place that you live and want to make it better for the current inhabitants.
Shared interests and concerns, willingness to support and help each other
A group of people sharing the same space who also have opportunities to engage meaningfully with one another through shared interests (e.g., farmers markets, cultural events) and shared visions for neighborhood development (e.g., housing, recreational resources).
Helping one another, being respectful of one another,
Knowing who lives in your neighborhood.
Somewhere I can do stuff and meet people with no cost.

Community means mutual supportiveness. Community should also mean inclusivity, caring, friendliness.
People working together to make things better for all of the citizens. Caring for the young and the old as well as those in need. Being their for each other.
Working together to enjoy one another's company and build a better world
Community that offers events and services for all ages and incomes. Knowing who your neighbors are.
It matters to me who my neighbors are. I think having people to help you out here and there, share recommendations for local businesses and restaurants, check on pets, keep an eye on things. Community makes for a positive place.
Connections with others whether young or old...
It is a place where everyone feels welcome, with spaces for interaction and mutual aid, such as parks, playgrounds, libraries, restaurants, high quality side walks, and a diverse range of residents.
It is an inclusive place with a variety of people in it and able to meet and interact in public spaces.
Community means knowing your neighbors and feeling invested in the communal well-being.
A group that comes together around an issue, location or topic - that supports each other and is there to provide resources.
Activities for a range of people. People at parks and the Library.
A group choosing to live together or work together with common interests and goals. I don't mean in close proximity, necessarily, as people in distant places can share a sense of community over common interests and goals as well.
Nothing. Family is all that matters
People who support each other, watch out for each other, and come together to make the surrounding area a better place.
Local interaction between residents through community activities.
Each individual will give a different answer, but for me, a community is a group of individuals and families living in the same place or individuals having a specific characteristic in common.
Knowing your neighbors
A community is a group of people living closely and sharing common areas.
It means people embracing and supporting their neighbors regardless of racial, ethnic, sexual or class differences. It means being welcoming to diverse groups of people, and being helpful to them if the need should arise.

A community that respects the needs of all citizens regardless of class, age or incomr
Knowing that I can count on other people and they can count on me.
Safety, security
N/A
A location where like people live in harmonious manner.
Being able to meet people, enjoy activities, and help each other out as needed.
Knowing your neighbors. Getting along.
Having a shared commitment to protecting the soil, the trees, the animals and pollinators, and our water supply, and working together to respond to the climate crisis, food insecurity, and need for affordable housing.
To me it means the combined composition of people, places, and things in the immediate surrounding which have an impact on my everyday life.
Being part of a larger group"
A sense of common values and concerns, with residents watching out for each other.
Helping each other and looking out for each other.
Welcoming, safe, diverse.
People welcome people different from themselves into their lives.
Working with all to make things better.
Very important, It's great to have neighbors nearby to count on if needed.
Neighbors and friends taking care of each other in times of need. Greeting each other on the street, house sitting when we leave town.
Connection. Something I haven't found in South Hadley.
meeting diverse people in multiple settings with common goals
Supporting the needs of one another. Helping those who inherently lack support and are looking up in life. Give & take mentality
Opportunity for social connection to a variety of people with varied experiences.
Knowing one's neighbors and being involved in local events.
Partnering together to provide a safe and caring space
People who work together for a common purpose.
you know your neighbor
Multiple meanings--community is a spirit or ethos as well as a physical place.
A group of people with shared goals for quality of life.

What would you change about housing in your neighborhood?

Our condo, which is newer, meets our needs, as everything we *need* (bedrooms, laundry) is on the main floor, but I wish that as things were developed there had been a vision/suggestions from the town that the project include walking paths, benches, and other items that would have enhanced connections to the area and made it more walkable. Without this guidance, developers have no incentive to create a better project.
I think it should be easier to make an in-law apartment, or have a "granny pod" or tiny house in the generally quite sizable yards, or split your house into apartments if the sandwich generation wants their aging parents to live on one floor and help out with their little kids and stuff.
Less of it
nothing
Nothing really, very residential. Cannot see a way to add infill such as making single families into multiple apartments now.
nothing
More affordable units or rentals. More opportunities for homeownership.
I would change the tenant and landlord rights and not allowing someone to change locks before a court date. And not having the police side with the landlord when it is actually illegal.
There is too much new housing development. We need to refurb older houses instead
More duplexes so families can afford a first home.
I would want more units available for more folks.
Ideally, I would love it if housing costs were not so burdensome so that families could have more time to enjoy their homes and neighborhood without needing to work so much to afford to live. That would help to build community.
I support SH efforts to provide housing support for those who need it, according to the information in this report. Thank you for. your efforts.
Nothing but helping me understand what my taxes are paying for. Everything so far In This survey is not surprising because it is happening everywhere in the country. All housing values and rent is higher for everyone. I'm not sure why your stats include Hampden so you count Holyoke incomes that seem to me could throw off south Hadley numbers.
I want to be able to buy something that makes sense for a single person. I would like a nicer place, but small. I'm happy to share the building, but I want to own my own space.
More low cost, pet friendly housing
More sidewalks
Nothing.

In SH definitely more affordable housing.
I live in a condo community. Housing has been and remains fixed.
I would like to see either more multi-family housing or maybe some smaller, more affordable units.
Diversity of race. Everyone (as far as I know) is white.
More multi-family homes, apartment complexes/condominiums and more smaller homes. When I was looking to buy a house, it felt like nearly all of the available options were 1,500+ sq.ft, and often felt too large for smaller families.
nothing
More mixed housing, both in terms of accessibility (affordable housing) and type (single family vs. apartment complex, etc).
Allow single bedroom tiny homes for college students to rent
Nothing.
I'd like a bigger home then living in an attic.
What I would change is already happening in my neighborhood. It's gradually becoming more diverse.
More affordable housing. Less noise from the Woodlawn Plaza. The lack of upkeep at the Woodlawn Plaza.
more affordable housing, better proximity to grocery stores (put a market in the Rocky's plaza), proximity to a better cafe/community space, better/safer bike access to surrounding neighborhoods and towns
More affordable housing for seniors
It is so expensive, but also there are some vacant homes. I wish my friend who rents in the area and pays double what I pay for my mortgage (bought in '09) could afford to buy a home. I also wish I understood what was going on with the endless construction project of apartments in the old falls library building. It has been so many years and feels like there's so much more to be done before anyone is living there.
Nothing at all.
There are nice looking housing units and apartment buildings that are unoccupied and falling into disrepair. It would be ideal to revitalize them and see them occupied by new members of the community.
I would like some of the vacant housing units to be refurbished and filled.
Nothing right now.

Make it way more affordable. This is our first year renting in South Hadley, and we would love to buy a home here one day, but the low inventory and high prices make it impossible for first time homebuyers. Renting here is also difficult, super low inventory and no central way to find it - and we pay so much for the tiny apartment we have (less than 900 sq ft and we pay $1660, increasing to $1750 next year).
Cheaper! It's terribly expensive and not very good.
I would like to see a mix of different types of housing. Not just single-family homes.
The only thing I would change is for the county or city to actually use my outrageous property tax dollars to fix the road that is in perpetual disrepair.
Nothing. We don't need yo add affordable housing in a neighborhood that wasn't original.zoned for the type of development in process. The zone shpuld have never been changed at the corner of 33/116.
The apartment units are not always in the best shape but the people are nice
Integration of small cluster housing, 10 units or less that allows for more affordable or work force housing opportunities.
I would not change anything about the housing in my neighborhood, but I would like for more sidewalks and underground electrical.
Nothing
I would limit new development. The homes are very close together, and we should preserve wooded areas.
I would like to see more affordable housing in our neighborhood. I think it would bring younger families with children, which would be great. I also think the quality and growth of the community depends on having affordable housing options in our town.
More units available to low income seniors
Less single family housing, more multi family housing with shared and accessible infrastructure eg a playground we can walk to.
Nothing
Nothing
Since there is no land available in my area, it would be near impossible to add homes, condos, etc.
More housing is needed for people who are struggling with paying rent.
Wouldn't change housing on my street, but think we need more mixed income housing.
I want to preserve the quiet of predominantly single family homes in my neighborhood. I would want the town to explore options for ADUs that are owner occupied in one unit. I do not want to see short term rentals in my neighborhood.
Added diversity of types of housing, not JUST single-family.

It's losing its rural feel. There used to be 25 houses on my street. In the past 10 -15 years 33 additional housing units have been added. There's more traffic and it has changed the quality of life. It's too much.
Some greater diversity of age groups.
Landlords taking better care of their properties. I live I an area with rental units and they are not all maintained as they should be.
Better accommodate the needs and actual diversity in the town's population.
It would be great if people didn't need to drive a car everywhere they go.
I would take away the last couple of houses built kn my street and keep the good neighbors.
That it had been developed under our wetlands bylaw
nothing
Multiple empty houses that are not being used, zoning for in-law apartments, increase density of housing, increase affordability of housing.
It needs to be more affordable. I am weeks away from a crisis. I am also in a condo and the maintenance is sub par.
Cleaner streets. More reliable transport (even in off seasons) lower rent.
For houses with reasonable sized lots, I would like to be able to add accessory apartments or tiny houses.
Some startup housing (eg duplexes by conversion, accessory)
Nothing, its very busy.
nothing
Exisiting homes would have a path to easier home remodels. Land parcels would be repurposed to support multi-family condos vs rentals to provide the beginning of ownership. The town could take part in rent to own neighborhoods providing a secondary path to ownership.
we have one house that was bought, flipped, and is now a rental property. police have been there throughout the summer. New people and cars all the time. Not clear who really lives there.
That it attracted younger families with children.
Less house flippers. We are a first time home buyer.. anything we can afford that would accommodate our family's needs is scooped up in all cash offers by flippers and we haven't had any luck getting our first house in the town I was born and raised in.
Larger minimum lot sizes. Sidewalks and more non motorised pathways.

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.)

Rentals for 'grownups' who are single are almost impossible to find, anywhere in the area. A well-designed studio with a sleeping alcove and bike storage would work, but seem never to be built. The 'affordable' housing options seem hard to access, with challenging wait lists and application processes, and some people won't even bother. With the increase in mortgage rates, the option to buy, which has made more financial sense than renting has put housing out of reach for many singles, as well as others.
We need to utilize our older homes in a better way than just dividing them up into 3-4 family apartments. We also need to take stock of run down, worn out homes and get them rehabbed!
transportation, lighting, internet access, and convient grocery stories are also elements of good neighborhoods
I was forced to move out after 13 years and could not afford the rent in SH anymore.
No landlords
transportation options are also a consideration
We need more retail with dual use housing, blend the two together, make it "walkable" and accessible and affordable to lower income/student/senior neighborhoods.
Providing housing for South Hadley residents and then others as we have people who are "stuck" in their homes because they can't afford to go anywhere else.
If housing is affordable and acessible for people with disabilities/limited mobility, that will include good housing for seniors
I appreciate the data driven work you're doing. I think making our community appealing for folks is important. living in a town that is nearly all-white is an issue that is not unique to South Hadley and doesn't have an easy solution, but it is not ideal.
We're considered medium income according to first time homebuyer programs, but I don't bring that much in and my boyfriend's income largely goes to rent and student loan payments. These programs would be more accessible if they took into account things like rent payments and student loans - as we can't afford to save for a home when all of money goes to rent.
Mobility with access to public transportation, e-bikes, and sidewalks.
Before you start on "housing priorities" you ought to consider if you are taking care of what you are currently responsible for
In order to create affordable housing choices zoning regulations need to reflect that attitude. The current zoning regulations do not encourage the production of more affordable homes. Over the years there has been a trend to decrease density through changes in zoning

and other regulatory bylaws amendments. Affordability can only be addressed by increasing density. The current model for affordable housing in Massachusetts isn't working. It is totally dependent upon state and federal funding. By right zoning that is targeted at the production of affordable homes will encourage the development of affordable housing.
We need to limit new builds in a small town that already doesn't adequately fund its public schools.
I see use of existing and underutilized housing stock in South Hadley as being a huge opportunity to provide more housing diversity at affordable rates and still protect valuable open space in town.
We need more diversity in our town and offering multiple housing options is a step in the right direction.
Low income housing presents some issues. This is a quiet town without much crime. Low income people that do move to this town should have background checks
Helping those who are vulnerable & needy is the highest form of community
Design standards are important but need to be defined less restrictively

Use this space to add any detail or further thoughts on new housing locations and types.

Zoning changes to allow older, larger homes to be used as multi-family housing would be helpful, as would changes to allow accessory dwelling units, which has been very successful in Portland, OR. Would love to see more MODERN housing, and live/work space (including artist/studio options--maybe with shared studio space). The Falls would be a great arts incubator location.
Revamp old mills into housing units; I do like the idea of apartments OVER retail.
couldn't click-down by river, by schools, and woodlawn area
Any new housing complexes need to be low rent, not just "affordable".
Incentivize builders to refurb older homes vs new construction
We need 50+ alternatives which will enable movement out of single family how's which in turn helps families buy into more cost effective first home purchases.
Develop the dead space by Ace with multi family, affordable apartments over retail.
There's no option for me to choose the neighborhood above. Glitch in questionnaire?
Please try to have the architecture/design fit within our hometown feeling.
I honestly don't know a lot about some of those options listed above, and I would guess most residents also only know about what they've experienced.

Housing over retail benefits everyone! Access to coffee shops, cafe's, etc. enhance the town. Large apartment buildings don't align with the small-town feel of South Hadley, and don't always yield residents who are happy to have them there. Tenants / owners would be proud to live in new construction with green space and will show pride of ownership / keep up the beauty of the town, regardless of income.
I find single family & duplexes tend to make the community feel more like home rather than an apartment building. As a disabled person with a service dog, I also find it easier to live in those types of areas.
We need more mixed-use spaces so families with limited transportation can have places to live, shop, and work.
Affordable housing should be allowed and offered north of the Village Commons or bu the College. Diversity should not be limited to the areas that the middle and lower income families live in.
The cottage housing or pocket community is a good choice for any location. Typically 10 homes or less. Small and large multifamily housing is step in the right direction. Mix use is perfect for creating housing and services in the same location.
I think we could use another facility like HubertPlace
The route 202 and 33 corridor should not have additional housing. Houses are very close together, and additional space is wooded conservation area or inappropriate for new builds. The space near the intersection is busy, and box retail abutting neighborhoods isn't safe.
I think mixed-use and small multifamily housing will be good for the Village Commons area. For other residential areas I think cottage housing, town-homes, or small multifamily units.
Construction or conversion of housing types offer best cost options for all income levels with variety of design options
The Orange Sections are ideally located near bus lines and other amentities to assist those who may face transportation hurdles.
I couldn't choose areas, that section of the survey didn't populate for me. We should not be focusing on areas already heavily populated. We have lots of open areas for development such as Ferry St. I am so tired of NIMBYs fighting development or trying to keep it to certain areas. Yes it needs to be near transportation routes for convenience but we can also advocate to expand bus routes to accommodate the increase in housing.
Call to renovation to established rental units, provided by the town. Coherency for the standard of living in the area would be affective in these efforts