



**Pioneer Valley Habitat for Humanity**  
Executive Summary and Data Report  
for "Big Enough" Small Homes project survey results  
September 1st, 2017

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## **Pioneer Valley Habitat for Humanity: Executive Summary of Big Enough survey**

Pioneer Valley Habitat for Humanity sought to gather data and responses from those residents of the region who might be interested in looking towards smaller homes as an affordable homeownership option. Beginning in July 2017, Habitat began collecting in-person interviews as well as online survey responses (in both English and Spanish) which sought to more closely define the demographics, aesthetic preferences, and spatial needs of prospective small home owners.

The research was designed to capture information from individuals and families in western Massachusetts who earn between \$16,000 and \$52,000 annually and have a household size which does not exceed four people. Of fifty seven participants, forty-two surveys were completed in full by people who met this criteria. The survey was intended to gather both numerical data and long-answer responses confidentially. The survey began with a brief summary of demographic and personal information, followed by an overview of each participant's housing history. The survey identified age, how often participants had moved, what town they lived in, and what type of housing they currently occupied. Participants were given a brief summary of Pioneer Valley Habitat for Humanity's "Big Enough" Small Homes project, including the \$50,000 building cost goal as well as the type of research that had been going into the project thus far. Participants were then given three images of various housing options in Franklin County and Southern Vermont that met the \$50,000 building cost goal. Participants were asked to share some initial reactions to these housing options. The survey concluded with a "Rapid Fire Question" round where they were asked to view 20 housing amenities/features and determine if they were a benefit (a feature they would love to have), acceptable (a feature that is neither positive or negative), or unacceptable (a feature that would prevent them from purchasing a home at an affordable price).

Twenty-three towns and cities in Hampshire, Hampden, Franklin, and Essex counties were represented. 57% of participants reported having moved less than five times; 25% of participants reported having moved more than five times; 17% of participants reported having moved more than ten times. For those participants who had moved between five and ten times, there was a correlation between household income and the number of times they had moved (for example, participants who made between \$16,000 and \$28,000 annually were twice as likely to have moved between five and ten times than those participants who made between \$42,000 and \$50,000 annually).

Participants identified a number of reasons for enjoying where they currently live. Among the most common responses were: quiet / safety; access to nature / wildlife /

recreation; and a sense of community. Participants earning \$16,000 - \$28,000 annually were more likely to report that the most valuable thing about their current living situation was quiet / safety. Participants earning \$40,000 - \$52,000 annually were more likely to report that proximity to amenities was what they enjoyed most about where they currently live. The most common reasons participants do not enjoy where they currently live include: unaffordable rental payments; landlord / neighbors; and the aesthetics or layout of their current unit. These were consistent across all three income brackets represented.

Participants were showed an image of a small home construction project built in Brattleboro, VT. The house was just over 400 square feet in size with a kitchen, bathroom, washer & dryer, living room and staircase to a lofted sleeping area. The home sits in the back of a lot with another single family home on it. Participants were given an opportunity to voice some opinions on what was a benefit about the home, what was acceptable about the home, and what was unacceptable about the home. Among the most commonly cited benefits were: simple and easy to maintain; aesthetically appealing; new construction; and energy efficient.

When asked whether or not they would buy this house if the monthly payments were affordable (no more than 30% of their income), 40% said no, 45% said yes, and 25% remained undecided. For the most part, these trends were evident in each income bracket. There was, however, a noticeable deviation from this trend among participants who earn between \$40,000 and \$52,000 annually. These participants were generally much less likely to find the value in the small Brattleboro home. Of those participants in other income bracket who reported that they would not buy the house, a majority justified their answer by stating that the house was too small for their needs. A lack of accessibility in the home also seemed to present challenges. For those participants that remained undecided, some common questions included: "Where would the house be located?"; "Could I build more onto it?"; And "Who would my neighbors be?".

## Pioneer Valley Habitat for Humanity: Survey Results

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### 1. What town do you live in?

Amherst, Ashfield, Belchertown, Charlemont, Easthampton, Florence, Greenfield, Hadley, New Salem, North Andover, Southampton, Springfield, Sunderland, Turners Falls, West Springfield, Westfield

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### 2. How often have you moved?

- "too much" a lot, 5 times/5 years once. Lost home in 2008, renting ever since, moved 2 times since 2011
- 1 x every 10 to 15 yrs (1st independence - every year or two).
- 1-2 times per year
- 3 in 4 years
- 4 times in 20 years
- 4 times in 6 years
- 4 times in 6 years- vermont (dorm), sunderland (house), Amherst (basement), westfield (apartment)
- 5 times in 10 years
- 5 times in the last 9 years
- 5-6 times
- 6 times
- 8 times in adult life. Was working/living in Rhode Island, divorce in 2011-- moved in with mother in cape cod, commuted to work. Evicted from mother's home in 2011, lost job, moved to Amherst looking for Jobs and a good living option
- Before this lived with her mom, this has been her first living place on her own. Has been looking for houses but they are all way too expensive.
- Current apartment for 1 year, previous place for five years
- every 3-4 years
- every 4-6 years, lived in Amherst for a long time-- became unaffordable
- Four times
- Have lived here for 8 years
- Have not moved in 16 years
- I have been here for 9 years. Before that I moved every few years and it was hell.
- I have been in the same place for 5 and a half years
- I have lived in my current Residence for 3 years, previous for 7.
- I moved several times but I found housing through the housing authority in Hadley and I have been here with my three boys for almost 6 years. I am ready to build a home that is our own and they can always come back to. Where we can have a garden or plant what we want. To make it our own would be amazing
- I recently had to downsize bedrooms due to section 8's rule on the allotment of rooms, moved twice in the past 5 years
- In my life? At least 22 times. 9 times since my daughter was born in 2002.
- Just moved for first time in 18 years

- Often , a five times last eight years
  - oh my god, so much
  - once a year
  - once in 20yrs
  - Once in the past 36 years
  - Only when necessary, last move was three years ago.
  - Open-Ended Response
  - Over my lifetime? Ugh - too many. I have been in this house since Nov 2014 and if I could buy I would.
  - twice in 6 years
  - Way too often! This is the 4th place in the last 10 years.
- 

### **3. What do you like most about where you live?**

- Ashfield community!! Caring friends and neighbors! Living in a rural community.
- Can walk to town, schools. Close to my work but neighborhood is quiet and friendly for my child
- Close to friends, parks, library, my job, and farm-stand; not too far from school, town, and grocery. Inside there's plenty of light, wood floors, enough closet & cabinet space, and plenty of room. Outside there's beautiful land, garden space, shade trees and friendly neighbors.
- Country setting
- Customizable- style/colors/aesthetically, Big kitchen, close to highway, garden space
- For the most part quite on the street..
- I appreciate that my daughter has her own room, and the location is beautiful.
- I can grow a small garden. Nights are quiet.
- I have a great landlord and a beautiful bike trail nearby.
- I like that I have quiet and friendly neighbors, big yard, everyone helps each other out.
- I love the brick buildings and the river nearby. I also really like that it's a bit urban, and new businesses are opening, yet I'm still so close to incredible nature.
- I personally have moved a total 3 of times in my life, In 2007 from my country and 2 time in America
- It is a quiet area, surrounded by nature with many trees, safe and clean. Good housing management. Accessible mailing area and parking.
- It's in a central area and affordable and claim area
- It's my sister's home
- It's peaceful, quiet, and has good air quality.
- It's quiet
- Like Amherst, love the northeast
- Like Sunderland: no parties, no cops, feel safe, it's quiet. Amenities of development: pool, gym, bus, park, hammock, grills, internet, cable, hot water. Lump sum rent, instead of a ton of small bills.

- Live in duplex (one neighbor) compared to living in building with numerous neighbors. It's quiet
  - Location
  - Love Hadley, close to everything (farms, bike path, stores, towns). Yard and garage, rents house from friend who does maintenance and very affordable
  - My children are happy
  - Neighborhood is on the bus line, lots of kids in the neighborhood
  - Nothing
  - Now- peaceful and quiet, fireflies at night-- big change
  - perfect view of the springfield 4th of july fireworks
  - PVTA, came w a washer and dryer, back patio (privacy), like the layout, removed from a large main road
  - School district
  - The area feels like home
  - The large windows, private yard, and surrounding area (trails, waterfall, pond, bus-route, close to town, near our local CSA Farm).
  - The natural light
  - The neighbors
  - The quiet, as it's not on a public road, and the back yard, which is next to the bike path.
  - the rattlesnakes, fisher, bear'n fox...quiet - ability to grow what I want
  - The woods and hiking trails that I can get to just by walking out my front door.
  - The yard and off street
  - We can afford it, there's laundry in the building. It's safe. Lots of trees and kids.
- 

#### **4. What do you like least about where you live?**

- My husband and I are in the basement with our baby which makes it hard to feel like we have any space to ourselves. Living with family can also be difficult in itself.
- "depressing" empty house, terrible conditions, no place to store anything. Been living in limbo since 2010
- Crime
- Everything
- Expensive
- Expensive rent, section 8 subsidized but pays more than 30%. Upgrade apartment is unaffordable, even though neighbors have it,
- have to be quiet and respect neighbors in a different way. neighbors very close quarters
- Housing costs and having to have housemates.
- I live in a basement
- It is on the third floor and what I need is three rooms.
- It isn't wheelchair accessible. Also, I'm always worried something's going to happen politically, and we'll lose our subsidy and have to move out of town.

- It's a bit rough around the edges, and drug use is somewhat prevalent. I also don't like that my friend's kid's wagon was stolen from their porch.
- It's my sister's home
- It's small and on the third floor
- It's unstable (management keeps changing and I never know if they will sell it or get rid of the tenants), it's not fully accessible, it doesn't have a good space to garden, it's hard to heat in winter, lead in the soil.
- Living in a 3 Family and your neighbor's above you can't understand that someone lives above you and below you..Common neighbor courtesy..
- Location, for right now wishing it were in Amherst. Kids grew up in Amherst, works in Amherst, the town of Amherst is more walkable
- Low internet connectivity; but at least there's the library 3x per week.
- maintenance costs, the 50/50% relationship mortg to p. tax...
- my apartment
- neighbors and distance from the center of town
- Neighbors litter, people smoke cigarettes and marijuana, new lease will ban smoking but can still smell it
- No back yard
- Open-Ended Response
- Paying 1300 a month with nothing to show for it
- Rent is really high
- rodent problem, no cross ventilation, dark, no pets, close to road-- loud/limited privacy
- rude neighbors that have no regards that a family lives underneath them. sharing a house with rude upstairs neighbors
- school system, needs new heating system
- That there isn't enough space for all of us to live comfortably due to the fact that section 8 won't allow us more bedrooms.
- The design of the apartment -- a hallway doubles as the standing room in the kitchen.
- The landlord
- The neighbors
- The noise of surrounding apartments
- The rent takes over half my monthly income which leaves little for the rest of my expenses. The college student neighbors are sometimes difficult to mesh with having a young kid. The behavior isn't always a good model.
- The rooms are a bit small, and the neighbors are noisy
- The walls and floors are like paper, meaning no sound proofing, so no privacy.
- The way some people are so respectful of their apartment and others take what they have for granted and just have their whole place inside and out a disaster. That makes the rest of our homes look bad. We should all have nice yards
- Though we are set off the road a bit (thankfully) we are on a busy route - cars going 50 mph or more. We rarely let our 9 year old bike on the road, even with the two of us in front and in back. And the noise of the cars is fairly constant. Also, the landlord, though quite friendly, does only the very minimum to maintain the house (old holes in hollow doors, broken linoleum, old poor quality paint job, tiny stove with unreliable oven).

5.. Our goal is to build a \$50,000 home. These are three examples of what a \$50,000 home might look like in our community.

The first image is of a manufactured home with a \$54,000 list price and an additional \$20,000 Homeowners Association buy-in, as well as an additional \$200/month membership fee.

The second image is a fixer-upper home in Greenfield with a list price around \$50,000. This home would be difficult to finance due to it's disrepair, and would be expensive to make livable.

The third image is of a small home in Brattleboro, Vermont. This home was constructed for just over \$50,000 and is built on land shared with another single-family home. Share your thoughts about these three homes and our \$50,000 goal.



- 50,000 would be a very affordable mortgage however it seems impossible to find something that cheap. The last house seems the most livable
- Beautiful homes for those who are already having trouble getting food on the table and clothes on their backs.
- Both the manufactured home, and the Vermont home are quite appealing. As someone with limited resources, the Greenfield fixer-upper seems like it would be a daunting challenge to make it livable.
- I think the 50,000 goal is very reasonable. I know I expect my major opportunity for homeownership to be when my grandmother passes, and I expect to inherit 10-15,000 dollars a year for several years.
- Definitely my favourite is the Vermont home. that looks small yet big enough to be functional for someone who can live with a small mindset.
- cute, good and small (has been interested in a small home for years, she "could live in a room"; cute but plain, needs more windows (stairs maybe...); not enough indoor light, maybe just single floor
- Don't like the \$200.00 membership payment. The other home is to beat up and going to be way too expensive to repair. The Vermont home is nice but to far away from my job.
- For a single person or a couple, these homes would be great, with exception of the greenfield fixer upper. That would be great for a couple with money available to do the necessary repairs, but a detriment to anyone else.
- Having it to yourself, starter option is huge; Starting house, stepping stone house "as long as you own , you can make moves"; location maybe? needs to be close to work
- Homes seem small but 50,000 seems reasonable. #3 house looks like a box.
- I am not interested in homeownership that has a monthly condo or other type of fee. the homeowner's association buy in does not appeal to me, I do not know enough about that (what does it include, what are you buying into?)
- the 3rd option on shared land appeals more to me if I have more info on exactly what I am getting for my purchase. I would prefer to have my own little 'yard' area, something more than that uncovered entryway.

- I appreciate the 3rd option more than the other 2, though I do love the idea of having a farmhouse - but a small one. My partner and I don't need a lot of room but we do want to homestead - which is why we want to own where we live.
- I believe the newly built small house probably would be best and most affordable.
- I feel nothing meet one and three would be doable with the price range however number two could be feasible if we all worked together to create the home into a viable living environment.
- I looking for a new home in Greenfield MA.
- I love the first house! I think the last one wouldn't work for my family at all too small
- I love the idea. perfect for elderly and young, small families. the second house needs work but with the right program and financial help, the right family can fix up the resident. The neighborhood would appreciate the work. I would love a fixer upper.
- I love the third house (VT). It's small size will make it easy to heat. I appreciate its rustic look and trees
- I really love the one that was made in Vermont, the other two not so much. I wouldn't mind living there.
- I think \$50K is pushing the limits of what's possible. For the house, sure, but not house + land. Also, I have a wheelchair user to consider- tiny footprints are great, but not everyone can go up stairs.
- I think that it can work..Nothing like a place to call your own.. Rebuilding someone's life..
- I think this is a wonderful idea. Making small homes affordable sounds fantastic. I know for myself personally this would not be enough space for me to ever consider buying as both my partner and I work from home. So the only drawback I see is the lack of space.
- Inexpensive to heat, easier to clean
- low heating and cooling costs, seems pretty good in terms of plumbing and electrical; Needs more windows; unacceptable = need a shared space or meeting space
- quick to clean, bills won't get too crazy
- Seem very small but if they were decorated right could be loveable
- Size, operational costs low (heat and cool) maintenance and property tax are low; It's functional, a little too "nothing" needs more windows, skylight?; too plain-- character and location
- some the houses seem just right. 50,000 seem like a good price
- The first seems quite nice. I like the surrounding green area (or what seems to be green from this view). I am not so sure about buying a home that is so close to someone else's home.
- The second one looks like it has potential, but I do not have the means to fix it up, and I am not sure what the surrounding area looks like..
- The last one has the most appeal for me. We would live in the nearby co-housing community if we could afford to buy in. Small houses, friendly cooperative neighbors and surrounding beauty would be what we'd be looking for.
- The mobile home looks like you would be ostracized by living there and could have undesirable neighbors. Also, what chemicals are used in building it? Is it like the New Orleans trailers, filled with toxins?
- The fixer upper looks good but is it liveable? I love the Brattleboro house's appearance but how small is it?
- The third home appears to be the best option for the budget
- They all sound ok but the fixer upper for lower income people as financing issues would be hard
- Too small and too expensive, it would be too expensive to fix and make livable.
- you guys rock. your work is not only more beautiful than a for-profit company's, and a lot smarter than a fixer upper. I'd be open to sharing land with another family, but it would greatly depend on the kind of folks they would be. Conscientious people a must, who care about their home and surroundings.

6. As a potential home-buyer, what about this home is a benefit (a feature you would love to have)?



- Low utility costs
- A benefit of this home would be to be able to have a washer and a dryer at home.
- A lot of natural light in loft area
- Affordability
- Affordable
- Benefit
- brand new and wood beams!
- can't tell, unfinished
- Cheap
- depends!
- Don't like the roof style but not dealbreakers
- Easy to clean
- easy to keep warm I am sure.
- Energy efficiency, wise land usage, affordability
- energy efficient, low heating/cooling costs
- everything is brand new, up to date and code
- great, cozy use of space with the loft, pretty octagon windows
- Having room to breathe at the end of each month!
- I think the loft space adds value
- It's cheap. It would mean never having to move again.
- It's yours..
- Loft
- Lots of outdoor space
- Mature trees, hopefully friendly neighbors, pleasant shape, potential for add-on like a porch
- metal roof (low maintenance), simple design/clean lines, not vinyl siding (low maintenance), personal property--> garden; Acceptable: windows, wish there were more: Unacceptable: location (close to another house), no outbuilding for storage, not able to build additions, location

- Nice kitchen and energy efficient supplies
  - perfect for a single parent with one child family
  - Size
  - Small and cozy which is good to maintain heat.
  - Smaller is easier to maintain
  - Smaller living quarters
  - Starter house, can expand later after building equity; Need a 2 bedroom (mother and daughter)
  - That it is new and the materials look green
  - The house is small and the utilities would be cheaper
  - This is the house I've always dreamed of, I would be happy here for the rest of my life. Even better if it is efficient with solar panels and rainwater harvesting with land for a vegetable garden in summer. Away from the city and lack of nature. Perfect for me. The other two do not interest me at all. The first because you have to pay for everything and the second would be too expensive to be inhabited.
  - Windows in all four walls, small square footage footprint so less land required to build it.
  - yes, yes, yes
- 

**7. What about this house is acceptable (a feature which is neither positive nor negative)? What about it is unacceptable (a feature that would make you not want to buy the home, even if it was affordable)?**



- Brattleboro at lot of drug use around
- For me the size is too small. But with the large yard, a lot of time will be spent outside
- I don't like loft houses - I don't want to climb a ladder to get to any space.
- I would have a hard time in a home this small with growing boysenberries
- I would like more natural light
- I would want larger windows on the sides of the house.

- I'm old - the upper level MAY (not necessarily) may BE difficult, willing 2 try. Again, a hip roof has more volume/living space.
- It looks too small for a mom and a male teen which a mom of a 11 year old has to think about
- It's completely impossible if you can't climb a ladder, it's tiny, and it has almost no light.
- JUST THE AREA FOR ME SEEMS TO RURAL..
- might be too small (can't tell)
- Not enough private room for my children
- Not enough space for 2 adults and 2 small children
- Not enough windows
- Open Loft Style. Best to make top floor closed w/ stairs
- potentially terrible neighbors
- Space -- too small
- storage space? for off season type stuff (this is new england after all, boots, winter coats...)
- The second floor with limited head clearance for standing up in the loft. Challenging to use space when it has such a aggressive slant to the ceiling.
- Too small
- Too little space
- too small
- Too small for two people to be able to have there own space.
- Too small- No space for plants or my family- I have 8 grandchildren that live close and I need space to have them over with their parents.
- Too small, still not completely livable
- Tubs

8. Would you buy this house if the monthly payments were affordable (30% or less of your income)? Why or why not?



- Yes?
- No it's too small for my family size and I wouldn't have the money to finish making livable
- No, I don't believe My husband, 2 year old, 6 month old and I would be able to live there comfortably.
- yes it is in my price range.
- Yes I would because I am currently just myself and the small space will be good for me but if I had a family it would be different because we all couldn't live in this small living quarter.
- I couldn't because I don't necessarily see it as benefiting my family because it is so small however if I could build on I would definitely buy it.
- Yes, I would.
- Yes, homeownership is important
- Yes
- No, it is way too small for my needs. The sacrifice for living here is not worth the benefits of homeownership for me.
- If I didn't feel cramped and had proper storage and places to set up living areas (living room) then I would consider. If not then no
- Probably.
- Absolutely.
- no, i like the area where i currently live.
- unless all signs pointed me there, i likely wouldn't.
- It looks smaller than my current Residence and would be cramped for myself and a preteen boy.
- No. Because I don't like lofts.
- No. It's not wheelchair accessible.
- Yes, absolutely!
- Yes I would, you always want something you can afford..
- No I think it would be too tight of A space
- For my family needs this home is too small. It would be perfect for veterans, low income one child household.

- depends!
- No. It's not accessible, it would feel like being buried alive. Of course, if I lose my current housing due to gentrification, I'd take anything, but it would be really hard to live there even if it's better than being homeless.
- Yes
- yes, yes, yes
- Yes
- No
- Yes, because it would be a good amount of space as I only have a 2 person household
- Yes, as a fresh homebuyer, as a mother with a daughter she has to do something to change their housing situation
- To small but depends on the layout
- Yes, I have no reason not to buy it.
- Maybe, the space and the location would matter
- being on someone else's property is an issue in terms of space and privacy, how well/do you "know those people"
- I would possibly buy it, depending on location
- Yes. A roof over my head for only a 3rd of my pay. Sounds like a deal.
- I would if there were 3 bedrooms I feel the space would not work for my family's needs
- No, because it's not enough space.
- No; I would like to live here, near friends and family.

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**9. What questions are you left with after looking at this house more closely?**



- Can I add to it?
- Would I be able to afford to finish it after my down payment, closing costs and first month's rent?
- Where would all my things fit? Will I have enough storage?
- I don't have any
- Will there be more windows, will they put in a kitchen, also where would the bathroom be placed.

- Can I add to house when earning more? e.g. closing loft and adding regular stairs.
  - Where are the kitchen and bathroom? How big are they? What is the surrounding area like? And more.
  - Is that as small as it looks?
  - Will it have solar panels?
  - how far from street? how much garden/yard? how close to other house that share the land?
  - How many bedrooms, where is the bathroom, Sq footage?
  - I would need to explore floor plans to see how everything fits.
  - Are there any wheelchair-friendly tiny homes? Is that even possible? Can you age in place in a tiny home, or would you have to move when you got older?
  - Would it be possible to retrofit it to heat with a wood stove? Would it work to build a lean-to shed off the left hand side with the single window to be an outdoors storage space for cut wood or bicycles?
  - How far from a grocery store malls and things of that nature.
  - will solar panels be a option? What size lot will be available?
  - Is it just one room? Where is the plumbing? Does it have any ventilation?
  - Price?
  - Are there any additional spaces that are not shown?
  - What will it include?
  - Could it be part of the construction? As a participant that I am in Section 8, could I use my voucher or would I have to give it up? What is the process and guidelines for starting the purchase process and if I qualify for a home of my own? When do I move ??? :-).
  - Can there be a bath and a half? Can there be good space for my son to have friends over or for me to entertain family during the 5 months of cold NE winters? How separate or spaced out are the different bedrooms?
  - it's hard to tell how the living space is laid out in the photo since it is unfinished.
  - How big would the second floor be?
  - How can we make housing more affordable without sacrificing space?
-

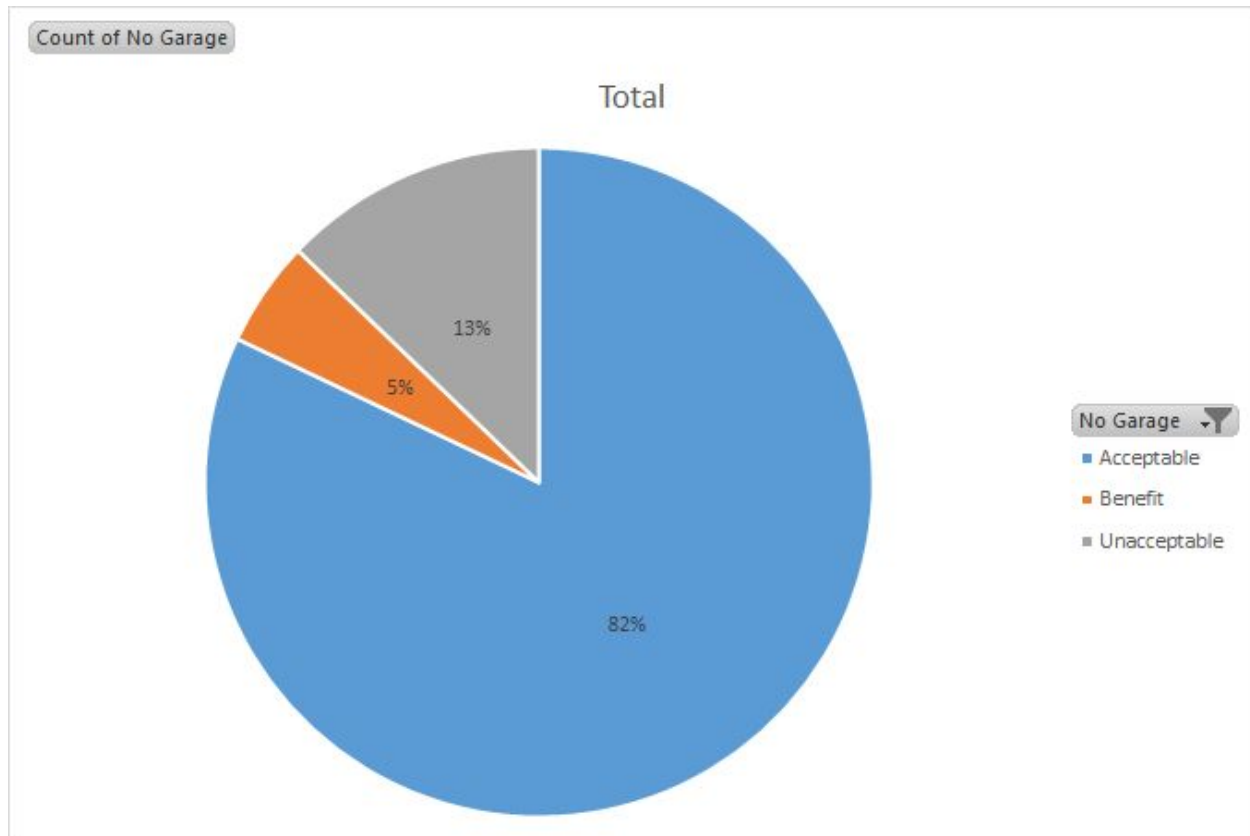
## Rapid Fire Question Results

10. Here you will see about 20 ways to make a house more affordable. Please respond to each feature as a prospective home-buyer by judging how that feature changes the value of that house to YOU.  
Each cost-saving tactic will be either a benefit, acceptable or unacceptable.

	Benefit	Acceptable	Unacceptable
No Garage	2	32	5
No Dishwasher	6	27	6
No Washer / Dryer	1	8	30
No First-floor Bedroom	1	34	4
Only One Bathroom	3	34	2
No Wheelchair Accessible Entrance or Bathroom	0	35	4
Storage Loft Only Accessible by Ladder	2	29	8
Shared Walls	0	23	15
Shared Driveway	1	32	6
No Garden	2	20	17
No Porch	2	31	5
No Pets	1	13	24
No Fenced-In Yard for Pets	0	32	7
Energy Efficiency	35	4	0
No Air Conditioner	2	26	10
Homeowner's Association	3	20	14
Open Floor Plan (No private bedrooms)	1	9	29
No Bathtub	2	23	13
One Story Living	11	24	2
Two Story Living	12	24	2

## Rapid Fire Question Results: Data Visualization and participant comments

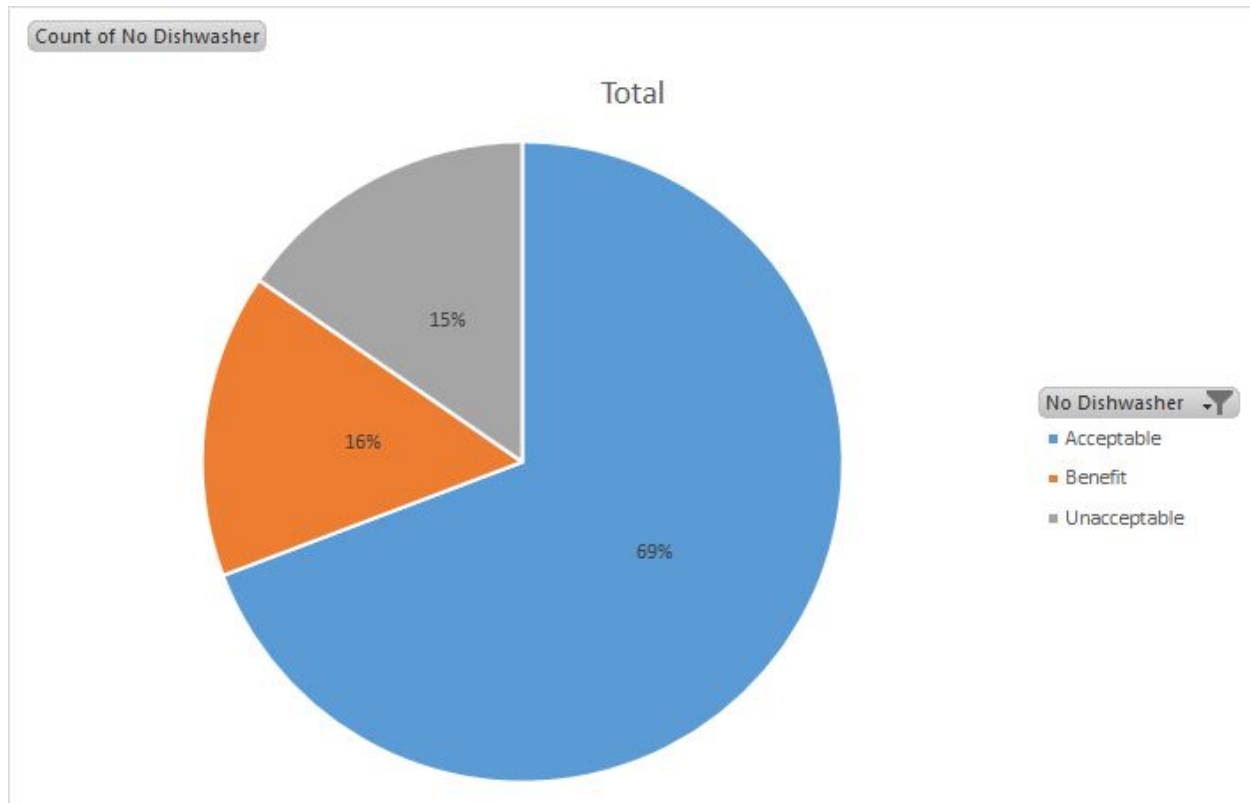
### No Garage



#### Survey participant comments

- "59 years old with serious arthritis and back issues, so cannot shovel out car every time it snows."
- "Needed in winter to protect from snow."
- "Because I want to restore a car when I buy a house."
- "Living in New England weather always changes and storage."

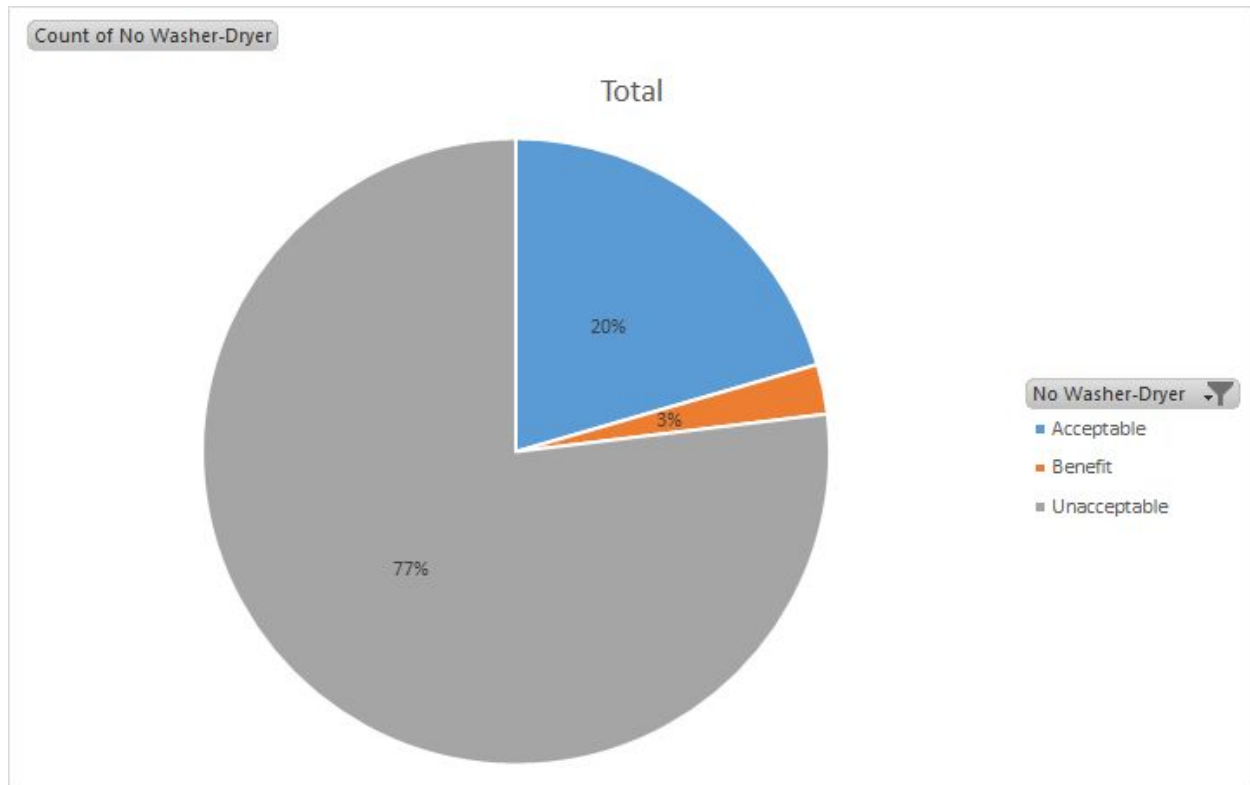
## No Dishwasher



### Survey participant comments

- Dishwashers save water and energy compared to hand washing; leaving out the dishwasher is false economy, in the long run.
- I'm tired of being the dishwasher.
- I feel they are more energy efficient than handwashing.
- I wouldn't consider purchasing a home without a dishwasher-- it's just something I've grown to really love after living without them for most of my life.

## No Washer and Dryer

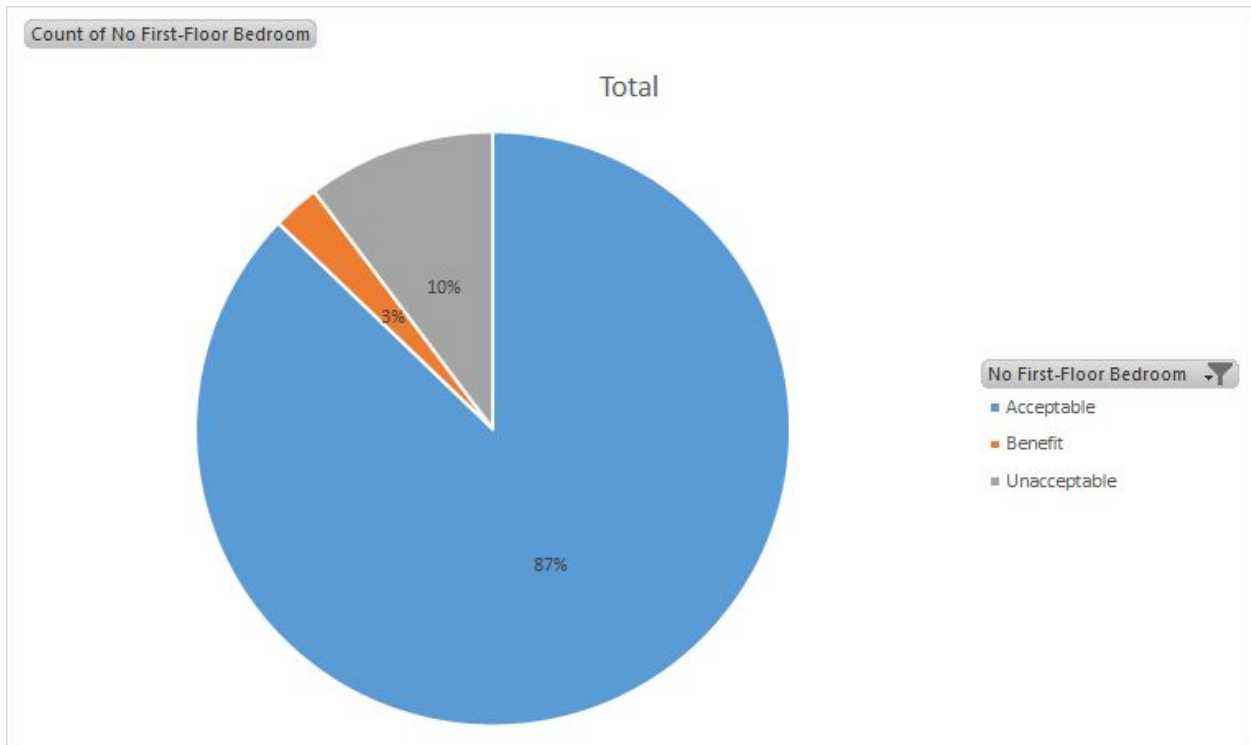


### Survey participant comments

- Getting to the laundromat is very difficult with 2 children still at home as well as a part time job.
- One needs a washer and dryer in the home especially in the winter.
- I have so much laundry with three kids. I have to have one in my home
- I like Washer-Dryer
- I would have to see how far the laundromat is,
- I must drag laundry to Laundromat. They are expensive. Seriously less expense owning a washer. I would not need a Dryer.
- I cannot lug laundry to a laundromat. If there are hook ups, I can provide my own machines, but I need the washer-dryer capability at this stage of my live.
- "need the convenience to B a real home"
- We're too busy to be spending time and money at laundromats.
- i got a 2 yr old
- I'm a very busy single mother and full time worker. Finding time to go to the laundromat regularly would be nearly impossible.
- I don't care if I don't have a dryer because I can hang clothes outside but I do want a washer so I don't have bring my clothes into town to town washer. I have chemical sensitivities so don't want cross contamination with other people's smelly laundry products.
- The laundromat is expensive these days; plus, transportation can be an issue. It would be much cheaper to buy and run your own machine.
- Having room for a washer and dryer is significantly important to me as a potential home owner.
- The convenience of just popping in a load of clothes on your way out the door.. Priceless for me.

- Tired of paying to go to laundromat
- A family needs to have this as an option. with energy save appliances this will help bring any cost down and give a luxury that is needed.
- It needs to have hook ups (I can get the appliances and install myself). I can't use a laundromat for health reasons.
- Need clothing washed daily sometimes
- Need due to children
- Lots laundry
- Low income families may not have transportation to be able to get to a laundromat to do their laundry
- Would have to have washer & dryer hook ups. Would not buy if set up was not in place.
- It's important to have laundry in your home
- Too expensive and time consuming to take laundry out, especially given the way the day to day messes of having kids mean things have to be washed right away maybe in a day you don't have money or time for the laundromat
- no washer is unacceptable but I can handle no dryer if needed. i'm not lugging wash to the laundromat...requires a car
- I have a special needs child and we always have a lot of laundry
- Again, just would not purchase a home without this possibility-- I would not want to leave my home to do laundry. But would prefer to have washer & dryer (don't have them now)

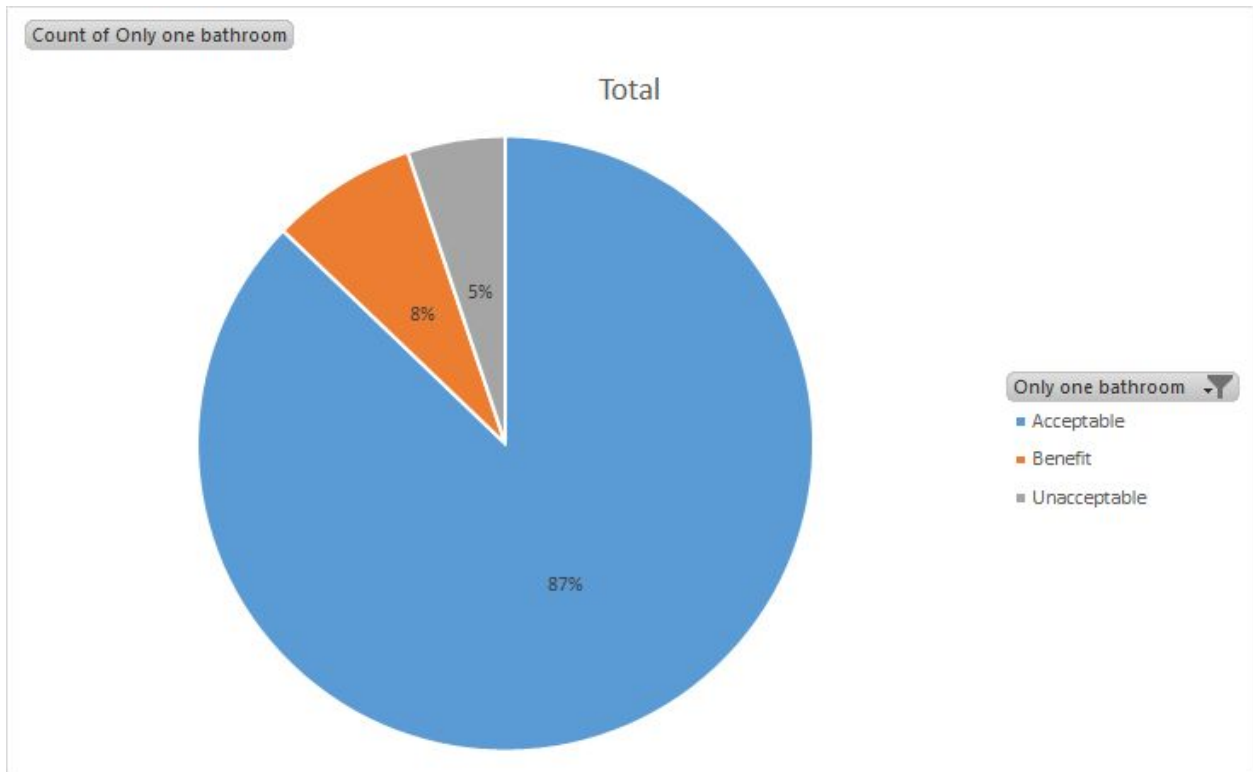
## No First-floor bedroom



### Survey participant comments

- Depends on Stairs Type.
- If I am buying a home at this stage of my life, I want to be able to sleep somewhere without climbing stairs.
- As long as it's not a loft where I have to climb a ladder I don't mind a two story home. Otherwise I prefer ranch.
- Wheelchair
- House needs to be fully wheelchair accessible for residents and guests.
- Long-term this could become unacceptable

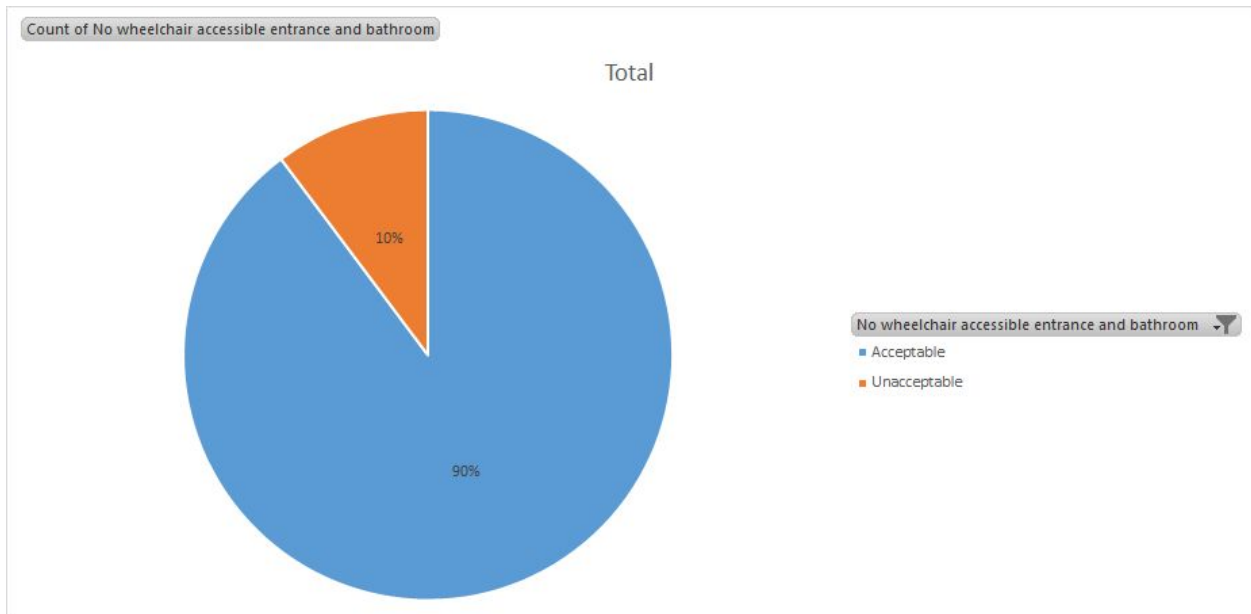
## Only one bathroom



### Survey participant comments

- due to MY ability to afford (no housemates)
- Always would like my own bathroom one thAt no one has access to ..some people don't have good bathroom cleanliness..
- As a mom with a boy approaching his teens I think at least a bath and a half would be best.

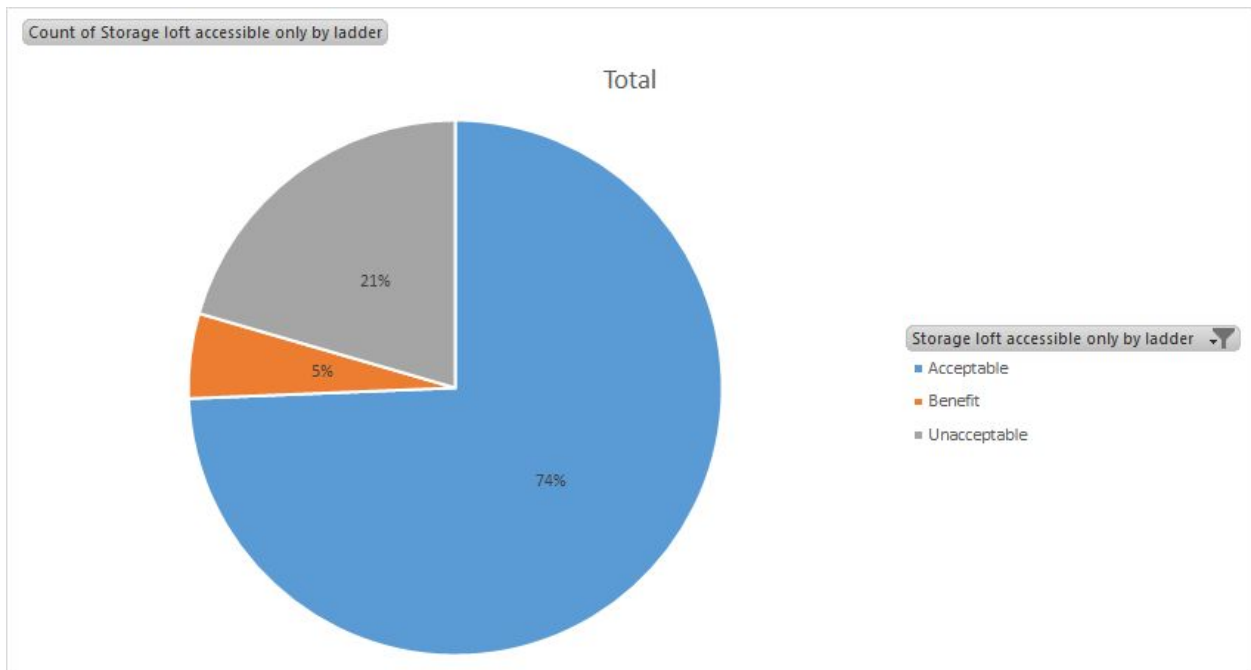
## No wheelchair accessible entrance and bathroom



### Survey participant comments

- No wheelchair accessible entrance and bathroom notes
- I currently do not know anyone in a wheelchair but as my mother is getting older if this was to happen I would like for her to be able to visit with no problem.
- So far this is OK.
- (pretty easy in that model pictured to make accessible)
- My partner uses a wheelchair
- this should always be a option for someone that needs this
- "I can't seriously believe anyone with common sense or human decency would ask why this would be unacceptable.
- "Long-term planning might make this unacceptable

## Storage loft only accessible by ladder



### Survey participant comments

-Storage loft accessible only by ladder notes

-Unsafe for me.

-Previously stated

-I would use it to sleep

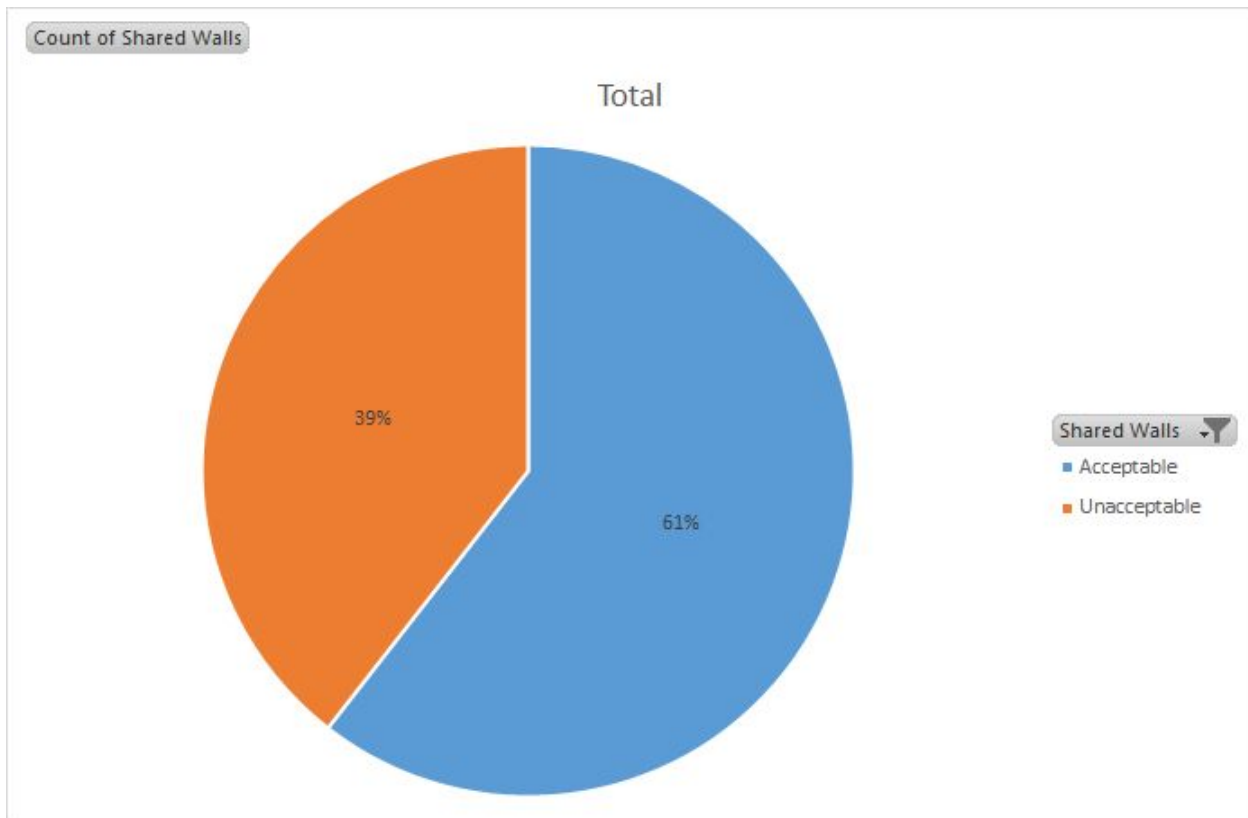
-That's an accident waiting to happen. How do you expect to get boxes up and down? A pulley?

-Don't like heights.

-This may be difficult for families with young children

-Hard to get up and down with older knees and hips. Also a risk that kids play up there and fall.

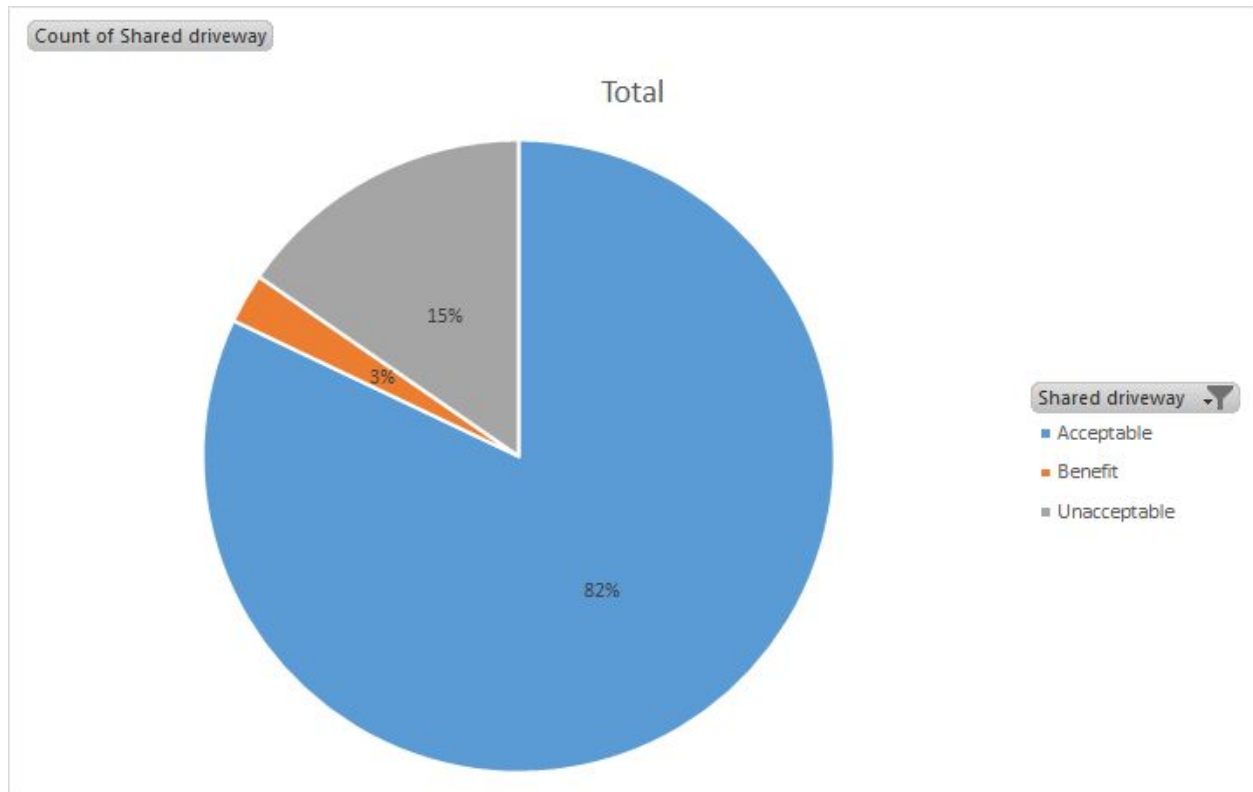
# Shared Walls



## Survey participant comments

- I'm not sure what this means
- I like separate home
- depends on neighbors
- If this means Sharing Walls with Neighbor Same as Apartment No Privacy.
- Depend who I am sharing this with and which walls.
- huh?
- I'd rather not.
- not sure what this means
- If I am sharing walls with another household , I have little privacy.
- What do you mean? Like a duplex? Not for me. The only neighbors I want to get annoyed at are the wildlife.
- I already live like that now you don't want to hear everyone's everything.
- Too much noise
- Noise, fumes.
- Privacy
- Build them thick
- I value my privacy
- Possibly unacceptable; depends on quality of walls. Last apartment the walls were very thin, the neighbor very unfriendly, loud and a heavy smoker.

## Shared driveway



### Survey participant comments

-I like my privacy

-One would like our privacy and wouldn't want to bother anyone with my noise or be bothered with other people's noise.

-I like separate driveway

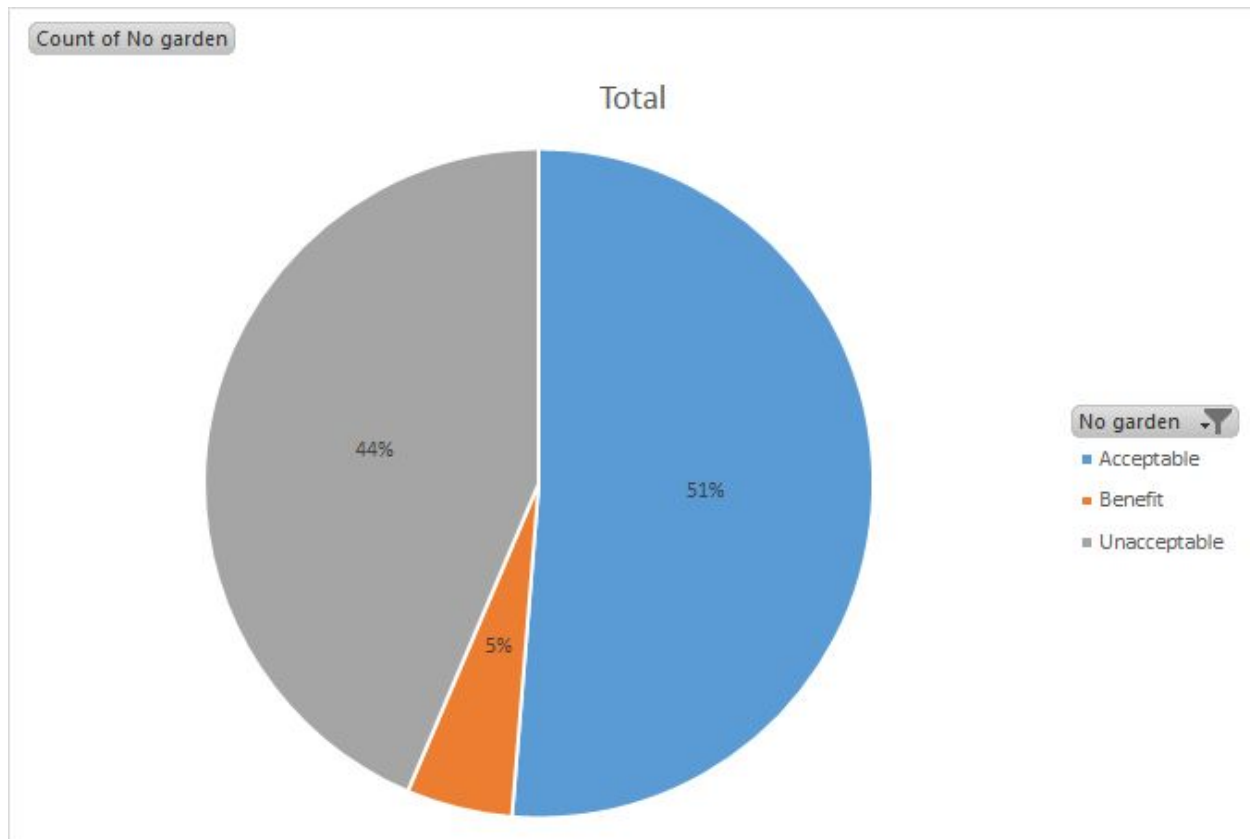
-if 'fewer' cars & their owners (less hassle finding some 1 who needs to move).

-We have been living with limited parking here and it can be uncomfortable playing musical cars morning and night, or wondering where to put guest vehicles.

-Depends on neighbor and how close they are.

-No.

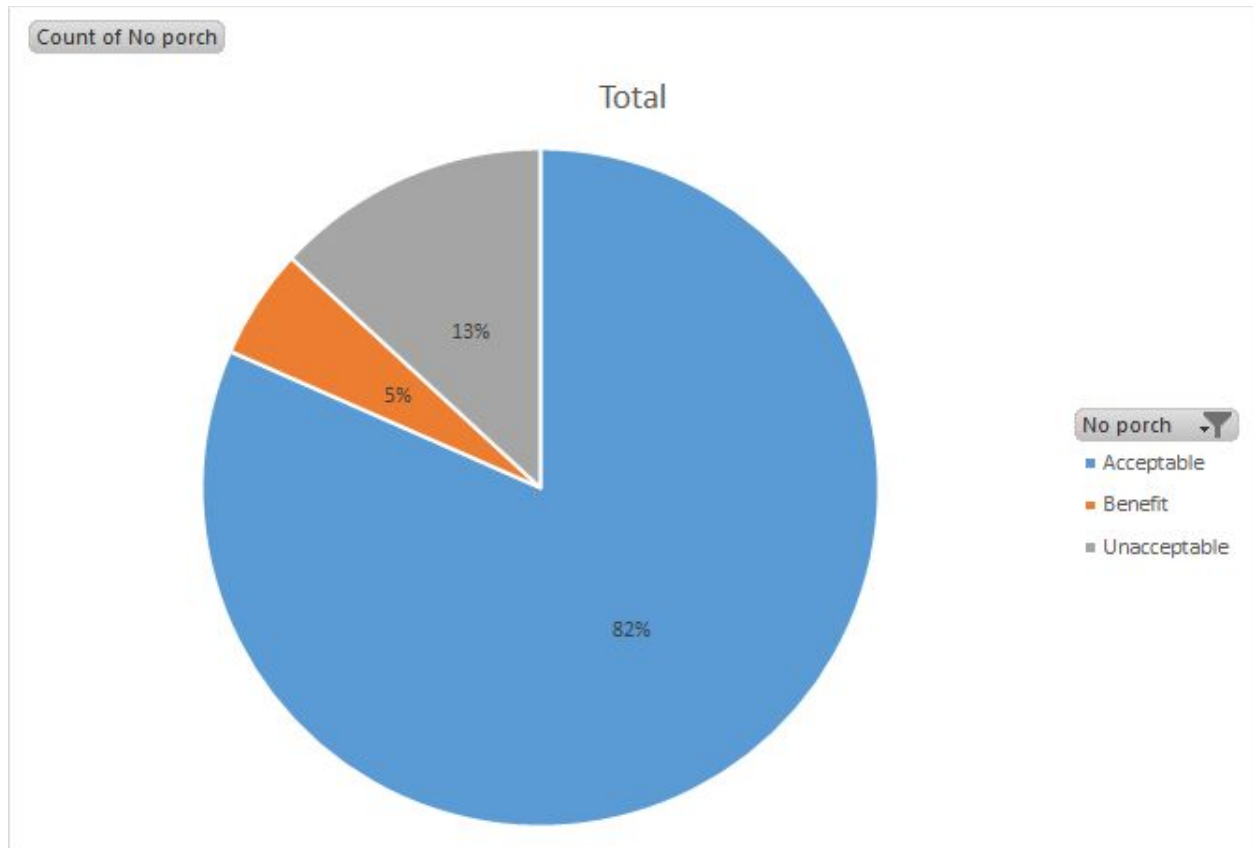
## No garden



### Survey participant comments

- I would love to grow a garden but it's not unacceptable it would just make me sad
- I like small garden
- Gardening even a small 4'x4' Box Garden is a must for my well being. Sustainable Gardens supplement food with healthy veggies and herbs and flowers.
- I am a gardener and would not move from my current home to a place without a garden just because I can own it.
- It'd be nice to have this option.
- Gardens are important to food security and for greater self-reliance.
- I'm confused, mostly- if you have outdoor space, you can have a garden, even if it's in pots. If you mean there's no outdoor space to call your own, that's unacceptable to me.
- Being able to use the surrounding land around my house as I wish to is important.
- I have a garden at my apartment and if I wasn't able to have one I would be crushed. I use my garden as a area for relaxation and peace. with the benefit to grow fresh veggie/fruit. bring an added beauty to a home is a plus
- I've lived without a garden, but it's depressing. Gardening is the thing I love most in life, it's also a good money saver.
- Why have a house at all, if you're going to live like it's an apartment? I would take a place like that out of desperation if I was on the verge of being homeless-- and I've done it before. But it is a huge quality of life issue and it makes me very unhappy.
- Enjoy my summer garden
- Need yard
- If the house is small the outdoors is a real refuge. Also I use my garden to supplement my food budget and keep things healthy on weeks we may only have 40 or 50 bucks for groceries.
- I can use vertical gardening strategies. I want to be able to garden

## No porch



### Survey participant comments

-Acceptable if I can build a small porch.

-I'd put a chair or 2 out there anyway

-It'd be acceptable, initially, but my deck is often my second living room. I'm outside on it whenever possible.

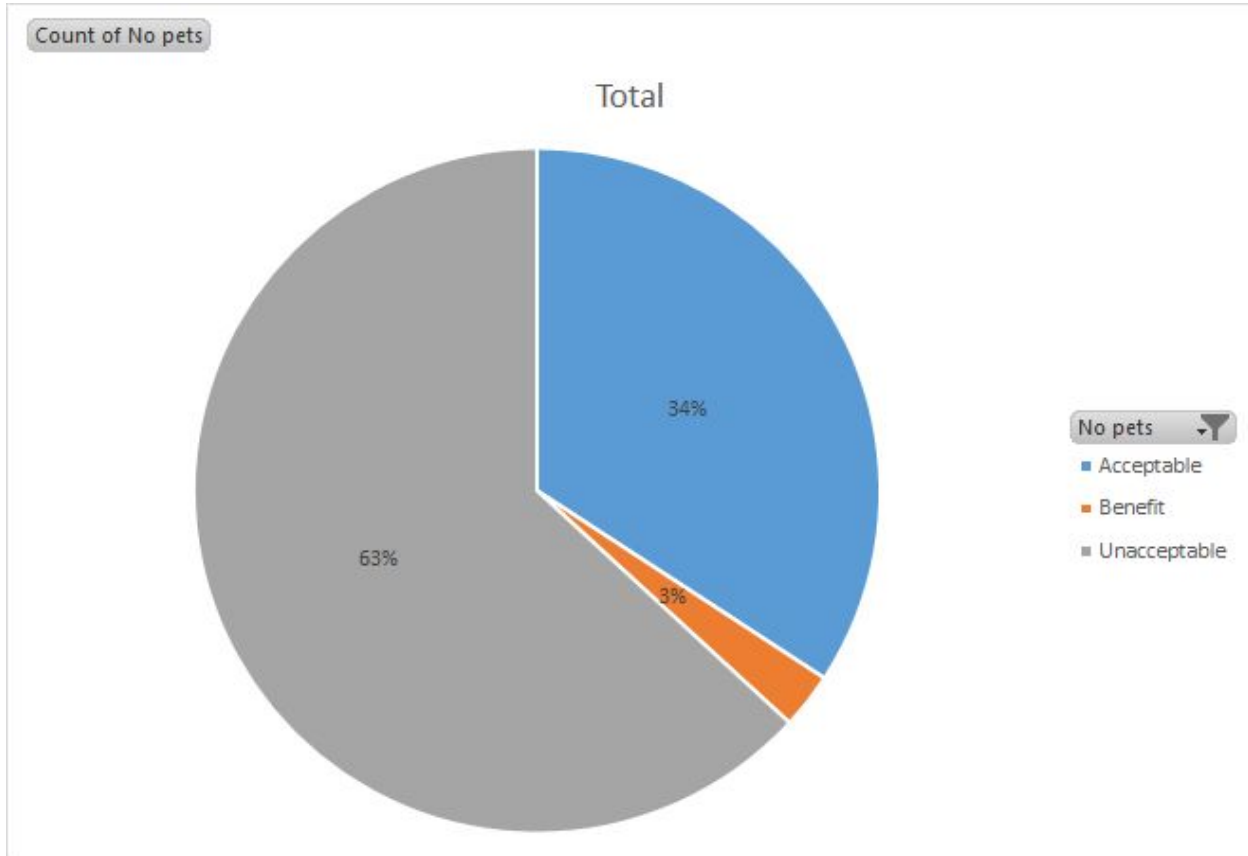
-I love the night sky sipping a cup or glass of something dreaming..Need that pouch..

-Porches are awesome, and I'd rather have a porch if I can-- it means being able to be outside without getting bitten by ticks, for one thing. But I can live without a porch. It's not that big of a deal.

-Possibly acceptable, possibly not.

-We have no porch now, but would like one.

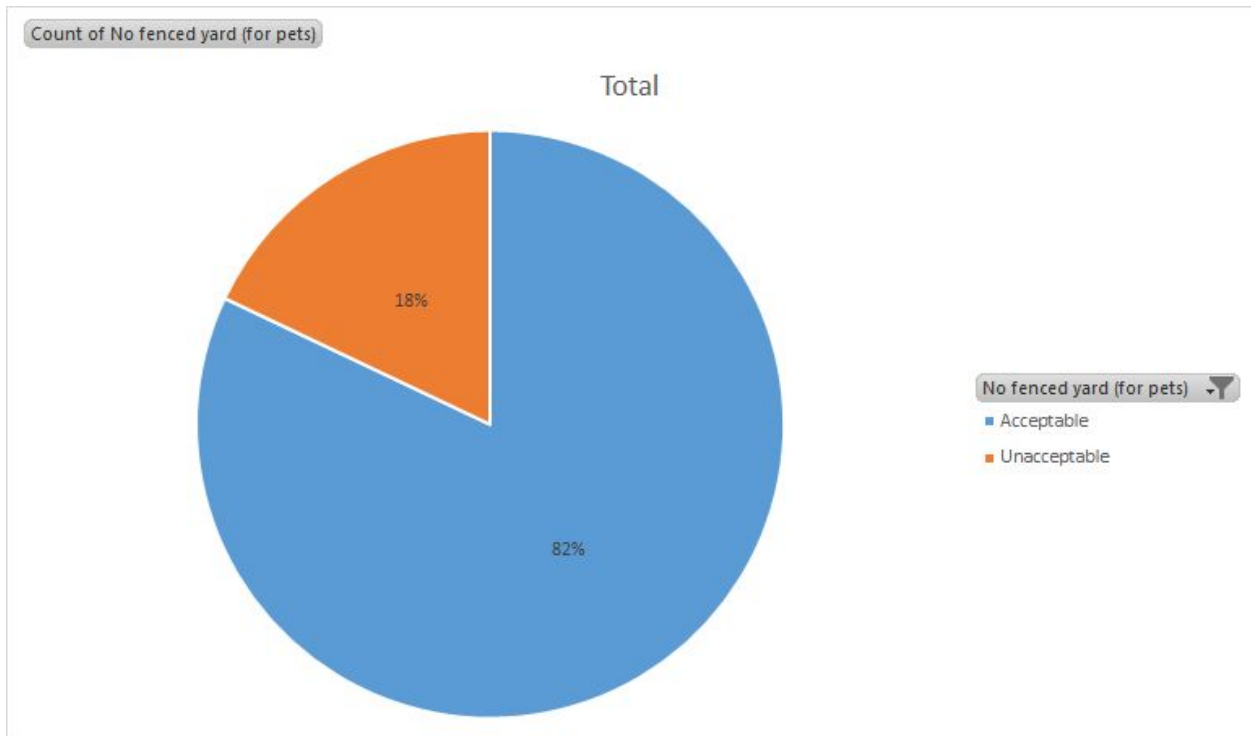
## No pets



### Survey participant comments

- Our 2 cats are part of our family and we are unwilling to move anywhere that would require us to give them up.
- need a pet
- I have a dog
- I can have a small pet even in an apartment. Need a pet for emotional psychological well being.
- Finding affordable housing while contending with landlords who won't even consider a mature cat. A homeowner shouldn't have to worry about this.
- Many landlords don't allow pets anymore. I think pets are an important element in a family and make a home feel more welcoming.
- I have two indoor cats. And at some point I hope to have farm animals when I can own my own home.
- Restrictions on what I can do in my home are untenable.
- I believe everyone should have a option to have a pet. studies have shown that pets bring well being to trouble souls and make a home a home
- Major quality of life issue, and is also important for service animals to be welcome. Pets have been shown to improve health and well-being for humans, as well as being pre-existing family members for many people. Also, if the goal is to provide housing ownership for people, treating the housed as second class citizens who don't have the right to live their lives with the same ownership rights that all other homeowners have, is seriously at odds with your mission and sends a message that we're not really owners after all.
- My pets are part of my family and part of the reason I want to be a homeowner is to have some freedom.
- We currently have pets
- My son has an emotional support dog
- I wouldn't consider purchasing a home where I couldn't have pets.

## No fenced yard for pets



### Survey participant comments

-I need a fence

-i got a kid

-We will have to fence a parameter for the chickens else the wildlife might eat them.

-I like to entertain and have a little privacy..

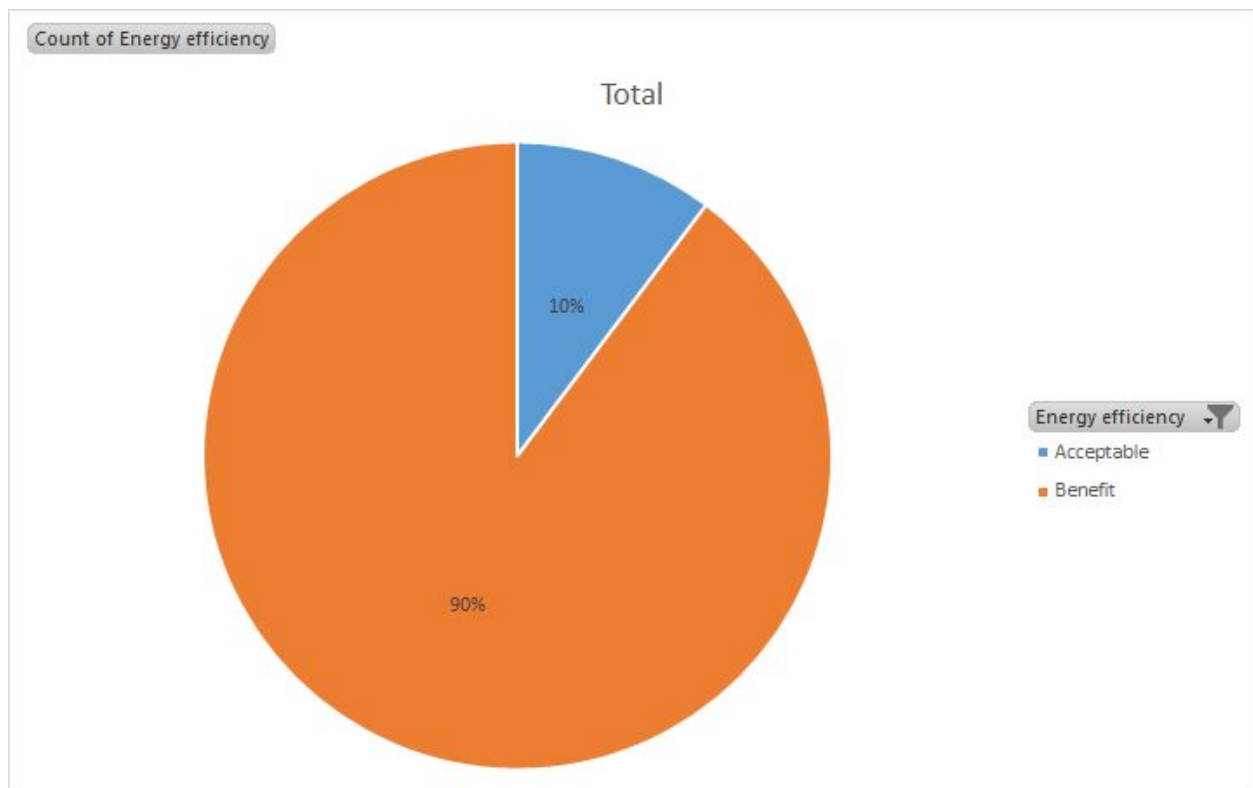
-a homeowner should have the option to have a fenced yard for added privacy and a living extension to their small home

-Must be allowed to put in a fence (over time as funding allows) even if there is no fence included with the original design. Many elders and disabled people with pets have trouble exercising them by taking them on walks, so a fenced yard is a huge help. If the fence is not included with the house, it is something that must be allowed, at least, as an add on if the homeowner can raise the money to install it later. It's also a good protection for gardens, against wildlife and predation.

-Pets

-I don't know what this is...

# Energy Efficiency

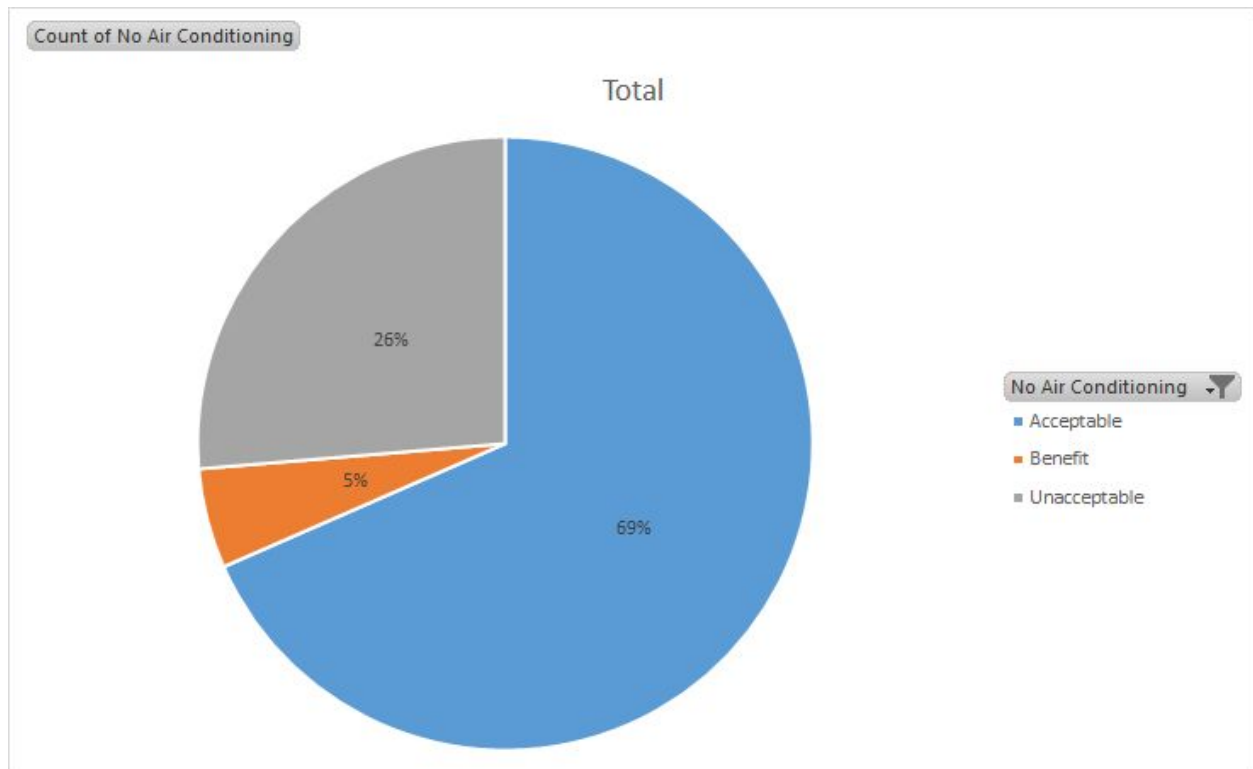


## Survey participant comments

-YES!

- cost-saving

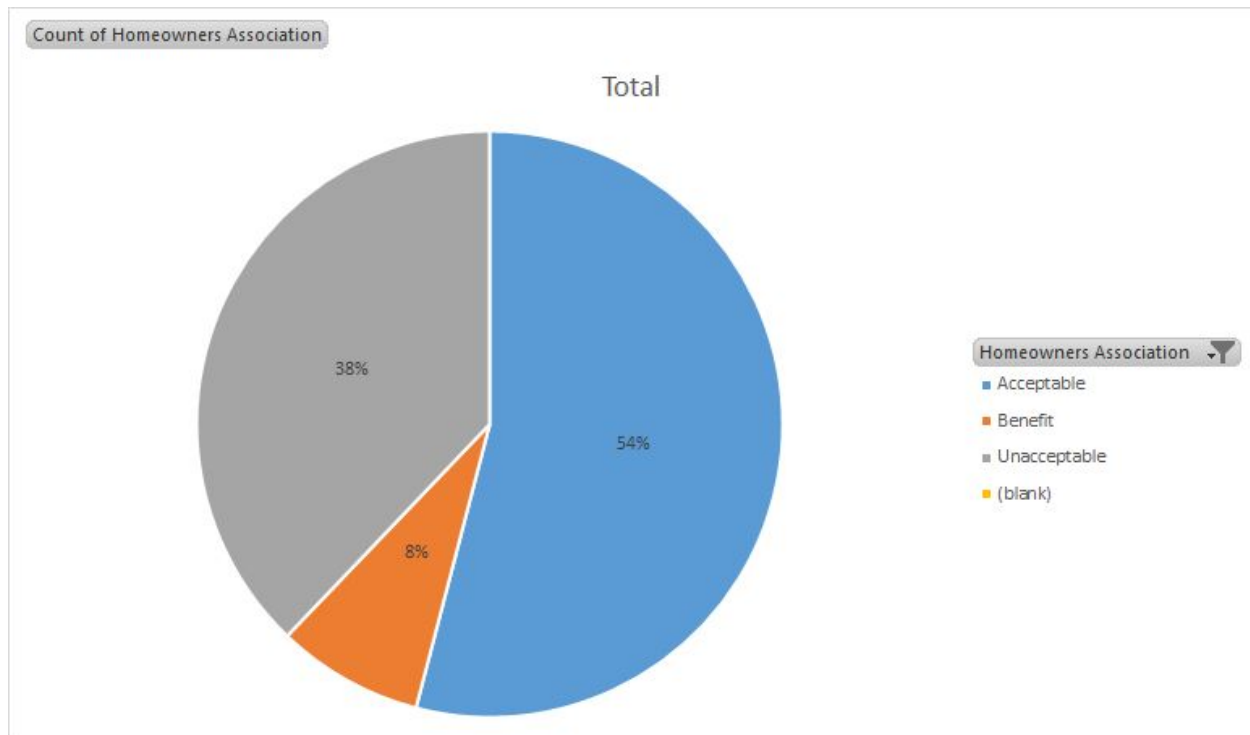
## No Air Conditioner



### Survey participant comments

- need the air condition for health reason.
- I like A/C
- If I can put in my own AC it is OK, but I require AC for summer months because of my health and age.
- I can't live without air conditioning
- I would never use AC unless it were able to run off solar. They use too much energy and contribute to global carbon emissions.
- New England summers are far too hot to not have proper air conditioning.
- Unless its within an area with good shade trees, or the R factor is excellent, this is unacceptable.
- Who wants to be hot ..
- Hot
- Not ideal
- I only use it in summer
- An AC unit is easy to get separately
- could we have a window unit?
- My special needs son does not do well when it's hot
- Unless I could put my own window units in, I would not buy a home without the possibility to air condition it.
- Possibly acceptable, possibly not. Depends on how cool the house can be kept. We have an air conditioner, but do not use it very much.
- in New England?

# Homeowner's Association



## Survey participant comments

-I'm not sure what this means

-I'm not interested in moving into a home that requires me to ask permission to do things to my own home.

-"increased cost not disclosed"

-If I got it 'wrong'- 'acceptable' due to ability to bring wishes/problems to the community forum "

-I'd prefer not, though.

-not sure what this means

-I don't want to run my plans for the home I purchased past a board to get permission to do what I please. Part of

- buying a home, to me , is the ability to make it your own, without needing permission.

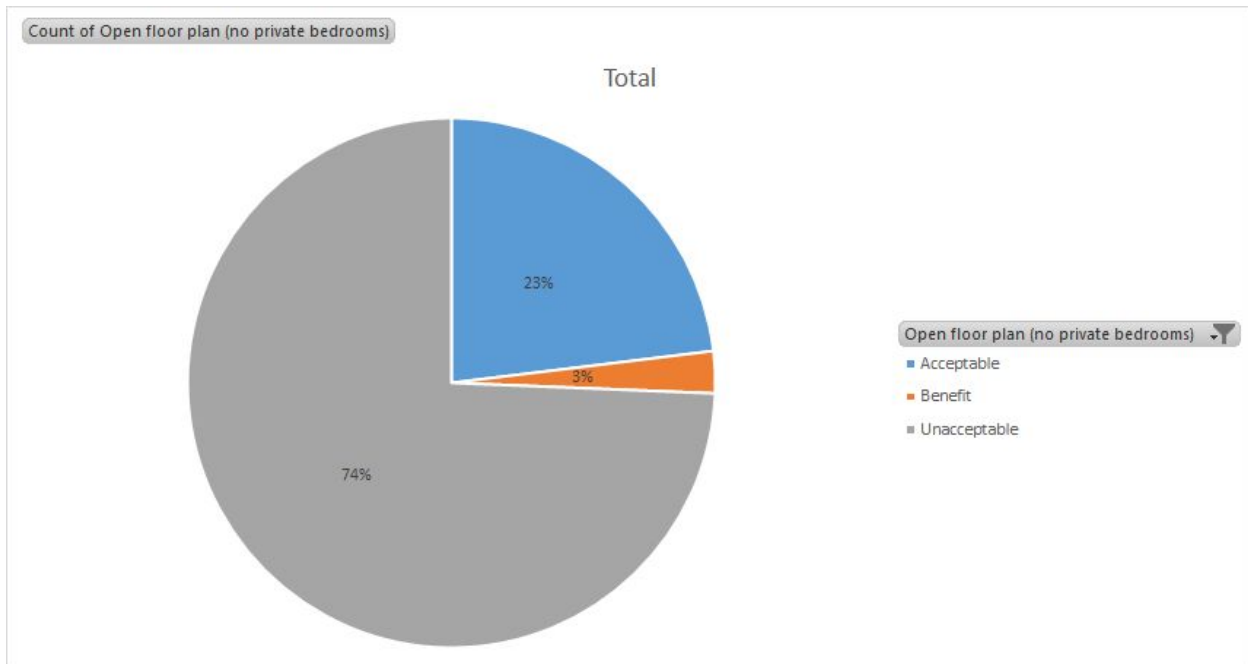
- I am not interested in paying an additional fee to live somewhere.

- I have never heard from anyone who likes their HOA.

- I don't know enough about their purpose

- Don't know.

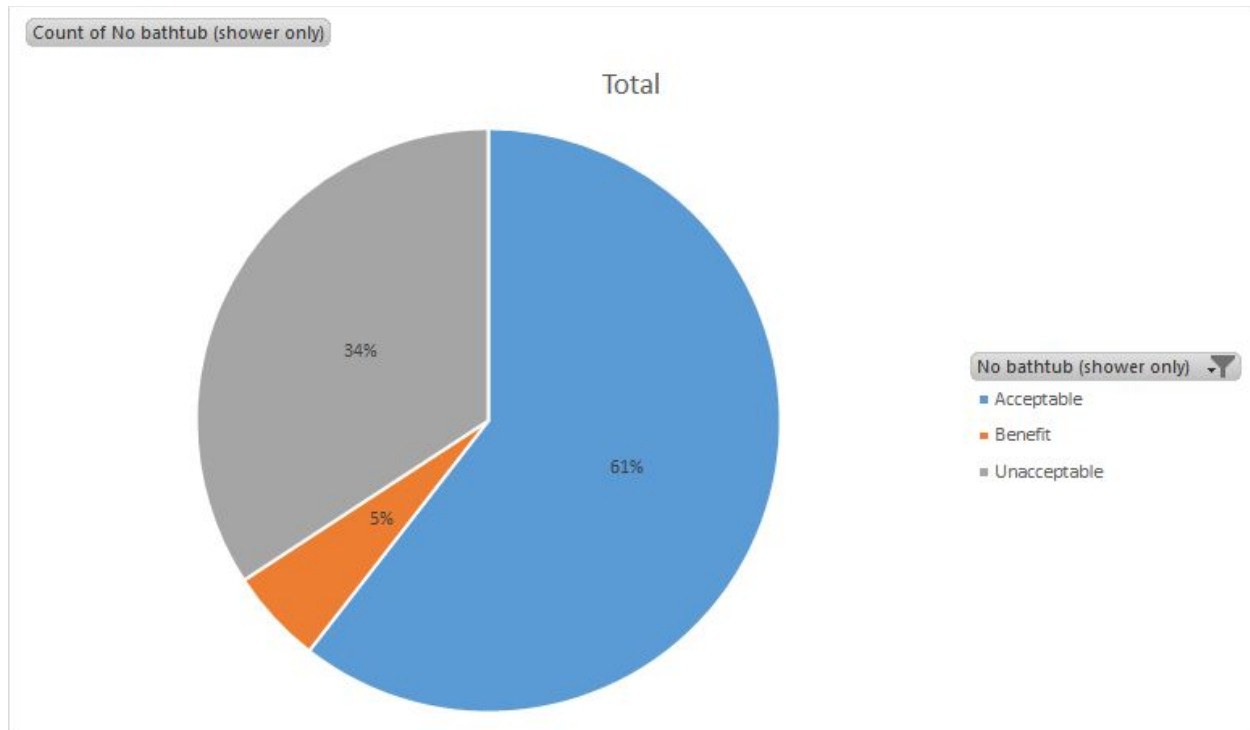
## Open floor plan (no private bedrooms)



### Survey participant comments

- We want privacy
- with 4 people, we need privacy.
- One likes privacy when needed-
- We need some privacy
- has 14 year old daughter
- Uses more energy to heat and / or cool.
- I need privacy when my grandchildren stay with me.
- wait...unless I share this w/another?
- Sometimes I want to sleep and need silence to do that.
- i got a kid!
- I have a preteen son and am a single mother. We need a certain amount of privacy, even if only in our bedrooms and bathrooms. Open floor plans are great with that exception.
- I want to be able to have guests stay. At this time they sleep in the living room on the pull-out sofa. Though our bedroom door doesn't close all the way, so kitties can get in and out, it offers the illusion of privacy.
- Sometimes you really need quiet, dark, privacy. We both have migraines, and we keep somewhat separate schedules- heck, we sleep in separate bedrooms.
- I plan to be married at some point.
- I have a child
- Privacy, ability to sleep while others conduct waking activities, separation of fumes, cutting down on noise transfer, energy efficiency (can close off rooms not in use for heating or cooling purposes during various times of the day).
- Need privacy
- Privacy necessary
- I have two children, 17 and 20 years old and they need their privacy. Also my bedroom is my sanctuary.
- Mixed gender household; friends children sleepover
- i think some doors for rooms are needed for privacy and quiet.
- My children thrive on their bedrooms being private
  - If I want to have kids, I'd like them to have their own rooms and I also like the mental clarity of having my sleeping space separate from the rest of my living space.

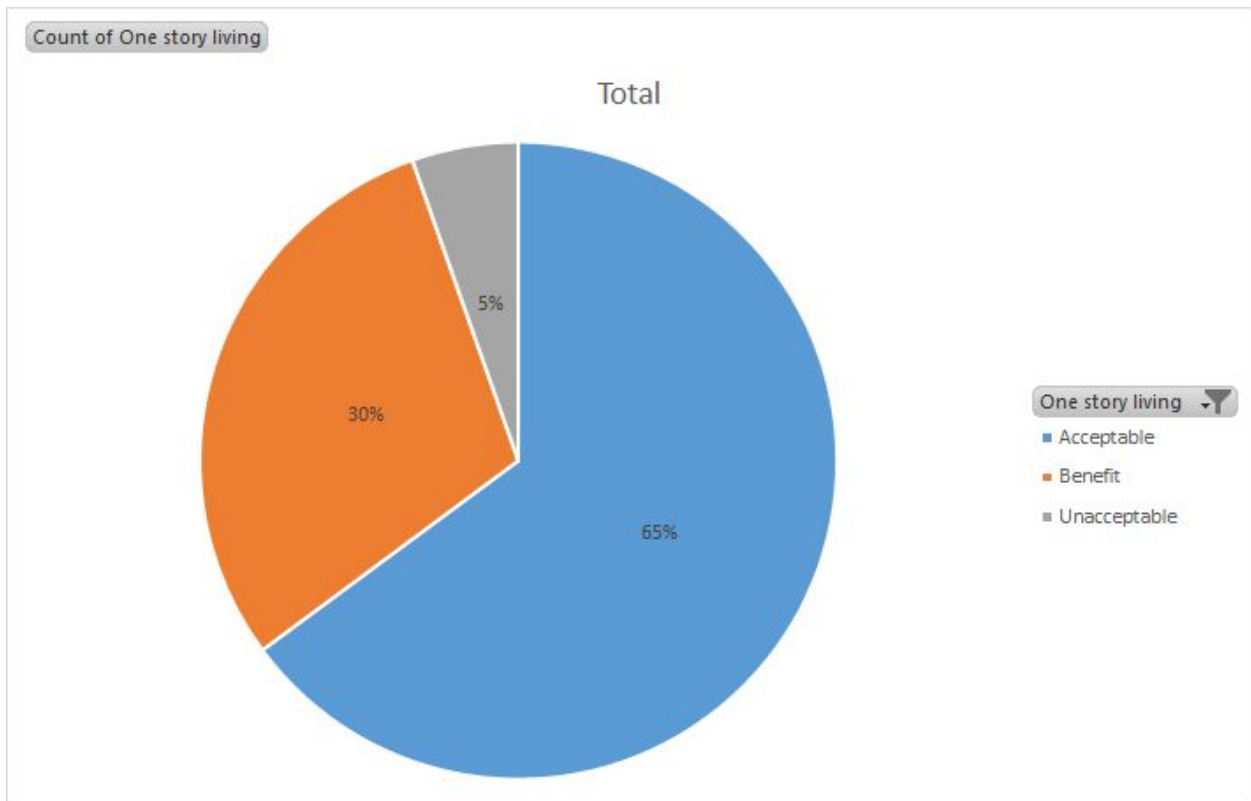
## No bathtub



### Survey participant comments

- My kids won't be taking showers for several years
- need bathtub
- I like bathtub
- I need to bathe because of health issues.
- I wouldn't invest my money in something without a bath that is my relaxation time
- might make 1 for the 3 - 4 X yr 'soak'
- Bathtubs are great!
- kid
- I enjoy leisurely soaks in a bath often and also from time to time am dizzy from a medical condition which makes standing in a shower tough sometimes.
- Sometimes it's just good to have one.
- Not legal
- Soaking for pain relief and other medical reasons.
- i prefer a wider shower than the tiny stand up one's...water spills everywhere over the edge
- Possibly acceptable, possibly not.

# One Story Living



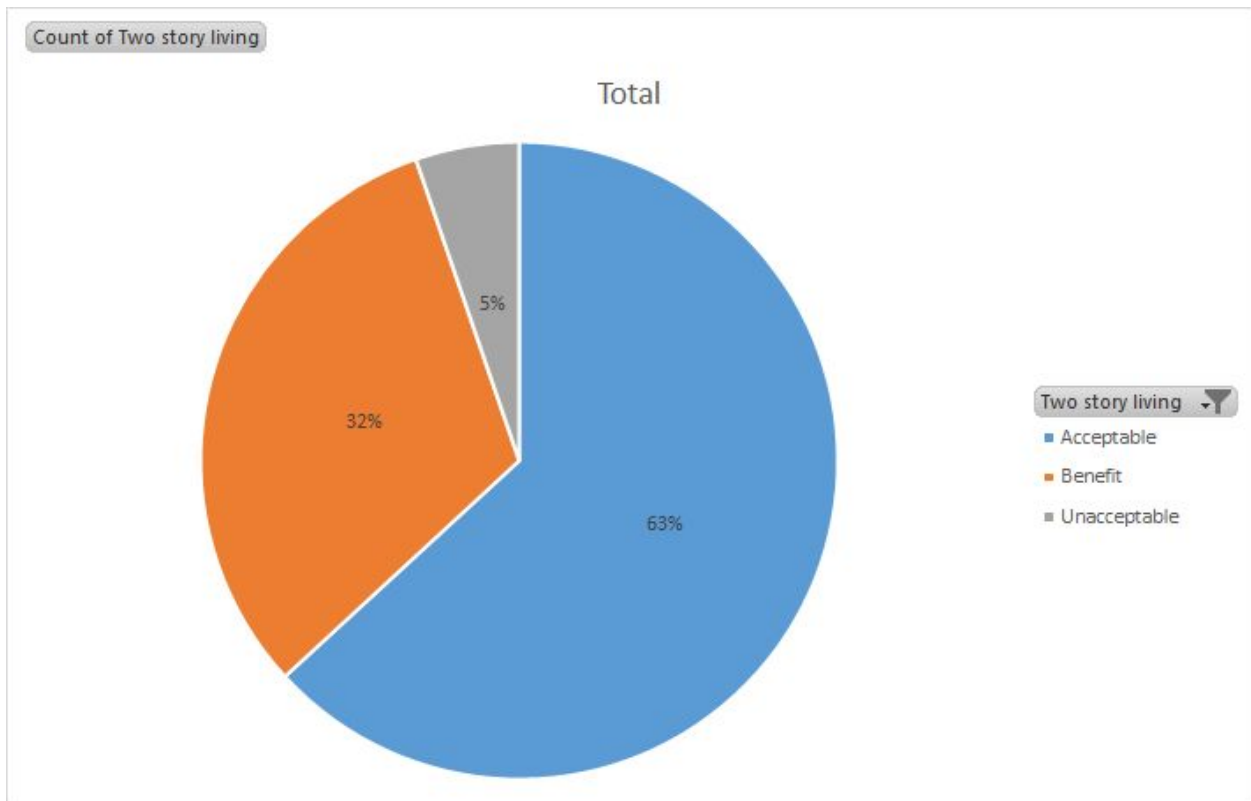
## Survey participant comments

-Need a basement..

-It's not just a benefit, it's a necessity.

-Similar to bedrooms, I like having the act of going upstairs to shift my brain to bedtime / a different living space.

# Two Story Living



## Survey participant comments

-What is meant by 2 story? A Townhouse?

-Wheelchair

-Disability access. Aging in place.

-Unless you can come up with an innovative design that would enable upper floors to be accessible-- it's theoretically possible, but not something I've ever seen done.

-A "stairlift" is NOT an acceptable substitute. It involves too many dangerous transfers, and no one can afford to have multiple wheelchairs, one for each level of the home."

#### 11. Anything else you would like to tell us?

- We would like information on how my family can volunteer
- Please let me know if there are any small home projects available around Amherst area, it would be very beneficial to me.
- Loves the tiny home movement, loves the shipping crate idea, thinks it is definitely adaptable to a small family unit
- Is the Small House for a resident in 20 to 40 yr old range? Please Think about elderly Retired or semi-retired and safety needs.
- I work for the WIC program as a Family Support Coordinator, helping our participants access all sorts of resources. Some of our folks want to eventually buy homes, and Habitat would be a great option for them.
- I always thought there should be a mobilehome or manufactured home community where unlike a trailer park, the homes were not too close together for low to moderate income families to have home ownership opportunity
- Habitat, community land trusts, and cohousing all have a common ancestry. Today they can be brought together through the locality development process.
- Thank you for the work you do!
- i'm really interested in more information on help with buying a house not built by HFH.
- I'm sorry I missed my appointment. Thank you for all you do.
- Well thought out survey! Was super excited about this project ever since the event at the Hampshire Alum House!
- I TOOK THE FIRST TIME HOMEBUYER CLASSEs AND DON'T KNOW WHAT'S NEXT
- Think about building in Sunderland and Hatfield
- Thank you for the wonderful work you do!