

# South Hadley Housing: Challenges

The Town of South Hadley completed a Housing Production Plan in 2016. The plan assessed the community's needs in regards to housing and laid out a path to meet those needs. The Town of South Hadley, like much of the Pioneer Valley, is experiencing demographic shifts that are leading to new housing needs. These needs include units that are smaller, accessible and/or more affordable.

**17,723**  
People live in South Hadley



**2.33**  
Average household size

**4.7%**  
Population increase between 2010 and 2035

## Demographic changes are leading to new housing needs



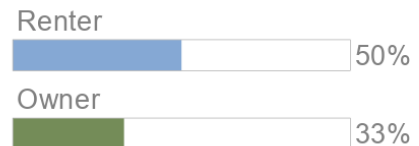
**-2.6%**  
decrease in households with families (2000-2010)



1 in 3 households is people living alone (2.2% increase since 2000)



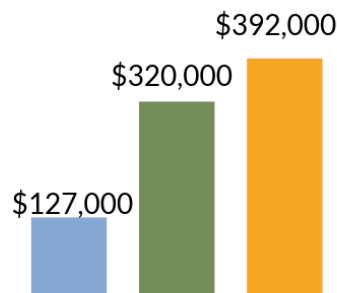
By 2035, 1 in 3 people will be over the age of 65



1/2 of renters and 1/3 of owners spend more than 30% of their income on housing costs

## The community's existing housing stock isn't meeting the community's needs, especially in regards to affordability.

Home ownership is drastically out of reach for a family of 4 earning 80% of the area median income



The average renter in South Hadley can't afford even a studio apartment without spending more than 30% of their income on rent. For those of even more modest of means, an apartment is even further out of reach

Size	Fair Market Rent	Monthly Income Needed	Income of...	Monthly Income
Studio	\$739	\$2,463	Medium Income	\$2,620
1-BR	\$884	\$2,946	Minimum Wage	\$1,906
2-BR	\$1,117	\$3,723	Avg. Social Security	\$1,372
3-BR	\$1,400	\$4,666	Supplement Security Income	\$750

Data Source: All data was gathered from the 2016 South Hadley Housing Production Plan, with the exception of the bottom right chart which is 2018 fair market rent and 2012-2016 ACS income data.



■ Affordable Price   
 ■ New Condo   
 ■ New Single Family Home