

Responses to survey about living in downtown Amherst Mass
(still collecting, these are as of 9/25/2023)

hello! I am Ira Bryck. I've lived in Amherst, Mass for 30 years. We raised our family here, and plan on living here into our next chapters.

We chose to move to this college town and love all that it offers. But we are concerned about retaining a healthy population of year-round families, professionals, and seniors at all stages of work and life.

I suspect there is strong interest in all kinds of non-students to live downtown, if there were appropriate dwellings, designed, built and managed with quality, surrounded by relevant businesses and community.

So I'm asking these few questions, and providing the anonymous results to a few people who are most likely to create those dwellings.

Thank you for your time and sharing your thoughts. Please note none of the questions are "required," and they are all comment boxes allowing 100 words.

Ira Bryck

ps: the first answer box isn't required, or you can say whatever you like

I would love a place downtown for when we are unable to manage all the care for our house. Also, it would be great if there were apartments that we could move our independently living parents into so they could live nearer to us.

Not sure why we need more such buildings. Is it to counter the student housing situation everywhere?

I am living in NC and love it

No

Managed with quality, and providing adequate parking, are key!

You need to run for Town Council.

great idea!!!

Thank you for doing this. Much needed.

I think this is a fantastic idea!

I think there are some 55+ Amherst residents who would like living in town, if their needs are met. I would have preferred that the colleges had invested in congregate student housing on college grounds, and leave the town for non-student developments, if any. I also would prefer any future development to be in the larger Amherst vicinity, not downtown.

I have thought about this for years, as I have watched these high-end dormitories-disguised-as-something else go up se

Great idea to live down town for 55+. Helps keep the population balance more realistic.

yes I am concerned about these demographics too. And also, the way in which new housing or homes are being built with an eye only to the amount of money in rent that can be charged by the room.

Ok.

Thank you for doing this research.

Absolutely! But I do not want to live in The Clark House or Ann Whalen apartments. And I'm not a "millionaire". Call Amherst my home for the last 50 years.

Yes, they (we) do. I've lived here since 1995, always within (long-ish) walking distance of the center of town. This street & its environs used to be a mix of single family homes & rental apartments, with a bit of open space. Now it's almost all cut up into student rentals, in some cases, with little oversight by landlords. It's also dominated by the Amherst College playing field, with its huge bright lights & sound system. (Can't fight back against that!) For the last 6 yrs or so, I've been trying to find a smaller house, still within walking distance. Or, I would take a nice condo instead if I could afford one & there wasn't an adolescent party scene. There is almost no such thing.

Ok; I will, supply my opinions

I am very interested in better more available to permanent residence structures in Amherst!

Yes

As a former long-time resident whose family all attended UMass and Grandfather coached @ both Mass. Agricultural that became UMass and at Amherst College I strongly object to any more development of the town. For example Summer St. and Cows Rd. in particular have been hideously changed to the point where are horrified every time we see it, to say nothing of downtown. I love Amherst but it's become something unrecognizable!!!

Amherst needs more small neighborhood developments. Last 3 houses in our little neighborhood of 24 houses were sold to families. We also have 6 single women, some retired. Not everyone is interested in living in Town in apartments, condos, Town houses, etc. Thought you would be interested. Living in Town in Amherst is not the same as living in NYC, where my granddaughter lives and loves it. Real city girl. Unfortunately, Amherst has pulled the plug on small, reasonable developments with its building requirements. Good luck with your survey.

Thank you...more than students want to live in Amherst. We're 81 & 76. We live in Pelham and would be happy to live in downtown Amherst if it wasn't just student dorms!

Thanks Ira!

ok

thanks for putting this together - we need to talk more about how to incentivize building multigenerational housing

Right now, downtown is not feasible for 55+ adults who don't want to drive everywhere for their shopping and medical care. - From a resident of Amherst and Leverett off and on since 1974

I live in a cohousing community - Short of living there -- I think down town housing for older folks makes huge sense. They can walk to restaurants, movie theater, shops without driving

If you can see yourself living in a quality building in downtown Amherst, aimed at a mix of people that aren't undergraduate students, please describe why.

Maybe but only if it didn't feel like part of UMass! Would need to be significantly majority non-student. Deeply concerning this is unrealistic.

normalcy is living in village centers. Cul de sacs are not normal.

Perhaps as I age

Downtown is walkable and there's good public transportation. Although downtown isn't as robust as Northampton, there's nice places to eat, movies, farmer's market, etc.

I would like to live close to downtown for ease of access to services and restaurants.

If I were unable to drive. Not Mobile.

I can't see myself living in downtown Amherst.

I love the idea of living downtown, because of the energy, bustling activity, esthetic appeal, walkability, and convenience.

If town center is to survive, there will have to be businesses catering to other than students. And if the town center does not survive, who would want to move to Amherst? What would happen to the schools? Why would we need a renovating library? The list goes on.

No interest because downtown Amherst has already been destroyed by replacing diverse funky retail with apartment buildings that crowd the street with no setback.

The cost of gas and car maintenance is so high (financially and environmentally) that it would be wonderful to live in a more walkable environment.

I can see myself moving to such a building when I retire and try to use my car less.

As we age, being at walking distance to shops and bus lines is ideal.

While I am not currently interested in living downtown, if I were to make that decision, as I enter my 80's perhaps, the current state of development would not be enticing. Large, fairly unattractive buildings with no frontages, very little green space, and little to no possibility for outside dining stand out. The lack of imagination and planning downtown is appalling.

There is nothing to do in our "downtown", not a draw.

We chose to move to Amherst 40 years ago drawn not only by concomitant educational and professional opportunities, but what we viewed as the charm of the downtown area such as it was at that time when it offered a variety of shopping options within walking distance and the kind of community the presence of 2 colleges and a major university creates. Despite the many changes, living IN town still appeals strongly as we age.

It might be a quality building but when exiting that building, is it all a pavement area? Is there any grass, trees, etc. around the quality building?

Not a place, I would choose to live with only pavement surrounding that "quality" building.

Access to downtown on foot would be wonderful

maybe; I live in my own house

When I am older and unable to drive, I would only stay in Amherst if downtown housing was available. A grocery store would also be desirable.

I live at Clark House. I chose to live here in this place at this subsidized housing location after doing much research for where I wanted to live out my days. This was such a serious and well-founded choice for me.

I personally like living in a small neighborhood of single family houses, so this wouldn't appeal to me. However, people living in the housing development across from Stop and Shop may give you better information. I'm sure some of them would have preferred to live where they could walk to stores, etc. Rents would need to be reasonable.

Nice to have interesting neighbors who care about being in a neighborhood

I would like being in walking distance of services and activities.

As I get older I would like to continue to live in Amherst especially in downtown where I can walk or take public transportation.

Yes! I like a walkable community. The Jones Library, Amherst Coffee, the farmers market, Amherst Books, Coronation Cafe are all attractions. The bike trail and trails behind Amherst College provide a connection with nature.

If I did (which I don't personally), I would probably enjoy the access to businesses, parks, library, and PTVA. I would also expect and enjoy shared facilities such as laundry room, meeting areas, shared outside space with benches or tables, etc. As a driver, it's very difficult to imagine a place for regular parking, unless it's a high rise, which is not attractive to me.

I would never live in downtown Amherst. No supermarket, taxes too high, too noisy and not cute. of course, too many students

segregating people by age is not good for anyone. Mixed ages means mixed-aged friends and acquaintances. Affinities are not limited to age groups.

Easy access to shopping and stores without need to drive or use pupil transportation, feeling of community

I like the walk ability of town and what it has to offer. It would be great not to necessarily have homeowner maintenance but a condo/senior living set up instead. Would need parking.

As I get older, I will not need as much space as I have now. I would also like to be less dependent on my car. My mother-in-law had a wonderful, vibrant life out of Clark House in her last years. I do not qualify economically for Clark house, but I could imagine living happily downtown

To the extent that I can predict - and my finances are slim - and I have no assets to buy - I consider it remote but possible that I might end up living in downtown Amherst at Clarke House hopefully - if I can time it right in terms of aging out of my job and current living situation.

I don't see this happening unless parking is available 12-months because cars are needed for shopping and leaving town to get just about anywhere. Public transportation is slow and limited.

Bringing back train service or buses to Amtrak NoHo or Springfield would somewhat. But would still need car for medical appts.

If I didn't already own a house in Amherst, I would answer yes to this question. My family loves Amherst, although we have watched with dismay as more and more single-family homes turn into rentals. So, if there was such a mythical beast as you describe, my answer would be a resounding YES!

Can you discriminate against undergraduates? Especially if you are looking for a mix of ages.

Not something in which we have an interest.

I'd like think I would but I hesitate because of the student bar scene at night. If the apts were off the main streets and quiet at night this would be appealing. Also, I have pets so the apts need to allow pets.

It's a great way to foster real sense of community. We need to feel comfortable with people of all walks of life.

Diversity! Joy! Families! Culture!

Personally, I like having my own piece of land to work on. I grew up in a few different places that were close to town, but not "downtown". I enjoyed having access to what downtown offers and then walking home, or riding my bike home. Undergraduates brought life, noise, and excitement, but I was able to turn that off by leaving downtown to go to the neighborhood, (Village Park and Taylor Street).

More likely to live in the country, but as age progresses might want more central.

Living in community could be realistic

At some point my husband and I may not be able to maintain our large property by ourselves and it might be appealing to live downtown. The quality of the construction would be important to us. Also, it sure would be nice if there were a small market you could walk to to buy basics.

Perhaps as I age and am alone, an apartment would be better than a house.

Being able to identify with like minded people around my age, but also would like to have different generations around.

I live close to downtown in my own home for the last 33 years. I love it - I can walk to town. For years I rented rooms in my home to graduate students, enjoying their company and the income. My children walked to school from K-12.

(See above.)

& hey, maybe if there was such a thing downtown, & a mix of people lived there, there would start to be the kind of businesses we lack: little grocery stores, a bakery, a candy store, an ice cream shop, different kinds of restaurants (e.g. a breakfast place), a Hastings-type of store, an art supply store, ...

By the way, there'd have to be parking that comes with the housing/bldg.

As Image, I would like to get to restaurants, library, Sr. center, and socialize without driving. I would also use the wonderful facilities of the colleges by using the PVTA. I would like a comfortable apartment so that I can avoid the responsibilities of snow removal, yard and property maintenance.

I own my own home which is pretty close to downtown, walking distance. At this point, I'm comfortable staying in my house and not looking for something smaller or in town.

I am nearing retirement and mu husband is 70. We will need to sell our large property. Upkeep is too much. Love to move to town: walk to stores, the library, Bangs Center, do business at Town Hall, catch a bus to the supermarket, etc.

It would be great to live in a central location of the Amherst area without needing to rely on a car. I think downtown Amherst is beautiful. And as a young professional, it would be nice to meet more non-students in the area.

I am completely OK with living near undergraduate students in downtown Amherst. They contribute to the vitality of the Town and the vast majority are well-behaved and here to study.

well I see how it doesn't work when career adult drunks are seen as equal with people with physical or no-issues doesn't work nor does stay at home loud TV and dysfunction work with people who need to sleep or want a life nor does mixing apparently white like me with a complex supposed open but caters to Spanish speakers. See stopbullyingcoalition under mobbing.

So so many on disability are just perps and addicts and behavior bad and since it's a disability, it's ignored but the illegal behavior also is.

I'd welcome undergrads over adult perps.

Not especially, unless it came with great amenities such as pool, hot tub, parking, community room.

close to the things I love to do, walk in nature, work at the historical society, be able to afford my housing. With that the apartments down by University Drive and Amity Street are good, but another set of them closer to downtown would be good. I live in Echo Hill and love the outdoors, so to move closer to town I want a place enclosed to park my car, and an outdoor space for a hot tub, most of the apartments are geared towards students at UMass and their parents ability to pay, that is not feasible for my generation, nor do we want to live with students who have parties into the night.

Fellowship, conversation, no car required to access library, cvs, post office etc.
No snow or lawn maintenance

Want a vibrant downtown and convenience of a downtown

Fellowship, conversation, no car required to access library, cvs, post office etc.
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Want a vibrant downtown and convenience of a downtown

Not if you phrase it like that. I've lived in and around Amherst for 50+ years, attended UMass, and worked there for 20+. My oldest child lives with us, and is an undergrad, so, are we excluded?

We prefer a rural or exurban setting but we can see the advantage that attractive downtown living might pose as we age - allowing us to have services and community close at hand.

Have lived in Pelham since 1980. Amherst has been where I have gotten most things ...from Women's clothes (Zanna) to newspapers(Hastings). Have a house that we would leave if there was a good alternative.

As we age, it would give us better access to a mostly car-free lifestyle where could walk to stores, cafes, the library, etc. We'd prefer that kind of lifestyle.

Amherst is a great little town. I'd love to live downtown and walk to the library, cafes, restaurants, Amherst Cinema, the Drake, etc., while also having easy access to beautiful nature areas.

Less driving and more opportunities to interact with community members. Available to support young families as a neighbor and engage more deeply with the community.

Just because I can't drive any longer

We currently live in a small house in downtown Amherst and we would consider moving and downsizing to a condo or apartment in the town center. Now that our kids have moved away, we do not need a full house or a yard. Unfortunately, even with

the sale of our house, we would not be able to afford to stay in Amherst at this time. We love living close enough to walk to the library, shops and restaurants.

I cannot imagine living downtown at this point

I would like to imagine it but real vision for a walking downtown would need to be translated into reality!

Nope -- rent likely to be too expensive for a middle income person over age 55

As an older person, when the time comes, I want to stay in my community with all kinds of people, comfortably, and be able to walk to services, including movies, restaurants, art and small service stores, like pharmacies. Walking places has amazing benefits, one of which is seeing people and stopping to talk.

Yes -- don't know when but applaud the idea

Living downtown would mean I have access to the library, shops, restaurants & vibrant interactions with my neighbors. I don't know why students need to be left out of the building though as they are part of that vibrant downtown landscape.

What is your perception of Amherst, Mass, as a place to live? (including your imagination of residing in a very nice building, with a mix of retirees (full or semi), families, professionals, faculty)

It was formerly a fantastic walkable livable small town. Now it feels like an extension of UMass, businesses driven out and replaced with cheap food places. And the new apartments are hideous, destroying the townscape.

Nice except for too many investor owned multi family houses. Multifamily houses need to be owner occupied--NOT owned by people who live elsewhere.

Great place to live. Would enjoy more activities for adults who are not students

It's a great place to live and raise a family. And although I'd like a mix of people in an apartment building, I'm okay with students there too because young folks are also part of the diversity of our area. So many people complain, but honestly, I have student neighbors and I enjoy it. Sure, they keep different hours, but they're respectful and always respond well to being welcomed into our neighborhood. I bring them cookies and they've helped me with stuff like moving heavy furniture and I get to learn about what the world looks like from their perspective. In the 17 years we lived here we've had very few problems.

I moved here because it had a rich, varied, inclusive, artsy and even hip culture, schools and downtown in the 90s. The downtown has become much less so and is more upscale and cookie cutter, catering to students and consumers. The value has become what is an economic driver rather than what is going to improve the quality of life for residents. I hope we can have some buildings downtown like those Dorothy Pam has described, that are sustainable, have outdoor space, balconies, sound proofing, bike racks, parking, common space for building community.

It is a community in transition. National divisive politics have also poisoned Amherst. My memory is of an extremely open-minded environment with lots of cultural activities. This still largely exists.

Yes, 3, maybe 4 story structures with accessible rooftop gardens.

This town is definitely leaning toward catering exclusively to students. I don't think that families or year-round residents are a priority (I've lived in Amherst for over 35 years).

I have lived in Amherst most of my life and live living here for a number of reasons, including that it's a college town, with decent schools, and much to offer in the way of greens spaces and cultural activities. I am deeply concerned however, about the availability and affordability of homes to rent or buy, especially homes for moderate income families like mine.

It's not the place we moved to 35 years ago. Much of the recent change is for the worst.

Current perception is a lot of activity and noise from students at bars. There are some new restaurants opening, which is great, but still feels like there could be a few more nice places to eat. Shops downtown leave much to be desired for a non-student, non-retiree person. Clothing stores are only "adult woman contemporary" and other shops are scarce (I miss Essentials, and now we don't have a stationary shop post-Hastings—and would love other shops like Assemble in Northampton so I could shop in my own community). [shout out to Hope & Feathers, Mary Moore, and the Toy Box though] I wouldn't move downtown unless there was more within walking distance to offer.

I've lived in the Cushman Village of Amherst for 44 years. I chose Amherst because it is a college town. Would love to live in such a building.

I would like to see a welcoming neighborhood with tolerant people. This "very nice building" would have to be affordable and have parking, which the town seems to be exempting for the big builders in town. Instead they want tax payers to fund an unnecessary garage....

I've lived in Amherst for 43 years and have loved it. But I've always lived in a nice neighborhood in a one family home. The idea in your question is appealing as I think about where to live when I cannot maintain a home and yard. But as I say above, it does not seem developers or Town Planners care about such a scenario. Let's face it, downtown is becoming a UMass dorm complex. It

Too many apartments.

As I think I suggested above, it seems an ideal place to live with close proximity to two lovely campuses, restaurants, the library, and at least a few shops.

Again, the same answer as the previous question....

A mixture sounds ideal with exercise facilities and meeting rooms too
love Amherst; came in '75

Even though I have lived in Amherst for over 40 years, I still find it somewhat unwelcoming, especially for single parents and non-faculty members.

I've loved it here for over 40 years, but am sickened by what the developers have done, and hate the idea of subdividing the old residential, charming lots. Amherst will lose all peacefulness and charm.

I already live in such a place. See above.

For some people that would be nice. I'm in my 80's, so I'm not sure my generation would be interested. It would be like living in a college dorm again. However, from what I have read, younger people don't want all the work that goes with owning a house. They want more time to do "fun" things--to enjoy themselves. This probably would be appealing to them.

Mixed generational living is the natural and desirable way to live. All contribute their unique gifts which change with age.

It's a great community that should serve all constituents, not just the transient students.

Downtown Amherst needs a variety of people , just as you describe in this question.

Great—with a few exceptions.

1. Too polarized —and low tolerance for different opinions. I'm not thrilled to see the Jones Library have political flags (and plastic signs on the lamp posts). I might (and do) agree with the sentiment—but why flags on our beautiful, historic building—?
2. Can be contentious—
3. Low expectations for some student behavior

What I like:

A lively interesting population

Beautiful architecture

Lots to do—lecturers, authors talks, music, restaurants.

Involvement in town government encouraged.

Size of town. Small town, but with big city opportunities, diversity, and sophistication.

People of different backgrounds, cultures.

Nature nearby

Walkable, tree lined streets. Sidewalks.

I am leery of adding more congregate housing downtown. While I do like the mix of "town and gown", I don't believe we can comfortably add more to the density in town itself. It's hard to imagine affordable rents right in town, and that's important for many seniors and retirees. How many Clark Houses can the town handle? Where are the spaces in town?

I moved here 30 years ago for a teaching job. Very disappointed. I hoped for a cute New England town, shops, bookstores, Christmas/Hanukah on the green- its tooooo political here, too expensive and too many students.

a bit snooty. We love the energy of students, of kids starting to spread their wings (not the stupid crazy drunk stuff.) But we do find the town racist, classist, and religionist. I never knew my being Jewish was an issue until I moved to Amherst.

Lot of diversity in all manifestations, something for everyone without being too bustling or crowded

Arts, food, entertainment access. Safe. Informed. High tax base for property owners. Quality of life in general is very good. Poor parking an issue.

Right now, it is student-land. I do not expect that the upcoming homeless shelter will make it any more pleasant (the needle exchange has just about destroyed quality of life in downtown Northampton). I would love to live in a quiet building with a mix of people.

Lived in Amherst for the past 28 years and plan to be here for the rest of my days. Amherst has a tolerant and diverse culture and retains its town ambiance in spite of the greedy idiots who approve ugly and inappropriate apartment buildings.

my imagination needs to work overtime these days in order to still believe in this mix of people and good architecture.

Too noisy from student entertainment. Very shabby compared to constant infrastructure updating at UMass.. landscaping and underground wiring really improve the landscape

Amherst is eclectic and interesting. It has the fine arts center, a wonderful library, engaging people. Neighborhoods used to be a mix of people, but like many places in the US that is changing.

Sounds delightful, but I doubt that "staff" could afford "a very nice building."

An expensive community that makes it difficult for anyone who is not somewhat wealthy to become a resident. We give lip service to diversity, but do little to achieve it.

Pretty good since there is so much going on and at the same time so much open land. I've loved it for 60 years. I'm disturbed by the architectural choices the town has made. They are not in keeping with the town's bucolic ambience.

Walkable! Open-minded. Like the Berkeley of my youth!

I am working class, so unfortunately I am priced out for what I am looking for in terms of housing in Amherst. My partner and I were able to find a home built in 1997, with 1.2 Acres in a neighboring town. We appreciate Amherst for what it offers, we just can't afford to live there.

A great place, except when students take over. I don't think that UMass encouraging off campus housing is a service to the area at all.

It's a great place to live - except for the current lack of good restaurants, which is a serious negative. We need a couple of nice restaurants!

Frankly, the negatives are: reduced parking downtown, too many undergrads many of whom lack maturity, services geared towards 18-22 year olds. The positives are good restaurants (better than Northampton IMO), Amherst Cinema, nice walking downtown.

If the housing was safe, affordable, and had parking.

I don't see all of that in one building. Retirees and young families have very different spatial needs. But it sounds like a great neighborhood!

At this point, my view of Amherst is very mixed. I think the town is in the grip of developers, after a kind of coup, & with several key players who were not elected (e.g. Roberts, Gould, Jones).

On the other hand, looking across the country, I am often grateful that I live in this place, where my values are at least not illegal or under constant threat.

I would live downtown in a building w/o student noise to enjoy all that the 5 college community has to offer. The Mead and other Museum, Fine Arts Center, Yiddish Book Center, Amherst Cinema, Concerts at Smith And Amherst College and access to courses make Amherst an attractive p.ace.

Amherst has been a great place to live and raise my kids. I feel the same about it as I age.

In my imagination, it is lovely. When there are more of us doing this!

My first perception is that it's expensive and getting more expensive! and you have to go to Hadley to get groceries.

A place where folks can own their home in the building. Seniors who own their homes care about them and so take better care. Out of the door gardens where folks can

walk out their doors to work gently in their gardens of flowers and herbs and veggies. Walkways all around leading to the shops in Amherst , safe sidewalks where folks with POV's , power chairs etc , can sadly move around town.

Amherst is a great place to live.

As long as its not airfreshened of permanently reeking from air freshener and laundry products fragrance addicts and stay at home selfish drunks or gangs

I love living in a semi-small college town and the diversity of people that attracts. It was a great place to raise a child, although I had problems with the public schools even 30 years ago.

I would do that if there were outdoor spaces for each family in the building. Such as townhouse condominiums with small spaces for individual families. The only difficult situation is housing for professionals housed with college students who have no regard for anyone but themselves and the hours they keep and parties they hold. (I was once a college student too)

For me it's a very nice place to live, friends, activities sub- urban

Neutral

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Neutral

My family moved back into Amherst to be closer to school and infrastructure last year, purchasing in Echo Hill. That I have failed to "achieve escape velocity" probably answers this question.

It used to be a nice small town. Now it is just a place for students, buildings are jammed into spaces that are too small for them, ignoring zoning regulations and making the town an unpleasant place for anyone besides students.

We have lived in Amherst for 41 years and until recently have been quite upbeat about our town. However the growing unaffordability of Amherst has diminished its diversity and the toxic politics of the current majority government have resulted, not only in a series of astonishingly irresponsible decisions, but also a precipitous decline in public participation. The homogenization of the downtown (limited largely to bars, pizza and bubble tea) has not made it an attractive destination compared to Northampton or even Easthampton. Housing prices continue to escalate and the market is becoming dangerously dominated by corporate landlords buying up single family homes. Our public schools, once among the very best in the state, are now but a shadow of their former selves. Many of the things that originally attracted us to Amherst 42 years ago, no longer obtain. The town still has great potential but feels like it continues to veer in the wrong direction.

I and my husband would love it....but now it just seems like student housing.

We perceive it as a great place to live, especially as older adults.

If there were quality housing that encouraged interaction with other retirees and younger families, and that also was affordable, that would be great. It would allow one to remain socially connected and engaged, but also have one's own space. There is a lot going on in Amherst and at the various colleges and the university. All of that means that one could have a very active, intellectually and socially engaging life here in Amherst, but without the hassles of taking care of one's own home. Older people don't want to deal with that!! Renting, affordably, would be a great option - especially if

there were some way to build in very modest assistance. If a sizeable apartment building had a couple apartments that were rented to folks that could help with some simple supports for older folks, many older folks could remain in their own apartments right through to the end of their lives. That would be a wonderful thing.

I believe the community would prefer that seniors would disappear. Current housing is built for students, which is short sighted since over 55 is the growing demographic. Most of the new apartment buildings I've seen are poorly designed and sited and not appropriate for couples who want some space for families to visit. The taxes are really high.

Poorly managed town with horrible roads and they don't seem to believe in plowing the snow. One traffic light that was recently run over cannot be repaired and cycles for pedestrians if there are any or not. That's especially fun when there are more cars waiting to go through the intersection than can make it through on a cycle. Schools seem to suffer from an excess of holier-than-thou parenta.

I would love to live in a building with a mix of people and ages right in town, rather than moving to a 55+ community. I think intergenerational friendships and neighbors are what helps to keep people healthier and happier. The Farmers Market, library, movie theater and parks are all you really need to keep busy.

Too focused on pleasing umass and umass students. Downtown Amherst has lost my interest

In terms of shopping eating out etc

Very nice place to live w/ nice people

Used to be wonderful, but now it's all for college students

Right now, Amherst has become less of a "village" in the sense of lots of traffic-filled streets and big box buildings for students, as houses in small neighborhoods get bought up.

Love Amherst and the easy mix of things it brings --- culture and intellect from the colleges - easy access to beautiful outdoor settings, little traffic, some great not to expensive restaurants.... and so much more. Yes to a nice building for non students!!

This is a very leading survey question. I can imagine living and aging in place in Amherst, however, downtown is missing a few things for the aging community. The sidewalks beyond North Pleasant Street need work to be safe for travel. Fitness centers and a community room would be added features that might appeal to other retirees.

How would you feel about living in a New England downtown that serves a major university and 2 quality colleges?

It's excellent, as long as it remains a town and not a de facto student union. Faculty, staff, retirees, and civilians live here too.

Should be fine.

Good option if I had to sell my house and downsize

I purposely moved to a college town because I like the cultural, racial, and generational diversity that college towns bring. There are lots of opportunities to learn new things and it keeps me aging well. We looked at a number of college towns, but Amherst drew us because it's also somewhat rural with lots of outdoor recreation opportunities while also being not far from both Boston and NYC.

I would feel fine as long as the students didn't dominate the downtown. It's great to have the college influence.

Great

I hope that can be an asset!

It should be great, but it really isn't. There are too many students doing whatever they want, and we old fogies are simply expected to put up with it. It's not the town that it used to be.

I would welcome that opportunity if there were place to live downtown that were conducive to family life, and affordable, and if there was a place to store a vehicle.

The University and colleges were a major draw to Amherst when we moved into town 30+ years ago. But, there was a vibrant town center at that time also.

In the abstract, very appealing. But the current downtown has minimal appeal.

It has the potential to be energizing and build community

Bring around colleges makes us young. I would be happy, except when college students are drinking too much and get too rowdy

That is one of the reasons we moved to Amherst 43 years ago! I am glad I did and would love to stay here.

That would be the ideal of my husband and myself. We are nearing the stage when we will need to give up the large house in a large neighborhood on the periphery of town where we raised our 4 children as the maintenance of the house and very large yard become too much for us, but we intend to spend our retirement years in Amherst and regard ourselves as far from needing to think about any sort of dependent care facility. We would much prefer to be IN town where walking to places like the library, the Farmer's Market, CVS, the bank, the Fine Arts Center, restaurants, coffee shops, the Amherst Theater, and the various shops that do remain as opposed to being in a condo complex outside of town totally dependent on a car or public transportation.

Diversity is the answer here for all people and all ages.

Pollution is also a issue here with students who for the most part have cars and use bus transportation.

The educational institutions offer a huge range of events

fine

Fine. My son and I lived on Beston Street years ago, and that was a great community. I work at Amherst College, but I don't see it as much of a plus as UMass, where some classes are open to community members. I know that students can be noisy and sometimes inconsiderate, but that is the trade-off for living downtown where things are more accessible.

I might enjoy it if the downtown were full of interesting shops and restaurants. And if it had a relaxed vibe.

Yup. See above.

The university and colleges would not be as much of an issue as the noise of fire, police, night life, etc. would be. I like having young people in Town, but live far enough away so they don't impact me. We have a couple of rentals, but the neighbors keep them in check.

The best place to live!!!

I would love it. But it has to be affordable in retirement when no new income is coming in.

I would embrace it (as I do now in North Amherst) for the culture, diversity, liberal thinkers.

Love it.

I do love living in Amherst (though I live 1.8 miles north of downtown). I'm grateful for access to libraries, coffee shops and restaurants, galleries, and other local businesses, PLUS the access to the fabulous features in the colleges and university available to us - lectures, concerts and the fine arts, interesting and educated people. As an "escaped" New Yorker, I can't imagine simply living in a small town or rural community which had no institutions of higher education.

I do not enjoy it.

Just answered it , above

I would consider downtown potentially at a later time, but at this stage of life still appreciate tending my home garden

Great! Why not? Would need dedicated parking.

Sounds goods

I live near downtown Amherst and love it!

I like the advantages but this was the first year living here when I felt like there might be more disadvantages than pluses.

I like it

I would love it!

Lots of good and bad things in a college town. Opportunities for cultural offerings but noise (happy celebrations by students) and traffic issues with careless young drivers (especially running red lights).

It's a wonderful idea. Unfortunately, as we have lived here for over 30 years, the reality is not such a positive thing.

I am interested but would need to know more. Also as I get older, I expect to want to be close to stores, coffee shops, services and people. Also pretty tired of taking care of a house already.

I love it.

Happy to have vitality, good food, offerings and walk!

It offers a lot of interesting stories. There are many people from very many parts of the world which allows for interesting perspectives, stories and entertainment. I wouldn't consider Amherst to be a "New England downtown" since it is influenced more by national and international experiences. To me "New England downtown" is more small pub/restaurant with people who work the land and/or have dirt/grease under their fingernails.

I've lived here for most of my 70 years, and am 6th generation in town. As a child in the sixties we lived blocks from downtown and it was safe for children to go uptown, alone. Not so now... I remember the adults regretting the changes they were witnessing--so it is an on-going concern.

Great! It's part of the reason we came here.

I would only hesitate because of the maturity level of the students. I currently live in North Amherst, near a bus stop, and many, but by no means all, of the students do

not understand that other people live in the houses around them and might not enjoy bellowing and jerk-like behavior on Thurs-Sun nights.

Fine if the above were available

I love living in a college town. What I don't love is the fact these colleges, which is the MAJOR industry in Town, don't pay any taxes to support the Town's infrastructure. Occasionally they throw a "nickel" or two into the Town's coffers to placate the administration.

Ideal.

Good. There are some fine features that hinge on this, such as the libraries, bookstore(s), the kinds of movies shown, the concerts & art that the schools draw in, the kind of friends you can make, ...

Better, if the Town of Amherst cared about the quality of life of its non-student residents. Sidewalks are unsafe, crosswalks are needed. Quiet neighborhoods need to be protected.

I think college towns are great places to live when you are older because there are lots of things that are accessible to people in the town and especially older people who have the time to attend them.

Good... and we need to work on town gown relationships. Better understanding and respect for permanent residents by students

I love college towns, and would love to stay in the area where I grew up.

I enjoy Amherst 365 !

I feel great about that. College towns are fun, dynamic places and college students contribute immensely to the vitality and fabric of the community.

would be happy again

I do live in such a town. And despite so many changes with the new downtown buildings that are overpriced dorms that impact downtown parking, I can't think anyplace I'd rather live. I do feel that since town meeting was replaced with town council, that local politics seems much more, well, political and contentious and less representative of major groups of constituents.

no issues except for college students living in the housing that houses retirees.

Depends on the space location, cost

Fine

Depends on the space location, cost

Fine

The colleges are what makes Amherst what it is. Without them, there would be no here here.

We lived there for several years but moved out when we became the only owner-occupied house on the street.

Certainly not in THIS downtown which is becoming increasingly just an extension of the UMass residential areas.

I would love it, but the current housing isn't welcoming to seniors!

Again, very positively. One of us currently works at UMass Amherst, so it would be great to walk to work.

Great!! If the downtown and surrounding neighborhoods is not turned over to student housing - if the proportion of families and older folks is high and thereby sets the basic tone for the downtown - then it's a wonderful place for older folks to live.

It would be more lively and interesting if we lived downtown. Easier access to university and other social events. I've tried taking the bus and it doesn't work from where we live and a 4 mile walk is a challenge.

The institutions of higher education are not principal factors in the town's poor management.

Amherst is an ideal place to age because there is so much to do.

I don't have any desire to live downtown now. It is overwhelmed with unpleasant looking buildings which cast shadows and darkness on the northern part of the town. Too much ugly development going on. The nature of the town has changed. No more small store of interest.

definitely!

Would love to, but rent likely to be too expensive for a middle income person over age 55

My above answers still apply. In the 12 years that we have lived here, downtown Amherst has become difficult to maneuver when colleges are in session, except for rain and school vacations.

Great

Great! The intellectual energy makes Amherst an exciting place to live.

What is the reason it would make sense for you to move from where you are to downtown Amherst?

Aging in Cushman, thinking about where to downsize to with walkable high quality of life.

We have our forever home.

Retired

Semi-retired

I live in South Amherst but need to drive to go in town. I would like my daily routine to be walkable.

Not yet there.

I'm not there yet!

This question is worded in a confusing way, so I'm not sure how to answer it. I own a home in North Amherst, and I would not consider moving to downtown Amherst. Why be closer to the noise and disturbances?

It wouldn't make sense right now because there aren't places to live downtown that are affordable, and conducive to family life. Also, there would be no where in walking distance to store a vehicle.

We live at the edge of town, which is great for walking into town. But where are the businesses for us to walk to, now that so many have been replaced by student housing?

It makes no sense unless we create new affordable retail space and design our way around the absence of setbacks.

Walkability, if there were more places to patronize downtown and a consistent bus schedule.

If I was single and didn't want to maintain a house. To drive less and save on gas.

Aging

Getting too old to maintain my home. Again, if it were now, I would not move to our downtown.

We will move in the next few years because of the need and desire to downsize somewhat to a living situation requiring less physical maintenance, inside and out.

Our natural inclination is to move IN to town rather to anyplace further out or away from the center of town. Having walking access to the basic amenities mention above would be our ideal, but at the same time we would need a somewhat spacious accommodation as our children have all moved away and visit often with their own children.

It wouldn't make sense to move from where I am to downtown.
I would not like the polluted air from cars and buses.

When one of us is alone, the community feeling would be welcome
none at the moment

Only if I could no longer use the stairs in my current home.

I already own a home close to downtown, so I wouldn't choose to move unless the residential streets become full of poorly managed, noisy rentals.

None. Would move to Applewood which provides transportation.

I already live in town but on a quiet street. We choose it because we wanted to be close to everything and yet have a yard and quiet and interesting, diverse, cosmopolitan, open minded neighbors.

I can give up my car. I want to downsize my house and I want to be within walking distance of activities and the college offerings.

I would like to be able to walk everywhere as well as have access to public transportation and/or ride sharing possibilities.

I live downtown. I love being able to walk almost everywhere. In the summer with the farmer's market and Sunset Farm —I rarely drive.

It would only work for me to live downtown if I did NOT have a car, and I needed close access to services and facilities. I would enjoy close proximity to neighbors, and would hope to enter into community with my neighbors (as in co-housing or coops).

NONE

NOT having to drive so much. (We live in N Amherst)

It would eventually make sense to have easy access to all the town has to offer without needing to drive, as well as feeling connected to other people as opposed to isolated

Easier to have a place that was apartment centric rather than land property centric.
Must be easy to get home from car parking in the building.

Less maintenance, smaller carbon footprint, less reliance on my car.

Maybe giving up using a car?? Walking for health - knowing that what I need to sustain body and soul can be met in downtown Amherst - currently only CVS has regular food - and v. little fresh food. When the farmers market is not in season that makes for a very long stretch of time to figure out grocery shopping. Hopefully the Common Share Coop will be housed in a building by the time I am fully retired.

There is no compelling reason since there are no amenities that suit my needs. I'm too old for a rock and roll environment, but enjoy the concerts and museum at AC.

To be honest, I wouldn't as I live within walking distance of downtown and I love that. We have only ever owned one car despite both of us having jobs, because one of us can ride a bike to work from our house.

Convenient to stores and services.

No interest in moving downtown.

Easy to get places such as movies, shops, restaurants, being less isolated including being close to the bus. Also not having to maintain a house.

If there were more stores offering groceries and hardware. Right now we have restaurants, coffee shops and bars.

I live downtown!

We would not be interested in living downtown, but would consider downtown adjacent neighborhoods. Downtown Amherst offers great vibrancy and would perform better year round if it had adequate parking in the heart of the downtown area.

access to events and stores

At some point my husband and I may not be physically able to maintain our house and (large) property by ourselves and it might be appealing to try living downtown.

Being alone in my house.

Close to everything, well except grocery store. When I no longer drive it would be very nice to have stores and entertainment close for walking.

Less use of automobile and better walking distance to shops, etc.

I'm close enough to downtown - no need to be closer.

(See above.)

Lawn care, house maintenance, snow removal have become burdensome. I no longer need a big house. I would like to access the cultural, educational and social opportunities Amherst offers without driving at night.

If I felt I could not afford to manage the house that I'm in now or if I could not physically manage the house I'm in now.

See above

I live on Kellogg Ave in an aging out of date state funded project and would very much appreciate a new building with with a fresh out look !

Because of the ease of access to shops, dining, entertainment. Much of this is only possible because undergraduates live downtown and in the surrounding neighborhoods.

my stomping ground and near work buses nature and all that I need there or close by. Nice people and not a hood like here or mill hollow apartments

I wouldn't, because I love my home and gardens and don't like apartment living.

having to be closer to places I like to go, and people I like to see

See number 2

More shops restaurants, a better library, more things to do.

See number 2

More shops restaurants, a better library, more things to do.

Walkability. Unfortunately, the lack of things like grocery stores, still forces residents to be car dependent.

There is nothing left of Amherst that I would consider moving back for. The restaurants all serve college grub, the clothing stores are for <25 year olds, ... and the new buildings are full of one bedroom apartments for students.

IF - there were a larger range of services, spacious, well-built condos, and the maintenance of attractive amenities (which ought to include a compelling senior center as is found in many other towns) it might be something we'd consider.

We're getting older and would like to not have to use a car

We currently live in Hadley in a location that requires driving for everything. We need 2 cars for our family of 3. (Living in downtown Amherst would allow us to immediately get rid of 1 of our cars.) It's also more isolating to live in our current location. We'd value the resources & community connections of downtown Amherst.

No longer deal with housing upkeep. Not have to drive for basic life tasks and entertainment/social outings. Be connected to people and events - which prevents the reality AND the feeling of isolation (even if one doesn't spend every minute in a coffee shop or at the theatre/library/you name it).

An affordable condo or apartment with at least 1800 sf and 2 bedrooms and 1.5 bathrooms.

Only because I can no longer drive.

For us, we would like to continue to be able to walk everywhere and it doesn't make sense for us to "age in place" when we don't use all the space our house gives us. Houses should be used to their fullest extent by families and groups of friends.

None that I can think of now

better public transportation would have to be part of the mix. Perhaps small vans such as they use in other countries that shuttle between key areas for shopping etc. or a mini-shopping area would need to be created w/ a good grocery store. I'm not calling for more parking lots though. The # of failed efforts has been depressing to support and see go under.

Convenience

Simply being old and not being able to take care of a house.

Only those expressed especially if the building was income driven in the cost to purchasers

It doesn't right now, but I can imagine living life without a car and having access to a downtown that has all I need within walking distance.

What do you imagine is the fair rent (and/or purchase price, though more likely rent) for a studio, 1 bedroom, 2 bedroom, 3 bedroom? (includes parking)

Truth: no idea what rental reality is now, been a homeowner for decades.

2 bedroom \$1800

Purchase prices \$225k and up. Town of Amherst MA lists average one bedroom for \$826 and 2 bed for \$1031 which I think do not reflect the market. I think these data are more accurate. <https://www.numbeo.com/cost-of-living/in/Amherst-MA-United-States>

2 BR 1500 month?

Question for the future

No idea

Studio: \$1000

One bedroom: \$1400

Two bedroom: \$2500

Three bedroom: \$3000

These are simply guesses. I can't imagine what students can afford, and the rest of us don't seem to figure into the equation.

I am currently paying \$2000 a month for a two bedroom which feels incredibly high. I would like to see rent for a two bedroom range between \$1100-1600. I think that's fair.
1,200-1,800/month

No idea.

Studio: \$800 rent, 80k buy; 1 bedroom : \$900 rent 90k buy; 2 bedroom: \$1100 rent, 130k buy; 3 bedroom: \$1400 rent, \$200k buy. I do not agree with rent control though. That leads to poor maintenance, no renovations, and loss of local landlords. Creating low income housing needs private and public partnership.

I'm not very familiar with those numbers. I know rents are high in Amherst and going up and as I see it, will continue to go up with the current planning (or lack thereof) I doubt I could afford to rent here.

Having always owned my own home, I would need to do research to answer this question

Any kind of fair rent would not compensate for the loss of fresh air and constant noise from buses and cars.

I don't know

Honestly, I'm not sure I could afford to live downtown on my retirement funds.

I can only afford to live in subsidized housing, having been diagnosed with a life-ending condition that was most likely going to kill me sooner rather than later. That was when I was 44 years old. I am now almost 78. Thrilling to still be alive but it hasn't been easy to PLAN. Living at Clark House is a result of my PLAN.

I have no idea. In addition to parking, would the rent include all utilities. Would it be subsidized. Who would build and provide reasonable purchase price or rent. How would a reasonable purchase price be controlled when an owner decides to move. The present units that are being built don't restrict tenants, so nonstudents could live there. How many nonstudents are living in the present new apartment buildings. Data would be useful.

can't comment. Maybe 2000 for a 2 bedroom.

I don't really know about Amherst rents, but...\$1500/mo?

What I imagine is probably not feasible: \$500 for a studio, and \$800-1500 for 1-3 bedrooms. With parking, it's probably not realistic.

Studio \$900-1200.; 1BR, 1,100 - 1,300, etc

No idea

Studio \$600

1Bed \$800

2Bed \$1000

3Bed \$1200

Buy \$195,000 studio, \$225,000 1Bed, \$250,000 2Bed, \$275,000 3Bed

Parking space additional if wanted/needed

No idea. Rents are high in this area

studio or 1 bedroom

Mid-\$200s for 2-3 br

Our daughter and her partner pay \$3000 a month for a lovely 3 bedroom apartment in Somerville (no parking), so I can't imagine it should be more than that.

Don't know the current market in Amherst.

No idea.

Wouldn't consider a 1 bedroom. 3 beds up to \$3,000, \$2500 2 beds. Less of course.

No idea.

Studio: 800-1000; 125,000

1 br: 1500; 155000

2br: 2000; 200000

3 br: 2100: 225000

I am in the real estate industry, so I know the cost of what it takes to build new. The new development is priced fairly considering those costs. As working class, I cannot afford brand new construction. Studio, \$1,500, 1 bedroom, \$1,800, 2 bedroom, \$2,000-2,200 and 3 bedroom, \$2,700.

Sorry, I have no idea what the market is like.

\$1500 / mn for a one bedroom.

1 bedroom, \$1800. 2 bdr.\$2500

Most likely it will be out of my range due to Amherst costs and inflation. Shouldn't be more that 20% of monthly gross.

No idea what "fair" would be. Just way lower than now.

Studio 1,000, 1bdm-2,000, 2 bdrm- \$2,800 to \$3200, more if heat,air conditioning, electricity is included.

I don't really know.

\$1200, \$1800 \$2400

\$1200 for a studio

\$1400 for a 1bd

\$1600 for a 2bd

\$2000 for a 3 bedroom

Studio 950/1100

1 Br. 1200/1500

2Br. 1750/1900

3Br. 2200/2500

All including parking !

3 bedroom (rent \$2,500/mo, purchase, \$400,000)

thats a loaded one. Fair to whom ? I do know I was sad squire village became fancy and all these new fancy places a studio is 1600 average. That's ridiculous. I will say 950 for mill hollow in 2019 for leaky peeling kitchen 50byear old cabinets and glitter and paint all over and broken fridge , now 1150, is a joke, and was worth 450 tops and was the worst deal in town though touted as lowest yet worst for the money and was like a rehab nut house. You can't mix drunks drugs and nurses and sexnoffenders with upstanding but its the norm

Studio: \$750; 1-bedroom: \$1,500; 2-bedroom: \$2,000; 3-bedroom: \$2,500. All including utilities and parking.

studio rent should not be over \$800, one bedroom \$1400, 2 bedroom \$1800 and 3 bedroom \$2000 this isn't Boston. Purchase price for a studio Condominium \$189,000; one bedroom \$225,000; two bedroom \$275,000 and three bedroom \$350,000 all with enclosed parking.

That is very difficult is heat, cable other amenities included

1,500 per bedroom.

That is very difficult is heat, cable other amenities included

1,500 per bedroom.

Fair of market? My understanding is that 1 bedrooms downtown go for about \$1500 - sometimes even more and that's for a student style apartment.

Maximum 2500-3000

I realize the following rents are below current, ridiculously inflated rents, but this is what I think is fair.

Studio: \$1,000

1 bedroom: \$1,200

2 bedroom: \$1,400

3 bedroom: \$1,600

I don't know. Maybe \$800 - \$1,000 for a studio? \$1,200 - \$1,400 for a one bedroom? \$1,600 - \$1,800 for a 2 bedroom? All of those prices are ones I could imagine affording even if they also seem quite high. Rents in Amherst used to be MUCH lower a few decades back.

Personally I think our landlords are wealthy enough so I would prefer to buy. Currently we spend about \$3500 (taxes, maintenance and mortgage) a month for a 4200 sf home so I would expect to pay about \$2,000-\$2500, which is 35% of our income. (Current taxes are killing our budget).

Way less than reality

\$1300 for a two bedroom

1500 for 2 bedrooms

Between \$1750 - \$3000 seem reasonable for rent.

\$1000/mos studio

Not equipped to answer that question since it depends on so much.

No Idea

Would you be more open to rent or buy? Would either be possible for you?

Either.

purchase is better.

Don't know

Would be more open to purchasing than renting but could do both.

Either.

If too old to move, I guess I better buy. I prefer renting, though, if I don't need to worry about eviction.

Buy

I am open to rather, and see merit in both. If I wanted to buy, I would have to leave Amherst where I have loved my whole life. My mom, who lives here for close to 40 years, and who owns a small business here, left to buy a home.

Rent; purchase not possible currently

Not sure. Probably would consider both.

Depends

At this stage of my life, I would be inclined to rent if I were to move out of my home.

We would be more inclined to purchase a condominium, but both would be possible.
I would not want to rent and wouldn't consider moving to a downtown area.

Both are possible

either

See above, please.

At our ages, probably rent as the landlord would be responsible for anything that goes wrong.

we own our home.

Open to either, for an affordable price.

Either

Either.

I can't buy. I'm also on a subsidy, so unless said housing included Section 8, this housing would not be available to me.

buy

Either might be appealing

Buy.

But either could work.

Buy. Both possible.

I own a condo.

both are becoming harder and harder

Depends on what services are included

I think it depends how long you plan to spend in one spot. We bought our small house because we wanted to stay in Amherst.

Either but probably buy.

We could do either if we were motivated to do so.

Buy. Would consider rental depending on price.

Depends on the situation. If it were only me I would rent. But it depends on the whole family situation.

Buy. Yes.

Concerned about student noise

I am interested in owning so we have purchased a home in the last year. We found what we are looking for in a neighboring town that is a little more accessible for working class.

Hard to say - depends on the circumstances at the time and the level of commitment .

At the point I would move, I think renting would be preferable. I could do either.

Likely rent.

Would prefer to buy, but then again, refer to question 6 answer.

Would rather buy. Could consider renting.

Both are possibilities

I would prefer to buy.

We prefer to buy if we could afford it.

Rent, because I'm not able to buy at the moment.

I'm hoping to afford a cheap condo in the area eventually

If possible I'd be open to owning a small home again.

Either

only the wealthy can buy here esp as codes and laws prevent parcel and tiny house or off grid like the Yankee candle estate property was once. Huge in hadley seems to be a trend. there is no way with a huge umass and very wealthy students from any institution close that affordable is possible because the market can get whatever they want. Rich retirees and students but the lower end folk cannot be expected to be in danger from such a large enabled bad population tenant wise as they control the environment. Like colleges or some, there should or can be special interest wings or buildings, like loud TV or no synthetic air freshener and laundry fragrance wing aka essential oils only section,

Probably buy, as long as the monthly maintenance fees are not too high.

buy not rent. Yes I sold my house for a profit

Would prefer to buy.

Buy

Would prefer to buy.

Buy

We had hoped to end up in the neighborhood behind the high school, but couldn't afford anything that came on the market.

I would consider buying again if there were anything to move back for.

We would buy. And in the unlikely event that we would move we'd be looking for spacious, upscale condos with a lot of amenities.

Either.....

Prefer to rent but would consider buying.

Either.

Either would be possible. I prefer to buy.

Having owned for more than thirty year makes it hard to imagine paying rent

We would prefer to buy.

N/a when it comes to downtown

I haven't thought about it but would probably prefer to buy rather than rent \$ away unless it was subsidized for seniors.

buy or rent, but how would that be possible for a middle income person -- not poor enough for subsidies, but not wealthy enough to buy or even rent. This is the disappearing middle!

Rent, with long-term security.

not sure

Buy

How many rooms and bathrooms, and other amenities, are right for you?

2 bedrooms, 1-2 bath, laundry in-unit not communal, green space (courtyard? Useable balcony?), good light, good sound insulation, heat pump/AC/green/solar energy (not communal HVAC), openable windows, age-in-place features, AND A PARKING SPACE because aging! Not steep stairs—stairways need good design for usability. Appealing outdoor common space that's inviting and well maintained.

two beds. two baths. porch too.

5 rooms plus parking and a sitting area outside

2 bed 2 bath. Multigenerational gathering spaces outdoors and indoors - courtyard, community garden, firepit, outdoor seating. A playspace for adults as well as children (swings!). A wellbeing space for things like yoga classes and a sauna room. A larger entertaining space with kitchen that can be reserved for functions and gatherings bigger than our apartment. Bike and outdoor gear storage. Dog washing station. I like very well-appointed bathrooms that have safety features like walk in tubs. :)

2 BR, 2 Bath.

Two or three beds, two baths.

Ideally, 3 bedrooms, and two full bathrooms.

3 bedrooms, 2 bathrooms

2 bed 1.5 bath

Well, if I were moving single, one bathroom and two bedrooms.

1.5 to 2 baths, whatever bedrooms, living room, kitchen, some kind of patio or outdoor terrace accessible from a sliding door

2 bedrooms and 2 baths.

We would need at least 3 bedrooms and two full baths and ample storage space and since we are far away from giving up our car, some option for garaging our car.

Studio or a small apartment size is right for me.

2-3 rooms and 2 bathrooms

Kitchen with eating area, small living room, and either one or two bedrooms.

One bedroom, one bath.

Open space, kitchen, dining area, large family room, office, 3 bedroom, 2 full/large baths.

Spoiled. We have a big house and like it. Many guests come stay with us and 4 kids and 7 grandkids.

3 beds/3 baths so family can visit. On-site gym. Not over run by undergrads and late night partying.

Studio or one bedroom

Small is fine.

For me, one bedroom, one bath. I would also hope for shared laundry, recycling, a community room with kitchenette for possible group gatherings, and some kind of outdoor space where residents and guests could congregate.

2-3 BR, 1.5 bath

2-3 bedrooms and 1 bathroom

2 bed. 2 baths. Walk in closet. Storage and eat in kitchen. Natural light. Sound protected windows walls from outside traffic and inside too for noise protection from neighbors. Elevator. Solar/Wind run building. Parking garage in building. Safe and secure. Mail in lobby. Shared roof deck. Pool in building.

Ideally, 3 bedrooms and 2 or 1.5 baths.

Have 3 bedrooms and 3 bathrooms.

2 rooms plus kitchen and bathroom

At least a two br in case I need help to remain in my unit.

At least one accessible bathroom, thinking of the future

2 bedrooms, 1 bath with a separate toilet, kitchen, living room and a little balcony is always lovely.

3 bedrooms, 2.5 bathrooms, large living/dining area and kitchen. Access to balcony. Elevators. Good green space.

Two bedrooms; two baths

3 beds, 2 baths, dishwasher, washer/dryer. A bit of green or garden. Common roof deck would be great.

2 br

Hot tub?

Roof communal space

Small gym?

4 Bedrooms and 2 Bathrooms is good for us. We ended up with 3 beds, 4 baths.

1 bedroom

3 BR, 2 bath. Need space for an office and for guests.

1 bedroom, one bathroom, kitchen or nook, living room, plus one small room for an office would be ideal.

If I were single, 1 of each

2 bedrooms, two baths or 1 full bath and one half bath

2 bedrooms, 1 bath, sunlight, garden space? ...

2 bedrooms, one bathroom, large open plan living/dining/kitchen, terrace if possible, elevator, one parking space. If the building had an indoor pool or gym that would be attractive and worth a higher rent.

It's so hard to know. At a minimum, two bedrooms and two bathrooms, but a third bedroom would be nice.

Ideally 3 bedrooms with 1.5 baths.

1 bathroom for a 2-bedroom is fine.

In-building laundry is a must-have, in-unit a bonus

First floor due to my disability,,,

Open floor plan for a medium sized kitchen dining area moving off to the living room area. Half bath off the kitchen.

First floor bedroom with attached bath ,

Large walk in closet in the bedroom.

3 bed, 1.5 bath

a yard safe with a tent and car use is better than mill hollow or some affordable units. Shower power and kitchen with natural light and windows that let in light, any size , unscented fine

2 or 3 bedrooms, 2 baths. I might consider a condo if it came with amenities such as pool, hot tub, gym, community room, parking and activities such as lectures and clubs.

3 bedrooms, 3 bathrooms and space in town for studio for my artist space

2 bedrooms, bath and half

2 bedrooms and 2 baths

2 bedrooms, bath and half

2 bedrooms and 2 baths

4br, 3bath

Two bedrooms, two bathrooms.

Minimum 2 bedrooms 2 baths. Great room with a spacious kitchen.

Ideally 2 bedrooms & one full bathroom & 1 more 1/2 bathroom

Everything handicap accessible since one of us is disabled. We'd need: 3 bedrooms (or 2 bedrooms + 1 office), 2 full bathrooms, open kitchen & living room, pantry & good storage, in-unit washer & dryer, & would love a balcony/patio with space for plants & a small table for eating outdoors.

1-2 bedroom.

Ideal is 3 bedrooms and 2 bathrooms plus kitchen/dining/living room with decent natural light.

One of each

two bedroom, one and 1/2 bath, large living room and kitchen, parking space for one car and some storage for bikes

3 bedrooms 3 bathrooms

2 baths, 2 or 3 bedrooms

Two bedrooms plus art studio and office. Two bathrooms. Good kitchen.

1 or 2 bedroom

2-bed, 2-bath

Would you live near undergraduate students? In the same building? or in a nearby building?

No, unless adult students (grad students). No undergrads. Be serious! Don't want to hear them, don't want to be near their parties or social lives.

Don't need to live in the same building.

Not by choice

Definitely - same building and/or nearby building

I would not want to live near undergrads. Or in the same building. Or in a nearby building.

Rather not

Nope.

Yes I would if the buildings were well maintained, well managed, affordable, and had units that a family could live in. Also, if there was a place to store a car.

Depends on the vibe and student behavior. Probably not.

Possibly; if there was a stipulation in the lease about occupancy, noise levels, etc.

I would try not to.

It would depend on ratio.

I would not like to live with undergraduate students. Nearby might be ok depending on the setup. I was an undergrad many years ago. Their life stage is not very compatible with aging adults or young families for that matter. This is not a knock on undergrads; just being cognizant of life stages.

No.

After many years of teaching undergraduate students, my husband and I are genuinely fond of young people, but we are also acutely aware of how different their lives, hours, and energy levels are from people at our stage in life, so while we would not be averse to living near them, we find it hard to imagine living in the same building or complex.

It wouldn't be my choice. The lifestyle of undergrads is not my lifestyle.

Yes, that would be enjoyable

no

Nearby for sure.

No way would I choose to live with undergrads!!

Either/or/both.

Yes, either

yes, if there were not many and they were supervised by the owner. I want to live with people who have a stake in their surroundings and undergraduates have a stake in socializing and meeting their life's partners, Taking care of their place and connecting with neighbors is not where they are in the trajectory of life. I understand We have all been there. But this is not who I want to live next to.

Probably not

My first reaction is NO, but I do think that having young, vital, able bodied, interested people living nearby would be helpful.

In large numbers—no. In a mixed building with other aged people and families—yes.

The town also needs to step up its expectations for student behavior. For example—litter! Just back from Japan—no public garbage containers provided but still no litter. People are expected and do bring their garbage home to recycle. I would like to see large fines for leaving rubbish on the streets. The fines could fund beautification or playground projects.

Likewise landlords of student rentals should be expected to have garbage cans behind the building and not overflowing. Again, fines large enough to charge behavior.

For me, a nearby building would suit me. I'm a senior, and would prefer a protection against noise.

NONONO

preferably not, unless there could be parameters, like a noise curfew

I would be reluctant to live in the same building and would avoid living next door

Not in the building.

Nearby - maybe if building is sound proof!

Not in the same building. Maybe nearby.

Prefer grad students to undergrads who like to party.

yes I would. I like students.

Depends on the policy of the owner/manager. And the owner's intention to hold or sell the building,

I have no problem living a building where serious, hard-working students seek a quiet place to live and work.

I would live with some undergraduates, and graduates, and families. I think the key to this set-up is a mix and balance. I would not live with an overwhelming number of undergraduates.

Probably not.

Unfortunately, we live near undergraduate students every day as our neighborhood housing has increasingly been purchased by developers who rent to students.

Only if they were limited to 10%.

Yes, but I would want to agree on rules of conduct

Not desirable

I don't mind undergraduates. I have lived adjacent to undergrads my whole life growing up in Amherst.

If they are limited in number, so can be part of community, that's fine, but when their numbers are too large they don't seem to be as respectful as desired

If they are not noisy, it's great. I realize that's risky.

There is no other option in Amherst. I would be open to it providing the student housing was policed.

Nearby not with.

Absolutely not

Maybe, is they were in a nearby bldg. Depends on whether there was a responsible landlord, who screened the would-be tenants & kept an eye on the place.

Nearby, but NOT IN THE SAME BUILDING unless I become deaf!

Yes

I want to say yes but this makes me nervous

Same building is fine. Undergrad juniors and seniors that live off-campus in buildings (rather than houses) are usually fine.

Sure as long as peace was part of the deal.

Yes, absolutely. I do not mind living near undergraduate students. In my experience, the ones who live downtown are very well-behaved, here to study, and contribute to downtown Amherst.

yes way better than shut ins adults when they are bad apples and many are

Nope

nope, they cause stress for others, have loud parties, have too many people living in the house or apartment, even though the limit is four. We have two houses in our neighborhood (Echo Hill) that students live in and their cars line the roads, and during the winter it causes issues. At one of the houses has at least eight cars in the driveway and down the road, it causes plows to eliminate coming down our street.

Nearby

Yes. Not a problem.

Nearby

Yes. Not a problem.

Why not? If you live in an urban environment, expecting to be able to control the behavior of your neighbors is offensive at least, if not tinged with a range of -isms.

I would try to stay away from undergrads. We grew tired of the constant beer pong games on the front lawn, the trash everywhere, and the drunken students passed out under the pong tables.

We would not live in a building with college students and would likely avoid being in a building nearby a student building.

Would not want to live in a "student dominate" building

Nearby is fine.

Yes, happily, BUT...there would need to serious oversight and serious consequences for bad behavior. There also would need to be a low overall ratio students. I think students would be much better behaved if they they were in the small minority and understood themselves to be something like "guests" in the social space they were occupying, i.e., not at liberty to behave poorly, but instead clearly required to adhere to the social norms of the larger group they were a part of.

Sure as long as there's decent soundproofing.

Maybe I were forced to

Yes - in same building or nearby

No

nearby would be ok

sure

Depends on the responsibility of the landlords.

Yes if they were generally the quieter - respectful kind of students

Yes, in the same building or nearby.

Would you live next to families with children, in the same building?

Yes please!

sure.

Absolutely

Yes.

Yes

Possibly, but I really wouldn't want to be living that close to others.

Absolutely

Yes

Yes.

Sure.

Yes

Maybe.

Yes.

Yes

Yes for sure

no

Yes.

Maybe. Depends on construction of building, soundproofing, etc,

I do. It is part of the Clark House wealth of experience.

No

Of course

Absolutely. Love children and when they are your neighbors we can all help each other.

Definitely

Yes!

I would be fine with it, as long as there's a balance of single occupants, retirees, seniors, and couples.

YES

absolutely

Yes

Sure.

YES!

Yes, and I do now.

Yes, I would.

I love kids. I assume adequate insulation to keep private issues private!

Yes, again the balance is key.

Separate floor please.

Absolutely!

Yes!

Yes

Yes

Yes.

yes

Sure.

Yes

Yes

Yes

Sure.

Yes, if the building is built w good soundproofing.

Yes

Yes!

I love kids, and living near people of all ages

I am a senior and appreciate my quiet time so children which I love dearly would not be something I'd like to experience each day.

Yes

if not part of racist teams that run out people all over esp in next town over and they use the kids to help harass. Its case by case. There are good families and ones that three generations target innocents

Yup

sure, students are the next generation we can learn from them and they from us.

No children

Yes.

No children

Yes.

The presumption that I don't have children irks me

Yes.

I don't know. I think that the ideal would be a childfree building but one that allowed kids to stay for a finite time as guests. A building for seniors but amenable for grandkids.

Sure

Yes, that would be fine.

Sure. But build the buildings with a serious eye toward minimizing noise traveling from one unit to another. This does cost money but can be done and makes everyone much happier.

Sure.

Maybe

Yes - of course!

N/A

yes

sure

Yes.

Definitely -- Multi age is the way to go

Yes, in the same building or nearby.

Would you want to have pets?

Yes and yes

yes.

Not presently

Yes. Definitely.

Maybe.

Don't no

Yes.

Yes, I would want some option to have a pet

Yes

n/a

Yes, currently two cats and one very small dog.

Not myself, but wouldn't mind a pet friendly place (obviously well regulated)

Probably not

At present, we are between pets, but may have another and would not want to deny others this privilege.

No

Maybe but fine for there to be pets

cat

Yes.

Life isn't worth living without cats.

Absolutely, but I can no longer have pets d/t respiratory status.

No. If people have pets they should be under 25 lbs. and allowed only in the owner's apartment and not throughout the building. If pets are allowed, outdoor space should be provided for running and pooping. We had pets, dog and cats, for 46 years.

Unfortunately, owners are not as considerate today, so there needs to be limits.

I like the option

Maybe...smallish ones

No, thank you.

Although I personally have allergies, that would be lovely. I would hope to be an "aunt" to my neighbors' pets.

maybe

yes

Maybe a cat

No.

Small pets only.

No, but don't mind if others do, as long as they are well behaved.

Yes, I would like to have a dog again in my life.

That depends. I don't want to live in an apartment where pets have lived. Can't get rid of cat odor and dogs leave fleas with no where to live but carpeting when the dog leaves. Been there!,

No, but I wouldn't mind if others wanted them.

No

We have a cat. We like animals, but unfortunately, many people who have pets doesn't know how to be responsible pet owners.

Yes!

Yes

No

Yes.

yes

Yes!

Possibly a cat.

small dogs and cats, yes.

yes

No.

Perhaps. I don't mind neighbors with quiet dogs, cats, birds, fish.

No

Cat

yes

I have a Service Dog that I have trained and as long as the pets are well cared for , why not !?

Yes

I miss having one and can here. Its the odor on this property, unhealthy for people and pets and also the extra expense i can't manage under duress here fulltime

No

yes

No but don't mind if others do

Yes.

No but don't mind if others do

Yes.

Yes

Yes.

Absolutely.

No!

I have an anaphylactic allergic to cat dander, so I'd need cat-free acces to enter & leave building. (Perhaps a 1st floor unit?)

Maybe - but probably not.

No.

Maybe

Yes

N/A

perhaps a cat, ideally no dogs. Dog owners in large groups often aren't responsible and use 'the commons' unequally, dumping their dog waste in ways that offend others.

no

No.

No

Yes

If you'd like to be notified if a project like this is proposed, please give me your name and email, and town/state/country. It will only be shared with anyone who's considering a project like this: (NOTE: CONTACT INFO GIVEN IS NOT INCLUDED HERE)

Yes please!

Yes

Yes please! And I'd like to help move a project like this forward!

No thanks

no thanks

Wishing you success. To me this survey would mainly apply to people under 60 or 70. Maybe a very few over those ages would be interested. Residents of the Whalen House may have useful information even though they are settled where they are.

I don't think I can afford it, but I'm interested in any progress on the subject. Please have a look at the article the Amherst Indy published on the subject of housing and development which I submitted about 2 years ago (at your suggestion):

Thanks, Ira.

This would appeal in 20+ years from now so I'm going to pass on sharing. Thank you!

Not right now. Thanks.

We are content with our living arrangement at this time.

Yes please.

Good luck. Ask Barry Roberts

(Thanks for doing this, Ira.)

I will watch the Amherst Bulletin for news of it. Thank you for taking action on this important topic this would be a great place to retire, if the Town began to pay attention to the economic potential of attracting a retired adult population.

I'd prefer to remain anonymous for now, but I follow town events closely - as do many people in the 50s, 60s, 70s and above. If something like this is being discussed, I'll hear about it. Thanks!!

Thanks just the same

no thanks - just share it through The Indy would be great.....

A FEW EMAILS I GOT, AS WELL

This survey is necessary and prescient. In another time and place I could imagine living downtown. We have no interest in leaving our house on Maplewood Drive but I can see how a life in a building downtown with mixed generations would be ideal for those of us in 'the last chapters,' and would keep Amherst from studentification.. Thank you.

I am not at all interested in living in an apartment building anywhere, Amherst center included. I value our house's spaciousness, my garden, the outdoor space for the dogs, the close availability of conservation land to walk on. Sorry!

I started to take this survey but found I had nothing to say within the parameters you propose.

I of course, having lived in Central Amherst for 24 years, do have lots to say. Would love to talk...

I am not interested in living on downtown Amherst or anywhere In Amherst.

Thanks for asking.

I liked your parking opinion piece in the Gazette. Did you know there is free parking after 6 pm in the parking garage? Also for \$25 a year any senior can buy a parking Pass at the senior center and park during the day for free.

I hope you are doing well.

I filled out your survey, and later, as I thought more, I kept thinking how beneficial it is for all when young families and retirees share space, how they nourish each other, so I just thought I'd add that, as well as the need in the downtown for a decent grocery store or, probably more realistic, easy public transportation directly from downtown to the malls and back. (Maybe that already exists, and I just don't know it.)

Sure, I'd like to see more housing for grownups in Amherst; I just wouldn't be interested in living in an apartment. I'm more interested in some form of cohousing, but I would never in a million years elect to live in a "retirement community" and - god forbid - "assisted living." Kill me now.

We live downtown and are encircled by student rentals. We are besieged from Thursday evening to Sunday morning. Other times, too. I've lived in this house longer than I've lived anywhere else in my life, but it's time to go.