

Town of Londonderry, Vermont

Housing Needs Assessment Committee Meeting Minutes

Wednesday, December 14, 2022 – 3:00 - 4:30 PM

Members: Paul Abraham, Maryann Morris, Melissa Brown, Sharon Crossman, Patty on phone

Camoin: Dan Stevens, Rachel Selsky, Stephan Houdlette

Other Participants: None

1. Call Meeting to Order

Meeting is called to order at 3:03pm

2. Additions or Deletions to the Agenda [1 VSA 312(d)(3)(A)]

None

3. Approve minutes from November

Paul moves to approve meeting minutes from November 15, 2022, Sharon seconds the motion, there is no discussion. All are in favor, minutes are approved

4. Discuss *interim* data report key findings

Discussion around projected reduction of population for Londonderry from 2020 - 2027.

Camoin is asked to provide specific citations for data for final presentation.

Clarification on migration shifts graphics.

It shows people from other counties and state areas migrating to Windham County.

Discussion on job loss severity and slow recovery in Windham County.

Some questions on if this graphic really represents Londonderry. Can have a low unemployment rate and still have jobs unfilled. Camoin is asked to add some clarifying language to the final report. Rachel reports that in the focus groups employers were struggling to fill positions because people cannot find places to live.

Graphic on annual income.

Camoin clarifies that this data is for the zip code area.

Graphic on in state ownership versus out of state ownership

54% VT ownership of houses. Data is based on the mailing address provided to the town, not official place of residence.

Graphic on Short Term Rentals.

Question about if the Stratton STR's can be removed from the data. - Camoin reports that they are not able to remove them but you can see them on the map view as it is broken out into the north and south villages. Paul has a request to try to remove the Stratton numbers because it skews the data in S. Londonderry.

Discussion ensues on the rate of STR price increase for both villages and how to show that information best. Stephan H. points out that another good way to look at it is to compare both villages to the other towns in the graphic. Patty notes that AirDNA provides an outlook report on different towns, requests to see this information so we look at it to see where property buyers are being guided so we can look ahead at the trends.

Questions about home values and rental costs.

It is noted that data seems old as the last assessment was several years ago. Reported home sale prices are discussed. It is noted that the current median house price is \$414,500. It is noted that there is a general slowdown in the pace of housing development.

Camoin asks Patty and Paul to collect any follow up questions to the report and forward to Camoin to report out answers at the next meeting.

5. Community survey response highlights

There was a good Londonderry response and completion rate for the survey. Respondents were primarily single homeowners, and live here year round. Camoin will compare self-reported cost burdened information with census data. The largest group of respondents says there are no significant housing challenges.

Other highlights:

Most respondents do not expect to move; 1 in 5 think they will move in the next 5 years.

Paul asks to be specific with data instead of using terms like 'most'

Where people would want to live varies from tiny home to multilevel large home.

Most Important Housing Issues: Prices not affordable for people to live and work in the area, Lack of available quality rentals, Too many short-term rentals

6. Focus group themes

- a. Workforce and affordability challenges
- b. Competition in cash offers for housing
- c. Lack of affordable rentals
- d. Financial feasibility for purchase and construction
- e. Concern that public doesn't understand the whole housing issue
- f. Affordable housing tied to available jobs in this community and what the market needs to support.

7. Report out from Housing Solutions Conference

Will provide notes at a later date due to trouble hearing on the phone

8. Schedule and next steps

January meeting will be an in person committee workshop. Agenda items include; needs modeling, strategy Ideas to address issues.

9. Adjournment

Meeting adjourned at 4:32

Respectfully Submitted,

Maryann Morris

Approved on: _____