

# Town of Londonderry, Vermont

**DRAFT**

## Housing Needs Assessment Committee

### Meeting Agenda

Thursday, January 12, 2023 – 2:00 - 4:00 PM

**Committee Members:** Paul Abraham, Maryann Morris, Patty Eisenhour, Sharon Crossman

**Camoin Associates:** Rachel Selsky, Dan Stevens

**Community Members:** Cindy Gubb, Nancy Jensen, Martha Dale

#### 1. Call Meeting to Order

2:11pm.

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

None.

#### 3. Approve minutes from December

Patty moves, Sharon seconds all are in favor and the minutes for December are approved.

#### 4. Review needs analysis results

Dan reviewed the identified affordability gaps for:

- Housing Prices vs. Income Levels
- Housing Prices vs. Median Earnings
- Median Gross Rent and Median Renter Household Income

It was noted that the renter income gap seems smaller

The group reviewed the chart of Londonderry Jobs By Occupation.

It was noted that the average income does not equal the amount need to purchase a house at the median range.

Dan spoke about the definition of cost burden households. It is described as spending more on housing than is recommended based on HUD standards

There was a question about if the ACS data can be misstated by individuals can we be certain it is accurate? Rachel answered that it is the best available information.

There are 80 Senior households considered cost burdened. Camoin was asked to project out senior housing needs over the next 5 – 10 years

Dan reviewed the estimated housing needs for Seniors (24), displaced workers (34).

Information was provided on substandard housing – 11 units (without kitchen facilities) and Underhoused residents (those in overcrowded housing or young people that are living with others because of the lack of attainable and suitable housing options)

Dan explains that the total numbers for housing needed for Londonderry (299 projected low estimate) does not indicate a number of NEW households needed but that there are different approaches to reducing these numbers.

### **5. Identify plan goals and priority focus areas for strategies**

Dan talks about how to start to set goals and develop strategies. These available strategies and what role we can play is discussed. How to best showcase different models of housing (co housing, mixed use, tiny homes etc) Is discussed.

### **6. Brainstorm/discuss potential strategies and actions**

The group spoke about strategies and the feasibility of the suggested strategies.

The groups spoke about current projects and outreach already begun.

The group discusses Short Term Rentals and what stage the new proposed ordinance is in.

Current grant money for wastewater facilities is noted for both the north and south village.

There is discussion about if this project will be ready to showcase to the general public at Town Meeting Day.

### **7. Wrap up and review next steps**

### **8. Adjournment**

**Patty moves to adjourn and Paul seconds we are adjourned at 4:23pm**

Respectfully Submitted,

Maryann Morris

Approved on: \_\_\_\_\_