

Town of Londonderry, Vermont

Londonderry Housing Commission Meeting Minutes

January 9, 2025 – 6:00 - 7:30 PM

Londonderry Town Hall, 139 Middletown Rd., South Londonderry

In Attendance: Patty Eisenhaur, Bill Sinsigalli, Paul Abraham, Mimi Lyons, Pam Spaulding,
Nancy Jensen, Maryann Morris

1. Call Meeting to Order - [Google Drive of Materials](#)
2. Additions or Deletions to the Agenda [1 VSA 312(d)(3)(A)]
3. Old Business

a. Town Meeting Warning Update

The warning advocating for regular funding of the Community Economic Improvement Fund through the options tax was discussed at the last select board meeting. Shane asked all towns about how they are handling option taxes. The vast majority of towns have a local option tax (LOT), and many have a sales option tax. The majority of towns use the funds for capital reserves and projects or programs that enhance the vitality and liveability of their towns. There is still discussion among the select board about what percentage of the LOT could go to this fund, and we are still advocating for 100% to go to this fund. This fund is not specifically for housing but for anything that enhances the liveability of a community.

There was a discussion about ways to use this fund specifically for housing. Wilmington allocates its funds to matching grants, a revolving loan fund, projects, and programs. We discussed funding housing initiatives from our overall goals and coordinating with towns participating in the 4 Towns Housing Project to fund a housing coordinator.

We discussed specific projects: ADUs and Lease to Locals. We also discussed Education and Housing as the Governor's priorities.

It was noted that the Select Board has scheduled a special meeting to review the budget line by line. There will be talking points on amounts to request for housing allocation.

b. STR Committee updates -

Tom Cavanaugh is now the chair of this committee. There are about 144 STRs, and 100 are registered, which is in line with the estimate from last year. Many rentals do not qualify as STRs. The budget for the STR Program is on track. The group is waiting on the State Supreme Court's decision on the Burlington case. There was a question about our ability to monitor the conversion of primaries to secondary homes.

If we could show a nexus between STR and housing issues we could move forward with fees over budget. Winooski is dedicating fees to a housing fund. Suggest we look into how Winooski makes this work.

Can we find out how many properties were lost to the 2023 flood? Estimating 2; email sent to town assessor requesting data.

c. Planning Commission updates related to housing

The Planning Commission is working on section 3 of the bylaws. Using Will to help and making sure that it is clear which state regs affect bylaws. We discussed parking spaces downtown and how that impacts housing.

Patty inquired about an LHC email address and she will ask Shane/Allison about that and the new website.

- d. Education campaign, website, mailing list

Some information was proposed and reviewed by the group. Patty will connect with Allison to see if we can have an insert and letter in the Town Meeting Booklet.

- e. Other -

4. New Business

- a. FEMA Group Update

There is a Community Forum on January 25, 9:30 - 11:30 at Londonderry Town Hall.

5. Financial Matters

- a. 2024/2025 Budget

LHC has asked for level funding in the budget.

- 6. Housekeeping - In the news and protocols

7. Adjourn

*Respectfully Submitted,
Maryann Morris*