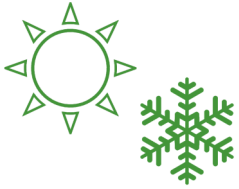


Londonderry Housing Needs



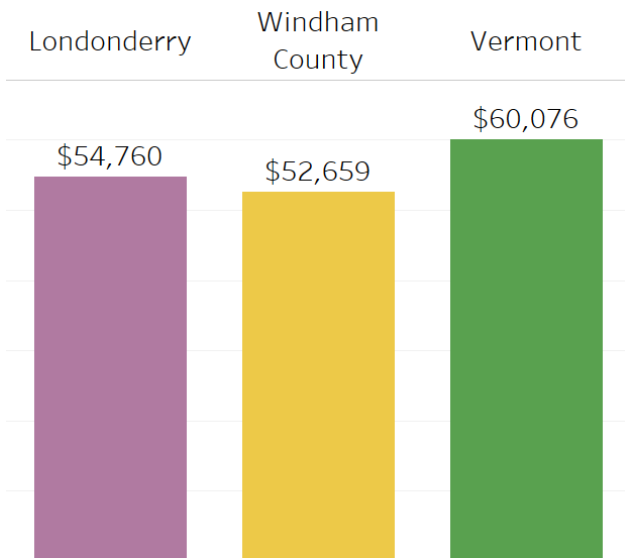
The Town of Londonderry is home to 754 households. 69% of households own their homes, while 31% are renters. This is similar to Windham County's homeownership rate.



731 homes, or an estimated 48% of Londonderry's housing stock is used as seasonal or vacation homes, far higher than the 24% of Windham County's overall housing stock. As of December 2020, 103 homes were listed as short-term rentals. Londonderry has one of the highest proportion of short term rentals in the state.

22% of homes in Londonderry were built in 1939 or earlier, similar to Vermont overall. Vermont's housing stock is some of the oldest in the country. Older homes are more likely to have serious housing quality issues, including lead paint and other health and safety issues, as well as incurring higher maintenance and heating costs. Few new homes have been built in Londonderry in the past decade.

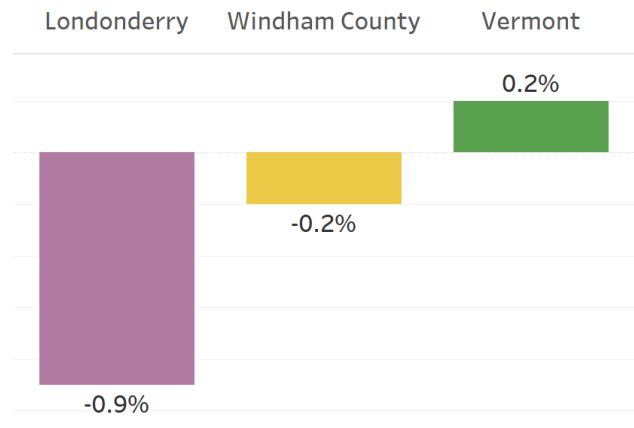
Median household income



The median household income in Londonderry is slightly higher than the county but slightly lower than the state.

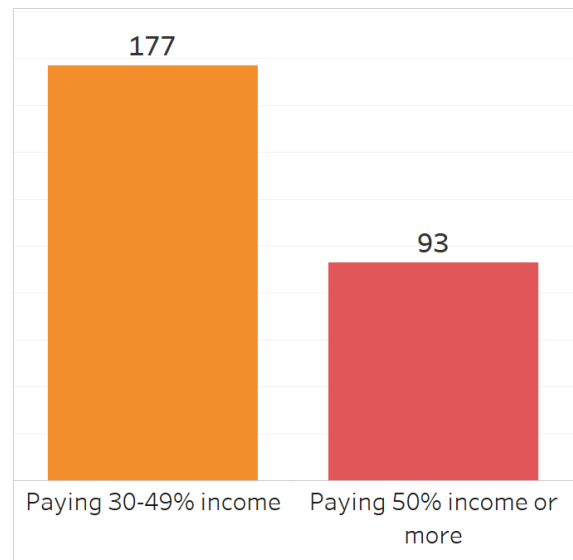
Londonderry has been shrinking in population over the last decade, losing an average of 7 households per year since 2010. Londonderry's rate of household loss is higher than Windham County as a whole.

Average annual estimated household growth rate since 2010



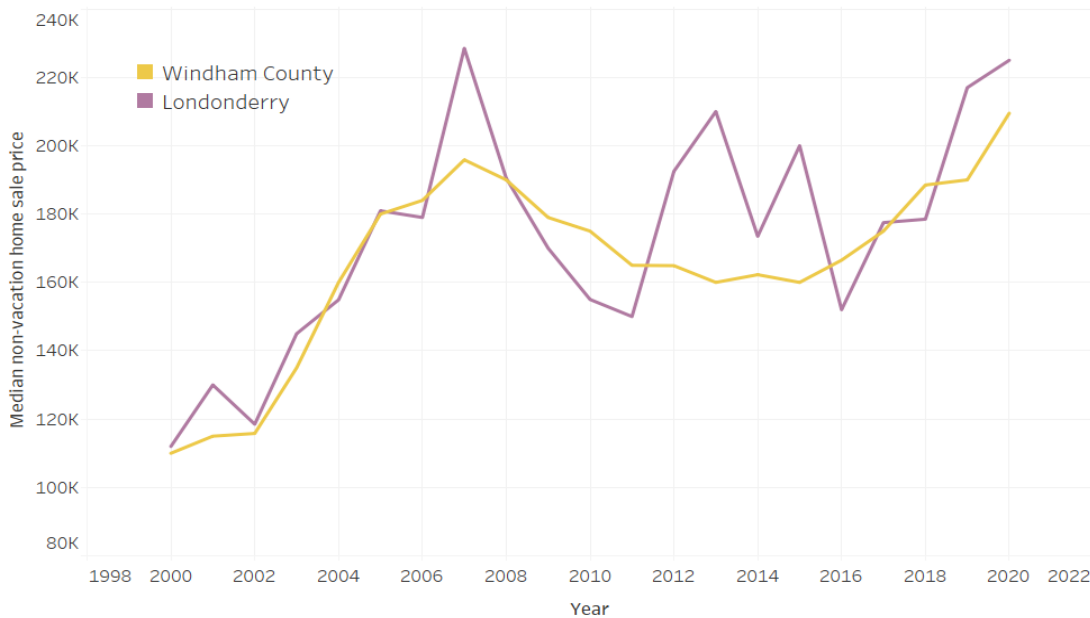
About 35% of Londonderry households are cost-burdened, spending 30% or more of their income on housing costs. Meanwhile, 12% of all households spend at least half their income on housing. This makes it very difficult for them to afford other necessities like food, childcare, and healthcare.

Londonderry households with unaffordable housing



Why are so many Londonderry households paying too much for housing? Londonderry's median monthly rent of \$906 is slightly higher than the county level (\$881). These rent prices are unaffordable for many workers. To afford monthly rent of \$906, a renter would need to earn roughly \$15.67 per hour (full-time). The average renter in this part of the state earns \$12.70 per hour.

Median non-vacation home price



Londonderry's homeowners also often pay too much for housing. The median non-vacation home sold for \$225,000 in 2020. To afford that home, a household would need to earn over \$60,000. This exceeds the median wage for many occupations, including childcare workers, first responders, and healthcare support workers, all of whom are essential to support our communities.

Londonderry's primary home sales have tended to exceed county home prices, and have increased significantly over the past five years.

What can be done to make your town more affordable and vibrant?

- Londonderry can appoint a housing committee to advise the Selectboard on ways to address local housing needs.
- Support municipal land use and zoning decisions that foster more housing more affordably in Londonderry and the surrounding region. Use a "housing lens" to identify policies likely to have unintended consequences on the cost or supply of the community's housing stock and voice your concerns. This will help Londonderry allow for future growth, address unmet needs among Vermonters who work and play here and increase consumption of local goods and services.
- Share the importance of housing with your friends and neighbors. Having enough affordable housing helps employers attract workers to the area. Having a safe and healthy home as a child has been demonstrated to decrease health problems and increase long-term educational and economic achievement.

More information

- www.housingdata.org/profile has more housing information at the town, county and state level
- [VT Housing Needs Assessment 2020](#) (Including separate chapter on Windham County)
- The Housing Ready Toolbox at www.housingdata.org/toolbox has resources to help towns address their housing needs, including a guide to setting up a housing committee, conducting a housing needs assessment, and using policy levers to make housing more affordable.