

# LUNENBURG PLANNING COMMITTEE

**HOUSING DISCUSSION**

**September 2025**

# Agenda

- **Housing Issues**
- **Lunenburg Housing Data**
- **Potential Solutions**
- **Next Steps**

# Housing Issues

**Housing is a problem in every community in Vermont. Rural communities have even more of a unique problem. Shortage of suitable housing for all age groups leads to other problems.**

**Not enough entry level housing for families starting out**

- **Less children in our local schools can lead to potential school closures.**

**Lack of infrastructure (water, sewer)**

- **Makes new development cost prohibitive**

**The current housing stock is not suited to small households.**

- **We have lots of large houses: 68% of owner-occupied units have 3 or more bedrooms - not suited for small households.**
- **48% of housing is occupied by people aged 63 or greater**

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# Housing Issues

**Losing current housing stock as a result of deferred home maintenance:**

- **Old houses are not energy efficient and are eating up a larger percentage of people's income**
- **People are not able to afford the upkeep of the houses and therefore many are deteriorating**
- **Elderly can find it difficult to maintain their own homes**

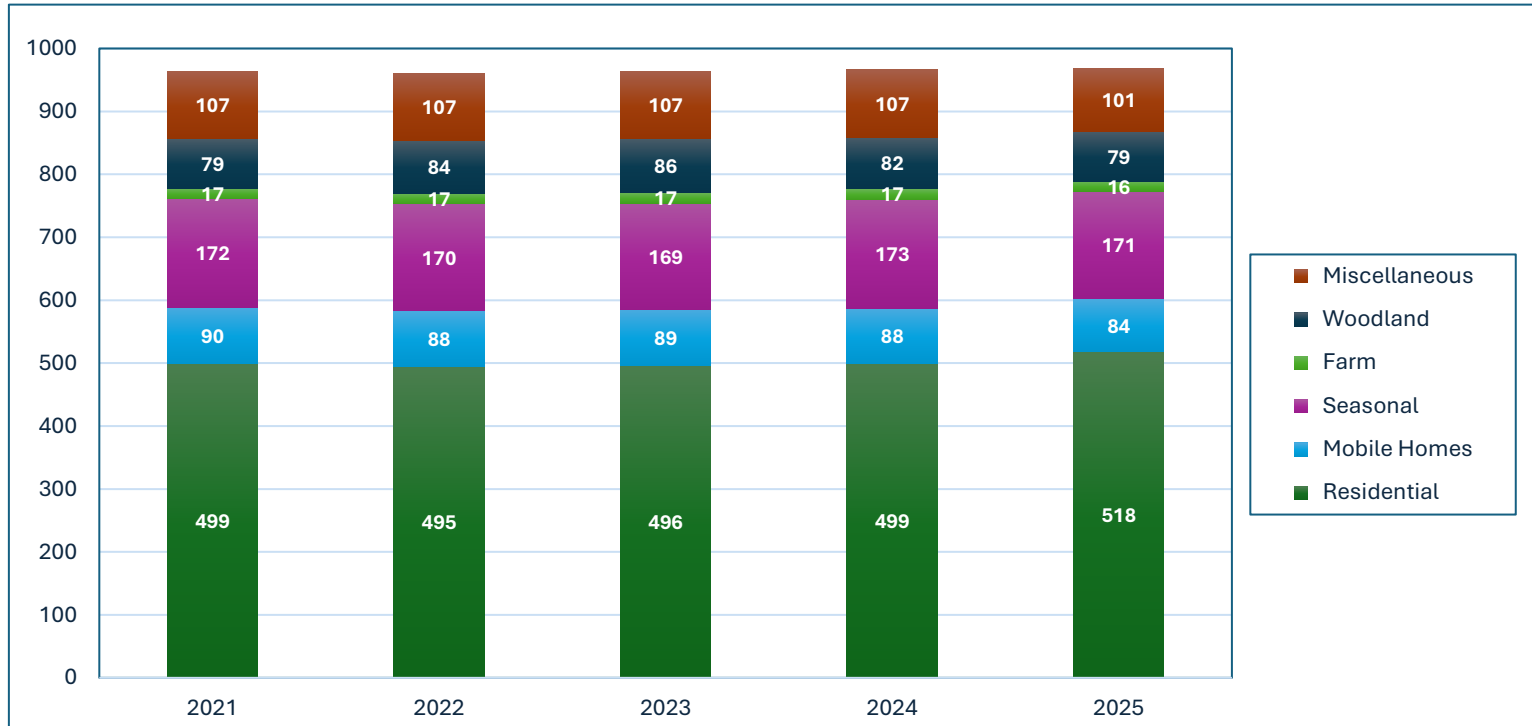
**Seniors want to stay in our community but would prefer different options when thinking about making a move from a single-family home:**

- **Reduced and more predictable overall housing costs, including mortgage/rent, utilities, real estate taxes, etc.**
- **Smaller living area and all on one level**
- **Walking/Easy driving access to services**
- **Ability to socialize – with neighbors, at community centers, etc.**

**Currently a growing wait list for senior housing**

- **52 people are currently on the wait list at Gilman Senior Housing**
- **8 are from Lunenburg, Gilman, Concord area**

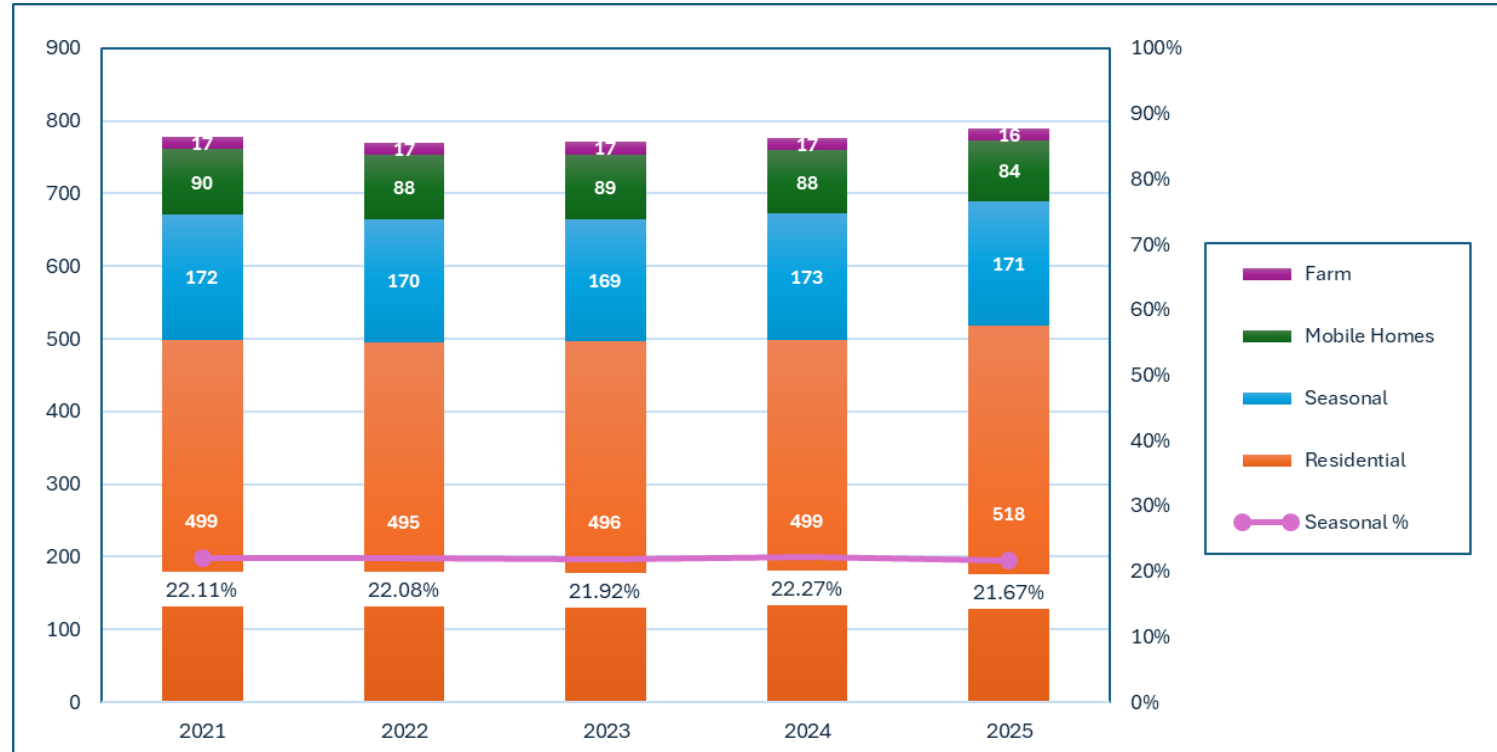
# Lunenburg Housing Data



- Information Data obtained from Grand List Form 411's
- Residential homes increased by 19 since 2021.
- Could this be reassessments catching up?
- May be a result of land subdivisions

| Category      | 2021       | 2022       | 2023       | 2024       | 2025       | Diff     |
|---------------|------------|------------|------------|------------|------------|----------|
| Residential   | 499        | 495        | 496        | 499        | 518        | 19       |
| Mobile Homes  | 90         | 88         | 89         | 88         | 84         | -6       |
| Seasonal      | 172        | 170        | 169        | 173        | 171        | -1       |
| Farm          | 17         | 17         | 17         | 17         | 16         | -1       |
| Woodland      | 79         | 84         | 86         | 82         | 79         | 0        |
| Miscellaneous | 107        | 107        | 107        | 107        | 101        | -6       |
| <b>TOTAL</b>  | <b>964</b> | <b>961</b> | <b>964</b> | <b>966</b> | <b>969</b> | <b>5</b> |

# Seasonal Housing



- Information obtained from Grand List Form 411's
- Seasonal Housing levels have not changed

| Category     | 2021       | 2022       | 2023       | 2024       | 2025       |
|--------------|------------|------------|------------|------------|------------|
| Residential  | 499        | 495        | 496        | 499        | 518        |
| Mobile Homes | 90         | 88         | 89         | 88         | 84         |
| Seasonal     | 172        | 170        | 169        | 173        | 171        |
| Farm         | 17         | 17         | 17         | 17         | 16         |
| <b>TOTAL</b> | <b>778</b> | <b>770</b> | <b>771</b> | <b>777</b> | <b>789</b> |
| Seasonal %   | 22.11%     | 22.08%     | 21.92%     | 22.27%     | 21.67%     |

# **Some Potential Solutions**

**Get more people to take advantage of housing rehabilitation programs (VHIP, Shared Equity, Home Repair Program, Heat Squad, Efficiency Vermont).**

**Adaptive reuse of current housing into shared housing / co-housing solutions.**

**Create new housing that will accommodate smaller households (Small Houses, Apartments, ADU's )**

- Small houses will accommodate seniors wishing to downsize which will in turn free up housing stock for growing families**
- Small houses are well suited to first time home buyers and small households**

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# Some Potential Solutions

## **Mobile Home Park Solutions**

- **More affordable option for seniors**
- **Very popular senior communities (Derby as an example)**

**Rebuild and expand the current water/wastewater infrastructure to support more residences and businesses**

# Next Steps

## **Housing Study**

**Research recommending a policy to analyze delinquent tax sale properties for potential development**

**Research recommending an ordinance to implement Vacant Property Registry**

## **Regional Collaboration**

- **Work with our rural neighbors on coming up with solutions**

**Establish a Housing Subcommittee to follow-up on agreed upon next steps.**

# Sources

**Regional Housing Study & Needs Assessment for Caledonia, Essex & Orleans Counties, Vermont, Completed for: RuralEdge Housing & Community Development; By: Doug Kennedy Advisors; April 13, 2023, Version: 4.0**

**Vermont Housing Needs Assessment 2025-2029; June 2024**

**Lunenburg Grand List Form 411's (2020-2024)**