

HOUSING NEEDS FOR JAMAICA, WINHALL, WESTON, AND LONDONDERRY

CENTER FOR RESILIENT METROREGIONS
UNIVERSITY OF MASSACHUSETTS, AMHERST
E. INFELD AND S. NUSAIR, LEAD AUTHORS

SEPTEMBER 23, 2024

PROJECT GOALS

- WRITTEN REPORT:
 - EXPLORE CURRENT HOUSING SITUATION
 - DEVELOP PROJECTIONS OF NEEDED HOUSING THROUGH 2040
 - PRELIMINARILY IDENTIFY LAND THAT MIGHT BE SUITABLE FOR DEVELOPMENT
- WORKSHOP WEEK OF SEPT 23
 - GAIN MORE CLARITY ON RESIDENTS' GOALS AND HOPES
 - GROUND TRUTH INITIAL SUITABLE LANDS FOR BEST DEVELOPMENT OPTIONS
 - DEVELOP SOME GREAT ALTERNATIVE DESIGNS OF VARIOUS TYPES OF HOUSING
 - HELP CREATE A LONGER-TERM PLAN FOR IMPLEMENTING THE IDEAS

WRITTEN REPORT: DEMOGRAPHICS

TOTAL NEW HOUSEHOLDS FOR THE 4 TOWN AREA:

CURRENT: 1898 HOUSEHOLDS

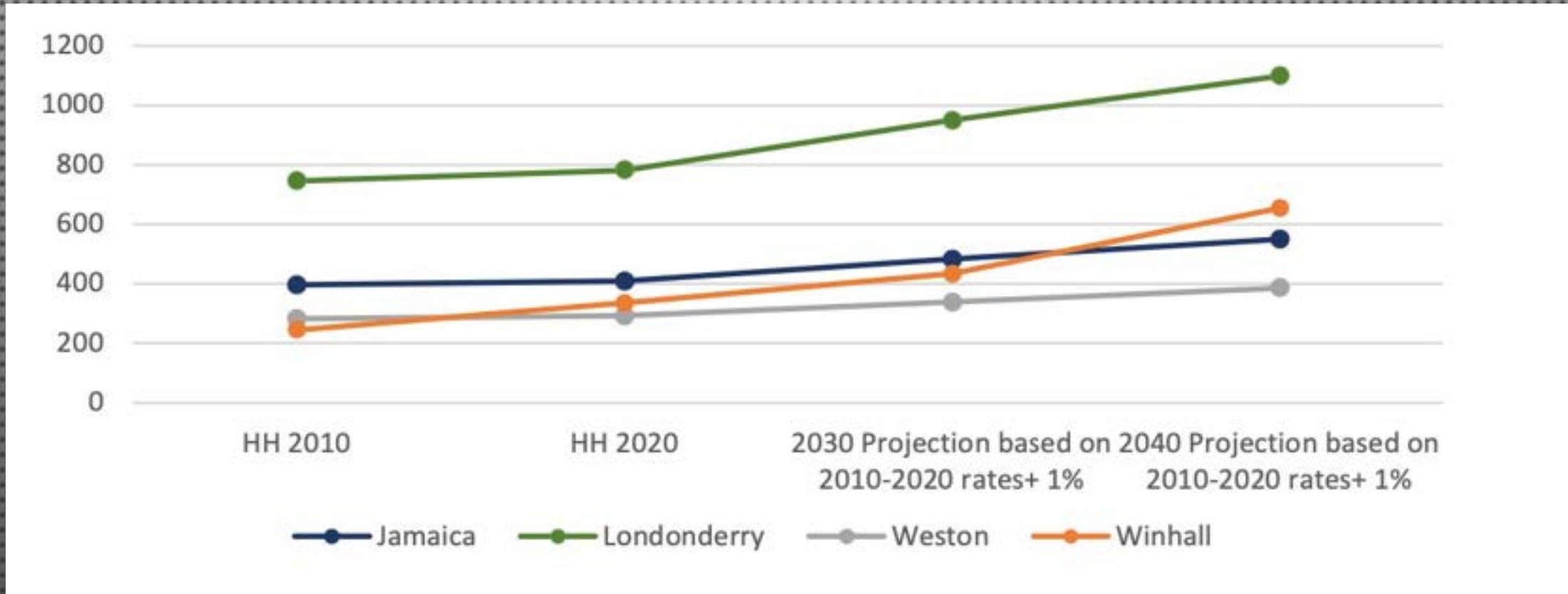
2040 PROJECTION: 2688

NEW HOUSING NEEDED: 852

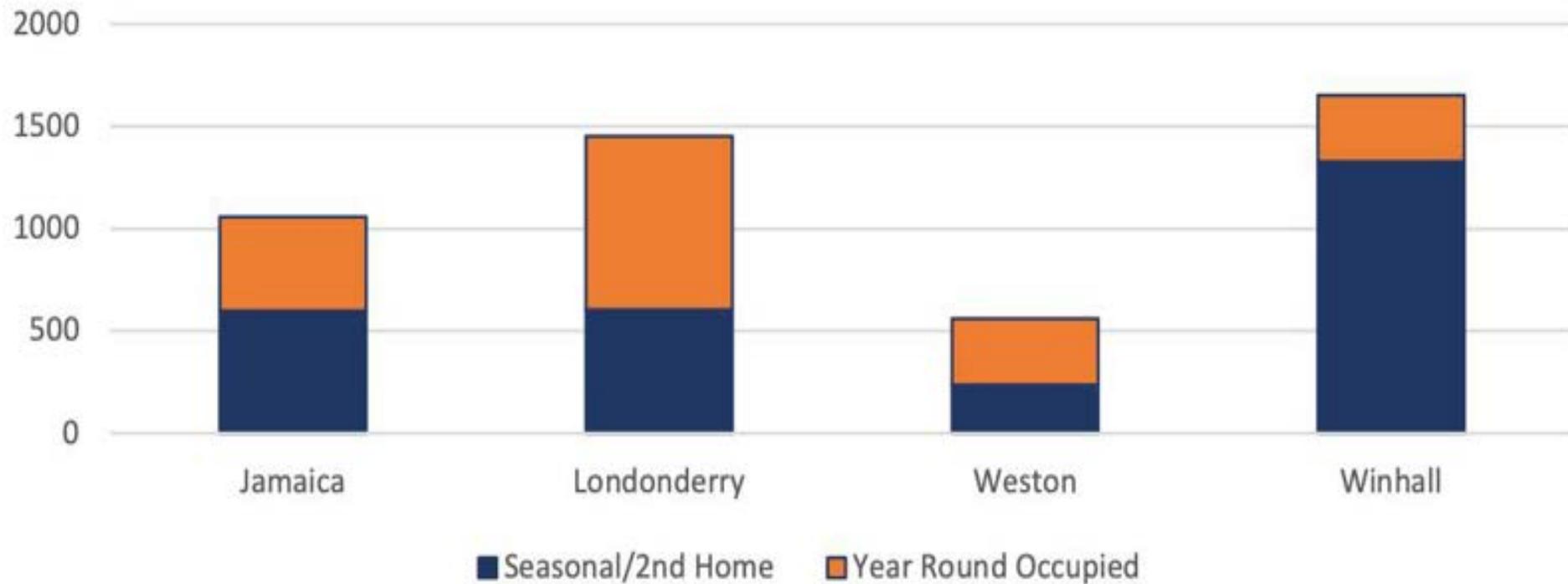
GROWTH AVERAGE PER YEAR: 0.8%

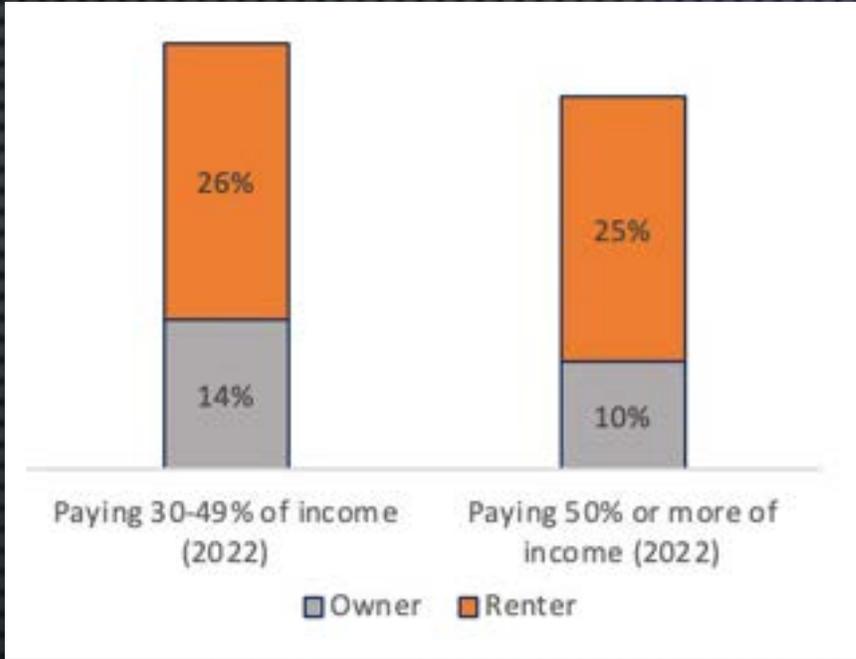
Projections are based on 2010 – 2020 trends + 1% per year, to allow for growth

HOUSEHOLD PROJECTIONS TO 2040

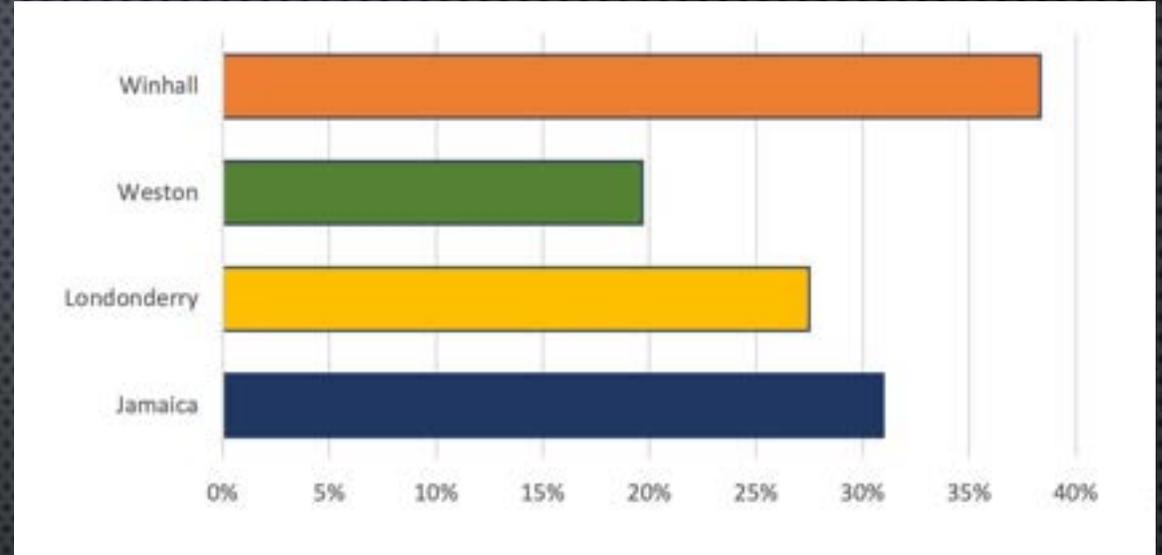


SECOND HOMES & AIR BnBS: A BIG CHALLENGE FOR HOUSING RESIDENTS





Windham County



Households earning less than \$50k per year

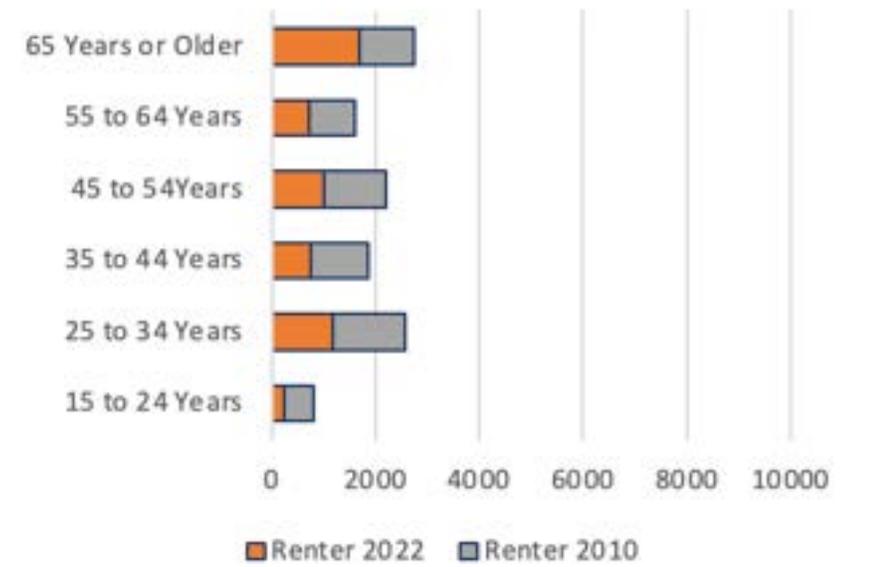
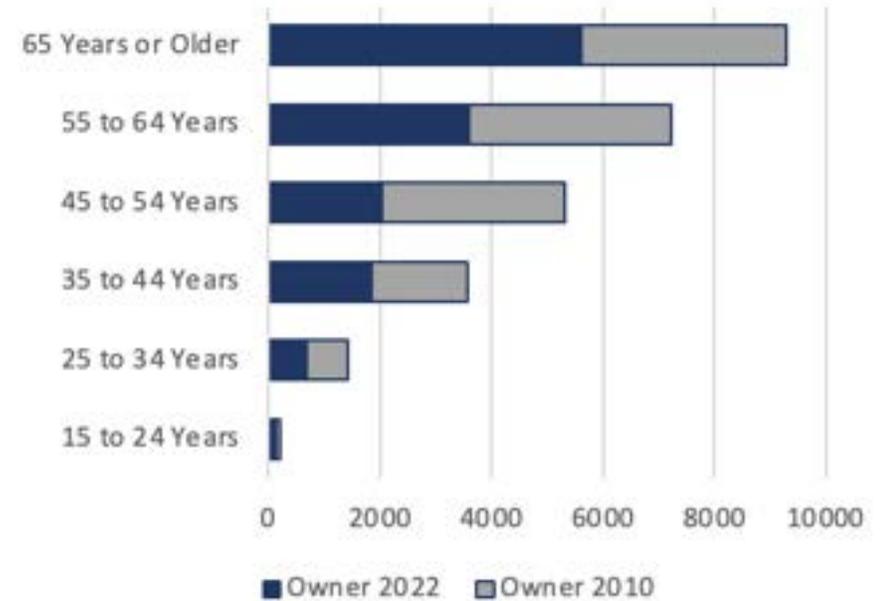
HOUSING COSTS MORE THAN MANY CAN AFFORD

WINDHAM COUNTY: ALMOST 150% INCREASE IN UNHOUSED POPULATION 2010 - 2023

AN OLDER POPULATION (EXCEPT WINHALL!)

Population Over 65

Town	2010	2022
Jamaica	12%	24%
Londonderry	16%	24%
Weston	39%	38%
Winhall	34%	22%



Windham County

TAKEAWAYS

- CLEAR NEED FOR NEW **YEAR-ROUND** HOUSING
- OPPORTUNITY FOR UNITS THAT WILL BE ATTRACTIVE TO OVER-65 POPULATION
 - LOW-MAINTENANCE CONDOS, SMALLER ACCESSIBLE HOMES
 - WHICH WOULD FREE UP EXISTING LARGER HOMES FOR NEW FAMILIES
- AND FOR AFFORDABLE RENTAL WORK-FORCE HOUSING

LAND SUITABILITY ANALYSIS

HOW MUCH LAND IS NEEDED FOR DEVELOPMENT?

WE ESTIMATE 4 UNITS AN ACRE CAN PROVIDE HOUSING IN A RANGE OF DENSITIES (SMALL LOT SFR, MULTI-FAMILY, MOBILE HOMES)

	New Housing Units by 2040	Total Needed Area at 4 units per acre	Preferred Areas	Potentially suitable lands total area (Acre)	Potentially suitable lands (Acre)
Jamaica	135	34	Village Center	49	113
			Near Stratton	64	
Londonderry	263	66	North Londonderry	58	118
			South Londonderry	60	
Weston	101	25	Village Center	35	35
Winhall	353	88	Village Center	69	142
			Near Stratton	73	

LAND NOT SUITABLE FOR DEVELOPMENT

- a) ALL PARCELS THAT ARE UNDER CONSERVATION EASEMENTS OR BELONG TO CONSERVATION ORGANIZATIONS.
- b) FEDERAL, STATE AND TOWN LANDS.
- c) FLOOD-PRONE LANDS: WETLANDS, FEMA HAZARDOUS ZONES, STATE RIVER CORRIDORS
- d) ALL AGRICULTURAL LAND PARCELS.
- e) STEEP SLOPES.
- f) SMALL (LESS THAN 5 ACRES) WITH AN EXISTING HOUSE.

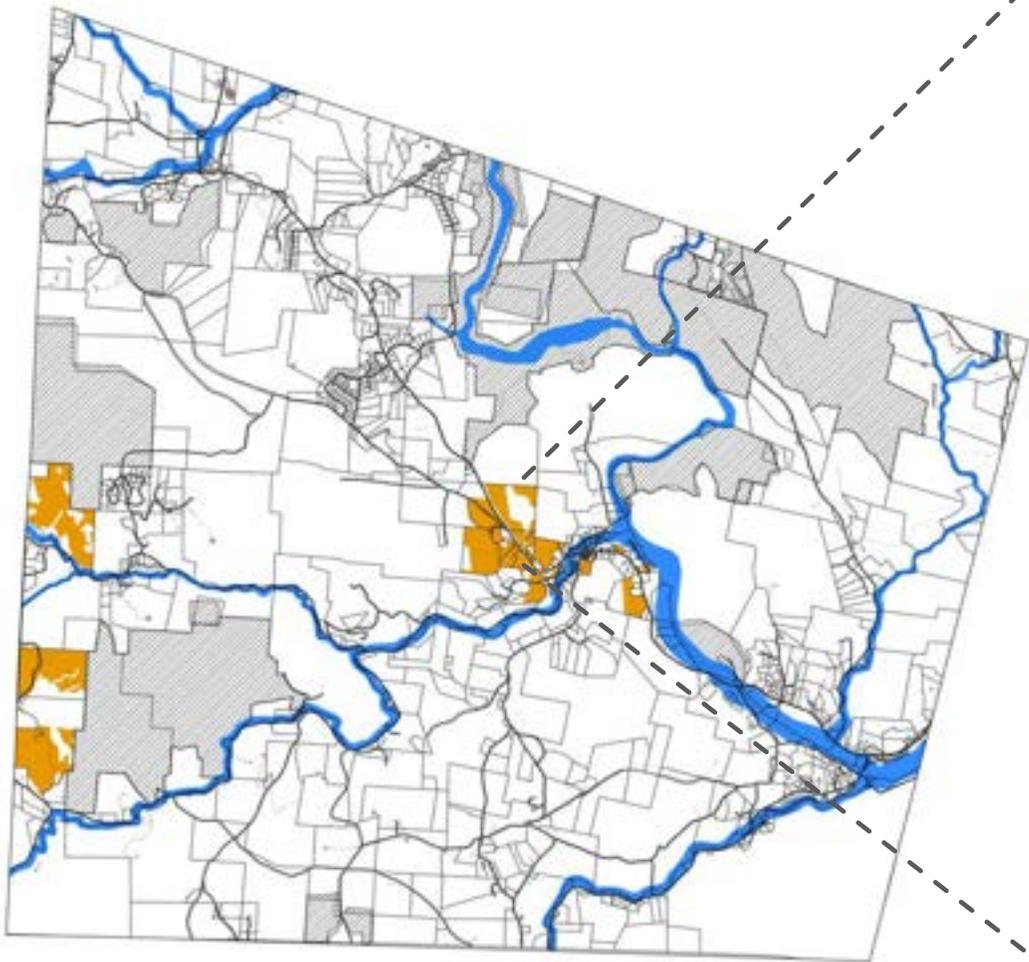
LAND WHICH IS PRIORITIZED FOR SUITABILITY

- RELATIVELY NEAR TO ROAD INFRASTRUCTURE.
- LAND INSIDE OR AS CLOSE AS POSSIBLE TO THE VILLAGE CENTERS.
- LAND WHICH COULD POTENTIALLY CONNECT WITH THE STRATTON MTN SEWER LINES.

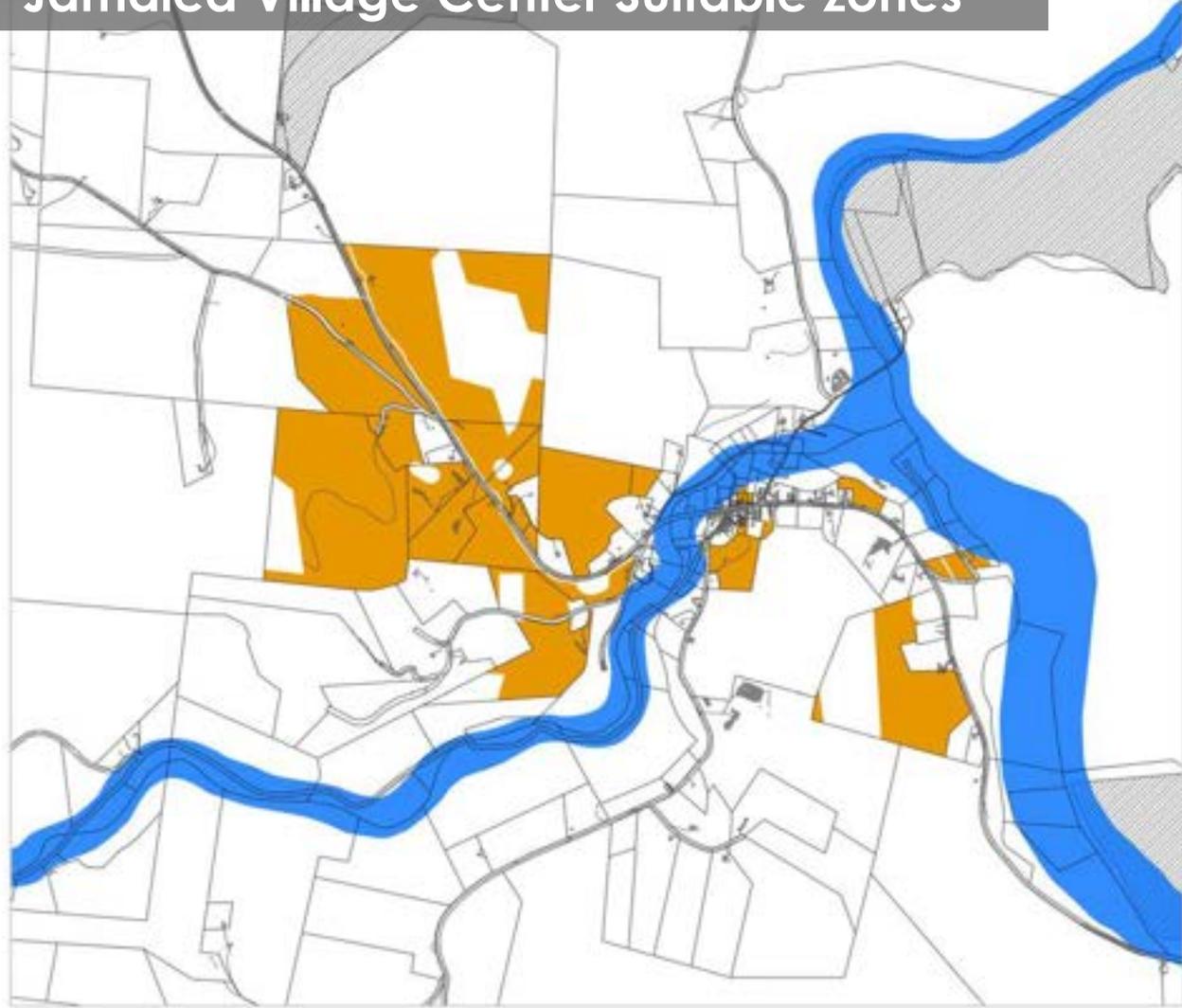
READING THE MAPS

- WHITE = TOO STEEP, ALREADY BUILT, AND OTHERWISE NOT GOOD
- GREY STRIPED = CONSERVED LAND
- BLUE = SUBJECT TO FLOODING
- ORANGE = MOST SUITABLE, BASED ON INITIAL MAPPING. WE WILL BE GROUND-TRUTHING THESE THIS WEEK!

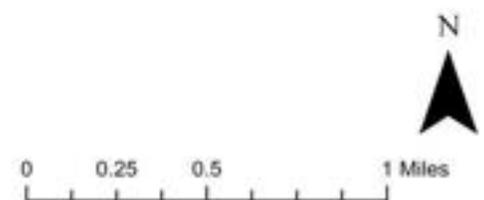
Jamaica Village Center Suitable zones



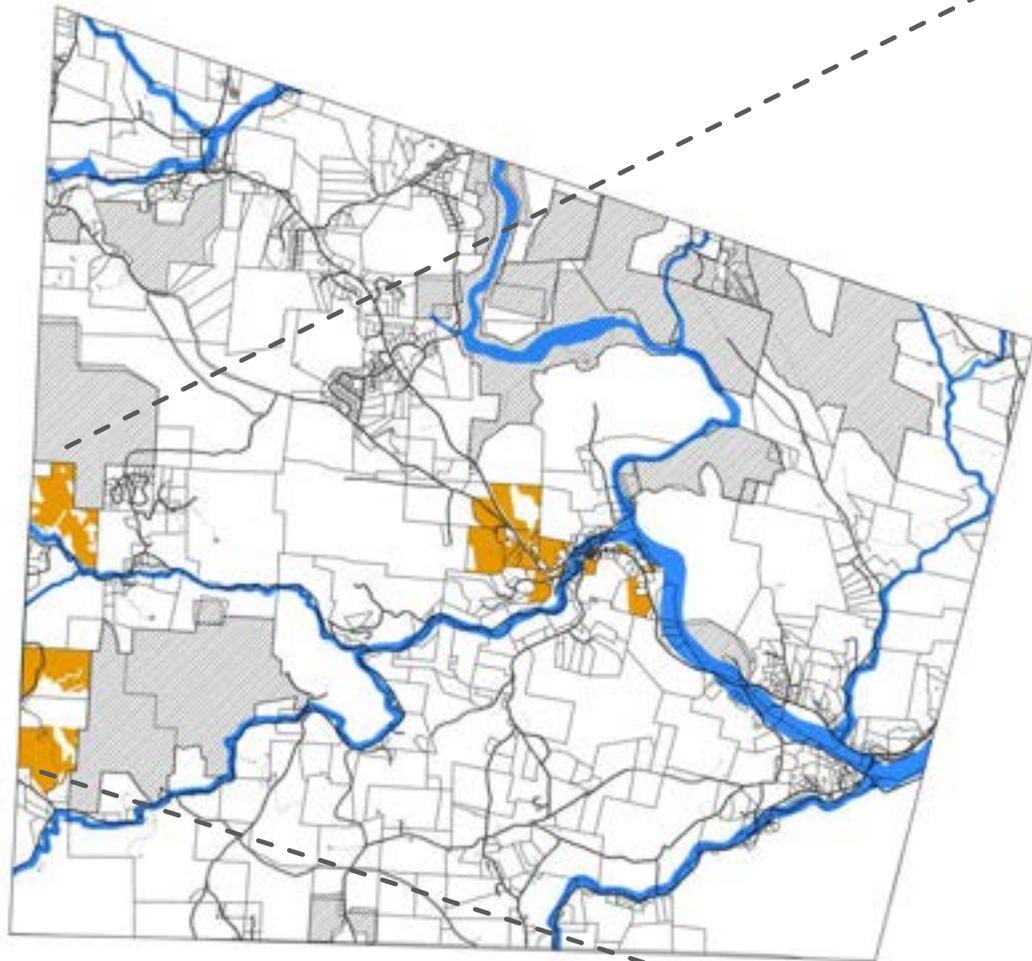
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- Built-Up
- Nominated lands
- Conserved lands
- River Corridors



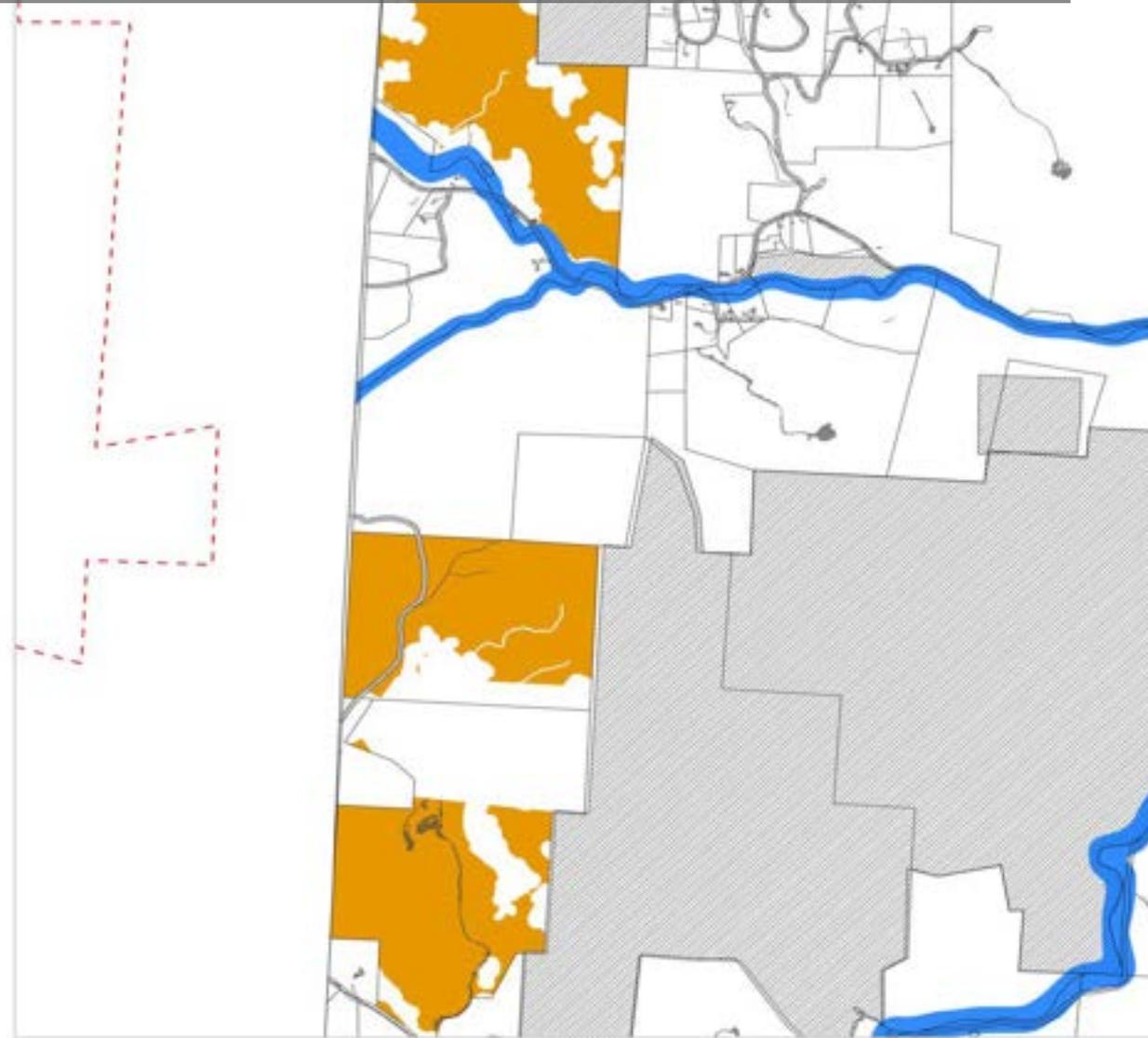
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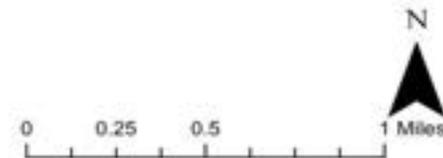
Jamaica Near Stratton Suitable zones



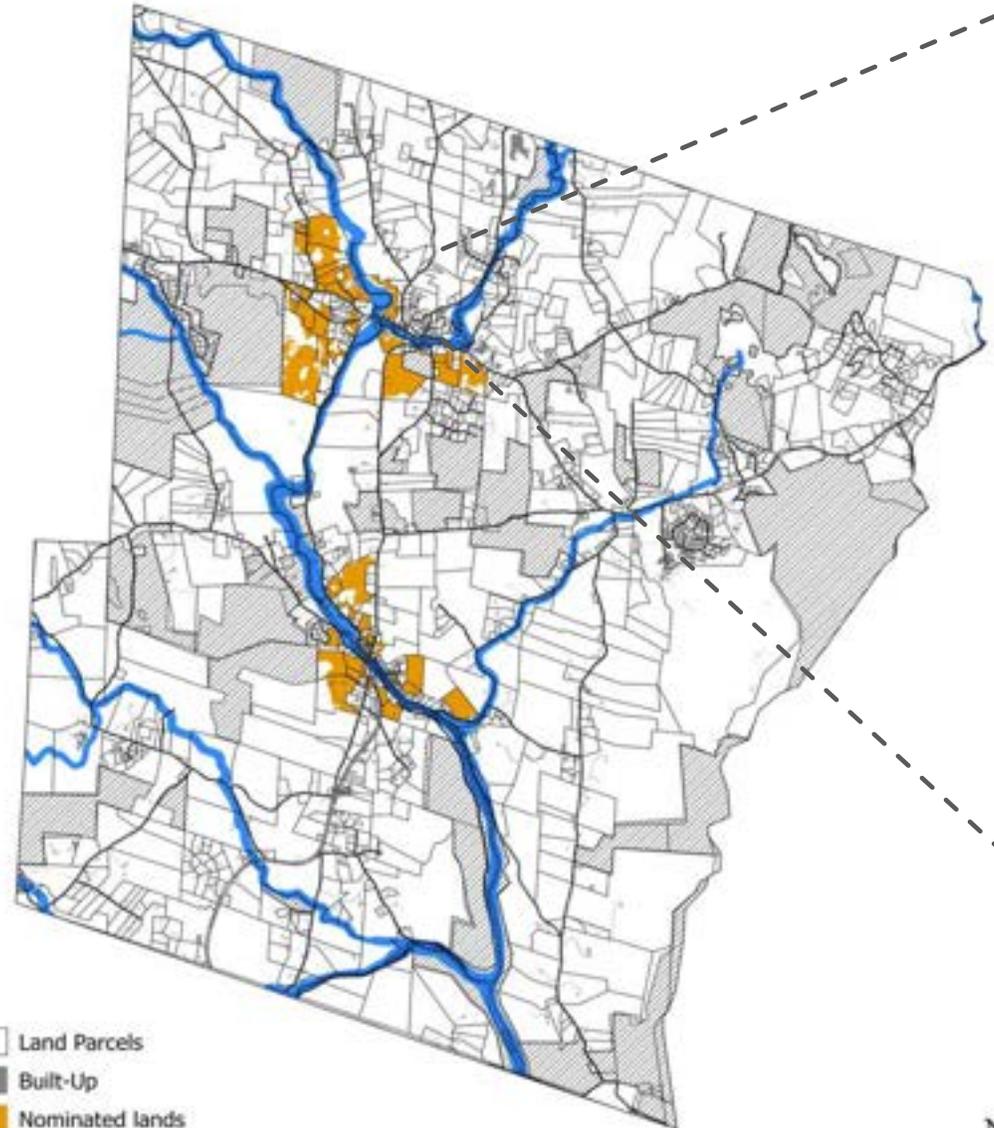
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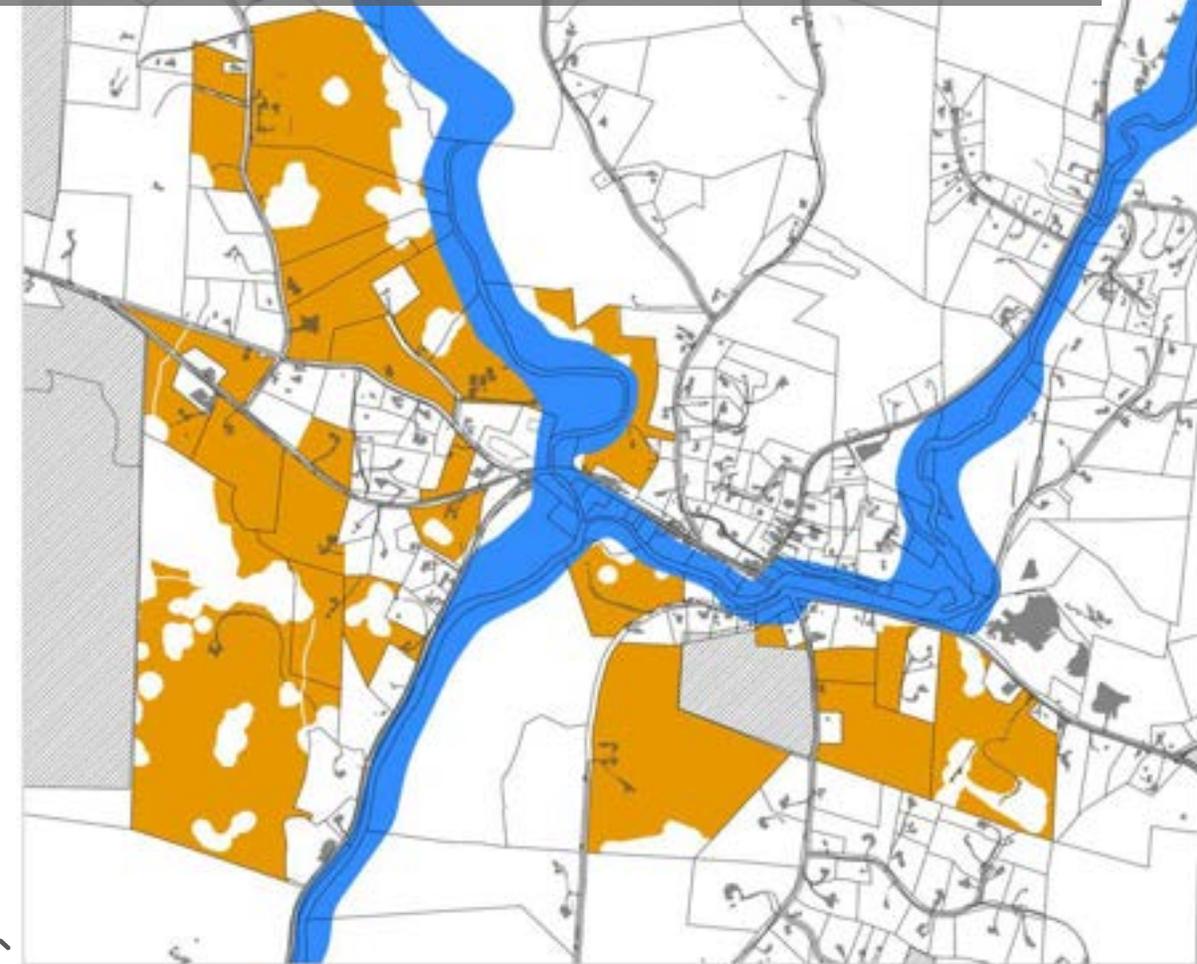
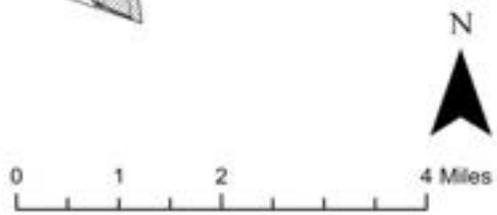
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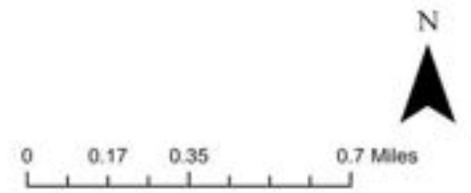
Londonderry North Village Center Suitable zones

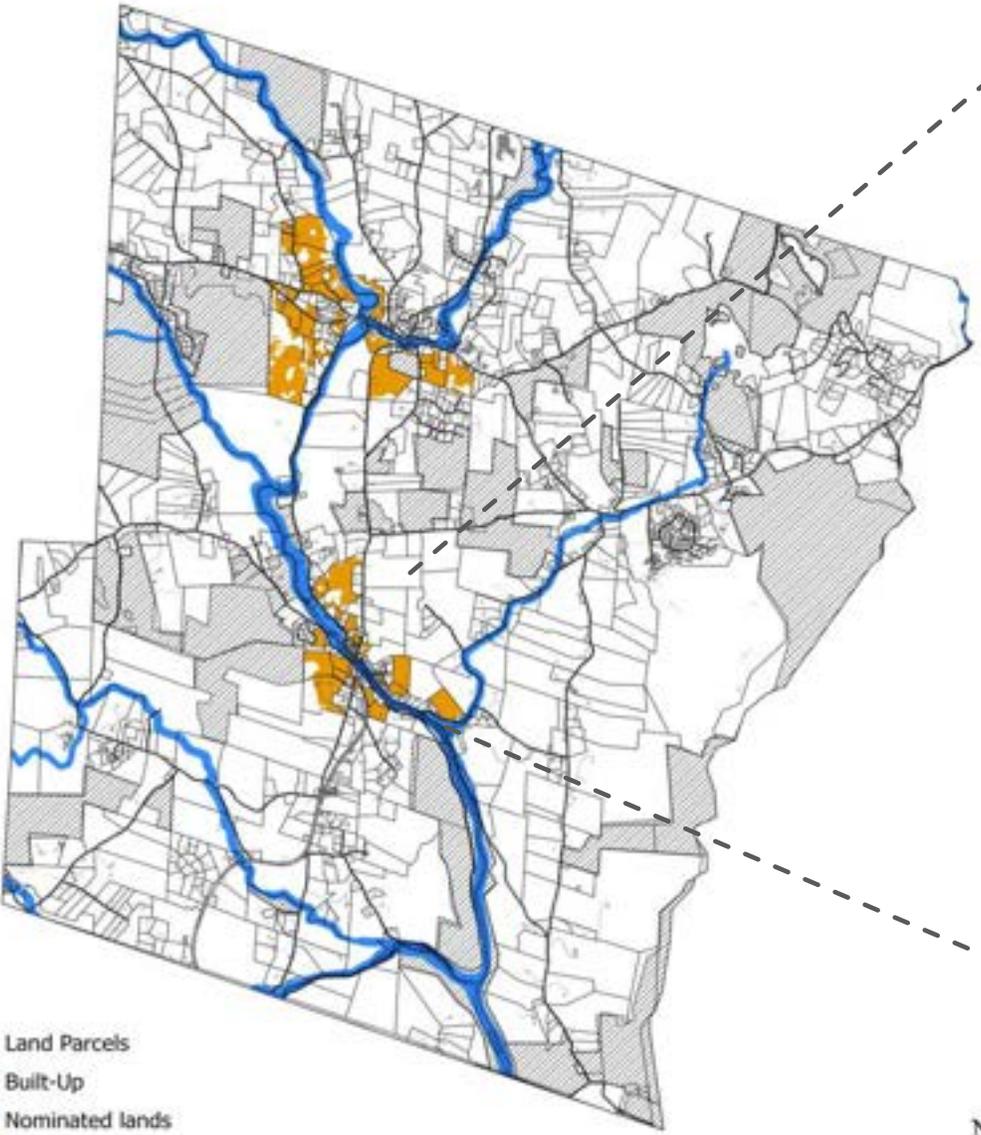


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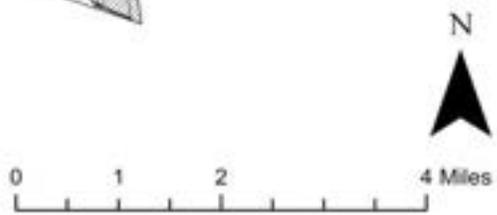


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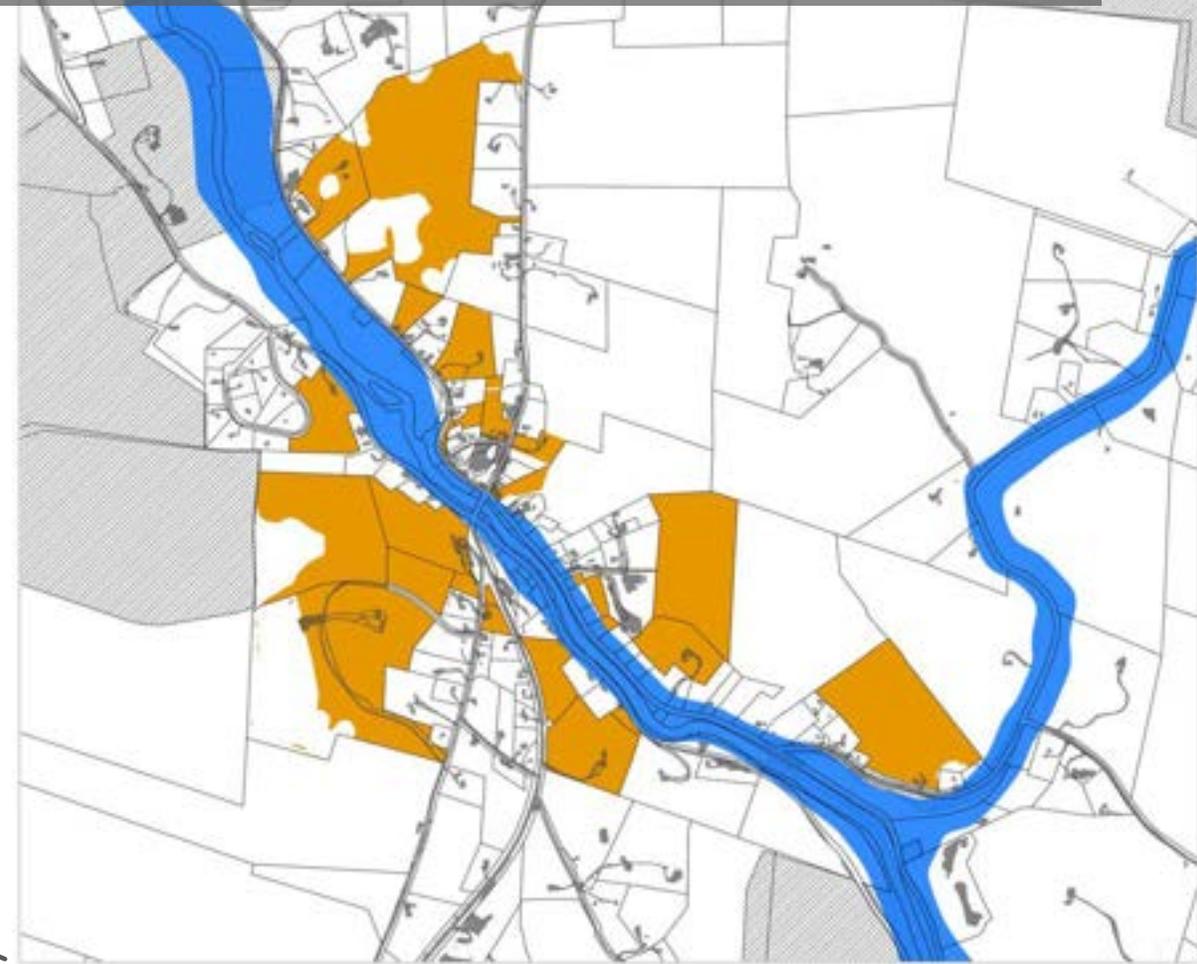




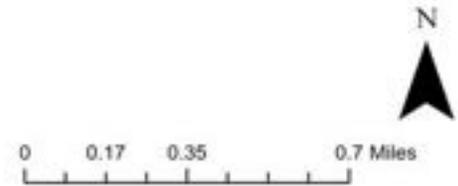
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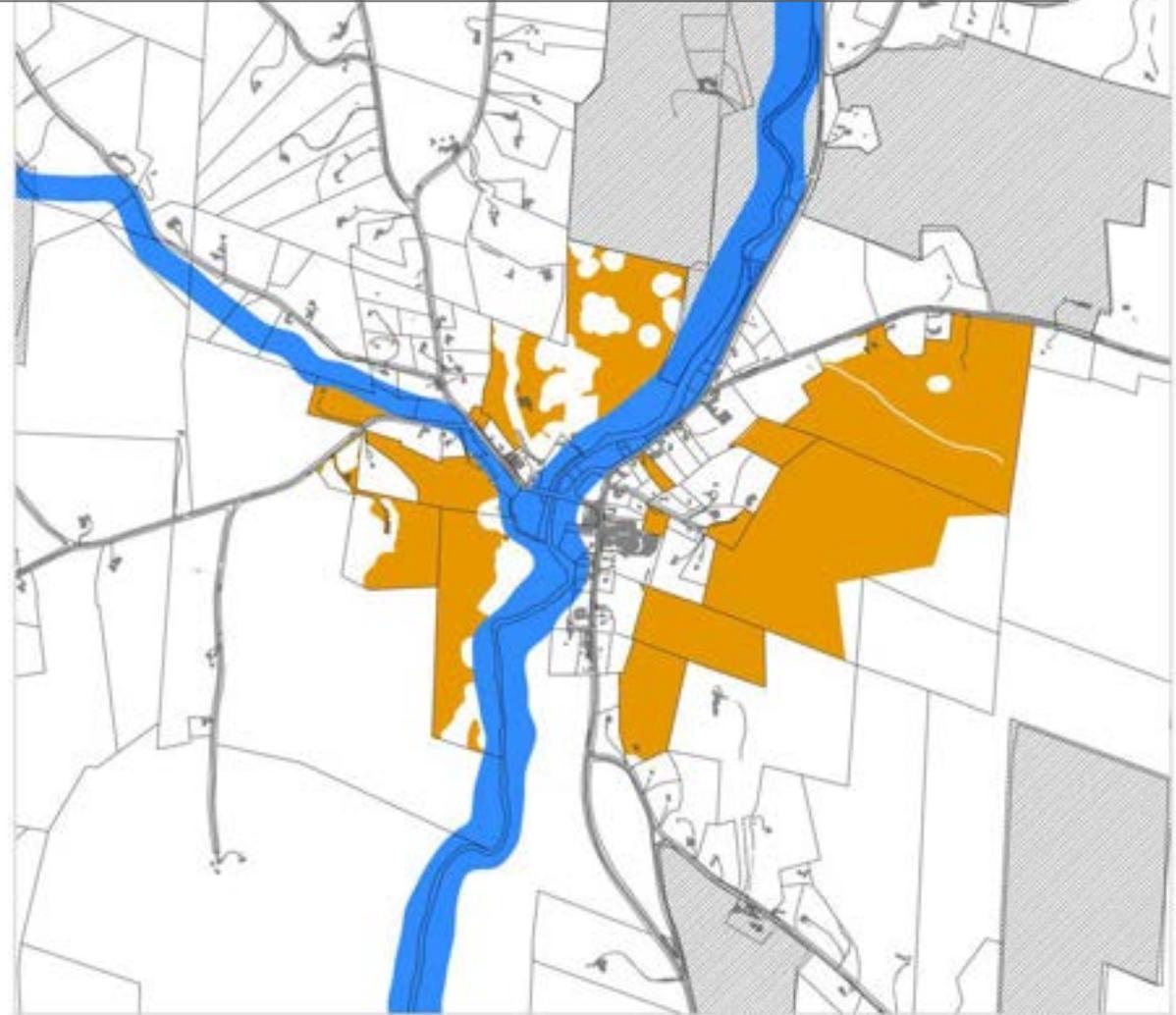
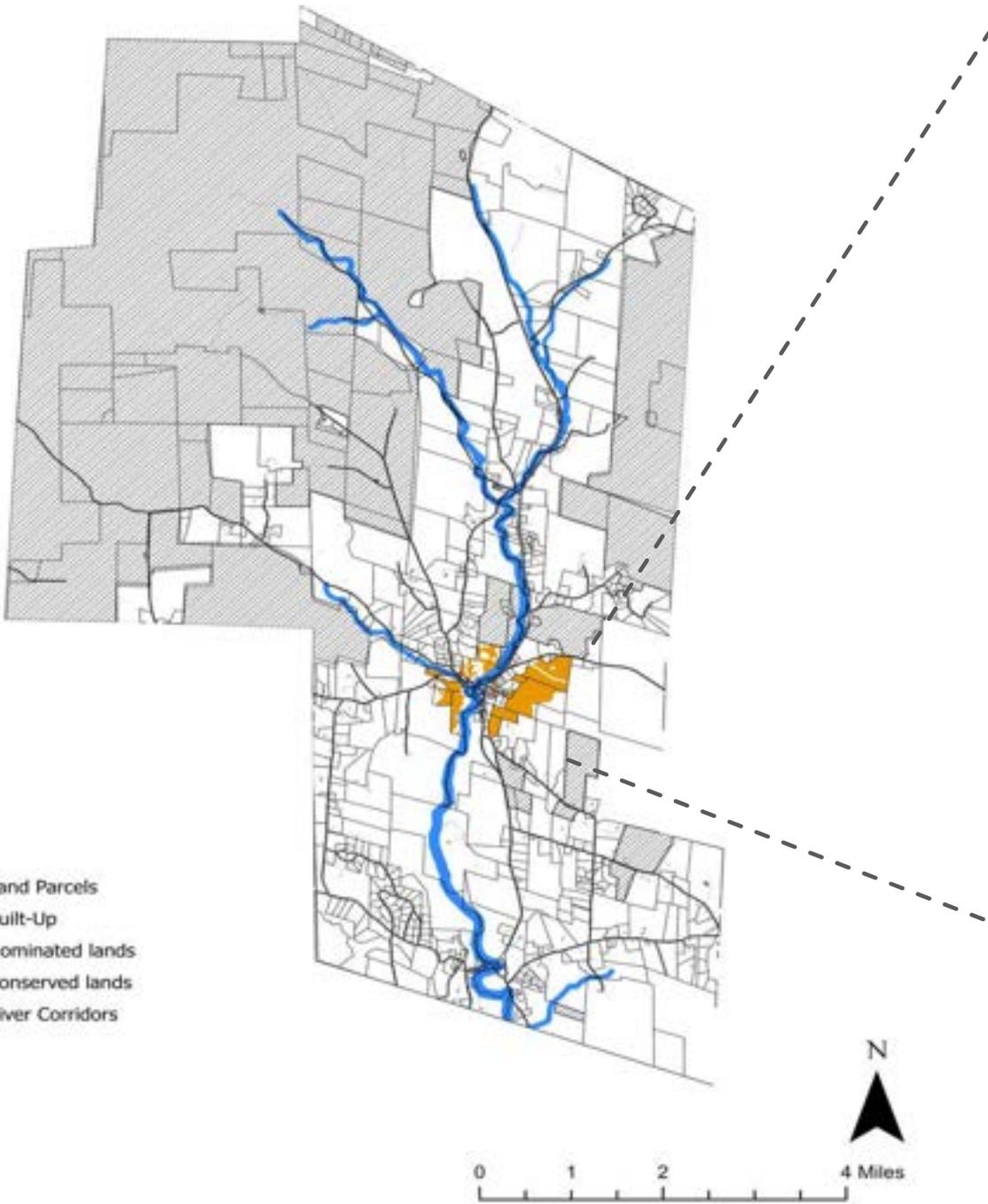
Londonderry South Village Center Suitable zones



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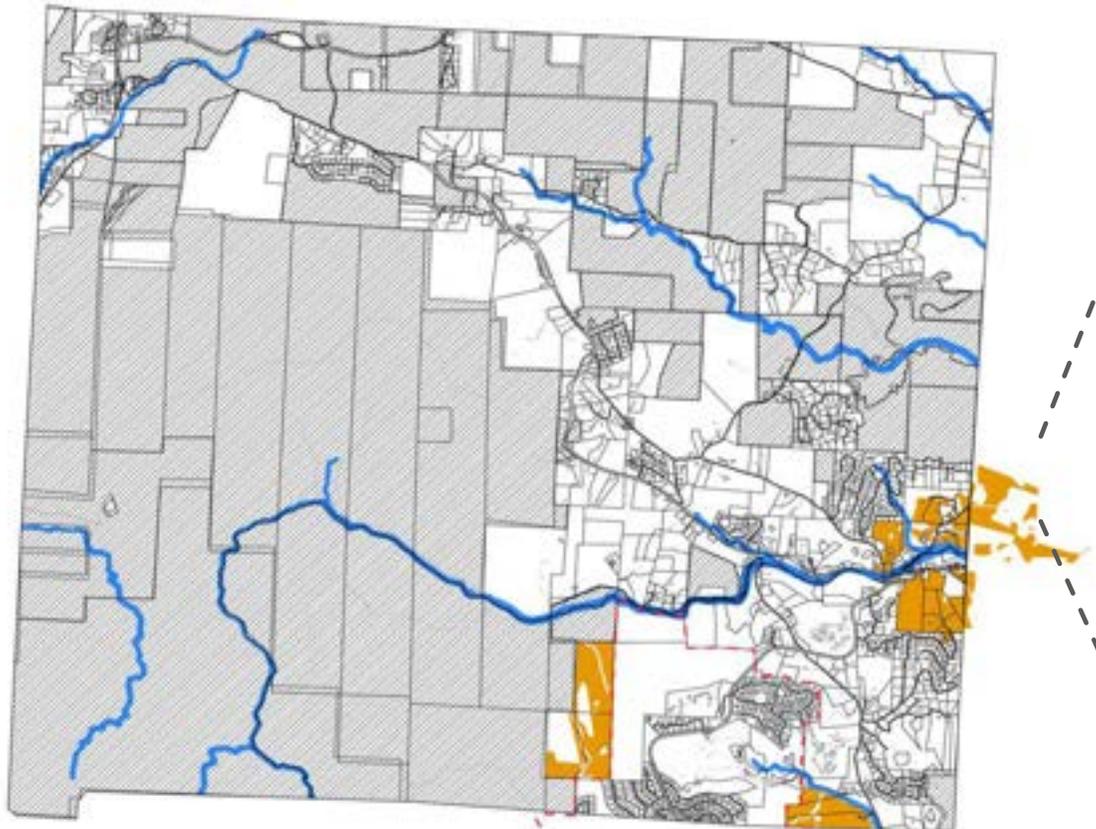


Weston Village Center Suitable zones

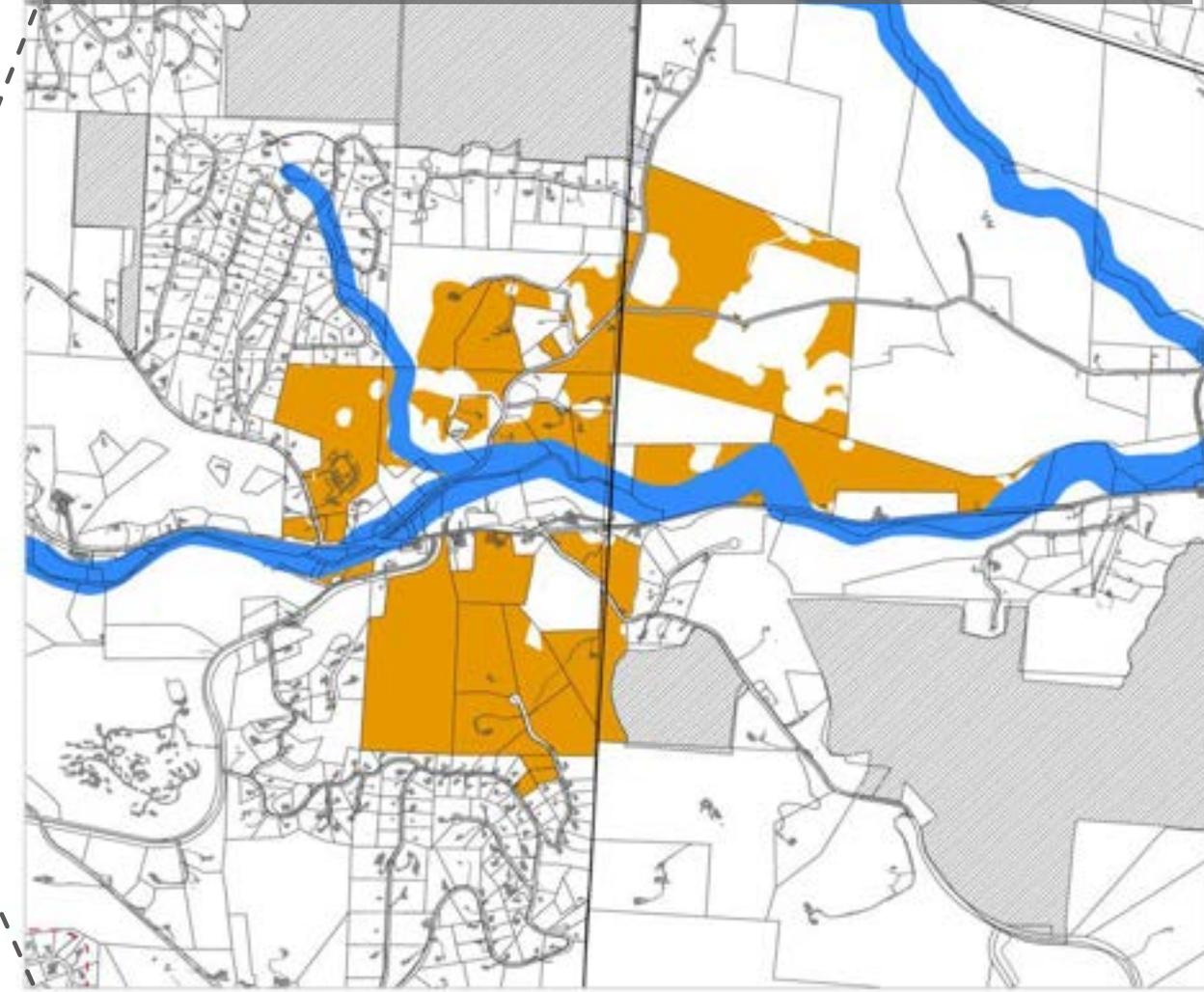


0 0.17 0.35 0.7 Miles

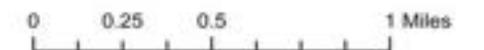
Winhall Village Center Suitable zones



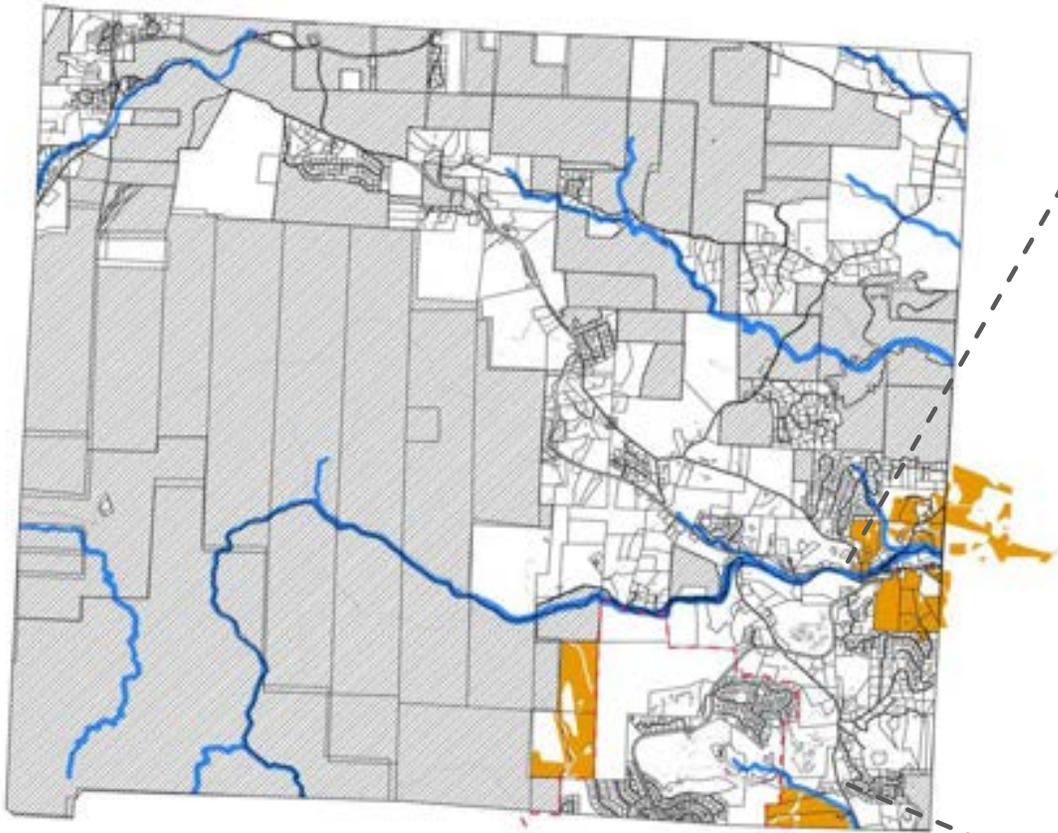
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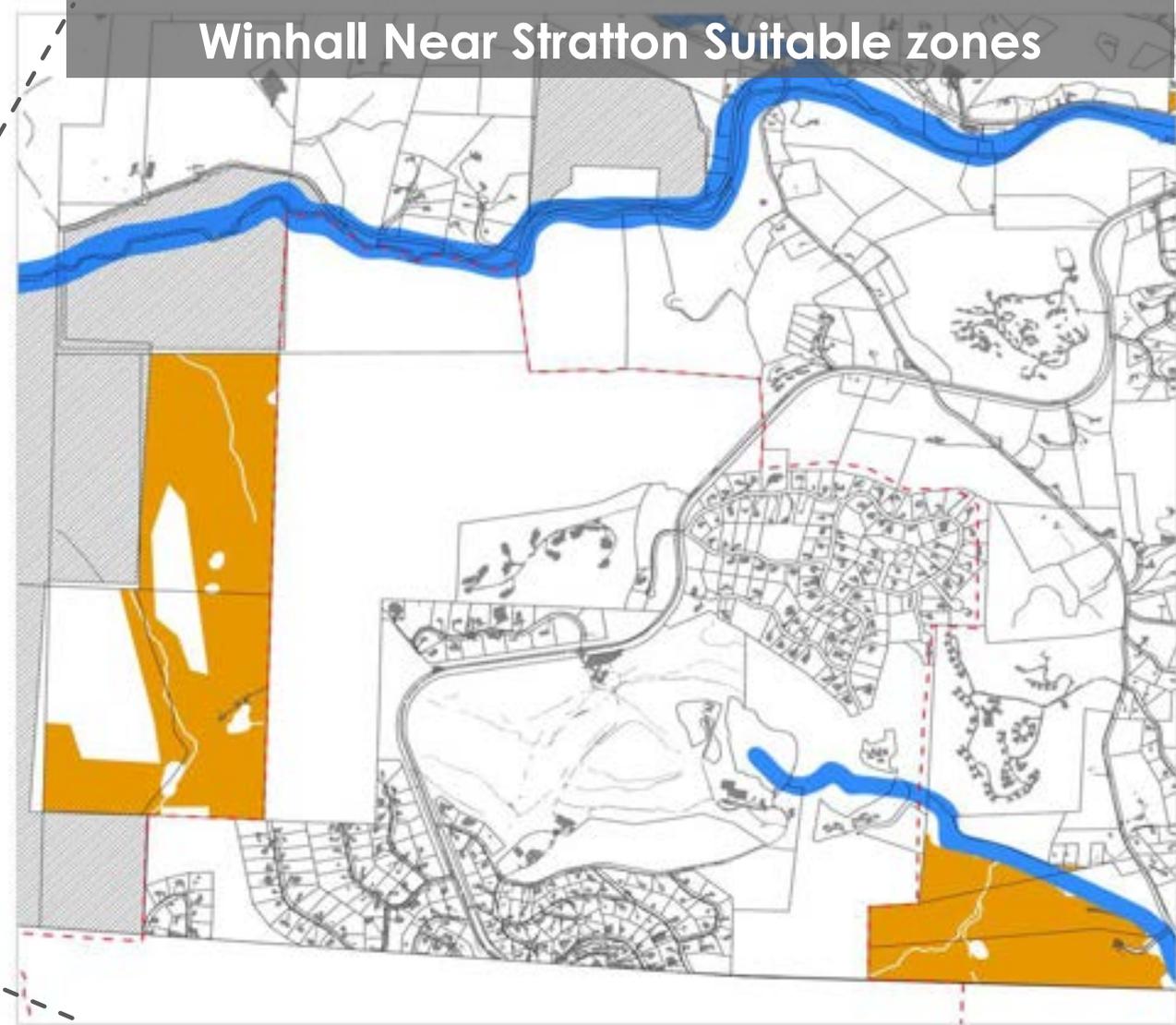


Winhall Near Stratton Suitable zones



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0 1 2 4 Miles



- Land Parcels
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0 0.25 0.5 1 Miles

NOT CURRENTLY CONSIDERED

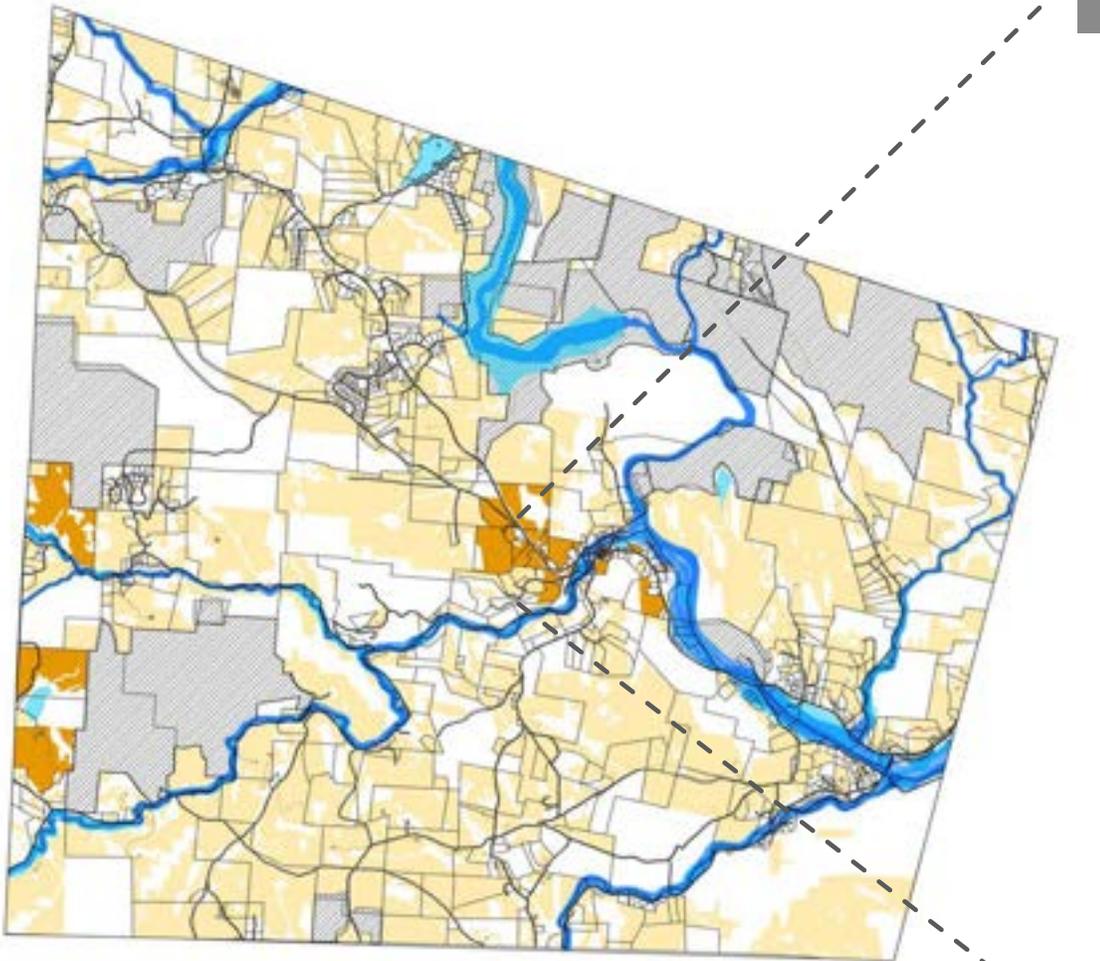
- UNDERLYING ZONING: WE CURRENTLY ASSUME THAT ZONING COULD BE CHANGED. ONCE FINALIST PARCELS ARE SELECTED, WE CAN LOOK AT UNDERLYING ZONING.
- SANITARY AND WATER SYSTEMS: LIKELY WILL REQUIRE COMMUNITY TREATMENT (SHARED SEPTIC AND SIMILAR)



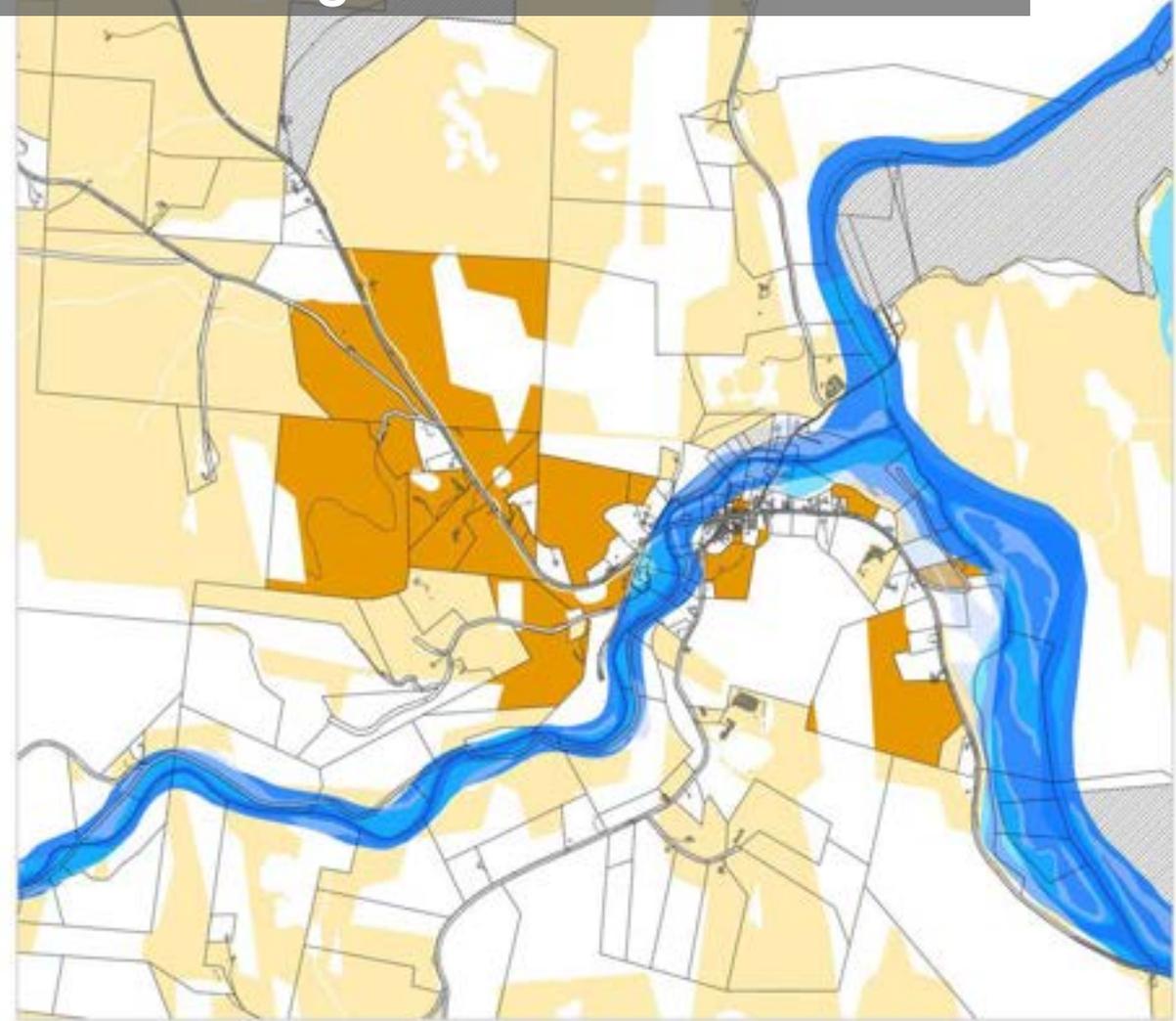
THANKS!
WE LOOK FORWARD TO YOUR INPUT!

APPENDIX DETAILED SUITABILITY MAPS

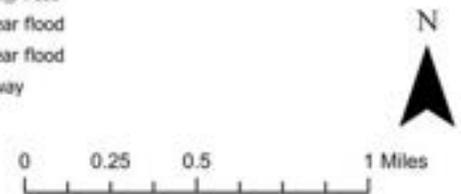
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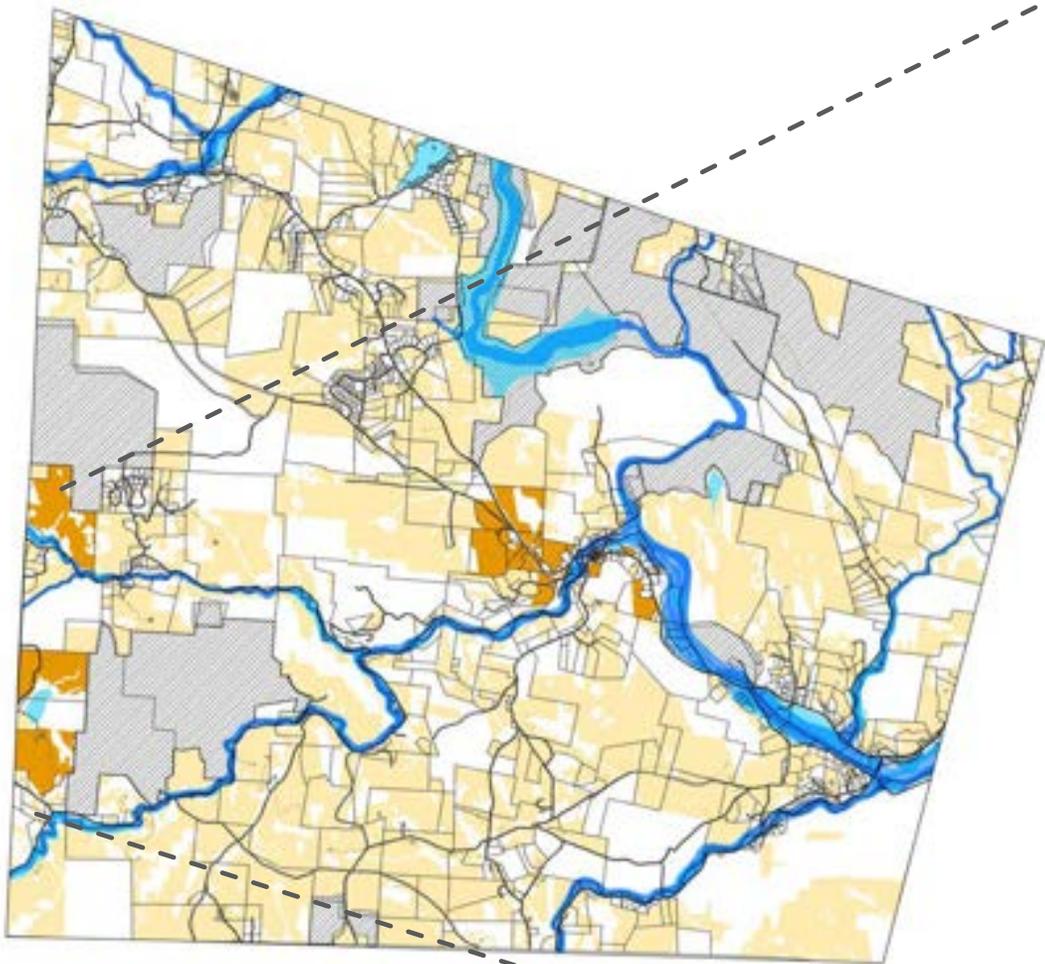
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- FEMA_Hazard_Areas
- 100 year flood
- 500 year flood
- Floodway



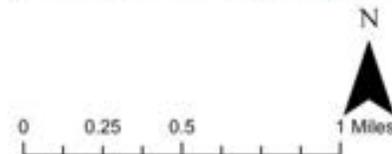
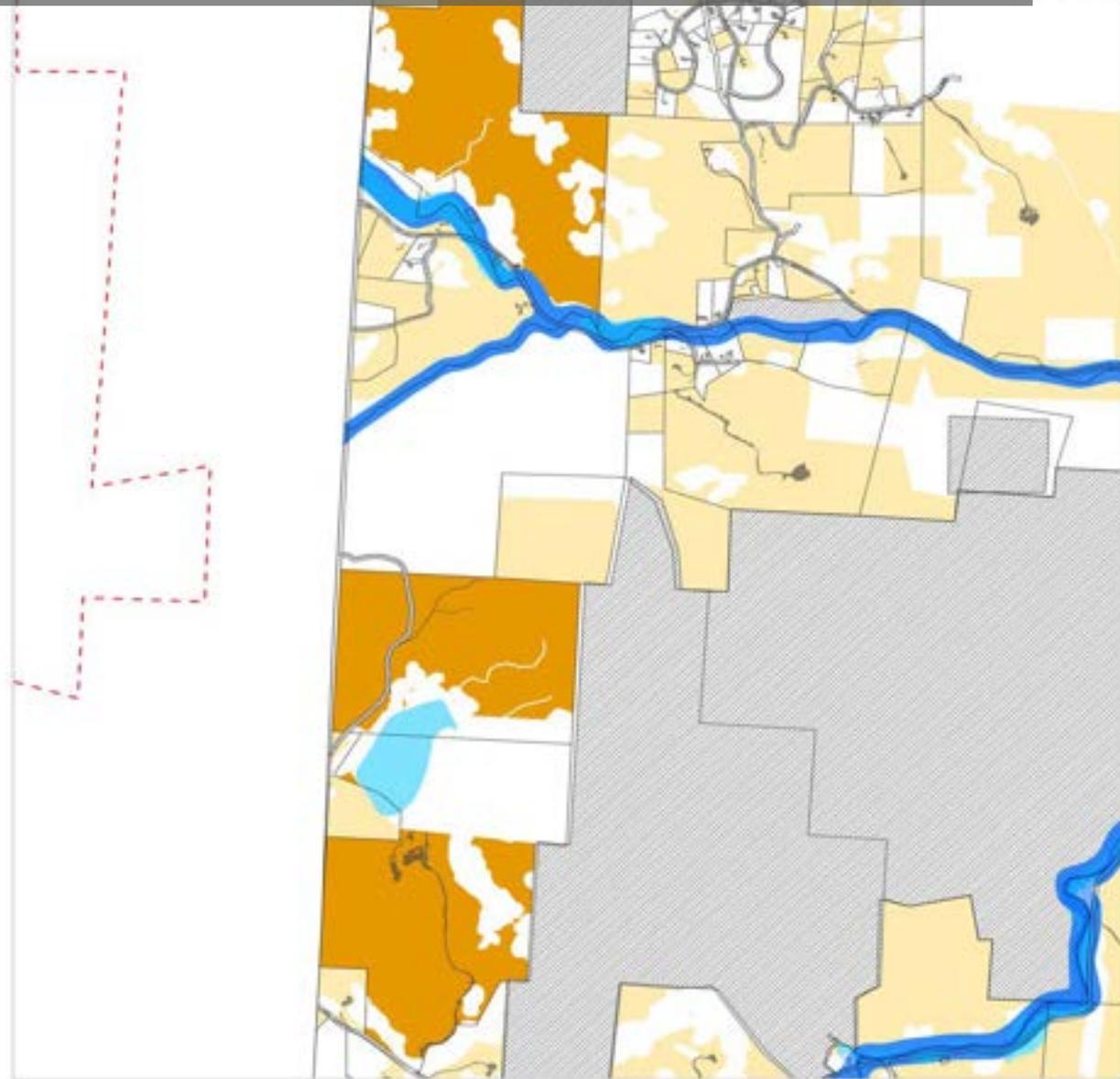
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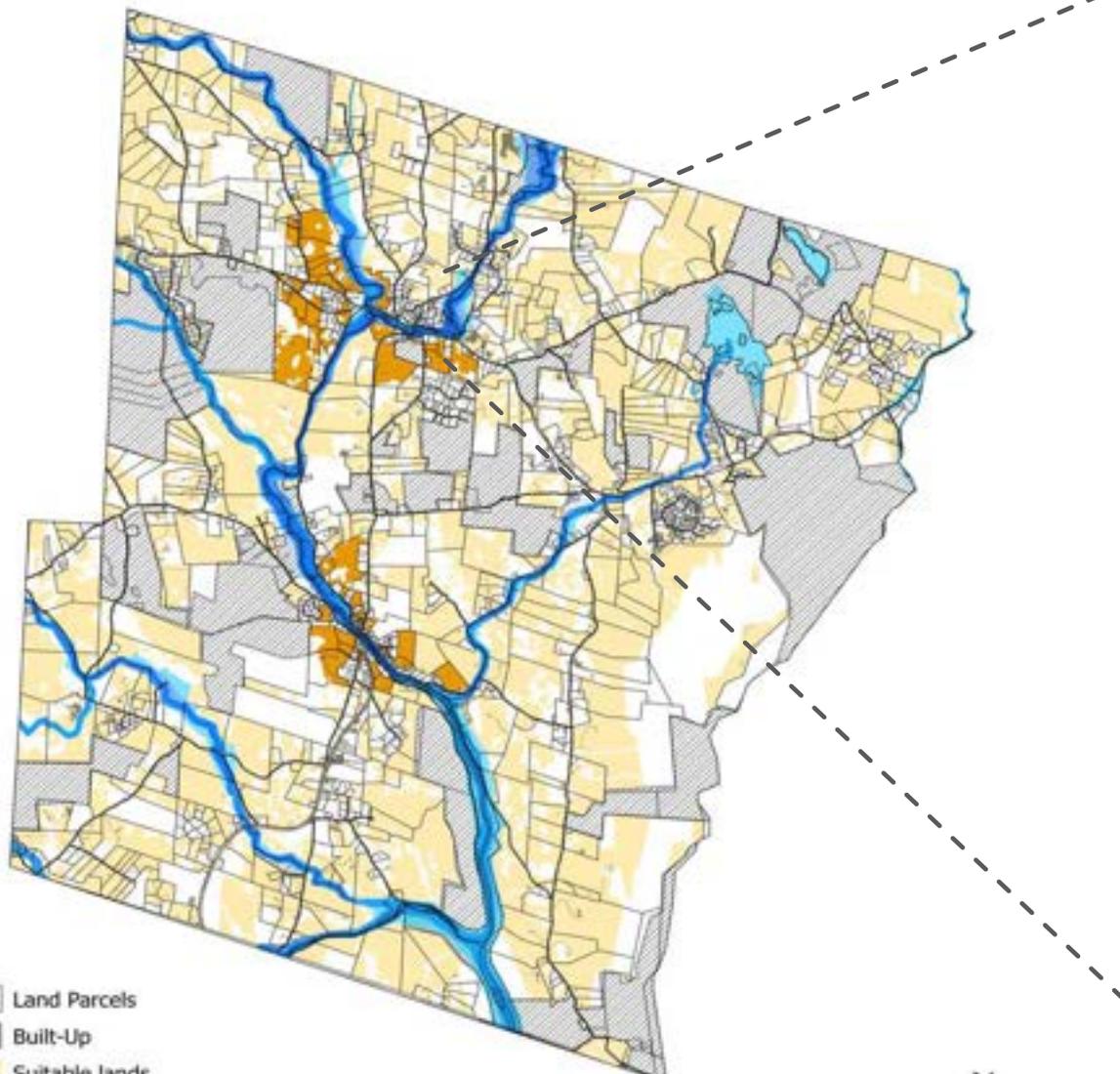
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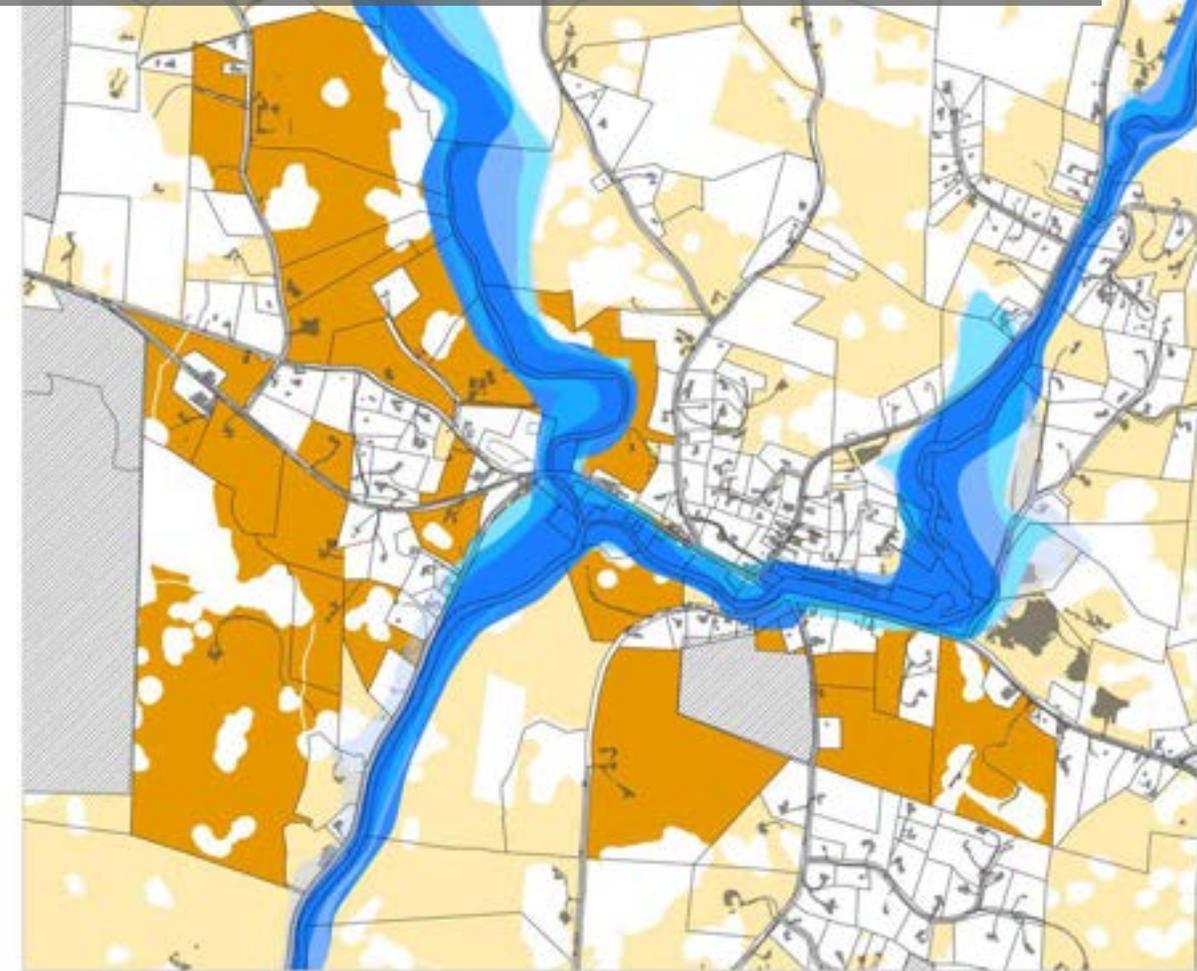
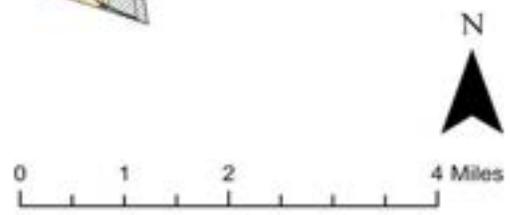
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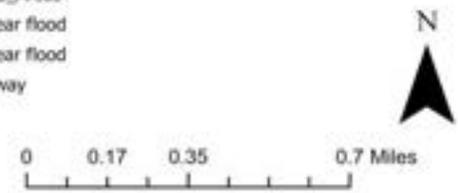
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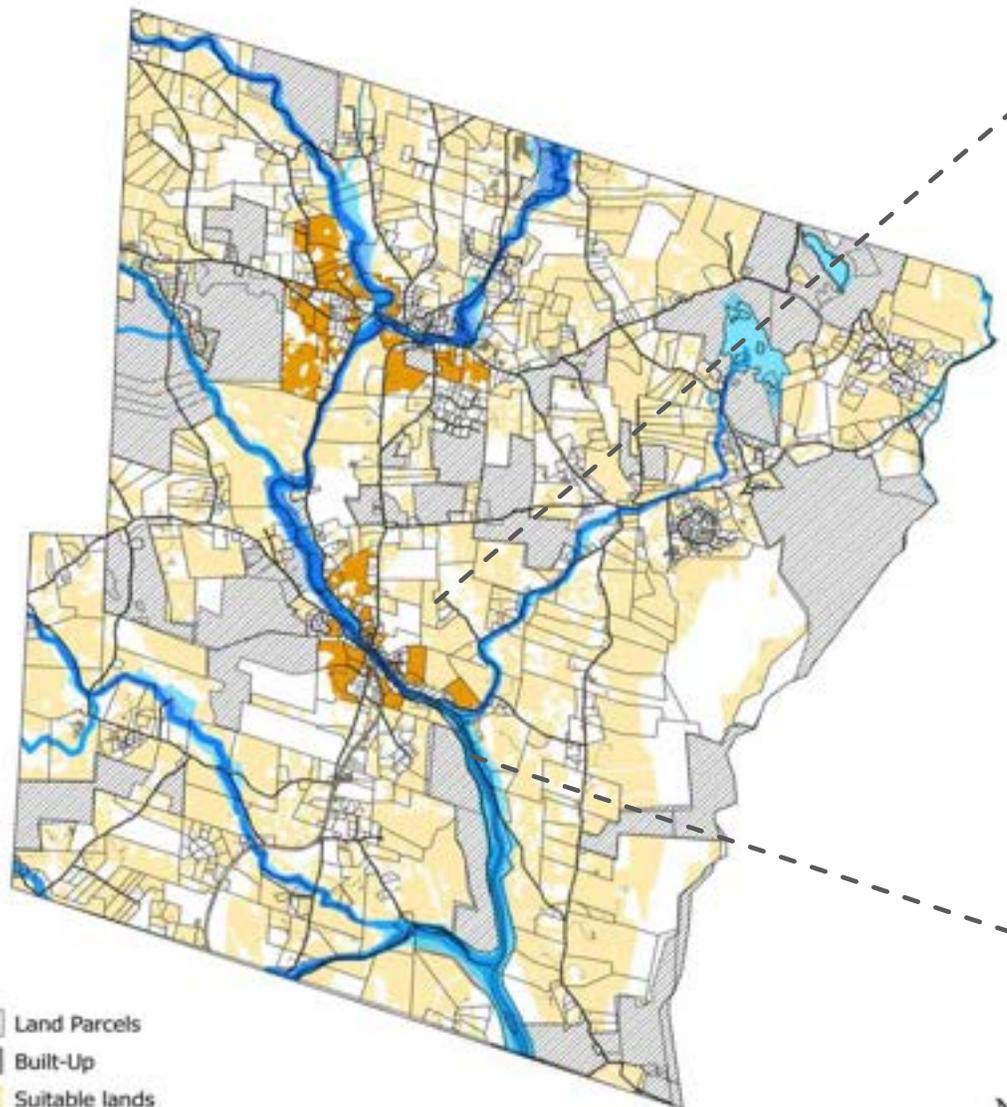
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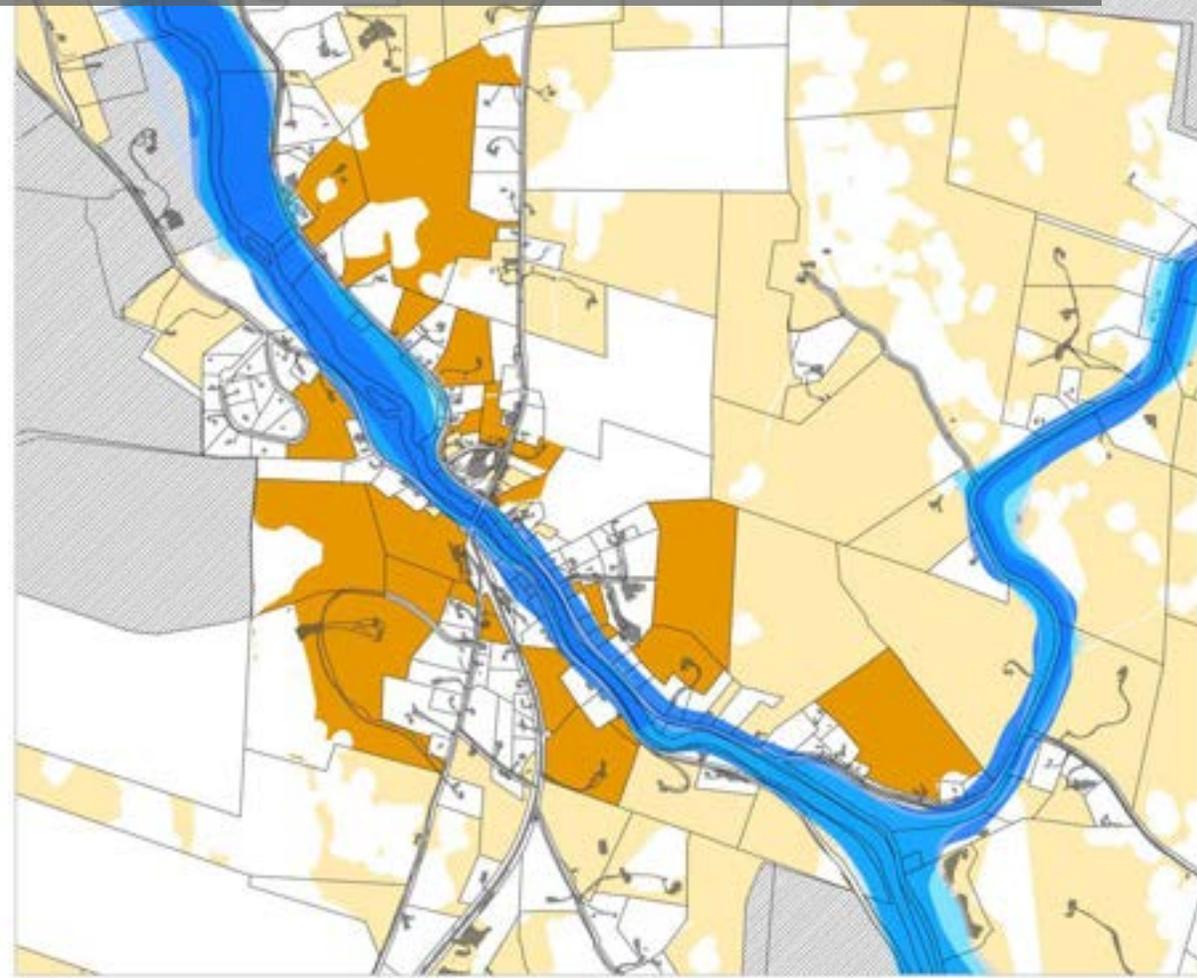
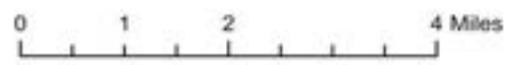
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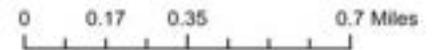
Londonderry South Village Center Suitable zones



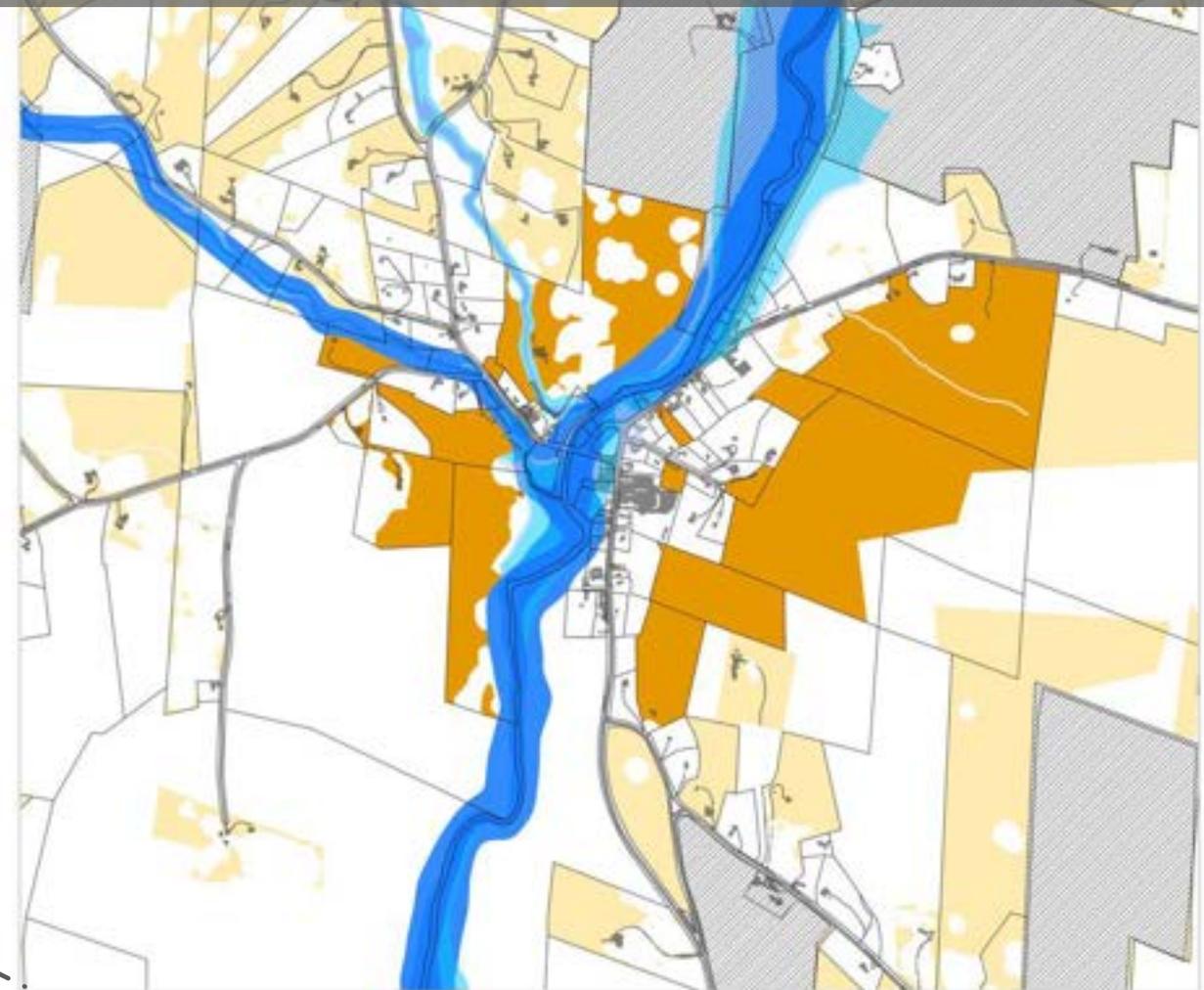
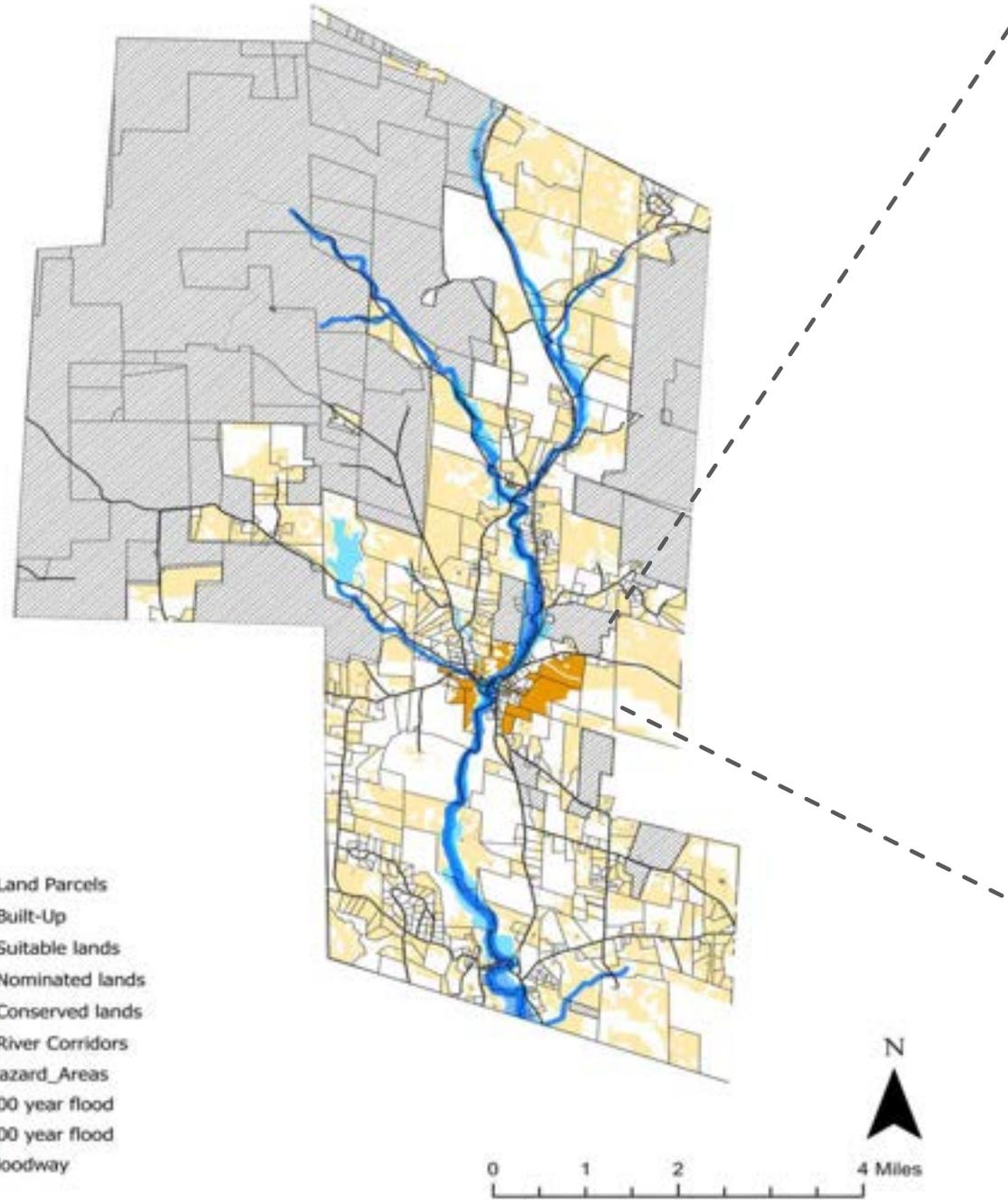
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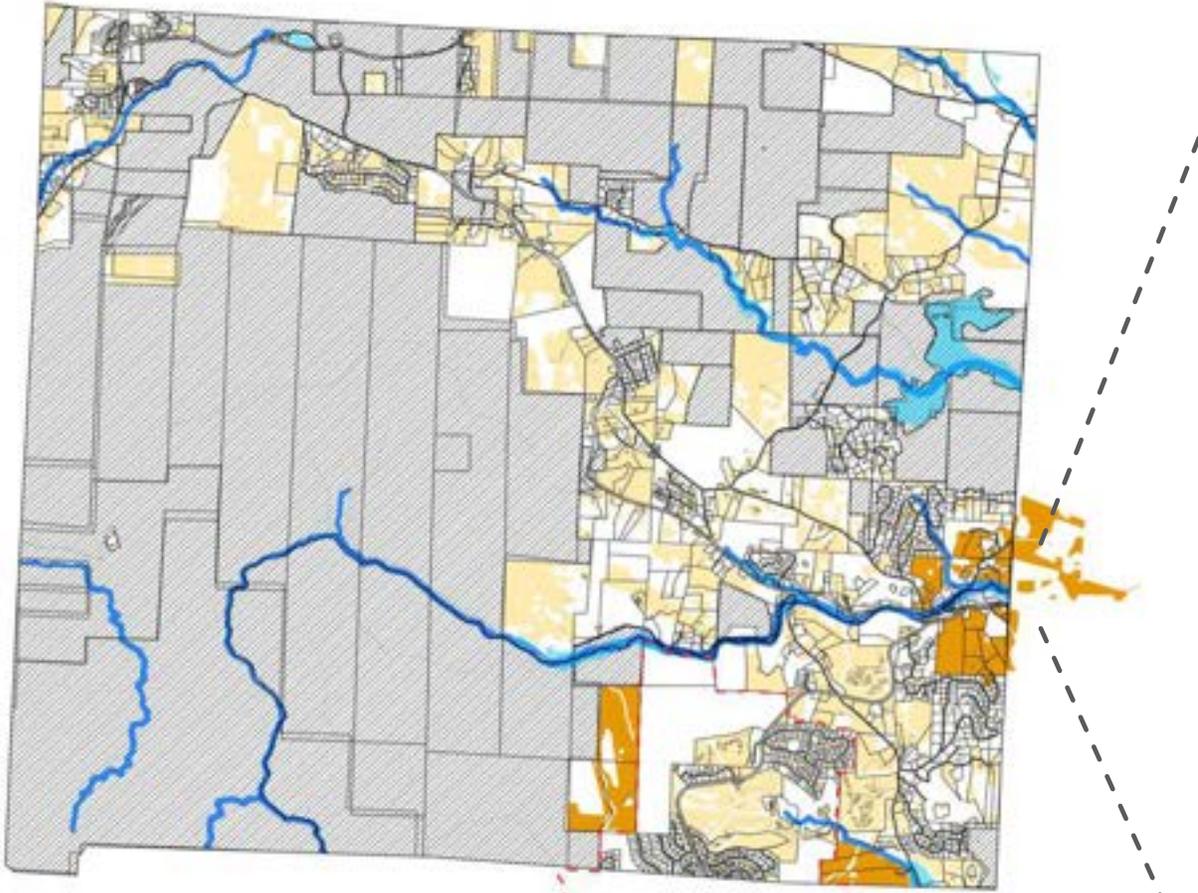
Weston Village Center Suitable zones



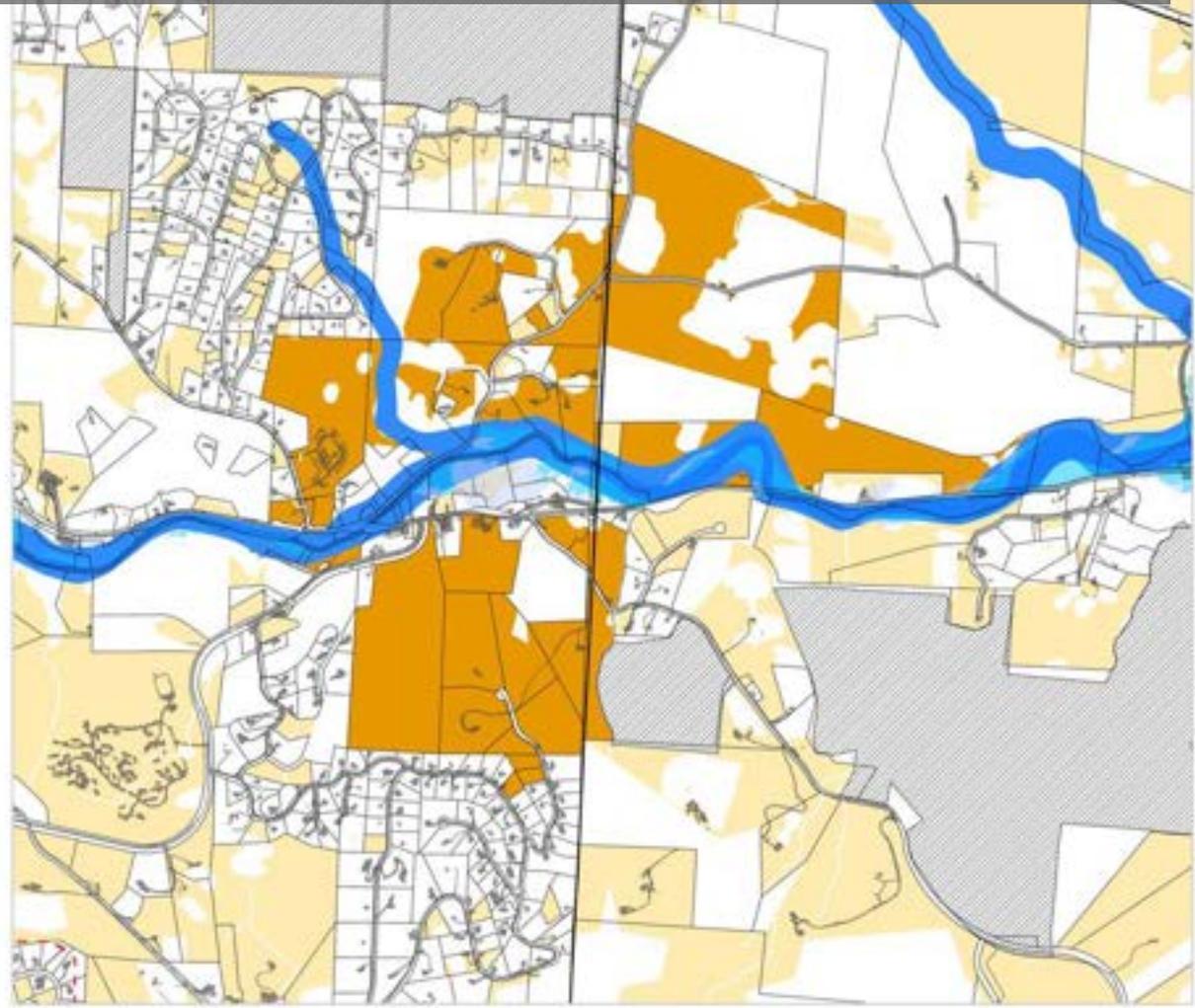
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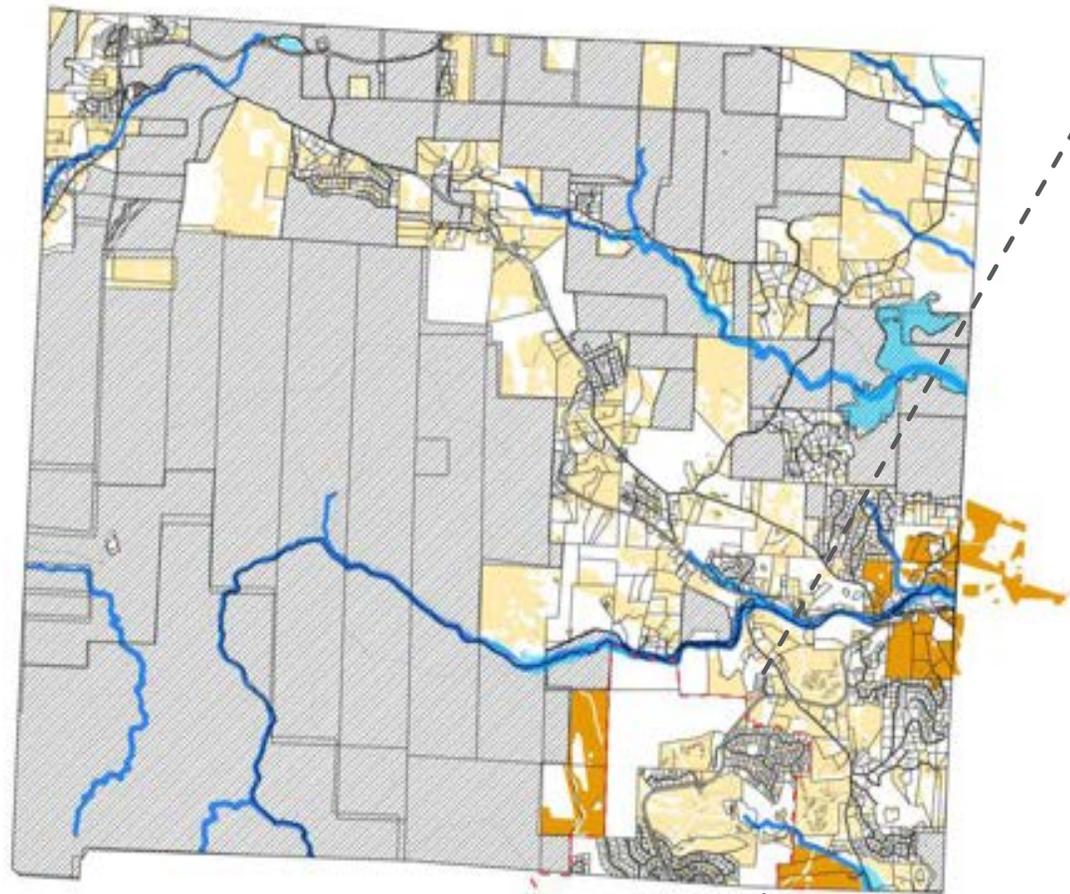
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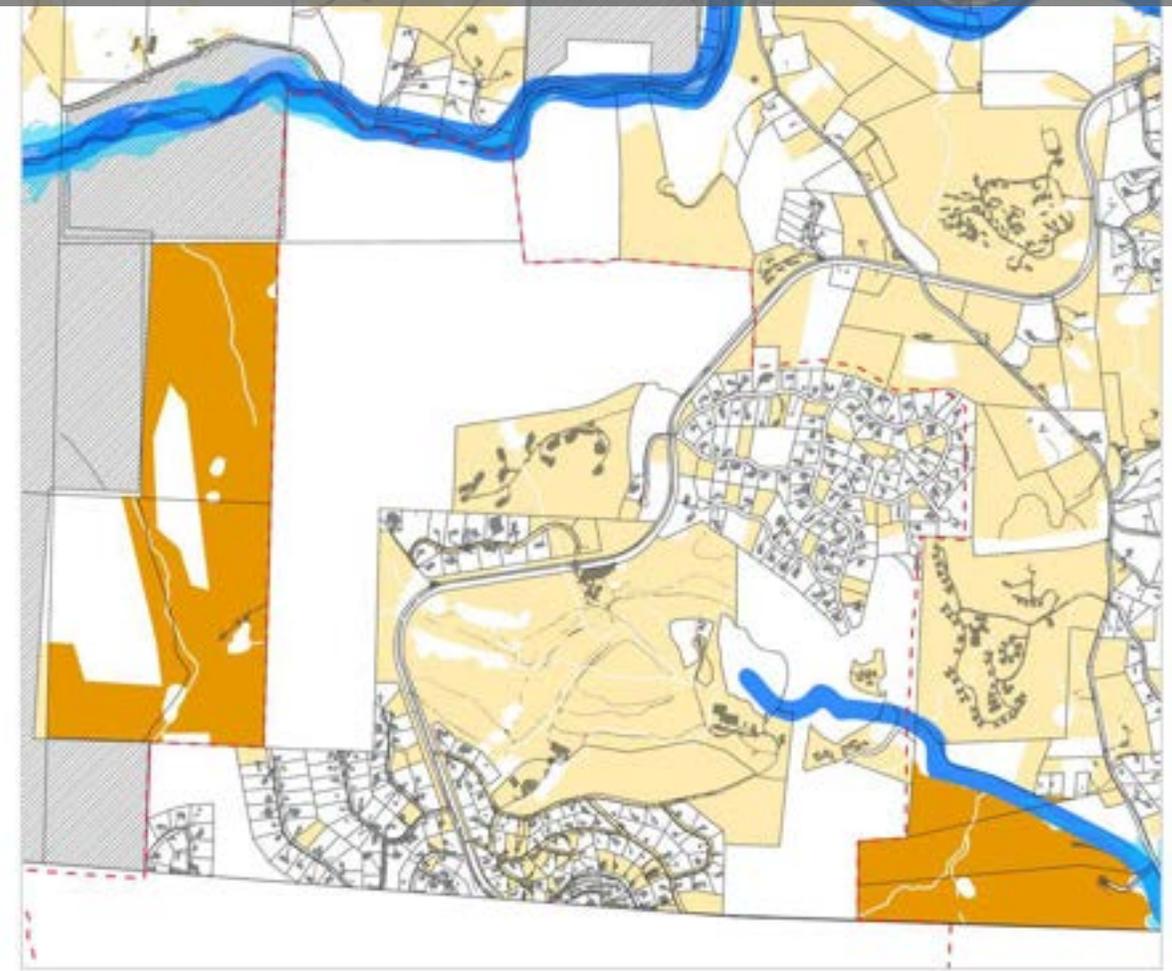
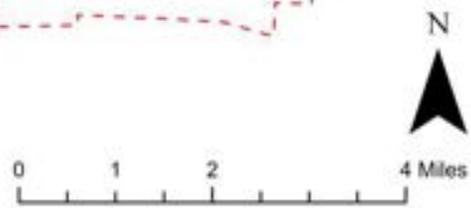
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