



PAONIA HOUSING NEEDS ASSESSMENT AND HOUSING ACTION PLAN

Town Board Update

Update #3

July 7, 2023

Project Overview

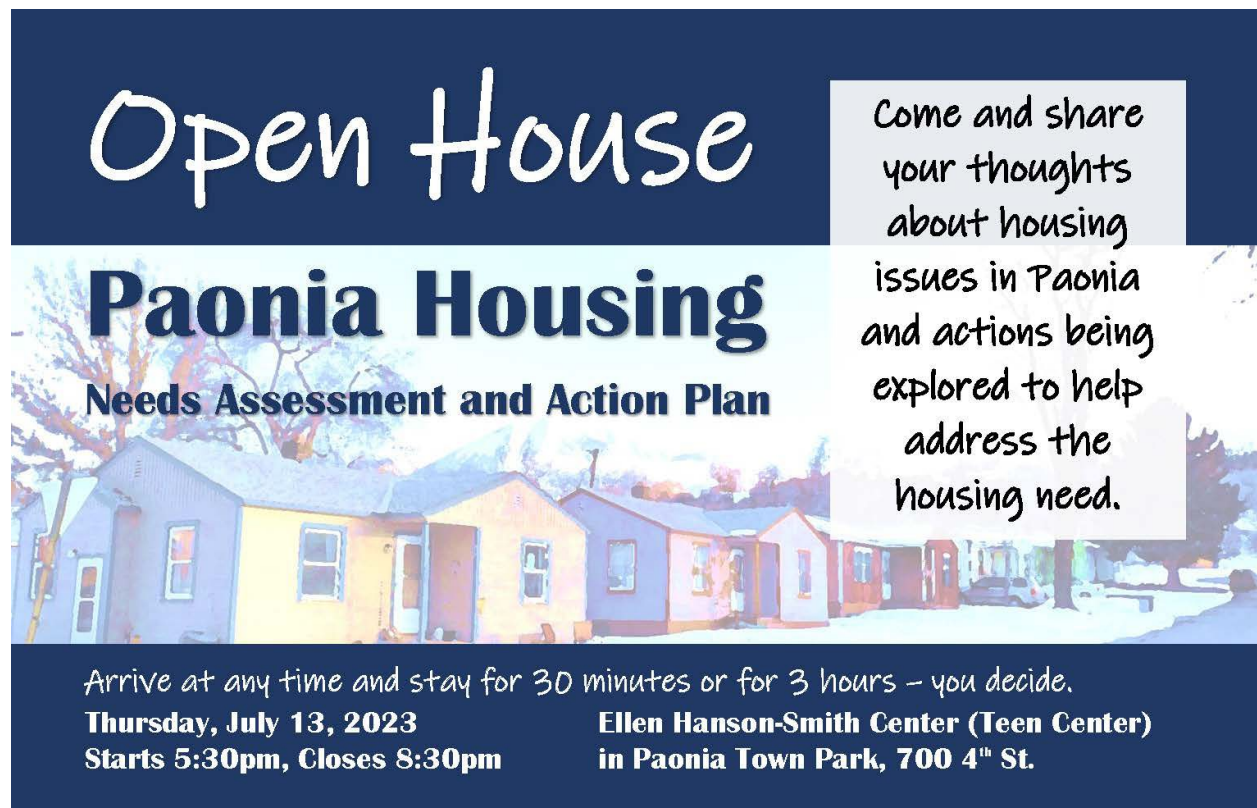
Your consulting team, Urban Rural Continuum (URC) and Ayres Associates, is tasked with using data to identify the housing needs and issues in the community (Needs Assessment) and developing a plan to help meet that need and address the issues (Action Plan).

What has been completed:

- Kick-off call with the Town's project leads.
- Formation of the Housing Task Force.
- Housing Task Force Meeting 1 (5/24) – discussed the project, the role of the Task Force, schedule, terminology, employer questionnaire and interviews, and who was not yet represented by the Task Force.
- Consultant review of past plans and studies.
- Housing Task Force Meeting 2 (6/21) – welcomed a few new members to the Task Force; reviewed and discussed the Housing Resources document (see next item in this list); discussed the Open House including format, content, and plan to publicize; reviewed and discussed initial data and issues; reviewed and discussed initial list of actions; and brainstormed Targeted Outreach efforts.
- Existing Public Housing Resources document, see attached. This is on the [Town's website](#) and should be shared widely to be sure existing resources are utilized. It also includes ways for community members to help.
- The Employer Questionnaire for employers and those who are self-employed is closed. We received input from local employers representing hundreds of jobs.
- Interviews have been completed with realtors, property managers, and builders.

What is in progress:

- Preparation for the community-wide Open House to be held on Thursday, July 13, opening at 5:30 with doors closing at 8:30pm at the Ellen Hanson-Smith Center (Teen Center) in Paonia Town Park. Please plan to stop in, see the flier below. The goal of this Open House is to determine the community's most pressing housing issues and the most favored actions. The input gathered will help inform an Action Plan that is supported by the community.
- The Needs Assessment is being drafted including data analysis of demographics and economics, housing inventory, and the for sale and rental market. It also includes analyzing and summarizing input received from local employers responding to the Employer Questionnaire and information gathered during interviews. Tentatively plan on receiving the Draft Needs Assessment around August 15th for review at the August 22nd regular Board meeting.
- Targeted outreach has started and will continue for a couple of weeks. We will seek to get input from residents we may have not yet heard from and/or are vulnerable, like seniors and single parents.
- A preliminary outline of the Housing Action Plan has been developed and sections will begin to be drafted with input from the Open House and targeted outreach.
- Housing Task Force meeting 3 planned for August 1.
- Continued coordination with Master Plan team.



Open House

Paonia Housing Needs Assessment and Action Plan

*Come and share
your thoughts
about housing
issues in Paonia
and actions being
explored to help
address the
housing need.*

Arrive at any time and stay for 30 minutes or for 3 hours – you decide.

Thursday, July 13, 2023
Starts 5:30pm, Closes 8:30pm

Ellen Hanson-Smith Center (Teen Center)
in Paonia Town Park, 700 4th St.



EXISTING PUBLIC HOUSING RESOURCES – JUNE 2023

Program	Population Served	Contact
Home Ownership		
Permanently Affordable Homeownership, Delta	Low-income individuals and households, 4 homes currently being rehabilitated	Habitat for Humanity, Delta County hfhofdelta@gmail.com AND Elevation Community Land Trust 720.822.0052 info@elevationclt.org
<i>Want to help? Volunteer for Habitat for Humanity of Delta County</i> <i>970.985.8489 or makisheila@yahoo.com</i>		
Home Buyer Education Classes – in-person (Grand Junction) or virtual classes held monthly	Prospective homebuyers	Housing Resource Center of Western CO 970.241.2871 Debh@hrwco.org
Home Loans, downpayment assistance and more , various types	First time homebuyers, VA, conventional, low-income	Community Resources & Housing Development Corporation 720.595.3704
Single Family Housing Direct Home Loans – payment assistance to help reduce mortgage payments temporarily	Low- and very-low-income	USDA Rural Development, Colorado Delta Office 970.399.8198 victoria.martinez@usda.gov nicki.barks@usda.gov
Rental Housing		
Housing Choice Vouchers (previously called Section 8)	Low-income people including elderly, disabled, families, and singles	Delta Housing Authority 970.874.7266 voucher@deltahousingauthority.org
<i>Want to help? Become a Housing Choice Voucher landlord</i> <i>Delta Housing Authority, 970.874.7266 extension 3 or 5</i>		
Project Based Voucher (PBV) for Creek Vista Apartments, Vista Drive, Paonia	Low-income people 62 years or older	Delta Housing Authority 970.874.7266 pha@deltahousingauthority.org
Project Based Voucher (PBV) for Residences at Delta Villa Street, Delta	Low-income people 62 years or older	Delta Housing Authority 970.874.7266 pha@deltahousingauthority.org
1-bedroom apartments and 2-3-4 bedroom single family homes Various locations, Delta	Low-income including elderly, disabled, families, and singles	Delta Housing Authority 970.874.7266 pha@deltahousingauthority.org
Alta Vista de la Montana Agricultural Worker Housing 7108 Hwy 50, Delta	Agricultural workers	Community Resources & Housing Development Corporation 970.874.6166

Program	Population Served	Contact
Home Repairs and Modifications		
Handy Helper – minor home maintenance and repairs	People over 60 years of age	Habitat for Humanity, Delta County AND Region 10 For services: 844.862.4968
<i>Want to help? Volunteer as a Handy Helper</i> 970.318.0995 or dobermeyer@region10.net		
Rehabilitation Loan Program – technical and financial assistance for general repairs and improvements	Low to moderate-income homeowners	Habitat of the San Juans 970.650.2502 steve@buildinglives.org
<i>Want to help? Volunteer for Habitat for Humanity of the San Juans</i> 970.650.2509 or whitney@buildinglives.org		
Weatherization Assistance Program – free energy efficiency and health and safety services	Income qualifying residents, including homeowners and renters	Housing Resource Center of Western CO , in partnership with Colorado Energy Office and DMEA 970.241.2871
Single Family Housing Repair Loans and Grants – loans for homeowners to repair, improve or modernize their homes; grants to elderly homeowners to remove health and safety hazards	Loans: Low- and very-low-income homeowners Grants: 62+ and unable to repay a repair loan	USDA Rural Development Delta Office 970.399.8198 nicki.barks@usda.gov
Counseling and Education		
Counseling and Education – pre-purchase, post-purchase, reverse mortgage (has a fee), financial capability, default	Everyone	Housing Resource Center of Western CO Intake: 970.773.9188
Counseling and Education	Prospective homebuyers, those in foreclosure, those wanting to improve their financial capability	Community Resources & Housing Development Corporation 303.428.1448
Walk-In Resource Center, Free Every Wednesday 11am-1pm	Everyone	Westminster Hall 135 4 th Street, Delta, CO 81416 970.874.7911
Emergency and Transitional Housing		
The Abraham Connection Homeless Shelter – emergency nightly shelter	Emergency shelter for men, women, and families. October 23 – mid-April, annually	The Abraham Connection 970.773.8290 abrahamconnectiondelta@gmail.com 480 Silver Street Delta, CO 81416
Haven House – transitional housing	Primarily serves families with children without safe housing	Haven House 970.323.5280 nfo@havenhousehomeless.org 4806 North River Road Olathe, CO 81425

Program	Population Served	Contact
Additional Resources		

Fertile Edge Community Land Trust: Currently being established. mmommaerts@gmail.com, 970.312.7489.

[Colorado Housing Connects](#): Provides Coloradans with general housing and fair housing resources.

[Colorado Low-Income Energy Assistance Program \(LEAP\)](#): Provides assistance in paying for winter home heating costs for low-income households.

[Colorado Housing and Finance Authority \(CHFA\)](#): Offer financial resources to strengthen homeownership and affordable rental housing.

[Colorado Department of Local Affairs, Division of Housing](#): Partners with local communities to create housing opportunities from homelessness prevention to homeownership.

[USDA Rural Development](#): Invests in rural America with loans, grant, and loan guarantee programs.

[AARP Foundation](#): Hosts a rent and mortgage assistance resource center online.
