



OPEN HOUSE - SUMMARY

HELD JULY 13, 2023, 5:30PM - 8:30PM

ELLEN HANSON-SMITH (TEEN) CENTER

Publicizing the Open House

The event was publicized widely via

- fliers on posting boards around town,
- Facebook posts on both the Town's page and the Paonia Colorado Message Board page,
- published in a Town Board meeting packet,
- added to the Town's website and calendar,
- listed on KVNf's event page (and requested to be shared verbally on the radio),
- emailed directly to all emails collected during this project,
- emailed to organizations for them to share with their email lists, and
- fliers passed out at the farmer's market.

Attendees

The project consultants from Urban Rural Continuum hosted this Open House and were supported by the following six volunteers throughout the evening, most of whom are also members of the Housing Task Force.

- Alicia Michelsen, The Learning Council
- Dave Knutson, Town Trustee
- Lyn Howe, Planning Commissioner
- Paige Smith, Town Trustee
- Patti Kaech, Realtor, Paonia Realty
- Jeremiah Paul, Fertile Edge Community Land Trust

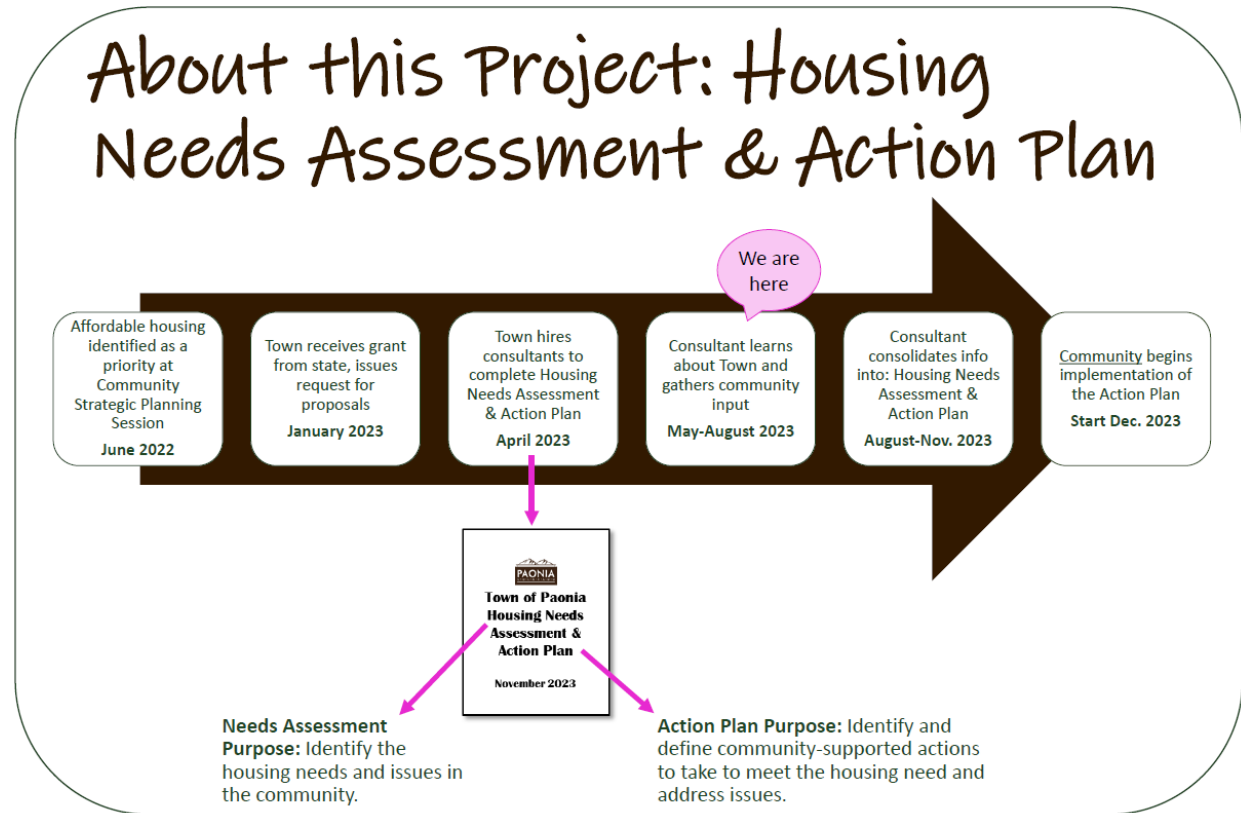
Throughout the evening, 31 community members and the volunteers participated.

Overview of Event and Feedback

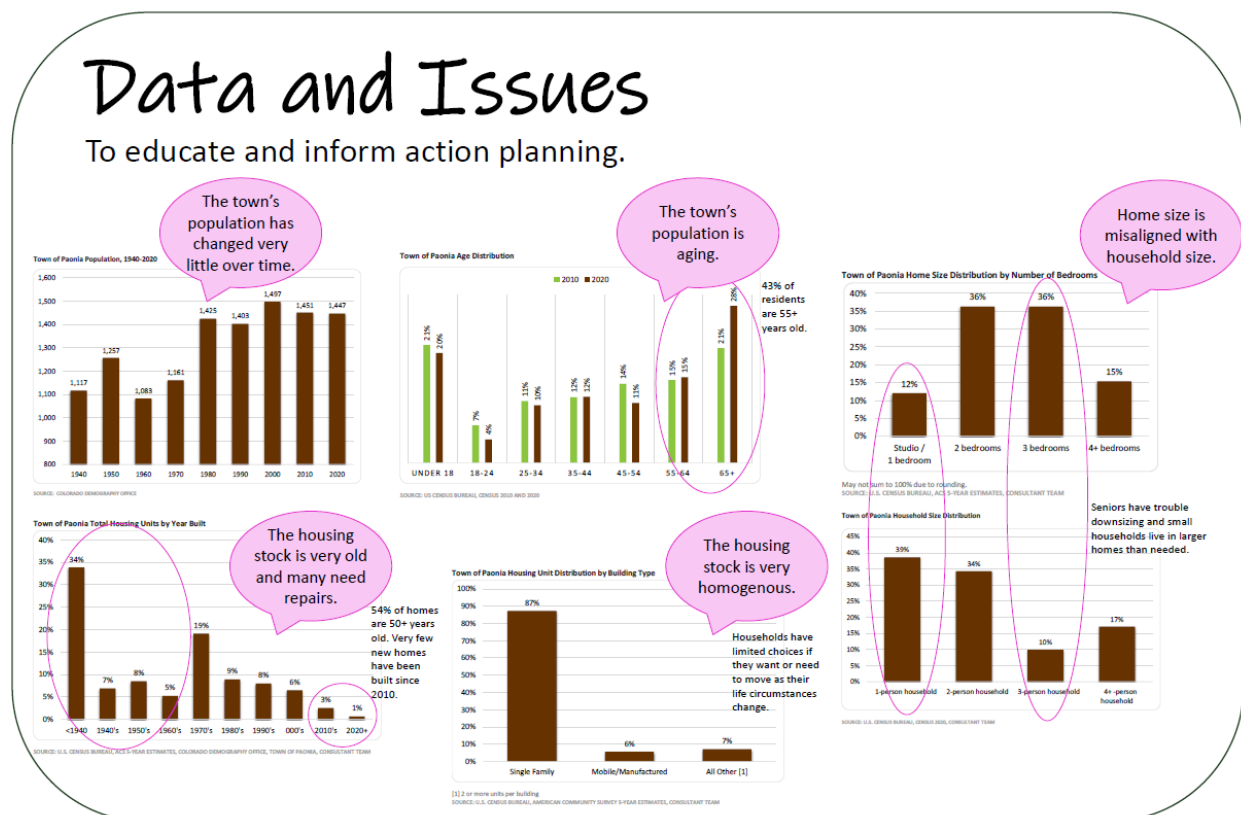
The event was set up in a circuit with five stations.

1. **Start Here** - participants were greeted by volunteers and given instructions along with a handout, pen, 3 blue dots, and 3 yellow dots.

- Project Background** - participants learned a little about this project including how it came to be and what remained.

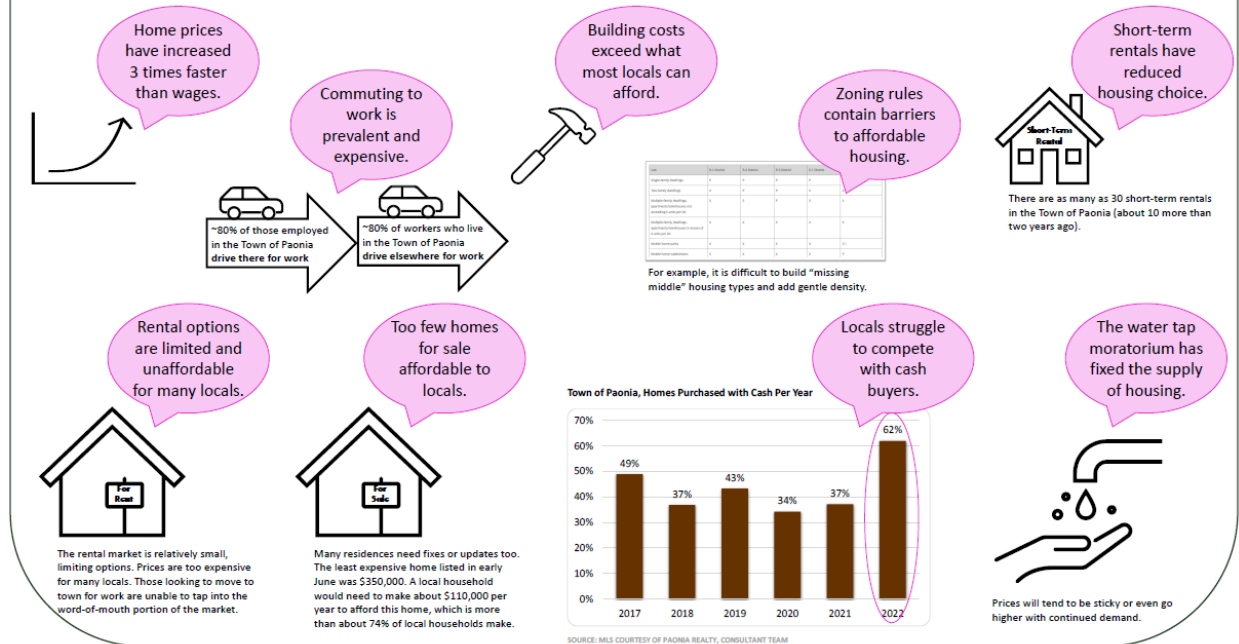


- Data & Issues** - participants were encouraged to read the two boards below, which framed the issues through data and other information.



Data and Issues

To educate and inform action planning.



Participants were then asked to vote for their top three issues, although all three votes could go to one issue. Votes are tallied in the table below.

Issues	Votes Received
Short-term rentals have reduced housing choice.	21
The water tap moratorium has fixed the supply of housing.	17
Rental options are limited and unaffordable for many locals.	15
Too few homes for sale affordable to locals.	9
Home prices have increased three times faster than wages.	7
Zoning rules contain barriers to affordable housing.	7
Building costs exceed what most locals can afford.	6
The housing stock is very old and many need repairs.	4
Home size is misaligned with household size.	2
Locals struggle to compete with cash buyers.	2
Commuting to work is prevalent and expensive.	1
The housing stock is very homogenous.	1
The town's population has changed very little over time.	0
The town's population is aging. 43% of residents are 55+ years old.	0

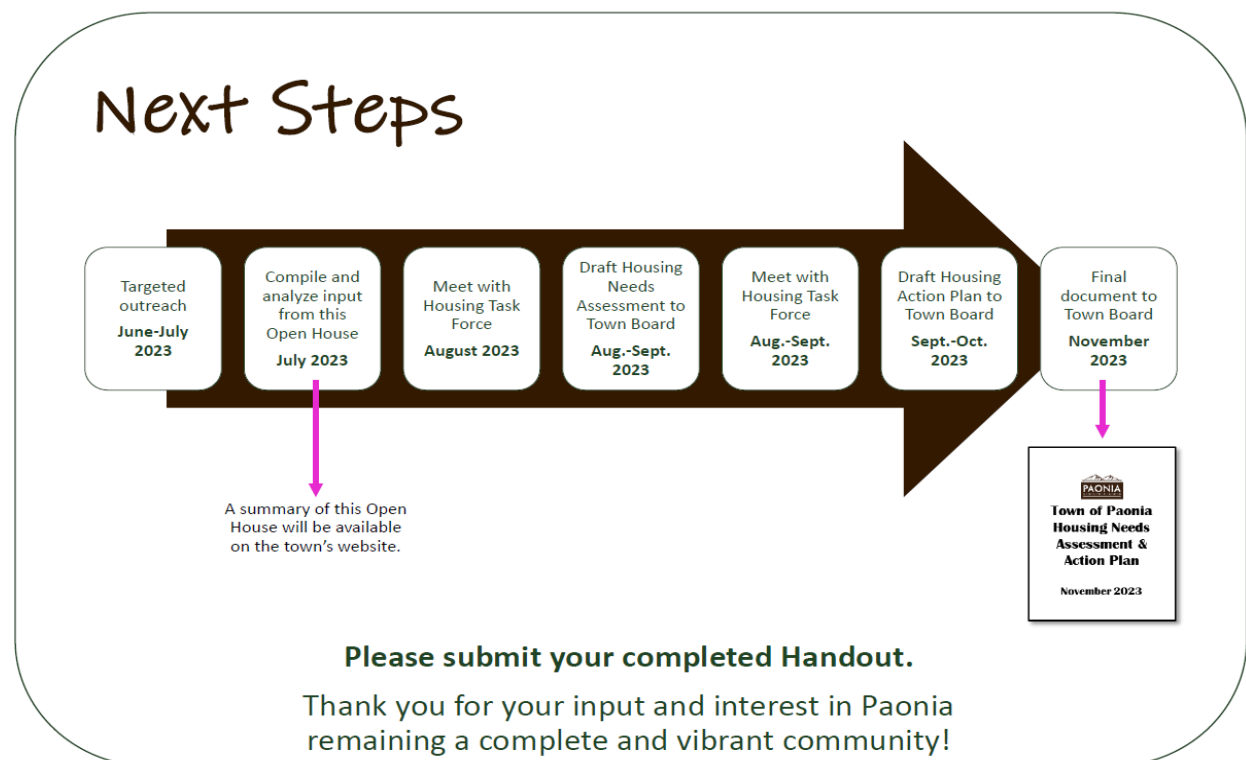
- Tools** - participants were asked to vote for their top three tools. All three votes could be applied toward one tool if desired. The boards offered quick explanations of each tool and participants could read printed handouts with additional considerations if desired. Many participants took their time and sat down with the handouts to read through them, then placed their votes. Many conversations were held among participants, consultants, and volunteer Housing Task Force Members. Votes are tallied in the table below.

Tools	Votes Received
Short Term Rental (STR) Restrictions	13 [1]
Allow for Accessory Dwelling Units (ADU)	12 [2]
Public-Private Partnerships to Build Affordable Housing	11
Small Scale Development and Sweat Equity for Homeownership	10
Allow Gentle Density	8
Align Community Infrastructure Investments	7
Utilize, Promote, and Build on Existing Resources	7
Acquire Land/Bank Land	6
Update Zoning Regulations to Remove Barriers and Add Incentives	5
Annexation Policy	4
Dedicated Funding Stream	3
Create a Density Bonus	2
Deed Restriction Policy	2
Housing "One Stop Shop" Hub	1
Right of First Refusal on Housing	1
Revise Parking Requirements	1
Fee Deferral	0
Fee Reimbursement or Waiver	0

[1] The consultant team heard a lot of support for STR restrictions prior to this Open House so votes could be applied to either or both of the two STR restriction options presented - 7 votes were received for "Prohibit completely" and 6 were received for "Limit the total allowed."

[2] The consultant team heard a lot of support for ADUs prior to this Open House so votes could be applied to either or both of the two ADU options presented if desired - 5 votes were received for "Allow in all residential areas" and 7 votes were received for "Allow in some residential areas."

5. **Next Steps** – participants were presented with the board below that identified next steps, the timeline and deliverables of this project. Handouts were also collected at this final station. All submitted handouts are attached. The consultant team has reviewed all comments and will incorporate, as appropriate, in the development of the Needs Assessment and Action Plan.



Open House Handout

Paonia Housing Needs Assessment & Action Plan

July 13, 2023

Station #1 Start Here

- 1) **Directions:** Please visit each station in numerical order, review the boards, and follow instructions on this handout and on the boards to provide input. If you need any help, find someone with "Volunteer" on their name tag.
- 2) **Goal:** To gather input from the community to inform the development of an implementable Housing Action Plan that the community supports by:
 - a. Determining which housing issues are most pressing to the community.
 - b. Getting input on which tools are most favored by the community.

Station #2 Background

- 1) Review the board to learn about this project.
- 2) Things to keep in mind:
 - o Housing is affordable when the monthly payment (rent or mortgage, plus utilities) is equal to no more than 30% of a household's gross income (i.e., income before taxes). This applies across the income spectrum, from minimum wage to six figures and above.
 - o There is no one solution to housing affordability.
 - o Public, private, and non-profit sectors have a role to play in housing solutions in addition to community members.

Station #3 Data & Issues

- 1) Browse through the data on the boards. Read through the issues.
- 2) **Vote on your top 3 most pressing issues** by placing a blue dot in the designated area.
- 3) Comments on data and issues (anything missing, inaccurate, surprising, etc.):

I appreciated the info on seniors and that you included a "tool" to try and match seniors living alone with a roommate to help them out. Tricky but I have seen it work successfully.

Station #4 Tools

- 1) Read through all 3 boards of potential tools to address housing issues. If you want to learn more about any of these tools, read the printouts that include detailed considerations. You can also visit <https://officials-housing-toolkit.cdola.colorado.gov/> on your phone to learn even more.
- 2) **Vote on your top 3 most favored tools** across all 3 boards by placing a yellow dot in the designated area.
- 3) Comments on tools (details about tools on the boards or other tools you would favor):

The difficulty we have getting changes through the town board of trustees is an issue. Accordingly, I voted for the "low hanging fruit" but I do see the value of adjusting the zoning laws and fee structure once the moratorium has lifted. I would like to see follow up tools or have a follow up discussion once some changes have been made.

Station #5 Next Steps

- 1) Other comments:

see above. Communication is key! - Keep the public apprised of what is happening (and how those actions were selected) at every step of the way.

- 2) Please **drop off this paper** in the drop box or with a volunteer.

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Basic economics says to grow there needs to be jobs —

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- 1) Other comments:

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- 3) Comments on tools (details about tools on the boards or other tools you would favor):

Why not use existing resources — Delta Housing Authority. Don't recreate wheel.

Provide accessible to water — West Elk taps available ???

Work w/ low income homebuyers — loans, etc

Station #5 Next Steps

- 1) Other comments:

Keep public informed

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With the large number of seniors I would image the demand for smaller homes would be greater. Is there any way to capture if that is actually the case? Realtors?

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I would promote land banking if it was paired with the development of affordable housing.
My 4th choice was to limit STR to some properties and to allow owners who live on the property and have been running one for years to continue.

Station #5 Next Steps

- 1) Other comments:

I greatly appreciate this exercise and especially the data presented before we were asked to make decisions. It helped me make more informed choices.

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Missing data

Total # of housing units
of units being used for STR
of units unoccupied (perhaps due to real estate speculation)
of long-term rentals
average lease length on ~~the~~ rentals
average rental price

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Many of these tools have very different impact windows and fail to estimate the impact. For instance, a STR rental ban would add 100 units overnight, while affordable housing initiatives with new construction might add 20 units over a 5 year period. We should prioritize impact in a timely manner.

Station #5 Next Steps

- 1) Other comments:

Any solution should emphasize community led initiatives over the current affordable housing industrial complex that is mainly profit driven and operates on a scale that is too large for a town of 1500.

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- ① Need local (town only) data as needs assessment. What is the quantifiable need for what demographic groups
- ② Need to consider employment opportunities - current & future
- ③ Need to consider sources of income - There is a high percentage of "mailbox income" in town & in the county.
- ④ The town needs to increase population in order to survive - towns < 2000 are at a serious disadvantage because

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There is an educational opportunity for
in farming the public about the role of
the town in the process. Many people object
to the town paying for housing in farming
about private-public partnerships -
Look at what Ridgway has done - they have
several on-going housing projects

Station #5 Next Steps

- 1) Other comments:

Don't let this sit on a shelf - Set priorities
and do something! You have to start
from where you are, set the plan and
push through the small percentage of
nay-sayers & do-nothings.

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- 3) Comments on data and issues (anything missing, inaccurate, surprising, etc.):

"Affordable" is a term fraught with problems. It sidesteps many issues that effect us. "Price controlled" "low income"

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- 1) **Other comments:**

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+ Loves a lot - thanks -
- at first look - a couple things were surprising to me
but upon further consideration - not really -

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- 3) Comments on tools (details about tools on the boards or other tools you would favor):

- Awesome information on what's available -
It's like to see movement in the ADD area - one might
see current homeowners put "tiny homes" in their yards
to rent out - as long as infrastructure is available -
it my help -

Station #5 Next Steps

- 1) Other comments:

Bigger practice area - business owners who want to
expand - cannot due to lack of infrastructure
to place building - etc - my business will
plateau due to these lacks -

Thank you
for doing this

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I found it surprising that so many homes were purchased with cash in 2022!

Affordable housing is very important for young families in Paonia! Both rentals and home purchases.

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- 3) Comments on tools (details about tools on the boards or other tools you would favor):

There are a lot of tools, I found it hard to vote for only 3.

The topics ~~are~~ explanations are easy to understand.

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address zoning barriers to affordable housing
limit/cap/tax short-term rentals
use ad-hoc committees (trustees + public) to address priority
projects/funding that will overturn to water moratorium

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- 3) Comments on tools (details about tools on the boards or other tools you would favor):

Lots of free \$ out there for land banking & building
public/private/non-profit partnerships are key
updating zoning reg's a no-brainer

Station #5 Next Steps

- 1) Other comments:

Prioritize affordable housing & take once the most
is lifted. Creative strategies. An ad-hoc committee?
Non-profit partners may be more suitable than
partnerships w/ private sector with more vested
interest.

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 - o There is no one solution to housing affordability.
 - o Public, private, and non-profit sectors have a role to play in housing solutions in addition to community members.

Station #3 Data & Issues

- 1) Browse through the data on the boards. Read through the issues.
- 2) **Vote on your top 3 most pressing issues** by placing a blue dot in the designated area.
- 3) Comments on data and issues (anything missing, inaccurate, surprising, etc.):

~~- I believe the 30~~

- How did you come ^{to} find that there are ^{only} 30 short-term rentals?

Are these Airbnb only?
I believe there are many more.

Station #4 Tools

- 1) Read through all 3 boards of potential tools to address housing issues. If you want to learn more about any of these tools, read the printouts that include detailed considerations. You can also visit <https://officials-housing-toolkit.cdola.colorado.gov/> on your phone to learn even more.
- 2) **Vote on your top 3 most favored tools** across all 3 boards by placing a yellow dot in the designated area.
- 3) Comments on tools (details about tools on the boards or other tools you would favor):

- I am for allowing more ADUs to increase density
(30 days or less)
- More regulations on Airbnb and rentals (6 months or less)
(\$\$\$)
there is so much stress to move from one home to another only because landlords want more money or because they want to use their power.

Station #5 Next Steps

- 1) Other comments:

- 2) Please **drop off this paper** in the drop box or with a volunteer.

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Open House Handout

Paonia Housing Needs Assessment & Action Plan

July 13, 2023

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a complete inventory of the housing & vacant lots would have been useful as well as % of them being Airbnb

Station #4 Tools

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- 3) Comments on tools (details about tools on the boards or other tools you would favor):

annexation will be fought tooth & nail
because no one in the eq wants to
be under the Towns Rule for building etc.

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Handwritten blue ink scribbles and marks.

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- 3) Comments on tools (details about tools on the boards or other tools you would favor):

*** Labor challenges - having low income housing prioritized for people who work in Paonia would be awesome ***
** For those of us just outside town limits, having resources for how to build housing / ADU's on personal property*
** Would love more info on the current annexation policy*

oops, these are just random notes.

Station #5 Next Steps

- 1) Other comments:

I'm wondering how to continue to be involved, only found out about this by luck at the farmers market on Tuesday. We live in the county but still happy to help! Feel free to reach out via email -



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Dedicate housing to minimum wage employees who work in the town. As Hatcher and Delta grow, employers will not be able to offer competitive wages to get employees to commute to Paonia. This will put a bigger strain on small businesses that will shut many down as time goes on.

Station #5 Next Steps

- 1) Other comments:

With the aging population of Paonia, making sure there is affordable housing for the people who will take care of the elderly, who work in the shops, public servants, and small businesses. No one is going to drive 30 minutes for \$31,000 a year, when they can get the same money living and working in Delta.

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*Too much info to read, comprehend + decide on
in this amount of time!*

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Provide networking for people living ⁱⁿ more space than they need to find people who need housing
Encourage cooperative household/community houses as rentals
Give incentives to build actual cohousing rather than mini subdivisions
It was surprising how many houses are inhabited by ^{one} single individual
Hire a building inspector as a service position rather than a corporate entity motivated to collect as many fees as possible

Station #4 Tools

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We need carpenters/apprentices for people power to build/training
Involve local banks and accountants
Teach people skills to be able to upgrade their home
Providing jobs and developing an apprenticeship program

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Very complete appearing. Complex issues & potential solutions

Station #4 Tools

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So many good ideas. Question is which are really practicable

Station #5 Next Steps

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Let FREEDOM REIGN
Let BUSINESS FLOURISH
* NO NON-PROFITS & NO GOV'T
INTERFERENCE

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NONE

Station #5 Next Steps

- 1) Other comments:

PRENATURE TO BE PLANNING
THIS NOW

ROB ATRIUM WON'T BE LIFTED
UNTIL WATER S/S SYSTEM FUNCTIONING

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Require air BNB to also rent to locals. Example: Local can rent 3/4 of square footage with privacy; remaining 1/4 footage can be Air BNB

Station #3 Data & Issues

"Old" housing is irrelevant; some old houses are better than new ones

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- 3) Comments on data and issues (anything missing, inaccurate, surprising, etc.):

{ one choice "Building costs exceed what most locals can afford"
The word "building" is confusing? It assumes a new structure?
Would "Housing" be a better word?

{ "The water tap moratorium has fixed the supply of housing" Is someone playing games? I have heard water supply is seasonal & that town is dumping excess water at those times of abundance instead of storing it.

zoning chart in your display made no sense to me; needs explanation key

{ people age differently today: one of my grandma's was in a nursing home around my age; whereas I maintain home & acreage

Station #4 Tools Yellow

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- Question: How many of the short-term rentals are owned/operated by people who reside locally?
vs. How many STRs are owned/operated by outside interests?
- It was surprising and helpful to see the disparity between housing needs and housing availability (Not enough one-room dwellings)
- Very surprised to see the prevalence of commuting in our community
Why can't the people who work here afford to live here?

- Most surprising data was the dramatic increase of "cash" home purchases made in 2022 vs. 2021. Are these buyers moving to Paonia and living here?

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1. Update Zoning! ~*allow for ADUs or*allow gentle density
update parking requirements
Align Community Infrastructure Investment
Annexation Policy
Right of first refusal on housing.

2. Regulate Short-term Rentals!

This is the most-obvious, biggest bang-for-buck tool in our kit. STRs must be regulated AND enforced.
Regulation should allow local residence to generate income from rentals while prohibiting outside investors from making a business from Paonia rental income (which essentially commercializes our residential district.)

Station #5 Next Steps

- 1) Other comments:

It seems to me that many of the tools presented could be implemented by the town for low cost by changing the Zoning and codes and allowing Paonians to grow Paonia. Help Paonians use/find the resources available to maintain aging home. Allow ADUs or multi-family units in more areas of town. Add density and preserve green space and public access recreation areas.

!!! DO NOT ENCOURAGE (or ALLOW) DEVELOPERS !!!

- Paonia is a very special place, full of unique and creative individuals.
- 2) Please ~~drop-off this paper in the drop-box or with a volunteer~~. We challenge the status-quo and unsustainable paradigms. ~~Yes, we need more housing,~~ Yes, we need more housing, more affordable housing, but we do not need outside developers to solve this problem! Use the existing infrastructure map to Thank you for your participation and interest in Paonia remaining a guide rezoning ~~complete and vibrant community!~~ to allow the residents of Paonia to profit from the "growth" in Paonia.

The simple answers may be the most effective here.

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Very limited options in Paonia
Seniors stuck in large houses
Families stuck in ^{too} small homes } *Do something about migrating*
Similarly 30% residents commute out
while 80% job holders " in

Station #4 Tools

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Being really creative about a housing program that combines public ownership of the land, private equity funding & sweat equity by future owners that helps the family build wealth

Station #5 Next Steps

- 1) Other comments:

Try to avoid clustering low income people together in one place - isolating them from the diversity of our community

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old housing stock shouldn't be torn down.
New housing is never as charming & aesthetic.
Where are the local jobs for new residents. There isn't much here (look at help wanted ads!).
We shouldn't encourage commuting & bedroom communities forcing low income people to commute to Delta & Montrose & Junction.

Maybe don't make global warming worse with commuting by housing people who are forced to find work elsewhere.

Zone an area for a tiny home development, set a price for entry level. Deal w/ respect. Don't give it away or straw out the home. But don't give it away. Small & keep price down.

from Twin Lakes will pay down sewer debt & benefit users, check out community rebuild in moab,

Station #4 Tools

- 1) Read through all 3 boards of potential tools to address housing issues. If you want to learn more about any of these tools, read the printouts that include detailed considerations. You can also visit <https://officials-housing-toolkit.cdola.colorado.gov/> on your phone to learn even more.
- 2) **Vote on your top 3 most favored tools** across all 3 boards by placing a yellow dot in the designated area.
- 3) Comments on tools (details about tools on the boards or other tools you would favor):

Delta Housing Authority no longer does low interest loans for Rehab because commissioners eliminated the federal program administered by Delta Housing. Can this program be revived?

Old housing needing repairs & rehab. Hire a less expensive Building Inspector - maybe administer Town Building Dept & get rid of the for profit contracted company. Look at permit costs in Fort Collins & Sedgewick & bring them more in line.

Fund to match tree work on town Row trees.

Don't let surrounding ADUs and dens. impact property values of properties that only have one home.

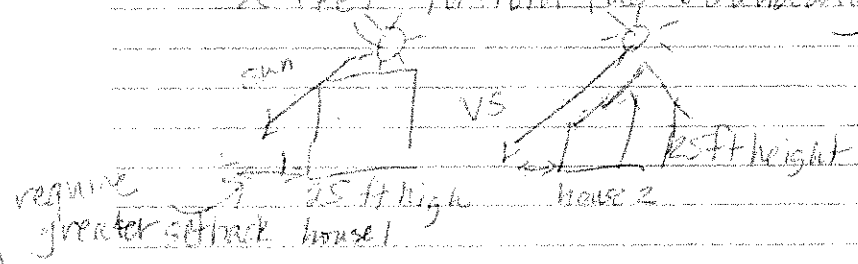
High Taxes make life unaffordable

Station #5 Next Steps

Encourage single people in multiple bedroom homes to house share. Impossible with current building inspector if things need fixing up \$ \$ \$

- 1) Other comments:

Zoning - building height and shading to next door property don't allow "boxes". Write the code for 25' height x feet in from the boundary



- 2) Please drop off this paper in the drop box or with a volunteer.

Maintain & repair old homes don't be overly strict with unrealistic modern codes

Thank you for your participation and interest in Paonia remaining a complete and vibrant community!

Have a tree maintenance fund. Home owners shouldn't have to spend 20% of their Annual income pruning Town trees that everyone benefits from

Open House Handout

Paonia Housing Needs Assessment & Action Plan

July 13, 2023

Station #1 Start Here

- 1) **Directions:** Please visit each station in numerical order, review the boards, and follow instructions on this handout and on the boards to provide input. If you need any help, find someone with "Volunteer" on their name tag.
- 2) **Goal:** To gather input from the community to inform the development of an implementable Housing Action Plan that the community supports by:
 - a. Determining which housing issues are most pressing to the community.
 - b. Getting input on which tools are most favored by the community.

*LOW-COST
BUILDING
PERMITS

Station #2 Background

- 1) Review the board to learn about this project.
- 2) Things to keep in mind:
 - Housing is affordable when the monthly payment (rent or mortgage, plus utilities) is equal to no more than 30% of a household's gross income (i.e., income before taxes). This applies across the income spectrum, from minimum wage to six figures and above.
 - There is no one solution to housing affordability.
 - ~~Public~~, private, and non-profit sectors have a role to play in housing solutions in addition to community members.

PRIVATE & FREE ENTERPRISE

Station #3 Data & Issues

- 1) Browse through the data on the boards. Read through the issues.
- 2) **Vote on your top 3 most pressing issues** by placing a blue dot in the designated area.

- 3) Comments on data and issues (anything missing, inaccurate, surprising, etc.):

Top of Paonia responsibilities LIMITED to planning & zoning
*NOT Buying LAND or Properties
~~Building permits are extremely expensive, discouraging~~
RENOVATE OLD HOUSES
Get RID of SHUMCODA & DAN REARDON
FREE!!!
17ark
Property/
Home owners build their ADU's, set the rental cost
and find tenants

Station #4 Tools

- 1) Read through all 3 boards of potential tools to address housing issues. If you want to learn more about any of these tools, read the printouts that include detailed considerations. You can also visit <https://officials-housing-toolkit.cdola.colorado.gov/> on your phone to learn even more.

NOTE

Vote on your top 3 most favored tools across all 3 boards by placing a yellow dot in the designated area.

- 3) Comments on tools (details about tools on the boards or other tools you would favor):

Handwritten notes and comments on tools, including mentions of "water system" and "studies/surveys".

Station #5 Next Steps

- 1) Other comments:

UNTIL THE WATER SYSTEM IS
REPAIRED/REPLACED (+/- 5 years)
STUDIES/SURVEYS LIKE THIS
ARE NOT APPLICABLE

- 2) Please **drop off this paper** in the drop box or with a volunteer.

SAVE IT
FOR 2028!

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complete and vibrant community!

Open House Handout

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- 3) Comments on data and issues (anything missing, inaccurate, surprising, etc.):

I feel that short-term rentals are the biggest, and ~~one~~ most easily fixed issue. It is my opinion that the town of Paonia should prohibit the short-term rental of entire houses. More apts or accessory dwelling units for singles, low-income folks & elderly are needed.

Station #4 Tools

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- 2) **Vote on your top 3 most favored tools** across all 3 boards by placing a yellow dot in the designated area.
- 3) Comments on tools (details about tools on the boards or other tools you would favor):

I don't think that the Town of Paonia should be in the housing business. The town is not equipped to add more to its management plate.

Affordable housing is crucial to the town for many reasons, including allowing people who work in town afford to live in town.

Station #5 Next Steps

- 1) Other comments:

As a business owner in town, I see affordable housing availability as a constant stress for my employees. When someone's rental is sold to an out-of-towner to be airbnb'd, there's a big concern that another place will not be available.

- 2) Please **drop off this paper** in the drop box or with a volunteer.

Thank you for your participation and interest in Paonia remaining a complete and vibrant community!