



PAONIA HOUSING NEEDS ASSESSMENT AND HOUSING ACTION PLAN

Housing Task Force Meeting 4 – *Summary*

Thursday, August 31,
2023

5:00 – 6:30 pm

Town Hall

***Thank you to the Task
Force for your time
and input through
this project. We
couldn't have done it
without you!***

In attendance: Gia Fanelli, Dave Knutson, Linda McCone, Molly Wheelock, Lyn Howe, Paige Smith, Mary Difranco, Bob Reedy, Andrew Coburn, Shay Coburn.

Consultant Update: What Has Been Completed and What is Ongoing or Coming Up

Completed: Finished targeted outreach - had detailed discussions with 36 community members, sent the draft Housing Needs Assessment to the Board of Trustees which was then discussed at the Aug. 22 regular board meeting, prepared a working draft of the Action Plan for this meeting.

Coming up: consultant team to address comments received on the draft Housing Needs Assessment, send the draft Housing Action Plan to the Board prior to the work session scheduled for Sept. 11, review the land use code, prepare first drafts of 4 targeted code edits, prepare the example development strategy, and compile the final document (expected end of October 2023).

For Discussion

The consultant team noted that the purpose of this task force meeting was to review the working draft of the Action Plan and ensure that it is aligned with the issues and favored actions identified by the community during this project prior to it going to the upcoming Board of Trustees work session.

Review Draft Housing Action Plan

- Goal for this plan:
 - Create a clear and concise plan for the community to address housing issues.

- Reach community consensus on the plan which is "we all agree that we can live with the actions in the plan and won't actively undermine it." The distinction is you don't have to wholeheartedly agree, but "understand and can live with it."
- Seek action plan acceptance among the broader community so the plan can be implemented.

The above goals for the plan were understood by the Task Force.

- What to review:
 - Are any actions missing?
 - Do the action items align with what you have heard and what you think the community supports?
 - Does the priority level align with what you have heard and what you think the community desires?

Each attendee provided their feedback on the above questions. Generally, no actions were found to be missing from the plan. Attendees delved into the details on some of the actions to ask questions, share ideas, and clarify details.

- Input on site for sample development strategy.

The consultant team is under contract to create a sample strategy for the potential development of an affordable housing project. The task force discussed publicly owned properties in town and which property might serve as a representative example for the consultant team to use. The old sewer lagoon/twin lakes site was identified as the favored site. It was noted that regardless of the site the consultant team focuses on, the information to be provided is intended to be educational and illustrative in nature. It does not commit the town to anything and does not mean that a development will come to fruition on any particular site.

- Input on first draft code revisions.

The consultant team is going to prepare a first draft of code revisions as a separate deliverable from the combined Housing Needs Assessment and Housing Action Plan. The first draft of code revisions will address 4 topic areas: A) The creation of an expedited development review process. B) Authorizing accessory dwelling units where appropriate. C) Ensuring small square footage residential unit sizes are allowed. D) Regulating residential units rented on a short-term basis (30 or fewer days). The intent is for the Town to use this first draft to begin the process of updating the land use code through their typical process.

The consultant team recommended that the regulations be simple and enforceable, and that the most important things are regulated first and adjusted later once more is learned about what is working and what is not. The consultants shared their suggestions for regulating short-term rentals and allowing for ADUs based on all public feedback received over the course of this project as well as their experience. Attendees provided input and discussed the pros and cons of different approaches.

What the Task Force Should Do After This Meeting

- Consider attending the Town Board work session for their review of the draft Housing Action Plan. We will email you with more information.

The work session is planned for September 11, 5-7 pm. The aim is to be able to accept public comment at this work session.

- Plan to attend the Board meeting where the Housing Needs Assessment and Housing Action Plan will be considered for adoption. We will email the Task Force with more information.