



PAONIA HOUSING NEEDS ASSESSMENT AND HOUSING ACTION PLAN

Town Board Update

Update #5

September 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 for a total of 12 members; reviewed and discussed the Housing Resources document; 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. 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.
- Employer Questionnaire for employers and those who are self-employed – received input from 50 local employers representing almost 500 jobs.
- Interviews with 18 different realtors, property managers, and builders.
- Initial List of Strategies compiled.

- Community-wide Open House (7/13) – Thirty-seven community members attended and voted on their most pressing housing issues and the most favored actions from the refined list of strategies. Thoughtful input was provided and a full summary of the event and input is on the [Town's website](#).
- Housing Task Force Meeting 3 (8/1) – Debriefed the Open House event and reviewed the draft Housing Needs Assessment.
- Completed targeted outreach to 36 community members who may not have been reached through other efforts.
- Town Board Meeting (8/22) – reviewed the draft Housing Needs Assessment, which is still available on the Town's website.
- Prepared the first draft of the Housing Action Plan based on the information gathered for the Housing Needs Assessment, input from the community, and all other efforts thus far.
- Housing Task Force Meeting 4 (8/31) – Reviewed the draft housing Action Plan. This was the final meeting for the Task Force.

What is in progress:

- Awaiting comments on the draft Housing Needs Assessment. Comments will be addressed to the extent practicable.
- **Town Board Work Session Monday, September 11, 5-7pm at Town Hall** to discuss the draft Housing Action Plan. Written public comments will be accepted until the end of the day September 17th. The draft plan and comment form are available on the [Town's website](#).
- Working on the optional add-on tasks. This includes the sample site development strategy for an affordable housing project and a first draft of proposed code language to regulate short-term rentals, allow accessory dwelling units, create an expedited development review process, and ensure that smaller residential unit sizes are allowed in Town.
- Finalizing the combined Housing Needs Assessment and Housing Action Plan based on feedback. The goal is to share the final document with the Board for consideration of adoption in late October.
- Updating the project [webpage](#). This page contains Task Force meeting summaries, Town Board updates, and other key documents. It has and continues to contain a link to sign up for project updates or provide general project comments.
- Continued coordination with Master Plan team.