

Chapter 4

Housing

Housing Stock

Several Housing studies are available for the Delta housing market area including the Delta County Housing Needs Assessment (January 2003), The 2000 U.S. Census, the State Demographer's Estimates of Population and Households-2006 (Table 4-1), and the Market Analysis Report for the Villas at the Bluffs (July 2007), a proposed assisted housing development.

Table 4-1 indicates that as of 2006 the County of Delta had 13,838 total housing units, of which 12,225 were occupied, for a vacancy rate of 11.66%. This relatively high vacancy rate may indicate the number of new housing units on the market. When viewed in the perspective of the entire County, The City of Delta has a vacancy rate comparable to the other smaller municipalities and unincorporated areas of the County, some of which are seasonal communities with vacancy rates which are higher in the winter than the summer.

Table 4-1

Estimates of Population and Households for Delta County and Its Municipalities- 2006								
Area	Total Population	Group Quarter Population	Household Population	Persons per Household	Total Housing Units	Occupied Housing Units	Vacant	Rate %
Delta	30,676	915	29,761	2.43	13,838	12,225	1,613	11.66
Cedaredge	2,132	32	2,129	2.07	1,172	1,029	143	12.2
Crawford	374	0	374	2.49	185	150	35	18.92
Delta	7,782	98	7,684	2.47	3,391	3,106	285	8.4
Hotchkiss	956	4	952	2.34	451	406	45	9.98
Orchard City	3,180	94	3,086	2.41	1,413	1,279	134	11.63
Paonia	1,531	53	1,478	2.29	731	646	85	11.63
Unincorporated	14,721	663	14,058	2.51	6,495	5,609	886	13.64

Source: State Demography Office; Table Prepared: October 2007

According to the 2000 Census (Table 4-2), there were 4,233 households in the market area and 60% were within the city limits of Delta. Approximately 26% (or 1,113 households) of the occupied housing units in the Delta market area were renter occupied in 2000.

Table 4-2
Occupied Housing Units by Tenure-Delta Housing Market Area

Owner	3,120	73.7%
Renter	1,113	26.3%
Total	4,233	100%

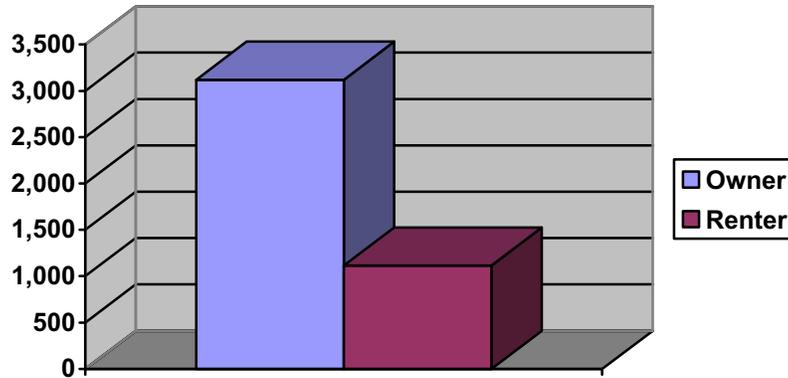


Table 4-3 indicates the age distribution of the rental population. The largest segment of renters is in the younger age groups, but the 65-74 age group is also a significant group.

Table 4-3
Age Distribution of Renters in the Delta Market Area (Source: 2000 Census)

Age of Head of Household	Total	Percent
15-24	171	15.4
25-34	283	25.4
35-44	214	19.2
45-54	114	10.2
55-59	22	2.0
60-64	30	2.7
65-74	164	14.7
75-84	69	6.2
85+	46	4.1
Total	1,113	100.0%

Table 4-4 indicates the household size of renters in the Delta housing market area. Households with 1-5 people represent the largest group of renters.

Table 4-4
Renter Household Size in Delta Market Area (source: 2000 Census)

People per Household	Total	Percent
1	381	34
2	290	26
3	167	15
4	127	11
5	108	10
6	8	1
7+	32	3
Total	1,113	100

Delta County Housing Needs Assessment

Some of the conclusions of the Delta County Housing Needs Assessment were:

1. There has been significant economic and population growth in Delta County over the last decade, increasing housing demand and prices
2. Housing prices have increased at a faster rate than wages, decreasing the affordability of the housing market
3. Many low wage workers are finding themselves priced out of single family homes and are unable to find lower priced rental units
4. There has been relatively little new multi family construction in Delta County over the last decade, resulting in few options for house holds earning less than 60 % of the Area Median Income.

Source: Colorado Division of Local Affairs, Division of Housing; Delta County Housing Needs Assessment (January 2003).

Recommendations contained in the Delta County Housing Needs Assessment were as follows:

- Establish inclusionary Zoning
- Expand the types of revenue sources available for affordable housing
- Consider fee waivers or deferrals for affordable housing projects
- Increase support for housing rehabilitation

- Increase the number of multi family units through policy changes at the municipal and county levels
- Formalize the role of the Housing task force
- Adopt the housing needs assessment methodology and monitor the housing need annually
- Provide financial education to potential home buyers

Public Opinion about Housing

The public opinion survey included several questions about housing. When asked about the availability of affordable/quality housing, 54% said it was “poor” to “fair.” See also comments on Steering Committee recommendation in the Appendix.



North of U.S. Highway 50

Desired Future Condition, Policies and Action Items

Desired Future Condition

The housing stock consists of an adequate supply of diverse housing types of good quality construction that is compatible with community character, with a wide price and rental range sufficient to house all income levels and age groups.

Policies and Action Items

Policy 1--The private sector should determine the mix of housing styles and price ranges based on market conditions, without intervention by City government.

Policy 2-- Encourage mixed use developments (housing and commercial), including conversion of 2nd floors of downtown buildings to apartments/condominiums. An action item to implement this policy is:

1. Modify the Land Use Code to allow mixed use developments in appropriate locations (see policies and action items for Chapter 3).

Policy 3-- Encourage more multi- family housing at central locations through zoning and other incentives.

Delta Comprehensive Plan 1997

Housing	Status (C=completed, I=incomplete, P=in progress)
Section One: Housing Construction	
Goals	
Promote cost containment and cost reduction in housing construction	P
Guidelines	
Encourage new residential construction within and adjacent to areas where adequate facilities and services already exist	P
Encourage attractive and affordable multi family residences	P
Encourage cluster development of single family homes to decrease utility and site development costs	P
Encourage developers and builders to offer housing options wherein consumers can complete various aspects of construction themselves	I
Encourage methods of construction and site design which conserve energy and other resources	P
Actions	
Review existing regulations for housing development and redevelopment in such a way as to minimize unnecessary procedures and delays	P

Housing	Status (C=completed, I=incomplete, P=in progress)
Section Two: Neighborhoods	
Goals	
Promote the continued availability of housing to all persons in the community, regardless of income, which is safe, accessible to shopping, schools, employment, and social services, and reflective of a broad range of needs and type of house.	P
Guidelines	
Encourage the diversity of housing types which allows for a mixture of income levels in all neighborhoods	P
Encourage private initiatives to develop low-income housing throughout the City	P
Actions	
Investigate alternative housing options for the diverse populations of the City (housing trusts, independent and assisted living facilities, migrant worker dormitories, housing sharing, single residential occupant)	P
Rehabilitate or replace housing which is unsafe through the Delta Housing Authority	P
Participate in other assistance programs which aid in the promotion of redevelopment and rehabilitation efforts	P
Support programs for public assisted housing throughout the community to ensure residential density	P
Continue to disperse publicly assisted housing throughout the community to ensure residential diversity	P
Enforce anti discrimination regulations in housing through out the City	CP
Promote collaboration to fill demand for migrant housing	P
Extend utilities to those areas where housing development is needed and encouraged	P

Modify the City's zoning ordinance to allow for additional mid-sized multi family developments	C
Goals	
Encourage and promote the location and development of residential units in areas of the City which can conveniently and economically provide the public and private facilities and services which will be needed by residents.	P
Guidelines	
Assess and compare the impacts of proposed residential development on land use compatibility, demands of services, effects on continuous neighborhoods, and the need for additional residential development prior to approval	P
Require the provision of adequate service including parking as well as access to transportation and recreation facilities to all residential areas	P
Actions	
Identify those areas of the City which are suitable for redevelopment of high intensity residential uses and those which are not, noting availability of transportation systems and recreational facilities and services as well as compatibility of land uses in adjacent areas	P
Goals	
Promote the preservation and maintenance of older housing stock and buildings which make important contributions to the character and historic development of the City	P
Guidelines	
Develop provisions in the building codes which protect the health, safety and welfare of the public which realistically addressing the unique problems of rehabilitation of older buildings.	IP

Advocate the creation of a loan pool to assist with the purchase of rehabilitation of housing in older neighborhoods to maintain an adequate housing pool	I
Encourage adoption of a City-wide housing regulation which would require minimum standards of maintenance and promote the health and safety of residents	P
Actions	
Encourage the conversion of older buildings to new uses when such is compatible with the needs of the community	IP