



City of Milford

Mayor
Nolan Davis

City Administrator
Makayla Bealer

Planning Commission
Les Whitney, Chair
Luke Ambrose
Kelly Thompson
Patricia Stewart
Garland Walker
Nick Schofield
Michelle Crow

PUBLIC NOTICE is hereby given that the Milford City Planning and Zoning Commission will hold a regular meeting Wednesday, November 13th, 2019 at the City Office, located at 26 South 100 West, which shall begin at 7:00 p.m.

NOTICE & AGENDA

1. **CHAIRMAN'S WELCOME & CALL TO ORDER:** Roll Call & Pledge of Allegiance
2. **RECOGNITION AND RESPONSE TO VISITORS RELATING TO PLANNING AND ZONING BUSINESS**
 - a. None.
3. **CONSENT ISSUES**
 - a. Minutes from October 9, 2019 Regular Meeting
4. **NEW BUSINESS**
 - a. Affordable Housing Plan Update
5. **COMMISSION REPORTS & COMMENTS**
 - a. Les Whitney, Chairman
 - b. Garland Walker
 - c. Lucas Ambrose
 - d. Kelly Thompson
 - e. Patricia Stewart
 - f. Nick Schofield
 - g. Michelle Crow
 - h. Lisa Thompson, Zoning Administrator

6. ADJOURNMENT

CERTIFICATE OF DELIVERY & POSTING:

I, Lisa Thompson, duly appointed and acting Administrative Assistant/Zoning Administrator do hereby certify that the above Notice and Agenda was posted in three public places within the Milford City Limits on this 7th day of November, 2019. These public places being 1) Milford City Office; 2) U.S. Post Office; and 3) Milford Public Library. The foregoing Notice and Agenda was also delivered to each member of the governing body and posted on www.utah.gov.pmn.

Lisa Thompson

Lisa Thompson, Zoning Administrator

In compliance with the Americans with Disabilities Act, the City of Milford will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Request for assistance can be made by contacting the City Administrative Assistant/Zoning Administrator at 387-2711 at least 24 hours in advance of the meeting to be held.

**MINUTES OF MILFORD CITY
PLANNING AND ZONING COMMISSION MEETING
26 South 100 West, MILFORD, UTAH
WEDNESDAY, OCTOBER 9, 2019 7:00 PM**

MOTION: *Commissioner Michelle Crow made a motion to appoint Luke Ambrose as Pro-Tem for this meeting. Commissioner Patricia Stewart seconded the motion, all were in favor. The motion passed unanimously.*

The Milford City Planning and Zoning Commission meeting was called to order by Pro-Tem Luke Ambrose at 7:15 p.m.

Present: Commissioner(s) Garland Walker, Luke Ambrose, Michelle Crow, Nick Schofield, Lisa Thompson

Absent: Les Whitney, Patricia Stewart, Kelly Thompson

Visitors: David Stewart, Sheila Stewart

New Business

David Stewart-Request for Lot Line Adjustment

- David Stewart explained to the commission that the house next door to him is presently serving as a storage unit. Their plans are to demolish the home, smooth out the lot and build a garage. This is going to be down the road.
- Lisa explained to the commission that our ordinance states you can only have one dwelling per parcel. By combining these lots it is allowing 2 dwellings on one parcel. There are two options that we can do. One is requiring that this cannot be recorded with the County until the dwelling is demolished or, allowing him to combine the lots with the stipulation that the demolition must take place within a certain amount of time.
- Dave stated to the commission that he doesn't feel that this house should be considered an actual dwelling because it is in no way livable. There are not any utilities connected to the home and its sole purpose is only storage unit.
- Lisa stated that the decision is up to the commission.
- Nick stated he does not see any problems with this.
- Dave explained that they are looking to go on a mission and while they are gone their home in Kaysville should sell and they will have the money to proceed with this project. Currently, he is looking at the spring of 2021.
- Nick explained that if the deadline approaches and he needs more time he can also ask for an extension.
-

MOTION: *Commissioner Garland Walker made a motion to approve the lot line adjustment combining the lots at 441 South 200 West and 433 South 200 West, so long as the demolishing of the dwelling located at 433 South 200 West takes place within two years. Commissioner Nick Schofield seconded the motion, all were in favor. The motion passed unanimously.*

Consent Issues

MOTION: Commissioner Michelle Craw made a motion to approve the minutes from September 11, 2019 Regular Meeting. Commissioner Nick Schofield seconded the motion, all were in favor. The motion passed unanimously.

COMMISSION REPORTS AND COMMENTS

- Michelle Craw- Michelle asked if Lisa knew when the concrete from the
- Nick Schofield- Nick asked about the number of abandoned vehicles that are allowed on property.
- Luke Ambrose- None
- Garland Walker- None
- Lisa Thompson- Reported that she has finished with the update of the Affordable Housing Plan and will have it on the agenda for the next meeting. She will email out a copy to the commission for review. She also stated that they will have to hold a public hearing that night as well.

ADJOURNMENT

As there was no further business, Luke Ambrose adjourned the meeting at 7:34pm

APPROVED by **PLANNING & ZONING** this ____ day of November, 2019.

LISA THOMPSON, Planning Administrator

2019

Milford Affordable Housing Plan



Adopted on xxxxxxxx xx, 20xx

by the Milford City Council

Updated on xxxxxx xx, xxxx

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Milford Affordable Housing Plan

Executive Summary

The intent of this affordable housing plan is to help ensure that Milford City provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of the population desiring to live in Milford City.

The population of Milford is expected to stay relatively stable with a slight decrease over next five years. Nearly half of all Milford households are earning a moderate income or less, and there will continue to be demand for affordable home ownership and rental opportunities.

While there are some affordable housing options in Milford that should satisfy the population demands for owner-occupied housing, most of the existing housing stock is more than 30 years old. In order to maintain a healthy housing stock capable of providing safe, decent, and affordable living conditions for residents, active maintenance and improvements to the housing stock is necessary.

Although there are currently adequate opportunities for moderate-income households to purchase housing; stable, affordable rental housing is more difficult to obtain. This is likely due in large part to the volatility in the rental market fueled by frequent, high demand of seasonal or temporary employment.

The following goals are recommended to maintain adequate affordable housing choice for all those who wish to reside in Milford City:

Goal 1: Rehabilitate Existing Housing to Increase Rental Properties, Homeownership, and Reinvestment in Milford City

Goal 2: Increase Affordable Rental Opportunities to Provide Housing Choice for All Income Ranges

Goal 3: Increase Affordable Senior (65+) Housing to Accommodate the Projected Growth of the Aging Population

*The strategies for these goals are found in the Goals, Objectives, and Strategies section.

Introduction

In 1996 the Utah Legislature passed House Bill 295 requiring cities and counties to include an affordable housing element as part of the general plan. Housing is considered affordable when moderate income households spend no more than 30% of their gross monthly income on housing expenses.

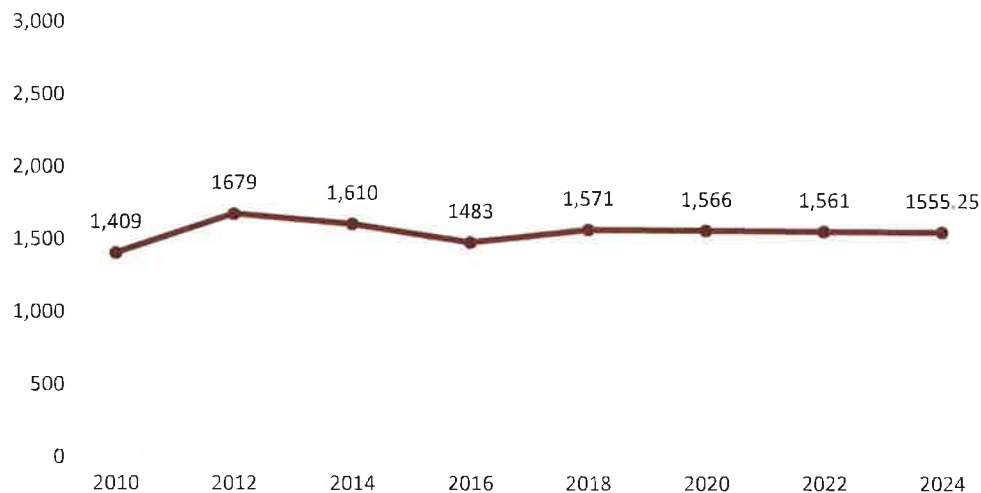
The intent of this affordable housing plan is to help ensure that Milford City provides a reasonable opportunity for a variety of housing, including low- and moderate-income housing, to meet the needs of the population desiring to live in Milford City. Low- and moderate-income housing should be encouraged to allow all persons to fully participate in, and benefit from all aspects of neighborhood and community life.

Demographics

Population and Growth

Between 2010 and 2018, the population of Milford City increased by 162 people to bring the total population to 1,571 in 2018. According to the Five County AOG modified 5-year population projection, the annual growth rate is expected to decrease to an annual average of -0.3% between 2018 and 2024, reaching a total population of 1,555 by 2024. The graph below shows the population projection for the next 5 years. Despite these projections Milford City has a history of fluctuating population due to the boom and bust cycle of nearby industries but has maintained an average population of 1,376 over the past 57 years.

Milford City Population Projections



Source: 2010 Census – DP-1; 2017 ACS – B01003; Five County Association of Governments modified projections estimated using a linear forecast formula. The 2010 Census is used as the first year, while 2017 ACS estimates are used for the remaining years of the formula.

Analysis of Population and Growth

The projected population decrease of 16 residents between 2018 and 2024 is significant because the current housing stock will need to be maintained in order to provide enough livable housing units. At the time of the 2010 US Census there were an

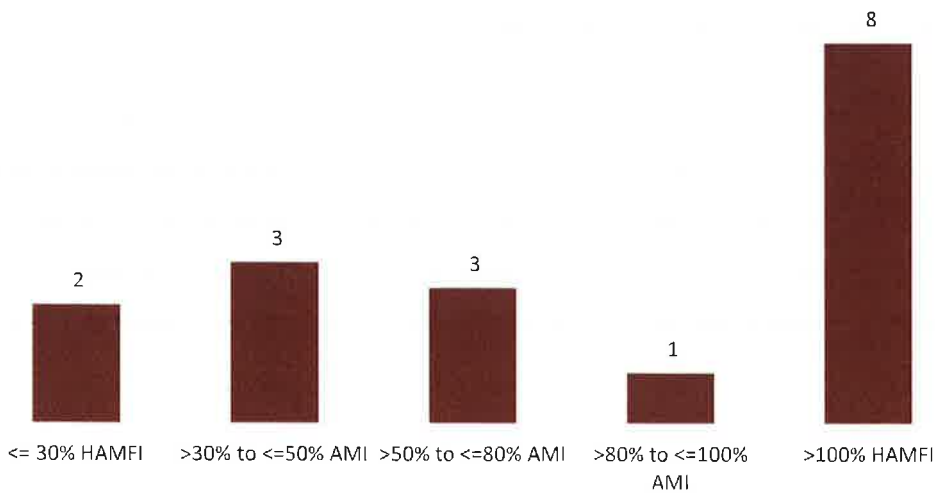
estimated 120 vacant housing units. The population of Milford has increased by 162 residents since 2010, so it is likely that much of the vacant housing stock has been occupied since that time. Those living in Milford temporarily, including temporary construction workers who may not be counted do require rental housing. It is important to provide adequate affordable renting opportunities in the community for current and future residents.

New Housing Demand

Five County AOG Staff utilized data from the 2010 Census, the Ivory-Boyer Construction Report and Database, as well as the 2015 CHAS to estimate the housing demand over the next five years.

Population projections show a decreasing population trend over the next five years. However, the trend based on the number of units built, estimates that approximately 17 housing units will be constructed in Milford. Based upon this projection it is estimated that there will be a demand for 2 new housing units for very low-income residents (<30% AMI) by 2024. It is likely that the existing housing stock will have to be maintained and rehabilitated to preserve enough housing for low- and moderate-income households. In addition, more moderate- and high-income housing is projected to be needed to meet the demand of higher-income households. Providing a variety of housing types in the community is important to ensure that residents of all incomes can obtain affordable housing. The chart below summarizes the projected demand for new housing in Milford across various income groups.

New Housing Unit Demand by Household Income Level
from 2018 to 2024



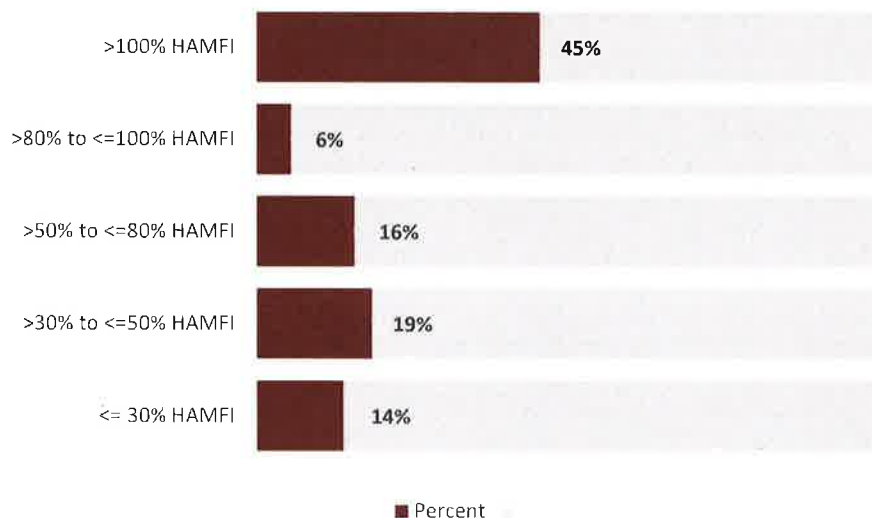
Source: 2010 US Census; Ivory-Boyer Construction Report and Database; 2015 CHAS; This table is generated using a Five County Association of Governments modified projections estimate utilizing data mentioned.

Income

Analyzing the income of Milford's residents is crucial in understanding the affordable housing needs in the city. Household income is used to determine housing affordability. After affordability standards are identified, the existing home values, homes for sale, and rent rates will be matched with household income levels to determine if there is an affordable housing need in Milford.

Because the cost of living is relative to the area in which the residents live and to household size, the U.S. Department of Housing and Urban Development has created a measure called the Area Median Income (AMI). The AMI is the standard to determine housing affordability. The chart below converts household income levels into AMI and illustrates the number of Milford households whose total income falls within each income bracket.

Percent of Households by Income Level



Source: US Department of Housing and Urban Development CHAS data.

Analysis of Income

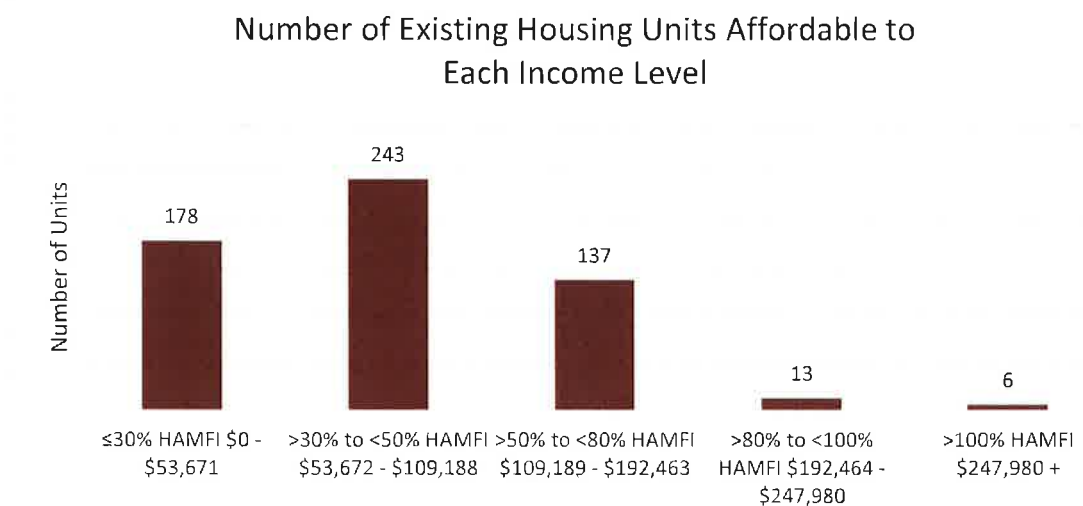
Approximately 48% of Milford households earn a moderate income ($\leq 80\%$ AMI) or less, which is $\leq \$49,040$. Fourteen percent of all Milford households earn $\leq 30\%$ of the area median income ($\leq \$18,390$). Households that earn just 30% of the area median income find it very difficult to obtain affordable housing, since they typically cannot afford market rental rates. It is vital to the well-being of the community that households of all income levels have affordable housing options.

Housing Stock

The 2010 US Census estimates that there are 618 housing units in Milford. According to city officials and staff, there are approximately 40 (6.4%) multi-family units, 25 (4.0%) mobile homes, with the remaining 553 (89.5%) units being single-family homes. In 2010, 498 (81%) of the housing units were occupied while 120 (19%) were vacant. Of the 498 occupied housing units, 356 (71.5%) were owner occupied, and 142 (28.5%) of the units were rented.

Value of Housing Stock

The market value of the housing stock is used to determine affordability of home ownership. The chart below shows the market values of homes in Milford in 2010.

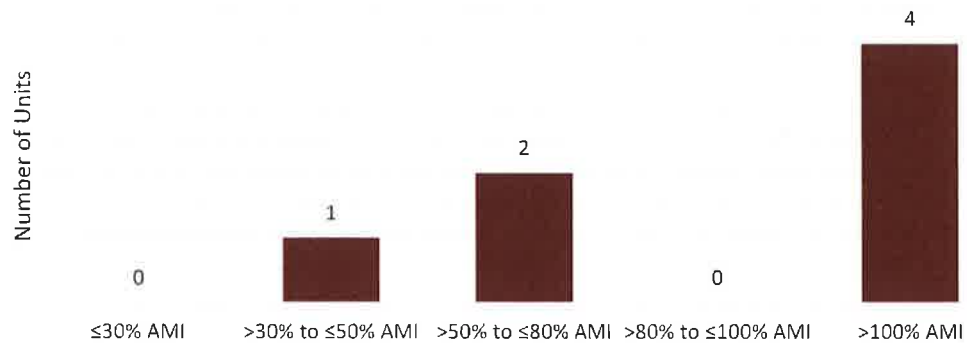


Source: Beaver County Assessor, 2019; 2015 CHAS

Homes for Sale

Based upon research conducted on www.realtor.com, on July 30, 2019 there were seven homes for sale in Milford. The majority (57%) of those units are not affordable to low and moderate-income households (≤\$192,463). The chart below summarizes the affordability of available housing units.

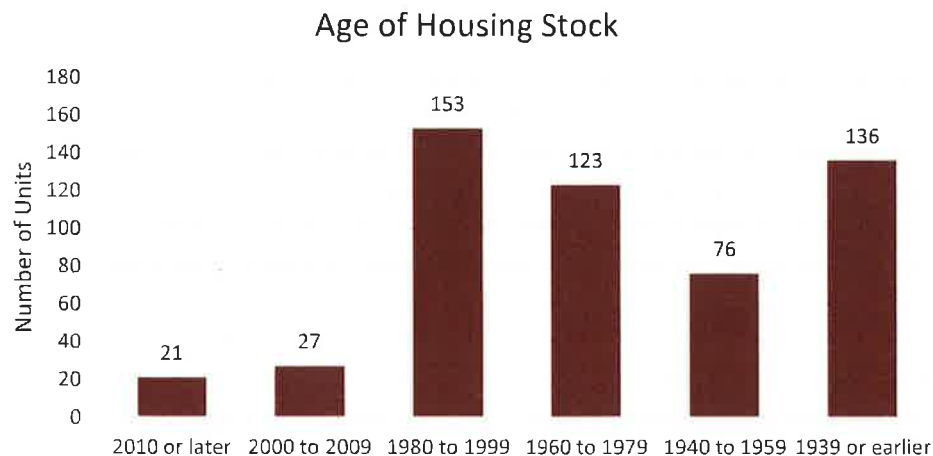
For Sale Units Affordable at each Income Level



Source: Realtor.com, UAHFT

Age of Housing Stock

The majority of the housing units in the Milford are more than 39 years old. Approximately 63% of the housing stock was built prior to 1980, 40% built prior to 1960, and 25% built 1940. Due to the age of the housing stock, rehabilitation efforts are necessary. The following chart shows the age of the existing housing stock.



Source: 2017 ACS Table S2504 (2009 or earlier); Ivory-Boyer Construction Report and Database (2010 or later)

Housing Affordability

According to current State and Federal standards, housing is considered affordable when a household spends no more than 30% of their annual income on housing expenses, including mortgage or rent and utilities. A household spending more than 30% of their income on housing expenses is considered cost burdened. In Beaver County, Utah, the 2019 area median income (AMI) is \$61,300 annually or \$5,108 monthly. Mortgage or rent and utilities should not exceed \$1,533 per month for a household earning the area median income in Milford City.

The purpose of this plan is to help ensure that housing is affordable for all income levels, not just those earning a median income or higher. The same affordability standards apply to households that earn less than the area median income. For example, a moderate-income household in Milford earns 80% of the area median income — which is \$49,040 annually or \$4,087 monthly. Mortgage or rent and utilities should not exceed \$1,226 per month for a moderate-income household. The table below summarizes the maximum monthly affordable housing costs for several income levels in Milford City.

Summary of Affordability		
Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
<= 30% HAMFI	\$460	\$53,671
>30% to <=50% HAMFI	\$766	\$109,188
>50% to <=80% HAMFI	\$1,226	\$192,463
>80% to <=100% HAMFI	\$1,533	\$247,980

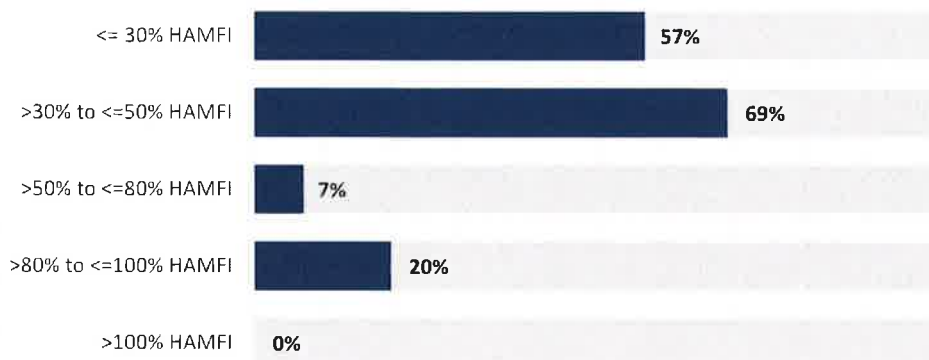
Source: HUD FY 2019 Income Limits Documentation System, and UAHFT

Affordability of Home Ownership

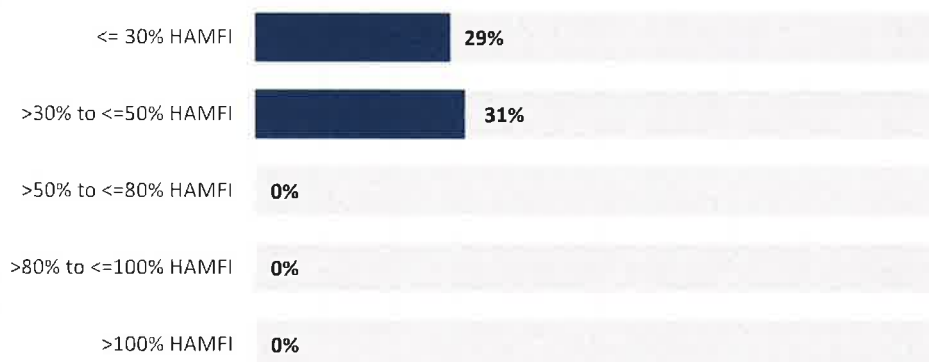
A monthly payment of \$1,226 would support a mortgage of approximately \$192,463 based on a 30-year fixed rate loan at 4.5% interest, a 20% down payment, and an average monthly utility payment of \$150. Homes valued at or below \$192,463 are considered affordable for moderate income earning households in Milford.

The US Department of Housing and Urban Development (HUD) CHAS data estimates that approximately 44.5% of residents earning a moderate income or below and owning a home in Milford City would be categorized as cost-burdened. The chart below details the estimated percentage of cost burdened home-owner households.

Owner Households Spending 30% or more of their Monthly Income on Housing (by Income Level)



Owner Households Spending 50% or more of their Monthly Income on Housing (by Income Level)

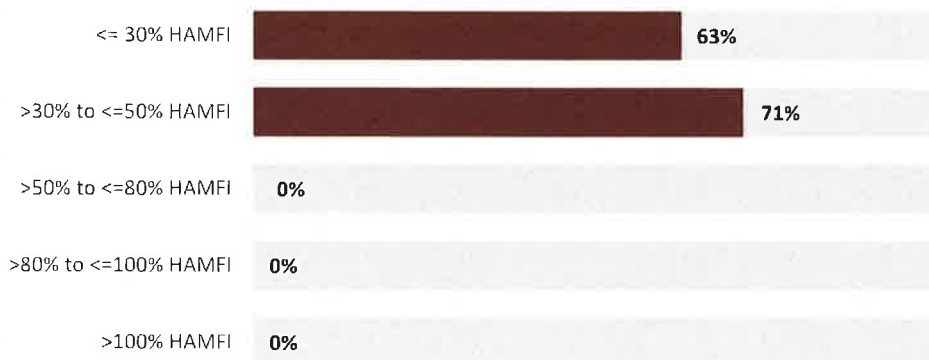


Source: 2015 CHAS

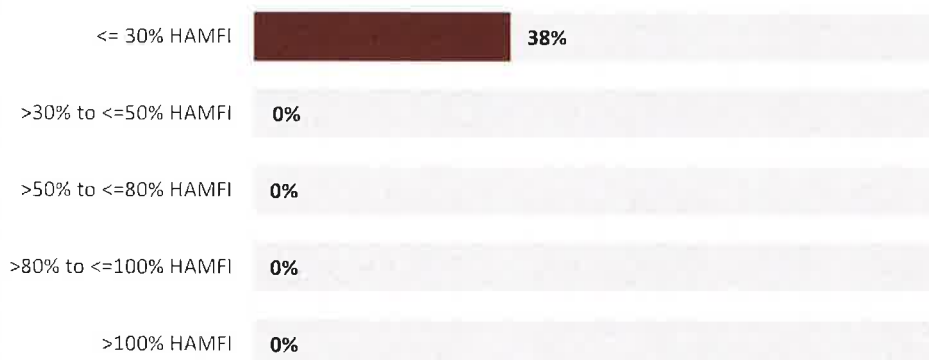
Affordability of Rent

According to the 2017 American Community Survey there are 138 households paying rent in Milford. The median cost to rent was \$698. Households earning 80% of AMI should be able to afford median rental rates. However, those households earning 50% of AMI and less may find it more difficult. According to 2015 HUD estimates, 47.6% of low to moderate income renters in Milford City are cost-burdened, spending more than 30% of their income on housing expenses and 14.3% are severely-cost burdened, spending more than 50% on housing expenses (see chart below). This indicates that additional renting opportunities for low to moderate income households are needed in Milford City to provide an adequate opportunity to obtain affordable housing.

Renter Households Spending 30% or more of their
Monthly Income on Housing (by Income Level)



Renter Households Spending 50% or more of their
Monthly Income on Housing (by Income Level)



Source: 2015 CHAS

Milford faces an interesting dilemma with multi-family housing. Milford has experienced boom and bust economic cycles. Employees during peak employment fill multi-family housing to capacity which causes rental rates to rise. When the economic cycles contract, more units become available, causing rental rates to become more reasonable. However, the volatility in the rental market makes it difficult for low to moderate income residents to obtain stable, affordable housing. Moreover, according to the local Housing Authority representative, these periods of high demand for workers are becoming more and more frequent. The table below provides information about apartments in Milford.

Apartment Owner	Units	# Bedrooms/Unit	Average Rent
Tapia Rentals	4	2	\$550
Diversified Properties	12	3	\$800
	1	4	\$1,000
Custom Dreams	8	2 or 3	\$500 to \$600
Beaver Housing Authority (Multi-family units)	3	2	\$450
	10	3	\$575
Beaver Housing Authority (Single-family units)	6	4	\$695
	2	3	\$700
	1	2	\$500
Milford Haven Apartments	8	1	30% Income

Source: Milford City; Beaver Housing Authority, May 2019

The properties highlighted in yellow are affordable housing properties. The Milford Haven Apartments are income restricted and are reserved for elderly or disabled individuals.

Special Needs Housing

It is important for Milford City to address housing for those with special needs. People with special needs may include the elderly or disabled that live on a fixed income, the homeless, or those otherwise in need of specialized or supportive housing.

Seniors

The 2010 U.S. Census estimated that 144 people (10.2%) aged 65 and over live in Milford. This is slightly lower than the number of seniors (65+) that resided in Milford in 2000, which was 178 (12.3%). However, the population of seniors is expected to increase, as the population ages. The Kem C. Gardner Policy Institute projects that the population of seniors (65+) in Beaver County will increase by 229 people between 2018 and 2024.

Many of the elderly who own their homes may be living on fixed incomes, and their housing affordability is affected by property values, maintenance, and utility costs. Some options available to assist low income senior citizens are property tax deferred payment programs, tax and mortgage foreclosure prevention services, home rehabilitation and weatherization programs, and utility assistance programs. Many elderly citizens no longer can remain in their own homes for a variety of reasons. As these citizens move out of their homes, demand for senior rental housing opportunities will likely increase.

Milford Haven is the only complex exclusively serving Milford senior citizens and/or disabled persons. There are currently 8 affordable housing units, each unit has a single bedroom and rent is 30% of the occupant's income. As the population of seniors increases, the demand for specialized senior housing will also increase.

Disabled

According to the 2017 ACS, persons with disabilities comprise approximately 11.8% (186 individuals) of the Milford population. Disability status is correlated to age and the proportion of people with disabilities is expected to increase as the portion of the senior population rises. Approximately 54% (91 individuals) aged 65 or older in Milford have a disability. People with disabilities often face financial and social difficulties that make it difficult to obtain housing. Programs that are geared toward helping people with disabilities obtain housing include low rent and public housing voucher programs, assistance through centers of independence, and employment and training resources. In addition, programs administered by the Beaver City Housing Authority, which offers assistance throughout Beaver County, prioritize applicants with a disability. For example, the majority of Section 8 housing vouchers and public housing units are prioritized for people with disabilities. The Beaver Housing Authority indicated that more affordable housing is needed in the area. The City should be diligent to ensure that persons with disabilities have an opportunity to obtain affordable and suitable housing.

Homeless

According to the Utah Continuum of Care 2019 annualized point-in-time count, roughly 0.09 percent of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in Milford, which are approximately 1. Although the number of homeless individuals in Milford is likely low, the City should promote resources that allow individuals to be stably housed when the need arises.

Zoning Regulatory Environment

In order to evaluate the potential for moderate income housing in the community, it is important to understand the regulatory environment for residential housing. Zoning regulations govern the use, lot size, and building size for new developments. These regulations have a direct impact upon the opportunity to provide affordable housing within the community.

Survey of Residential Zoning

The Milford City zoning ordinance provides for residential dwellings in the following zones:

Milford County Residential Zones			
Dist.	Area	Permitted Residential Uses	Conditional Residential Uses
Agricultural District			
A-20	20 acres	Single-family dwellings.	Other uses considered by the Planning and Zoning Commission to be compatible with these conditional uses.
Rural Residential District			
RR-5 RR-1	5 acres 1 acre	Single-Family dwellings; detached servant quarters.	Other uses considered by the Planning and Zoning Commission to be compatible with the conditional uses.
Residential Medium District Special			
RM-6S	6,000 sq. ft.	Single-family dwellings; townhomes and condominium; other uses considered by the Planning and Zoning Commission to be compatible with the permitted uses.	Senior housing unit (granny flat); Other uses considered by the Planning and Zoning Commission to be compatible with these conditional uses.
Residential Medium District			
RM-8 RM-6	8,000 sq. ft. 6,000 sq. ft.	Single-family dwellings; duplexes, town homes; foster homes; other uses considered by the Planning and Zoning Commission to be compatible with the permitted uses.	Boarding houses or rooming houses; servant's quarters; Licensed "community care facilities" including: Residential facility; senior housing unit (granny flat); other uses considered by the Planning and Zoning Commission to be compatible with these conditional uses. <u>13.14.040 Uses Permitted Subject to a Planned Development:</u> Manufactured home parks subject to the provisions of 13.29.010 through 13.29.030
Multiple Residential District			
MR-7 MR-15 MR-30	N/A N/A N/A	Single-family residence; single-family dwellings; duplexes, town homes; foster homes; apartments; condominiums; senior housing; other uses considered by the Planning and Zoning Commission to be compatible with the permitted uses.	Boarding houses or rooming houses; servant's quarters; Licensed "community care facilities" including: Residential facility; senior housing unit (granny flat); other uses considered by the Planning and Zoning Commission to be compatible with these conditional uses. <u>13.14.040 Uses Permitted Subject to a Planned Development:</u> Manufactured home parks subject to the provisions of 13.29.010 through 13.29.030
Main Street Commercial District			
MSC		Single-family dwellings; duplexes, town homes; foster homes; other uses considered by the Planning and Zoning Commission to be compatible with the permitted uses.	Multi-family residential developed to the MR standards; Boarding houses or rooming houses; servant's quarters; Licensed "community care facilities" including: Residential facility; senior housing unit (granny flat); other uses considered by the Planning and Zoning

			Commission to be compatible with these conditional uses. 13.14.040 Uses Permitted Subject to a Planned Development: Manufactured home parks subject to the provisions of 13.29.010 through 13.29.030
Highway Commercial District			
HC		Single-family dwellings; duplexes, town homes; foster homes; other uses considered by the Planning and Zoning Commission to be compatible with the permitted uses.	Multi-family residential developed to the MR standards; Boarding houses or rooming houses; servant's quarters; Licensed "community care facilities" including: Residential facility; senior housing unit (granny flat); other uses considered by the Planning and Zoning Commission to be compatible with these conditional uses. 13.14.040 Uses Permitted Subject to a Planned Development: Manufactured home parks subject to the provisions of 13.29.010 through 13.29.030
Industrial Park District			
IP		Other uses considered by the Planning and Zoning Commission to be compatible with the permitted uses.	Other uses considered by the Planning and Zoning Commission to be compatible with these conditional uses.
Manufacturing District			
M		Other uses considered by the Planning and Zoning Commission to be compatible with the permitted uses.	Other uses considered by the Planning and Zoning Commission to be compatible with these conditional uses.
Open Space District			
OS		Other uses considered by the Planning and Zoning Commission to be compatible with the permitted uses.	Single-family homes; other uses considered by the Planning and Zoning Commission to be compatible with these conditional uses.

Evaluation of Zoning Ordinance

In general, Milford's Zoning Regulations provide for an opportunity to develop a variety of housing types to meet the needs of households with various incomes. There are provisions for both multi-family and single-family dwellings. However, the City may consider revising a few provisions in the code to ensure that a greater opportunity for housing choice is provided.

In particular, the City should consider allowing for accessory dwelling (ADUs) units to be used as rental units. Accessory apartments or accessory dwelling units, which include both basement apartments and rental casitas provide for low to moderate income housing options while preserving the character of existing single-family neighborhoods.

In addition, the City should consider a variety of housing regulation such as reducing the minimum square footage of housing units, decrease the maximum building size in certain zones, and facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate-income housing. The city is encouraged to look at a variety of housing strategies that support the development of moderate-income housing units, and make a determination of which strategies will best meet the goals in the following section.

Goals, Objectives, Strategies

Goal 1: Rehabilitate Existing Housing to Increase Rental Properties, Homeownership, and Reinvestment in Milford City

Objective 1 — Maintain the existing housing stock by assisting moderate to extremely low-income households to rehabilitate deteriorating and dilapidated homes.

Strategy — Promote the use of the USDA Rural Development Housing Program to extremely low to moderate income households.

Objective 2 — Weatherize existing housing in order to increase housing affordability by reducing monthly energy costs. – *Strategy S (SB 34): Apply for or partner with an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act.*

Strategy — Help locate moderate to extremely low-income families that need weatherization assistance. Assist these households to contact the Five County Association of Governments Weatherization Program.

Goal 2: Increase Affordable Rental Opportunities to Provide Housing Choice for all Income Ranges

Objective — Increase affordable rental units for low- and moderate-income households.

Strategy 1 — Promote and facilitate adaptive reuse development by identifying and inventorying acceptable sites for developers and realtors.

Strategy 2 — Amend the Zoning Ordinance to allow for accessory apartments (i.e. casita's, basement apartments) in the RM zone and encourage property owners and developers to consider accessory apartments by either retrofitting existing single-family homes or incorporating the accessory apartment into the design of new single-family homes. – *Strategy S (SB 34): Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.*

Strategy 3 – Consider amending or eliminating minimum dwelling size standards in the Zoning Ordinance to accommodate affordable housing for smaller households.

Strategy 4 — Continue working with the Beaver Housing Authority to increase affordable rental opportunities. *Strategy P (SB 34): Apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH; Strategy Q (SB 34): apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity; Strategy R (SB 34): apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services.*

Strategy 5 — Reduce impact fees that are under the control of Milford City for the construction of low- to moderate-income housing, if said housing will be retained permanently affordable through mechanisms such as deed restriction, etc. *Strategy M (SB 34): Reduce impact fees, as defined in Section 11-36a-102, related to low and MIH*

Goal 3: Increase Affordable Senior (65+) Housing to Accommodate the Projected Growth of the Aging Population

Objective — Promote the addition of affordable senior housing units.

Strategy 1 — Identify possible locations for infill development suitable for senior housing.

Strategy 2 – Work with the Beaver Housing Authority to identify opportunities to provide additional senior housing within Milford.

Strategy 3 – Identify programs/organizations that help seniors remain in their homes.

This Plan was prepared in partnership with Milford City by the Five County Association of Governments staff.

Contact: Nathan Wiberg, Associate Planner
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(435) 673-3548