



CITY OF MILFORD, NEBRASKA
COUNCIL AGENDA

Tuesday, August 4, 2020, 7:00 pm

All agenda items are for discussion and action will be taken as deemed appropriate. The City Council reserves the right to go into executive session in accordance with Section 84-1410.

1. CALL TO ORDER

Pursuant to Section 84-1412(8) of the Nebraska Open Meeting Act a current copy of the Open Meetings Act is posted on the east wall of this meeting room and is available for viewing by the public.

1. Roll Call
2. Pledge of Allegiance

2. SUBMITTAL OF REQUESTS FOR FUTURE ITEMS

Individuals who have appropriate items for City Council consideration should complete the **Request for Future Agenda Items** form located near the entrance of the meeting room. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a committee or Council meeting, notification of the date will be given.

3. REPORTS/COMMUNICATIONS

1. Mayor
2. Council members
3. City Clerk
4. Department Heads
5. Committees

4. CONSENT AGENDA

1. Approve Minutes of the Regular Meeting – July 7, 2020
2. Approve Claims
3. LB840 application to cover TIF invoices for City of Milford Attorney
4. Consider Proposed One & Six Year Street Plan

5. PUBLIC HEARINGS AND PRESENTATIONS

1. Public Hearing – Downtown Revitalization (DTR) Planning Grant
2. Housing Study Presentation – SCCDP Zane Francescato

6. CURRENT BUSINESS

1. Steven Muller – Community Lemonade Stand Placement
2. Consider Water Main Replacement – JEO
3. Consider Drainage Study between 6th St. and 8th St.
4. Consider LB-840 application from Schroeder-Wacker Revocable Trusts, Due Diligence Master Planning
5. Consider LB-840 application from Mayor Kelley for DTR Planning Grant
6. Extend offer of employment for Asst. Library Director and Library Clerk and set wages
7. Consider Health Insurance options for 2020-2021 Fiscal Year

7. RESOLUTIONS AND ORDINANCES:

Resolution No. 603 – Resolution Authorizing Chief Elected Official to sign an application for CDBG Funds

8. ADJOURNMENT

CITY OF MILFORD
REGULAR MEETING
AUGUST 4, 2020
MINUTES

A regular meeting of the Mayor and Council of the City of Milford, Nebraska was held at the City Hall Building in said City on the 4th day of August 2020 at 7:00 pm. Present were: Mayor Patrick Kelley; Council members: Scott Bashore, Tony DeLong, Becky Freeman, Jason Stahl; Attorney Mark Fahlsen; Chief of Police Forrest Siebken; Maintenance Supt. Gary TeSelle and City Clerk Jeanne Hoggins. Also present: Dave Henke, Jonathan Jank, Zane Francescato, Steven Muller, Trey Ertmer, Jeff Baker, Kevin Cruse and Brady Oltmans with the press.

Notice of the meeting was given in advance thereof by publishing in the Milford Times; a designated method for giving notice, as shown by the Affidavit of Publication attached to these minutes. Notice of the meeting was given to the Mayor and all members of the Council and a copy of their acknowledgement of receipt of notice and the agenda is attached to these minutes. Availability of the agenda was communicated in the advance notice and in the notice to the Mayor and Council of this meeting. All proceedings hereafter shown were taken while the convened meeting was open to the public.

CALL TO ORDER: Mayor Kelley called the meeting to order at 7:00 pm. and publicly stated to all in attendance that a current copy of the Nebraska Open Meetings Act is available for review and is posted on the west wall in the City Hall meeting room.

PLEDGE OF ALLEGIANCE:

REPORTS/COMMUNICATIONS: Written reports received: Fire Dept Report for July 2020. Police Dept. Activity Report for June 2020. Milford Aging Services minutes from July 21, 2020. Citizen Advisory Review Committee minutes for the July 30, 2020. Mayor Kelley continues to participate in calls with Four Corners Health Dept. Uptick in numbers but due to an isolated bus tour incident.

*Seward County will host an Open House at City Hall August 10th at 7:00 pm seeking public input on the growth and development of Seward County over the next 20 years.

*Efforts have fallen short to repair Hwy 6 thru town as the State Hwy Director retired after multiple conversations related to a small asphalt overlay attempting to repair the poor condition of Hwy 6 in town. Mayor Kelley will continue to have this conversation with the NDOR.

Stahl – 26 total rescue calls, no fire calls. Fire Dept. truck #50 blew a tire in route to a call causing damage to the body of the truck. Hoping to have it back in service in 3 weeks. J. Melena working with Gary to rekey the Fire Station. F.D. Officers request to keep the facility closed due to COVID increase. T. Pickerill has ordered additional PPE.

Chief Siebken – Officer Bailey will graduate August 14, 2020 from the Academy. Officer Childers will start at the Academy on August 30, 2020.

Bashore – Library report for July submitted. Pool operations going well, closing for the season on August 12th, Doggy Dip scheduled for August 16th.

TeSelle – Upset people due to sewer splatter during sewer jet process. Working on a flyer to inform homeowners prior to jetting. Hydrant Flushing will begin the week of August 10th.

Freeman – Recreation meeting next week to discuss soccer. Amy @ Sr. Center continues to deliver meals. She is serving approx. 40 meals every week and has added a home craft project. She is also planning a Pen Pal Program with the elementary students.

DeLong – Keeping up with mowing in the parks. Gary has met with Concrete Works to move forward with the next phase of the patching project. Spraying for mosquitos. Losing 1 part-time summer help this Friday, the other 2 would like to continue work after school hours. Street sweeper being repaired.

Clerk Hoggins - Sales tax received for the month of May 2020 in the amount of \$16,792.97. NPPD lease rebate payment for the month of June 2020 received in the amount of \$19,883.18. *Proceeds of \$679.50 collected on the surplus property garage sale. *Seward County Rural Fire Dist. funds received in the amount of \$46,328.45.

CONSENT AGENDA: Mayor Kelley read the Consent Agenda:

1. Approve Meeting Minutes of – July 7, 2020
2. Approval of Claims: Accounts Payable - \$90,159.50; Payroll - \$49,222.66. Totaling \$139,382.16.
3. LB840 application to cover TIF invoices for City of Milford Attorney
4. Consider Proposed One & Six Year Street Plan

A motion was made by Bashore and seconded by DeLong to approve the consent agenda as presented. Roll call vote: Bashore yes, DeLong yes, Freeman yes, Stahl yes. Motion carried.

SALARIES:

69081	Mark Frey	862.92
69082	Forrest Siebken	1566.59
69083	Kendall Hoggins	1197.87
69084	Jeanne Hoggins	1315.60
69085	Gary TeSelle	1034.18
69086	George Matzen	828.46
69087	Jessica Wang	165.00
69088	Travis Fougeron	979.23
69089	Amy Salistean	911.32
69090	Calyn Mowinkel	50.45
69091	Emma Stutzman	52.64
69092	Naudia Larsen	159.87
69093	Shelby Gropp	50.45
69094	Tatum Vondra	123.64
69095	Ardella Huber	1030.48
69096	James Palensky	1305.48
69097	Owen Eickhoff	108.74
69098	Calli Carraher	113.00
69099	Seth Stutzman	49.12
69100	Taylor Stelling	102.51
69101	Nevaeh Stauffer	98.24
69102	Joselyn Bell	102.51
69103	Christopher Bailey	1222.29
69104	Paul Childers	1358.41
69105	Isabella Bialas	481.39
69106	Olivia O'Dell	156.64
69107	Jeremiah Taylor	474.27
69108	Shane Noble	1028.23
69109	Brenda Hansen	185.01
69110	Kaitlyn Klug	49.87
69111	Jayla Policky	58.18

69112	Ashlynn Zegers	99.73
69113	Charles Wergin	129.29
69116	Mark Frey	595.63
69117	Forrest Siebken	1867.55
69118	Kendall A. Hoggins	1225.82
69119	Jeanne M. Hoggins	1315.60
69120	Gary TeSelle	1034.18
69121	George Matzen	835.13
69122	Jessica Wang	244.11
69123	Travis Fougeron	979.23
69124	Amy Salistean	920.47
69125	Calyn Mowinkel	318.04
69126	Emma Stutzman	241.26
69127	Naudia Larsen	227.83
69128	Shelby Gropp	308.64
69129	Tatum Vondra	378.17
69130	Ardella Huber	1047.67
69131	James Palensky	1498.89
69132	Owen Eickhoff	95.70
69133	Callie Carraher	390.18
69134	Seth Stutzman	149.49
69135	Taylor Stelling	108.92
69136	Nevaeh Stauffer	181.52
69137	Joselyn Bell	235.35
69138	Christopher Bailey	1222.29
69139	Paul Childers	1127.65
69140	Isabella J. Bialas	383.63
69141	Olivia O'Dell	305.42
69142	Jeremiah Taylor	351.56
69143	Shane Noble	985.21
69144	Brenda Hansen	295.39
69145	Kaitlyn Klug	216.10
69146	Jayla Policky	325.48
69147	Ashlynn Zegers	81.04
69148	Charles Wergin	143.14
69151	Scott Bashore	138.52
69152	Patrick Kelley	184.70
69153	Waylon DeLong	138.52
69154	Jason Stahl	138.52
69155	Becky Freeman	138.52

GENERAL FUND:

68945	JESSICA HILDERBRAND	UB REFUND	31.73
68946	PEGGY MAPEL	UB REFUND	32.50
68947	TODD NELSON	UB REFUND	45.23
	US POSTMASTER	UB POSTAGE	213.47
68988	AMANDA ZYSSET	SPORTS REFUND	130.00
68989	AMERITAS LIFE INSURANCE CORP.	8-1 TO 8-31 DENTAL COVERAGE	678.28
68990	APRIL VANANDEL	SPORTS REFUND	65.00
68991	ARAMARK	SHOP TOWELS/MATS/PANTS/RAGS	683.58

68992	ASHA SCHWEITZER	SPORTS REFUND	130.00
68993	ATTLEY FICKE	SPORTS REFUND	65.00
68994	BARRY ERB	SPORTS REFUND	65.00
68995	BEN RAMIREZ	SPORTS REFUND	130.00
68996	BEN SANTO	SPORTS REFUND	130.00
68997	BETH KAPKE	SPORTS REFUND	65.00
68998	BLACK HILLS ENERGY	ACCT. 563482 GAS SERVICE	146.77
68999	BONNIE NERUD	SPORTS REFUND	85.00
69000	BRAD PARMAN	SPORTS REFUND	65.00
69001	BRIANNA DITTMER	SPORTS REFUND	65.00
69002	BRIDGET BURGESS	SPORTS REFUND	150.00
69003	BROADVIEW NETWORKS	7-2 TO 8-1-20 6 PHONES RENTAL	251.03
69004	BROCK ROTH	SPORTS REFUND	150.00
69005	CAITLIN BURANEK	SPORTS REFUND	85.00
69006	CAMPBELL CLEANING	CARPET CLEANING SR. CTR	725.04
69007	CASSANDRA DINGES	SPORTS REFUND	65.00
69008	CODY SPARKS	SPORTS REFUND	65.00
69009	COMPANY CARE	POOL EMPL. DRUG SCREENING	468.00
69010	CONCRETE WORKS, INC	CITY POOL DECK & SIDEWALK	4,970.00
69011	CONSOLIDATED MANAGEMENT CO	11 MEALS C.BAILEY 7-2 TO 7-8	173.55
69012	CORNHUSKER STATE INDUSTRIES	REFURBISH 6 CHAIRS	540.00
69013	CULLIGAN WATER CONDITIONING	ACCT. 21410-SOFTENER/H2O COOLE	33.00
69014	DAN BARTELS	SPORTS REFUND	130.00
69015	DAS STATE ACCTG-CENTRAL FINANC	JUNE 2020 SRS FEES	93.00
69016	DELSI TONNIGES	SPORTS REFUND	65.00
69017	EMERGENCY MED PROD, INC	GLOVES,DIS.SHEETS/EMESIS BAGS	181.95
69018	ERICA PALLAS	SPORTS REFUND	150.00
69019	FARMERS COOPERATIVE	FUEL & REPAIR PARTS	1,529.60
69020	GALLS, LLC	3 WIRELESS MICS, 1 BATON HOLDE	103.95
69021	HAWKINS INC.	100 lbs. CYANURIC ACID/POOL	322.50
69022	HELMINK PRINTING	40- 25 PG. WARNING TICKET BKS.	678.00
69023	HYDRAULIC EQUIPMENT SERVICE	HYDRO RANGER REPAIRS	922.46
69024	JACKSON ROTH	SPORTS REFUND	85.00
69025	JAIME CARDER	SPORTS REFUND	65.00
69026	JASON FREEMAN	SPORTS REFUND	85.00
69027	JEFF ADAMS	SPORTS REFUND	85.00
69028	JENNY BRINKMEYER	SPORTS REFUND	65.00
69029	JORDAN HROMEK	SPORTS REFUND	65.00
69030	JOSH JUNE	SPORTS REFUND	85.00
69031	JOSIAH WISSMANN	SPORTS REFUND	65.00
69032	JR WELDING	RECYCLING TRAILER DOOR REPAIR	30.00
69033	KELLY SUPPLY COMPANY	SPRINKLER REPAIRS	155.71
69034	KURT MICHAELIS	SPORTS REFUND	65.00
69035	LINCOLN WINWATER WORKS	SPRINKLER REPAIRS	123.70
69036	LINDSEY SAMPLE	SPORTS REFUND	85.00
69037	MATHESON TRI-GAS, INC	COMPRESSED GAS RENTAL	213.15
69038	MENARDS-LINCOLN NORTH	BALL FIELDS DUG-OUT ROOF REPAI	207.70

69039	MICHAEL LANGENBERG	SPORTS REFUND	85.00
69040	MIDWEST AUTO PARTS	CLAMPS, HOSE, OIL, GREASE, BATTER	346.65
69041	MIDWEST SERVICE & SALES CO.	NEW TRUCK SALT SANDER	9,739.34
69042	MILFORD PLUMBING INC.	3 COMPLETE TOLIETS-SR. CENTER	1,935.00
69043	NATASHA VERWEY	SPORTS REFUND	215.00
69044	NEBR.STATE FIRE MARSHAL	ANN.BOILER CERTIFICATE-POOL	30.00
69045	NE CLERKS INSTITUTE & ACADEMY	J.HOGGINS-JULY 24 WORKSHOP REG	50.00
69046	NEBRASKA PUBLIC POWER DISTRICT	5-23 TO 6-23 ELECTRICITY	4,093.23
69047	NORRIS PUBLIC POWER DIST	5-27 TO 6-27N.WELL	482.87
69048	ONE CALL CONCEPTS	82 LOCATES MINUS DISCOUNT	74.54
69049	REDIGER AUTOMOTIVE	OIL FILTER/OIL CHANGE/UNIT 3	41.90
69050	REMBOLT LUDTKE LLP	JUNE LEGAL SER	4,000.00
69051	SABRINA DIXON	SPORTS REFUND	85.00
69052	SARENE FRIEDLI	SPORTS REFUND	150.00
69053	SCOT HAJEK	SPORTS REFUND	65.00
69054	SEWARD COUNTY INDEPENDENT	CLEAN UP DAY ADS	394.80
69055	SEWARD LUMBER	PAINT/TAPE, NAILS, TWINE/SCREWS	347.79
69056	SHANNON BROWN	SPORTS REFUND	150.00
69057	SHEILA COPLEY	SPORTS REFUND	85.00
69058	SHELLEY LORENZ	SPORTS REFUND	170.00
69059	SHELLY STITT	SPORTS REFUND	65.00
69060	SQUARE 1 CONCRETE LLC	18'X12'4"THICK CONCRETE PAD	850.00
69061	STACY RILEY	SPORTS REFUND	85.00
69062	STRYKER SALES CORPORATION	YR. ONSITE PM AGREEMENT	421.80
69063	T.J. BUCHLI	PICNIC SHELTER/ARCHERY REIMB.	1,863.59
69064	TAYLOR HAUDER	SPORTS REFUND	65.00
69065	TODD KLOPFENSTEIN	SPORTS REFUND	65.00
69066	TONY ROTH	SPORTS REFUND	85.00
69067	TONY SINGLETON	SPORTS REFUND	150.00
69068	TOOFAST SUPPLY	SQUEEGE & WOODEN HANDLE	28.72
69069	TRASH PANDA REFUSE	7-1-20 TO 7-31-20	73.50
69070	UNION BANK	7 EMPLOYEES HSA FEES	14.00
69071	UNITED INDUSTRIES	MANHOLE FILTER GASKET	62.77
69072	UNIVERSAL PREMIUM	FUEL	490.69
69073	URIBE REFUSE SERVICES, IN	5 ROLLOFFS & HAUL AWAY/CLEANUP	1,694.51
69074	VERIZON WIRELESS	7-1-20 FIRE HALL PHONE	111.66
69075	VERIZON WIRELESS-P	PHONE 6-29/7-28-20	100.56
69076	VICKI NELSON	SPORTS REFUND	85.00
69077	WEATHERCRAFT OF LINCOLN	FIRE HALL ROOF REPAIR/NO WARR.	627.48
69078	WHITNEY BROWN	SPORTS REFUND	130.00
69079	WINDSTREAM NEBRASKA INC	6-25/7-24/20 PH.	58.21
69080	ZITO MEDIA	JULY & MAY-NOT PAID BALANCE	15.27
69114	RETIREMENT PLANS DIVISION	PENSION	1,695.80
2085233	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	4,730.57
2085234	NE DEPT OF REVENUE	STATE TAX	660.92
69115	UNION BANK	HSA	794.96
69149	RETIREMENT PLANS DIVISION	PENSION	1,695.80

2085235	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	5,179.57
2085237	IRS-FEDERAL WITHHOLDINGS	FED/FICA TAX	122.44
2085236	NE DEPT OF REVENUE	STATE TAX	702.48
69150	UNION BANK	HSA	794.96
69156	ACKERMAN ROCK & GRAVEL	1 LOAD ROAD GRAVEL/BURNPILE RD	774.21
69157	AFLAC	JULY SUPPLEMENTAL INSURANCE	376.80
69158	AMY SALISTEAN	REIMB. FOOD ITEMS-SR. CENTER	16.38
69159	BLUE CROSS & BLUE SHIELD	8-1-20 TO 8-31-20 HEALTH INS.	11,895.43
69160	BLACK HILLS ENERGY	6-4/7-7 CITY OFFICE	41.59
69161	CANON FINANCIAL SERVICES	JULY COPIER RENTAL	165.00
69162	CARD SERVICE CENTER	TRASH CANS/PUMP VALVE	2,153.51
69163	CONSOLIDATED MANAGEMENT CO	CHRIS BAILEY MEALS 7-15/7-29	292.08
69164	CORNHUSKER STATE INDUSTRIES	REFURBISH 2 CHAIRS/FABRIC SEAT	276.00
69165	CULLIGAN WATER CONDITIONING	2-5 GAL WATER/WATER RENTAL	23.50
69166	CUMMINS SALES & SERVICE	SERVICE ON GENERATOR	722.12
69167	DEARBORN GROUP	8-1 TO 8-31-20 LIFE INSURANCE	134.16
69168	EAKES OFFICE SOLUTIONS	5 FOAM SOAP DISPENSERS	374.80
69169	ERIC RILEY ELECTRIC	REWIRE #3 WELL SWITCH INFELD	72.00
69170	HAWKINS INC.	MURATIC ACID FOR POOL	471.95
69171	HELMINK PRINTING	10 BKS/OPEN DOOR CARD BOOKS	88.00
69172	INGRAM LIBRARY SERVICES	BOOKS FOR LIBRARY	680.11
69173	JEO CONSULTING GROUP, INC.	7-17-20 PROF. TIMBER CREEK DEV	1,623.75
69174	JOHN DEERE FINANCIAL	SAW & SUPPLIES	532.75
69175	JONES AUTOMOTIVE	SMART SIREN SWITCH/CABLE	1,140.94
69176	MENARDS-LINCOLN NORTH	REPAIRS FOR BALL FIELD/STAND	306.66
69177	MILFORD SCHOOL DIST. #5	PARKING FINES	10.00
69178	MUNICIPAL SUPPLY, INC.	MOBILE ANNUAL MAINT.HOST SOFT.	3,113.35
69179	MUNICIPAL SUPPLY, INC.	REPAIR TOP LIDS	288.17
69180	NATIONWIDE	9-5 TO 9-4-21 SURITY BOND-S.H.	166.00
69181	NEBRASKA SPORTS COUNCIL	REIM.DEPOSIT-REPAIRS TOLIET	450.00
69182	NEBRASKA LAW ENFORCEMENT	CERT.ACTIVATION/CHRIS BAILEY	50.00
69183	PIZZA KITCHEN	25 JUNE BIRTHDAY MEALS	125.00
69184	POWERPLAN	LOADER REPAIR-OIL LEAK	593.43
69185	REIMERS KAUFMAN CONCRETE	42-50LB.MARBLE DUST/DELIV.CHG.	416.00
69186	SEWARD COUNTY INDEPENDENT	WAGE REPORT/LIQUOR NOTICE	105.34
69187	SHANE NOBLE	REIM. WORK BOOTS	150.00
69188	GARY TESELLE	G.TESELLE	472.40
69189	VERIZON WIRELESS-P	AIR CARDS/POLICE DP	120.03
69190	VERIZON WIRELESS	WATER CONTROL PHONE	85.15
69191	WALMART COMMUNITY BRC	GROC.FOR SR. CTR. MEALS	359.02
69192	WERGIN'S LAWN SERVICE	MERIT 90 DAY FERTILIZER	1,250.00
69193	WINDSTREAM NEBRASKA INC	POOL	556.68
	Total Paid On: 7/20/20	PAYROLL	17,451.61
	Total Paid On: 8/03/20	PAYROLL	20,375.07
	F & M BANK	BOND INT.PAYMENT-CITY HALL	8,761.95
	F & M BANK	DEPOSIT BOOK PURCHASE	100.94
	***** REPORT TOTAL *****		139,382.16

PUBLIC HEARINGS & PRESENTATIONS:

Public Hearing – Downtown Revitalization (DTR) Planning Grant: Mayor Kelley opened the Public Hearing at 7:16 pm. Mayor Kelley reviewed the city's last effort of applying for a CDBG grant starting with Phase II. After conversation with Trey Ertmer of SENDD it was decided to start with the Planning Phase and build a portfolio which best represents the Milford community. City would designate \$12,500.00 of LB840 funds toward the grant if approved. Jonathan Jank shared good groundwork has been laid and we can work to enhance the downtown business district taking it from good to great! With no further comments from the public Mayor Kelley closed the public hearing at 7:24 pm.

Housing Study Presentation – SCCDP Zane Francescato: Milford is doing amazing things since the housing study. Zane presented the specific data based on the housing study. The presentation/documents are attached to these minutes.

CURRENT BUSINESS:

Steven Muller – Community Lemonade Stand Placement: Steven Muller made a lemonade stand and would like to place the stand somewhere in the community for any child to use. Mayor Kelley thanked Mr. Muller and informed him they would need to review regulations for placement. This is a great effort!

Consider Water Main Replacement – JEO: Discolored water has been an issue in the community for a while due to the old mains with lead and copper material. JEO presented a proposal of 5 phases for planning and budgeting to replace the old mains around town. Tim with JEO shared the information and the City thanked JEO for the work involved in providing this step of the proposed project. Discussion was held on the pros and cons of a water treatment facility.

Consider Drainage Study between 6th St. and 8th St.: Kevin Cruse with JEO presented a scope of services regarding a drainage issue between South C & D Streets and Hwy 6 and south of 8th Street. Hydrology and hydraulics analysis will be completed and summarized in a final report. The entire channel will be analyzed to address phases of the project repairs. Funding options were discussed, there is 1 DOT culvert. Overall proposed cost totals \$16,500.00 and would take 3 months to complete. Discussion was also held regarding involvement of private property owners and creating easements. The project cost will be divided between fiscal years and will be paid out of the street budget.

A motion was made by DeLong and seconded by Bashore to authorize the Mayors signature to enter into an agreement with JEO on a drainage study extending from Hwy 6 to of 8th Street, south of the pool, splitting the payment of \$16,500.00 between this fiscal year and next. Roll call vote: DeLong yes, Bashore yes, Freeman yes, Stahl abstained due to conflict of interest as a landowner in this particular area of drainage study. Motion carried.

Consider LB-840 application from Schroeder-Wacker Revocable Trusts, Due Diligence Master Planning: LB840 Program Administrator Jeff Baker, 320 S. B Street: The Advisory Review Committee met last Thursday and discussed in detail with Jonathan Jank what the study would encompass, both directly and indirectly, relating to this request. The committee recommends approving the partial cost of the study in the amount of \$4,000.00. NPPD Site Ready Assistance Program grant has also approved \$4,000.00 as the total project cost is \$8,000.00. Jonathan Jank spoke on behalf of the landowner. Development for Milford is limited toward the northwest. The master planning of this area will help understand site assets/challenges and growth. The property is located next to Hwy 15 and across from the paved portion of VanDorn Road. It is a good proximity to the community. SCCDP has entered into a land purchase option agreement to set the acre cost.

A motion was made by Bashore and seconded by Stahl to approve the use of LB840 funds in the amount of \$4,000.00 towards the master planning of Schroeder-Wacker Revocable Trust application. Roll call vote: Bashore yes, Stahl yes, DeLong yes, Freeman yes. Motion carried.

Consider LB-840 application from Mayor Kelley for DTR Planning Grant: Mayor Kelley applied for a CDBG Planning Grant for Downtown Revitalization. Efforts would include beautification and capital improvements. City's 25% or \$12,500.00 and DED's \$50,000.00 for a total of \$62,500.00 to go towards the Planning Phase. Funds would not be used unless grant is approved. A motion was made by Bashore and seconded by Freeman to approve the application for DTR Planning Grant utilizing LB840 funds in the amount of \$12,500.00. Roll call vote: Bashore yes, Freeman yes, DeLong yes, Stahl yes. Motion carried.

Extend offer of employment for Asst. Library Director and Library Clerk and set wages: A motion was made by Bashore and seconded by DeLong to extend an offer of employment to Jenna Filbert for the Assistant Library Director position at an hourly rate of \$10.75 after a satisfactory criminal background check due to involvement with children. Roll call vote: Bashore yes, DeLong yes, Freeman yes, Stahl yes. Motion carried.

Consider Health Insurance options for 2020-2021 Fiscal Year: Council reviewed and discussed the options. A motion was made by Stahl and seconded by Freeman to approve the BCBS of NE renewal policy SHB20NB for the 2020-2021 fiscal year. Roll call vote: Stahl yes, Freeman yes, Bashore yes, DeLong yes. Motion carried.

RESOLUTIONS AND ORDINANCES:

Resolution No. 603 – RESOLUTION AUTHORIZING CHIEF ELECTED OFFICIAL TO SIGN AN APPLICATION FOR CDBG FUNDS

Resolution # 603

Whereas, the City of Milford, Nebraska, is an eligible unit of a general local government authorized to file an application under the Housing and Community Development Act of 1974 as Amended for Small Cities Community Development Block Grant Program, and,

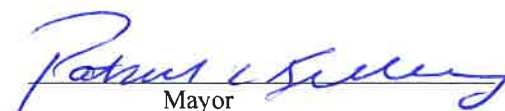
Whereas, the City of Milford, Nebraska, has obtained its citizens' comments on community development and housing needs; and has conducted public hearing(s) upon the proposed application and received favorable public comment respecting the application which for an amount of \$62,500 for a Downtown Revitalization Plan; and,

NOW, THEREFORE, BE IT RESOLVED BY

The City Council of Milford, Nebraska, that the Mayor be authorized and directed to proceed with the formulation of any and all contracts, documents or other memoranda between the City of Milford and the Nebraska Department of Economic Development so as to effect acceptance of the grant application.

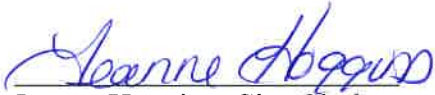
Passed and approved this 4th day of August 2020.

Attest: 
City Clerk


Mayor



ADJOURNMENT: A motion was made by DeLong and seconded by Bashore to adjourn the meeting. Roll call vote: DeLong yes, Bashore yes, Freeman yes, Stahl yes. Motion carried and meeting adjourned at 9:16 pm.


Jeanne Hoggins, City Clerk


Patrick L. Kelley, Mayor

CERTIFICATION

I, the undersigned, City Clerk of the City of Milford, Nebraska, hereby certify that the foregoing is a true and correct copy of proceedings had and done by the Mayor and Council on August 4, 2020 that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty-four hours prior to said meeting; that at least one copy of all reproducible material discussed at the meeting was available at the meeting for examination and copying by members of the public; that the said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten working days and prior to the next convened meeting of said body; that all news media requesting notification concerning meetings of said body were provided advance notification of the time and place of said meeting and the subjects to be discussed at said meeting.




Jeanne Hoggins, City Clerk



August 4, 2020

Milford City Council
505 1st Street
Milford, NE 68405

Dear Milford City Council,

My name is Zane Francescato and I am the Development Director for the Seward County Chamber & Development Partnership (SCCDP). I was hired back in February primarily work on workforce and housing development projects within our county. Considering the recent COVID-19 Pandemic, I have also started serving as an *ad hoc* COVID-19 business resource manager. While COVID-19 is not something to be taken lightly, I am happy we are having this opportunity to meet and discuss Milford's future.

As a major part of the SCCDPs three-year strategic plan, improving the housing stock across the county is a goal that will take time, resources, and energy to meet. Part of this lofty goal included the SCCDP sourcing a consultant to undertake a comprehensive housing study. The study, completed in October 2019, identified a projected housing demand across the county and established a recommend course of action to fulfill demand by 2024.

The 10-minute presentation I will deliver includes Milford-specific data the study identified as well as an overview of 22 recommended action points. Following my presentation, I will be more than happy to take your questions and provide you any further answers you need about the study.

The goal of my time with you is to start the conversation around how Milford can improve its housing stock. I do want to let you know that in no way, shape, or form are the 22 recommended action points identified in the study the only path forward. Ideally, our conversation will start turning the wheels of innovation and serve as a foundation for you to begin positioning your community to undertake "place-based" development.

I look forward to our conversation.

Sincerely

A handwritten signature in black ink that reads "Zane Francescato". The signature is fluid and cursive, with the first name "Zane" being more prominent.

Zane Francescato
Development Director
Seward County Chamber & Development Partnership

Housing Study Highlights for Milford City Council Presentation

August 4, 2020

Introduction

Thank you so much for having me this evening despite everything going on surrounding COVID-19. I hope our conversation tonight will leave you not only optimistic about future home development in Milford, but the future growth of Seward County. I will try to keep the presentation under 10-minutes and will allow for a 5-minute question and answer session. Of course, if you need any clarification during my presentation, please feel free to ask.

The following information was pulled from the *Seward County and Communities, Nebraska County-Wide Housing Study with Strategies for Affordable Housing – 2024*. I've distributed an executive summary of this study for you to follow-along during my presentation, but note that a lot of the data points I will be discussing today are found in the full study, which I will be happy to send you following this presentation.

When speaking in terms of “development,” the Seward County Chamber & Development Partnership (SCCDP) understands that each community in our county is unique. The Housing Study was developed with each community’s uniqueness in mind. The proposals which I will present incorporates “place-based” development concepts, whereby implementation of any action supports the community’s quality of life and availability of resources including, but not limited to: public safety, community health, education, and cultural elements. In short, the 22 “action points” that I will discuss towards the end of my presentation are meant to serve you as a foundation for the community’s housing development plans. My hopes are that when we get to the question and answer session, you will enlighten me as to which of the action plans you want to implement as a community.

Total Housing Unit Target Demand and Growth Data

To begin, the Housing Study identified the City of Milford as one of targeted cities in which a majority of the county’s overall newly constructed housing units should be built by 2024. It is also important to note that the Workforce Housing Needs Survey identified that Milford was one of the favored communities where survey participants would most like to purchase or rent a home.

U.S. Census Bureau data indicates that Milford is one of two cities in the county that will experience a large population increase of 6% by 2024. For reference, in 2000 Milford had a population of 2,070; 2,090 in 2010; and 2,233 in 2019. Following the estimated 6% growth, Milford will have a population of 2,367 in 2024.

To meet estimated population increase, the Study indicated that Milford needs to add an estimated **60 units** to its housing stock by 2024 to meet targeted housing demand. This includes **34 “owner” units** and **26 “rental” units** (6 of which should be targeted for Downtown Milford over the next 5 years). The projected housing unit target demand will require an estimated **15.5 acres** of land and **\$14.4 million** to develop. Note that the projected unit target demand is based upon data obtained from a combination of the examination of existing growth trends and answers provided during the Study’s community and workforce listening sessions. It is important to note

that the study indicated that Milford Public Schools (MPS) has been negatively affected by the lack of housing as young families wishing to send their children to MPS are unable to do so due to the lack of suitable housing, making MPS miss out on those potential students.

The study identified that a lack of developable land due to geographical issues, including floodplains, and an expensive drainage issue on the land northwest of the city's Corporate Limits has restricted the potential development of 20+ lots. It is therefore critical for the city to actively monitor for available, buildable land areas to meet projected target demands.

It is, however, very important to note that the new 54-lot Timber Creek Subdivision is a big step in the right direction and shows that Milford is taking the initiative to find suitable land areas and partnerships to start growing the community's housing stock. This is especially true since this is the first new subdivision being built in Milford since the 1990s.

Housing Vacancy

At the time of the study, Milford had about 969 total housing units. Of the total stock, 141 homes remained unoccupied, making Milford's vacancy rate sit at about 14.6%. While that number and percentage does not look the best, it is important to note that that number includes housing units that are on the market, being used as "second homes," residents being used as "storage," migrant housing, student housing, those units below code, and other housing types that sit "vacant" for a certain percentage of the year before being occupied.

	<u>Milford</u>
a) Housing Stock	969 (O=647; R=322)
b) Vacant Housing Stock	141
c) Occupied Housing Stock	828
*Owner Occupied	552
*Renter Occupied	276
d) Housing Vacancy Rate*	14.6% (141)
*Owner Vacancy	14.7% (95)
*Renter Vacancy	14.3% (46)
e) Adjusted Vacancy Rate**	3.3% (32)
**Owner Vacancy	2.5% (16)
**Renter Vacancy	5.0% (16)

To get a more accurate number of where Milford's vacancy rate sits, you must turn your attention to the "Adjusted Vacancy Rate." This number is determined by eliminating those units used for storage, migrant worker housing, seasonal homes, homes that are not currently on the market but may be soon, or homes that are not up to code. Therefore, Milford only has about 32 vacant housing units, putting your vacancy rate at about 3.3%.

Rehabilitation

A common issue across every community in the county is the need for rehabilitation of existing housing stock. The study indicated that **145 homes** in Milford need to be rehabilitated at an estimated total cost of **\$4.4 million**. Additionally, the study indicated that **8 homes** needed to be totally replaced due to being in a substandard/dilapidated condition.

At the time of the study, Milford received a \$252,000 housing grant from the Nebraska Department of Economic Development. It is to my understanding that the city has decided to use those funds to establish an owner-occupied rehabilitation program, which is one of the action points as identified in the housing study.

Housing Costs & Area Medium Income

The study identified that of Milford's 828 occupied households, 552 of them were owner occupied while 276 of them were renter-occupied. The median price of rent in Milford is \$660/month and is projected to be about \$715/mo. by 2024. Current housing prices in Milford range from \$50,000 to \$200,000(+), with median price being \$151,000. Median home price is estimated to be about \$155,000 in 2024.

County-wide, the study identified the following development target prices split among three different Area Medium Income (AMI) demographics.

Target for persons of middle to upper income at or above 81% of AMI:

- 344 total housing units
 - 302 owner units
 - 42 rental units
 - **Average purchase price at or above \$337,900**
 - **Average affordable monthly rent at or above \$1,280**
- Houses should be generally affordable to people who have the financial means to purchase a lot or tract of land and build a house without additional financial assistance.

Target for persons of moderate income, or between 61 and 80% of AMI. "The missing middle"

- 84 total housing units
 - 40 owner units
 - 44 rental units
 - **Average purchase price approximately \$225,630**
 - **Average monthly rent \$985**
- Stock considered to be in the highest demand among young professionals and workforce populations, but also have the smallest supply of available housing due to a lack of supportive funding options (LB 840, TIF), and land/development costs.
- Potential source of funding could be through a locally organized purchase-rehab-resale or re-rent programs.

Target for persons of extremely low, very low and low income, or between 0 and 60% AMI.

- 60 total housing units
 - 16 owner units
 - 44 rental units
 - **Average purchase price should range from approximately \$96,600 to \$144,970**
 - **Average rent should range from \$470 to \$730**
- Typically, rental housing units for these income groups are developed with the assistance of local, State, and Federal subsidies such as Low-Income Housing Tax Credits (LIHTC), HOME funds, HUD Section 8, and Nebraska Affordable Housing Trust Fund.
- Also funded through locally organized purchase-rehab-resale or re-rent program
- Additional activity could include rehabilitating existing low to moderate income housing for increased marketability and safety of local tenants.

The study did include some Milford-specific year-round housing unit target demands separated by AMI. Keep in mind, the following data is included in the overall county-wide AMI target demands.

TABLE 23
ESTIMATED YEAR-ROUND HOUSING UNIT TARGET DEMAND BY INCOME SECTOR
SEWARD COUNTY/CITY OF MILFORD/CITY OF SEWARD, NEBRASKA
2024

	<u>Income Range</u>					
<u>Seward County:</u>	<u>0-30% AMI</u>	<u>31-60% AMI</u>	<u>61-80% AMI</u>	<u>81-125% AMI</u>	<u>126%+ AMI</u>	<u>Totals</u>
Owner*:	0	16	40	62	240	358
Rental**:	8	36	44	34	8	130
<u>Milford:</u>						
Owner:	0	4	6	8	16	34
Rental:	0	8	10	8	0	26
<u>Seward:</u>						
Owner:	0	8	25	42	87	162
Rental:	6	24	22	20	8	80

*Estimated 320 units New Construction; Estimated 38 units Purchase/Rehab/Resale.

**Estimated 92 units New Construction; Estimated 38 units Purchase/Rehab/Rerent.

Source: Hanna-Keelan Associates, P.C., 2019.

Housing Age and Community Conditions Survey

The study indicates, as shown to the table to the right, that current Milford housing stock is aging. As the study indicates, more homes need to be rehabilitated in Milford rather than built. The numbers as presented in the table show that there are many houses still standing which were built between the years pre-1939 to 1979.

Keep in mind, the study identified only 145 of 969 housing units in the community that needed rehabilitation. Given that data and the data as presented in the housing age table, it appears as the community takes care of its housing stock.

<u>Year</u>	<u>Milford</u>
2014 to Present	16
2010 to 2013	10
2000 to 2009	80
1990 to 1999	134
1980 to 1989	103
1970 to 1979	174
1960 to 1969	128
1950 to 1959	114
1940 to 1949	17
1939 or Before	196
SUBTOTAL	972
<u>Units Lost (2014 to Present)</u>	(3)
TOTAL EST. UNITS - 2019	969
% 1939 or Before	20.2%
% 1959 or Before	33.7%

TABLE 20 (CONTINUED)
CONDITIONS SURVEY - HOUSING STRUCTURES
SEWARD COUNTY COMMUNITIES, NEBRASKA
2019

	<u>MILFORD</u>
Excellent	6
Very Good	71
Above Normal	242
Normal	346
Below Normal	18
Poor	5
Very Poor	0
Total	688

Finally, as part of the housing study, a community conditions survey was sent out to the community. Most survey participants identified that housing structures in Milford were "normal." What is pleasing to see is that relatively few residents feel as if housing in their community was "below normal."

Age of Population and “Aging in Place”

Despite Milford being identified as one of three communities in the county that is projected to experience a population increase among the “19 and Under” age cohort, the study also found that the community was in substantial need of assisted living facilities and other “age in place” housing options. The “55+” age cohort is projected to significantly increase across the county. Having more access to “aging in place” options would enable current residents who love their community to stay rather than relocate to other communities where those types of options are available.

<u>Milford age group</u>	<u>2000</u>	<u>2010</u>	<u>2000-2010 Change</u>	<u>2019</u>	<u>2024</u>	<u>2019-2024 Change</u>
19 and Under	737	675	-62	696	731	+35
20-34	444	432	-12	445	474	+29
35-54	415	450	+35	462	488	+26
55-64	164	212	+48	251	266	+15
65-74	139	150	+11	190	202	+12
75-84	120	119	-1	129	138	+9
85+	51	52	+1	60	68	+8
TOTALS	2,070	2,090	+20	2,233	2,367	+134
Median Age	28.4	31.7	+3.3	33.2	33.5	+0.3

It was sad to see the communities assisted living facility close and those community members displaced. Given that the physical buildings are still standing, perhaps there are options that could be on the table for community-driven redevelopment of that facility.

It is important to note that other “age in place” options are not strictly care facilities, but rather housing options such as townhomes and other “next home” developments. The study identified that of the estimated 60 total housing units needed by 2024, 20 (10 “owner” 10 “rental”) units should be designated for retirees, seniors and elderly populations, needing an estimated 4.6 acres of developable land.

22 Action Plans

Finally, the Housing Study identified 22 points of action for communities to start working on to fulfill housing demands by 2024. They are split up into four categories. (1) Organizational and Operational programs, (2) Housing Preservation Programs; and (3) Housing for Elderly/Senior Populations, and (4) Housing for Families/Special Populations.

Organizational/Operational Programs (p. 19-20)

1. Establish locally based Community Housing Partnership (CHP) under the direction and guidance of SCCDP and the Seward County Housing Corporation (SCHC) to promote and assist in implementing housing development activities in each community.
 - **Purpose:** Create CHPs to plan, guide and implement project specific affordable housing projects.
 - Includes the input and involvement of existing housing stakeholders involved with community and economic development activities and the provision of housing and associated supportive services.
 - **Cost:** TBD

2. Create a SC-Wide Housing Investment Club.
 - **Purpose:** Secure both land and housing for future housing development and redevelopment activities throughout SC.
 - **Cost:** \$125,000 Annually
3. Organize a SC-Wide Housing Investment Club.
 - **Purpose:** Via the efforts of the SCCDP, the SCHC and local CHPs, organize local funding and housing stakeholders to create a pool or bank of funds to invest in needed gap financing for local housing developments.
 - **Cost:** \$150,000 Annually
4. Create an Employer's Housing Assistance program, encouraging major employers in SC to become directly involved with assisting their employees in obtaining affordable housing.
 - **Purpose:** To encourage Major Employers in SC to partner and financially assist in developing housing programs identified in the Housing Action Plan, including first-time homebuyer and down payment assistance programs and collaboration of major employers to complete needed workforce housing projects.
 - **Cost:** \$175,000 Annually
5. Continue/Expand a continuum of (housing) residential care program in SC, directed at residents 55+ years of age.
 - **Purpose:** To address all facets of elderly housing needs and associated support services in SC, including advocating for the development of all housing types and needed support services for elderly households, with emphasis on new construction and home rehabilitation and modification.
 - **Cost:** \$95,000 Annually
6. Plan and implement an annual SC Housing Summit
 - **Purpose:** The SCCDP, with the assistance of SCHC and local funders, conduct an annual presentation of housing accomplishments and opportunities in SC.
 - **Cost:** \$5,000 Annually

Housing Preservation Programs (p. 20-21)

7. Create a SC-wide housing code inspection and rental licensing program, with the assistance of and (partial) funding by participating municipalities.
 - **Purpose:** To provide a year-round, on-going housing inspection and enforcement and licensing program, to support a safe, affordable both owner and rental housing stock. Can combine with a County-Wide Nuisance Abatement Program.
 - **Est. Cost:** \$200,000 Annually
 - **Required Cost Subsidy:** 75% or \$150,000
8. County-wide single-family owner housing rehabilitation program, in SC.
 - **Purpose:** Up to 55 unites, moderate to substantial rehabilitation at \$28,000 to \$42,000 per unit, to meet the needs of low-to moderate-income households (0% to 80% AMI).

- **Cost:** \$1,925,000
 - **Required Cost Subsidy:** 70% or \$1,347,500
9. County-wide purchase and demolition of up to 35 substandard, dilapidated housing units.
- **Purpose:** Credit property to the Land & Housing Bank for the purpose of redevelopment.
 - **Est. Cost:** \$2,975,000
 - **Required Cost Subsidy:** 70% or \$2,100,000
10. County-wide owner and rental housing purchase-rehab-resale/re-rent program, target 90 units, in SC.
- **Purpose:** Target 90 units, purchased with moderate rehabilitation for re-sale or re-rent by low-to-moderate income households (0% to 80% AMI)
 - **Est. Cost:** \$17,100,000
 - **Required Cost Subsidy:** 50% or \$8,550,000

Housing for Elderly/Senior Populations (p. 22-23)

11. Very low to moderate income (0% to 80% AMI) elderly (55+ Years) Elderly (55+) Rental housing initiative, 34 total units.
- **Purpose:** Mixed income, two-bedroom duplex or triplex units, standard amenities, to meet the rental housing needs of low to moderated mixed income elderly households.
 - **Est. Cost:** \$5,610,000
 - **Required Cost Subsidy:** 70% or \$3,927,000
12. Moderate to upper income (81% AMI) Elderly (55+) Rental Housing Initiative, 18 total units.
- **Purpose:** Mixed income, two-bedroom duplex or triplex units standard amenities, to meet the rental housing needs of moderate to upper mixed income elderly households, with possible minimum supportive.
 - **Est. Cost:** \$3,150,000
 - **Required Cost Subsidy:** 30% or \$945,000
13. Moderate to upper income (81%+ AMI) Elderly (55+) Homeownership Initiative, 78 total units.
- **Purpose:** Scattered site, mixed income, two- & three-bedroom single family, and town home units, standard amenities, complete accessibility design, to meet the needs of moderate – to upper – income elderly households.
 - **Est. Cost:** \$25,000,000
 - **Required Cost Subsidy:** 20% or \$5,000,000
14. Low to moderate income (31% to 80% AMI) Housing Rehabilitation/Modification Initiative, 16 total units.
- **Purpose:** Standard amenities, visibility and accessibility design, to meet the needs of very low to moderate income, Elderly and Special Population Households.

- **Est. Cost:** \$720,000
- **Required Cost Subsidy:** 85% or \$612,000

Housing for Families/Special Populations (p. 23-25)

15. Low to moderate income (31% to 80% AMI) Single family rental, CROWN Rent-to-own program, 12 units.

- **Purpose:** Single development and/or scattered site, mixed income, 3+ bedroom houses with standard amenities to meet the affordable housing needs of moderate-income households. Initiative should be combined with a workforce housing development program.
- **Est. Cost:** \$2,800,000
- **Required Cost Subsidy:** 55% or \$1,540,000

16. Very low to moderate income (0% to 80% AMI) General Affordable Rental Housing Initiative, 26 Units.

- **Purpose:** Scattered site, mixed income, multifamily apartments, town homes and/or duplexes, consisting of 2 & 3+ bedroom units with standard amenities, to meet the affordable rental housing needs of very low to moderate income households. Initiative should be combined with a Workforce Housing Development Program.
- **Est. Cost:** \$4,290,000
- **Required Cost Subsidy:** 60% or \$2,574,000

17. Moderate to upper income (81%+ AMI) General Rental Housing Initiative, 24 Units.

- **Purpose:** Scattered site, mixed income, multifamily apartments, town homes and/or duplexes, consisting of 2 & 3+ bedrooms with standard amenities, to meet the affordable rental housing needs of low to moderate income households. Initiative should be combined with a Workforce Housing Development Program.
- **Est. Cost:** \$4,200,000
- **Required Cost Subsidy:** 30% or \$1,260,000

18. Moderate to upper income (81%+ AMI) Family Homeownership Initiative, 222 units.

- **Purpose:** Scattered site, mixed income, single family units, 3+ bedroom units with standard amenities to meet the affordable housing needs of moderate to upper income family households. Initiative should be combined with a Workforce Housing Development Program.
- **Est. Cost:** \$73,640,000
- **Required Cost Subsidy:** 20% or \$14,728,000

19. Very low to moderate income (0% to 80% AMI) county wide owner/rental housing initiative for special populations up to 34 units.

- **Purpose:** Scattered site, 2- & 3-bedroom units, standard amenities, complete visibility and accessibility design, to meet the affordable housing needs of person with special needs. Needs to include person with a physical and/or chronic mental disability. May also include a housing program for Veterans utilizing a HUD-VASH Voucher.

- **Est. Cost:** \$5,550,000
 - **Required Cost Subsidy:** 80% or \$4,440,000
20. Low to moderate income (31% to 80% AMI) Single room occupancy housing program, 12 rooms, two buildings (new construction and/or building retrofit).
- **Purpose:** To meet the needs of low-to moderate income, single person workforce households. Initiative should be combined with a workforce housing development program.
 - **Est. Cost:** \$1,800,000
 - **Required Cost Subsidy:** 60% or \$1,080,000
21. County wide 12 units of temporary shelter housing and/or transitional housing.
- **Purpose:** For person experiencing chronic homelessness or near homelessness. May also include a housing program for veterans utilizing a HUD-VASH Voucher.
 - **Est. Cost:** \$1,740,000
 - **Required Cost Subsidy:** 90% or \$1,566,000
22. County-wide immediate and/or alternative housing initiative – create 12 to 16 units of rental housing.
- **Purpose:** Develop rental housing for immediate/alternative housing needs, including accessory housing for families, “narrow lot” developments and small or tiny homes. Initiative should be combined with a workforce housing development program and relocations due to natural disasters.
 - **Est. Cost:** \$1,470,000
 - **Required Cost Subsidy:** 60% or \$882,000

