

City of Milton
Housing & Real Estate Focus Group Meeting
6:30pm Wednesday, April 6th, 2005

Facilitator: Mike Haas

Participants: Dave Schumacher, Dick Johnson, Pete Crandall, Bryan Meyer, Frank Green, Steve Bentz, Hank Lukas

NOTES

1. The group surveyed the supply of housing targeted at seniors, including Milton Assisted Living, Curler Home, and Parkview Terrace, as well as the Clear Lake facility outside the City. Based on anecdotal evidence, the consensus was that the supply of units may be adequate but that affordability may always be an issue. Participants also noted that there may be a lack of awareness of some of the options.
2. The group noted the importance of in-home care or “pre-assisted living”, including services such as visiting nurses and meals on wheels, as a less costly and preferable alternatives for seniors, and that this is an area that should be promoted. Amenities such as The Gathering Place also make Milton an attractive location for active seniors and the community needs to accommodate those individuals as they become older.
3. Regarding affordable housing generally, it was thought that the median home price in Milton is approximately \$114,000 and that the average new home purchase price is about \$150,000. The consensus was also that there is a lot of apartment units available, in both multi-unit buildings and duplexes throughout the City. There is usually no waiting list at Parkview Terrace which is subsidized housing.
4. Some participants felt that there is a shortage of available land in the City for residential development and that the cost of developing lots in the City is too high, which ultimately affects housing costs for both new and existing houses. The group discussed development requirements such as greenspace dedication, although there was no consensus on whether specific development requirements should be changed.
5. The group struggled to develop suggestions for the City to address issues related to housing supply. Participants noted the role of the private market in creating the supply of housing and did not feel it was appropriate for the City to take a more active role in that area, except possibly in publicizing that Milton does have housing options available at various price ranges.