



# TOWN BOARD WORK SESSION AGENDA

Wednesday, September 24, 2025 at 5:00 PM

## MEETING LOCATION

1201 Broad Street, Meeting House, Milliken, CO 80543

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### Zoom Meeting Details

To Join via Zoom

<https://us02web.zoom.us/j/85442858178?pwd=8bZGAjX8oMNLnp6o5vqA8h6XrhiJE.1>

Meeting ID: 854 4285 8178

Passcode: 557953

One tap mobile

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(Houston)

## 1. Discussion Topics

### a. Housing Needs Assessment Update

### ACCOMMODATION NOTICE

The Town of Milliken complies with Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973 guidelines. Ensuring the public's access to and participating in public meetings is a priority for the Town of Milliken. In the event you are in need of a reasonable accommodation in order to attend or participate in a public meeting conducted by the Town of Milliken, please contact the Town Clerk, Caree Rinebarger at (970) 660-5045 within 3 to 5 days before the scheduled meeting date in order to allow the Town to better accommodate your request.

### NOTE

Headings in this agenda are for organizational purposes only. The board of trustees may take formal action on any matter reasonably related to any item listed under any section of this agenda. Town of Marble v. Darien, 181 P.3d 1148 (Colo. 2008); Benson v. McCormick, 578 P.2d 651 (1978).

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Contact: Caree Rinebarger, Town Clerk ([CRinebarger@town.milliken.co.us](mailto:CRinebarger@town.milliken.co.us) | 970-587-4331)

Agendas will be published no later than 24-hours prior to the meeting start time.



## Milliken Town Board Agenda Item

|                         |                                                                                                                                        |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO:</b>              | <b>Milliken Town Board<br/>Housing Needs Assessment Steering Committee</b>                                                             |
| <b>FROM:</b>            | <b>Jordan Cashman, Planner I<br/>Caree Rinebarger, Town Clerk<br/>Mike Scholl, Ayres Associates<br/>Karlyn Vasan, Ayres Associates</b> |
| <b>DATE of MEETING:</b> | <b>September 24, 2025</b>                                                                                                              |
| <b>TITLE/SUBJECT:</b>   | <b>Town of Milliken – Housing Needs Assessment</b>                                                                                     |

### **DESCRIPTION**

The Town hired Ayres Associates to conduct a Housing Needs Assessment (HNA) in conformance with Colorado Revised Statutes 24-32-3702, a state-mandated requirement for eligibility to receive housing grant funding. The work session is intended to the board on the progress of the plan, the community engagement effort and next steps. The final plan is expected to be completed by the end of November or beginning of December.

### **SUMMARY**

As Milliken has experienced steady population growth over the last decade, the increase in housing demand has caused prices to rise, making housing less affordable for current and future residents. The purpose of the HNA is to use data to gain an understanding of the local housing market, guide future housing plans and housing policy. This includes identifying gaps and unmet needs. It will also explore opportunities to support the development of attainable and affordable housing.

Additionally, the plan will propose adjustments to housing policies and development code to better align with overall housing vision and goals of Milliken's 2023 Comprehensive Plan Update.

#### *A VISION FOR HOUSING AND NEIGHBORHOODS*

*Milliken will be the right place for anyone looking to put down roots in the region. As it continues to grow, Milliken will diversify its housing stock to meet the needs of a growing population.*

*Recognizing a need for attainable housing for residents in each stage of life – from first-time homebuyers just starting out, to seniors looking to stay in the community – the Town will work*

*with landowners and developers to ensure its high-quality neighborhoods include a varied mix of housing types.*

#### **GOALS FOR HOUSING AND NEIGHBORHOODS**

- *Encourage developers and landowners to provide residential areas and neighborhoods that offer a diverse mix of housing types and price points to meet the needs, income levels, and lifestyles of Milliken's current and future residents.*
- *Promote continued reinvestment in Milliken's Old Town and Downtown-adjacent neighborhoods, ensuring they prosper over the next 20 years.*

In recent months, in collaboration with Town staff and the HNA Steering Committee, Ayres has been engaging with community stakeholders, facilitating community outreach, launching a community housing survey, gathering and analyzing data, and conducting a housing market analysis. Based on all this input and data, Ayres will begin developing housing strategies and recommendations in collaboration with the Steering Committee. These recommendations will be brought to the Board for consideration and feedback at a later date.

Relevant project links:

[Project Website](#)

[Community Survey](#)

The effort is expected to be completed by November/December 2025.

#### **KEY POINTS**

A major focus of the Housing Needs Assessment will be to ensure compliance with Proposition 123 guidelines for a community HNA. DOLA published the plan requirements in January. A Housing Needs Assessment is required by December 2026 for communities to be eligible for state housing grant funding. Following the completion of this HNA, Senate Bill 24-174 also requires that Milliken build upon the assessment and create a Housing Action Plan by January 1, 2028 (not part of the scope for the current effort).

In addition to the data and market analysis, this initiative also aims to educate the community on the current definition of affordable housing. Two decades ago, "affordable housing" primarily referred to low-income housing. With rising housing costs and higher interest rates, the term now more broadly applies to households earning around the average income who face challenges finding housing within their budget. These households include young families, entry-level teachers, police officers and firefighters, and other public sector employees. The availability of affordable housing is also a key economic development challenge, as businesses struggle to attract and retain qualified employees who can afford to live in or near the community where they work.

#### **RECOMMENDATION**

This item is for informational purposes. No formal action is required.