

# The need for Affordable INDEPENDENT Senior Rentals in Cache Valley.

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The amount of Seniors  
living in **POVERTY** in  
Cache county  
55 and older.....

55-64 years 4%

65-74 years 4.5%

75 years and over 8%

**TOTAL = 16.5% IN  
CACHE COUNTY**

DIVORCED

WIDOWED

NEVER OWNED A HOME OR RENTED LONG TERM

SMALL RETIREMENT OR ONLY LIVING ON SOCIAL  
SECURITY.

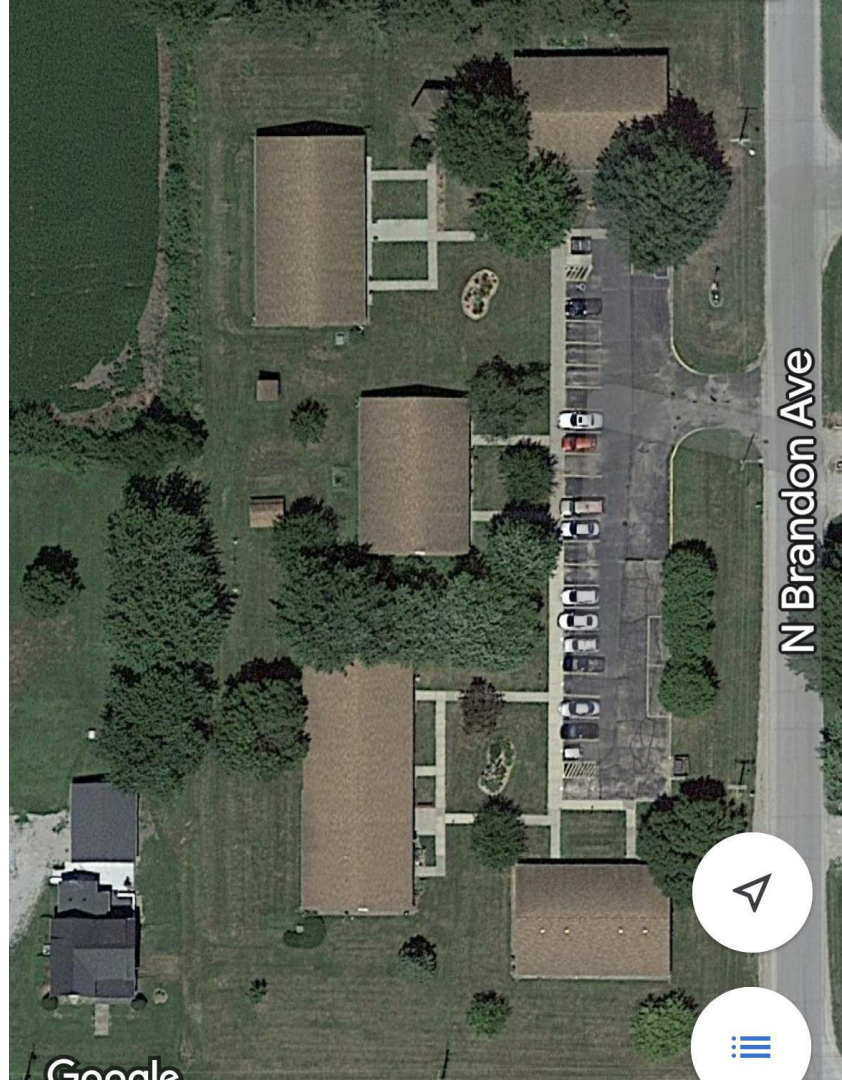
FINANCIAL MEDICAL CRISIS WHICH DEPLETES  
RESOURCES

**Older Utah women (7.8%) maintained a higher  
poverty rate than Utah men (4.8%).**

<https://jobs.utah.gov/blog/post/2021/06/11/utah-s-older-workers-what-do-we-know-about-the-state-s-oldest-generation>

Moravia, IA  
Population 631  
My grandfather lived  
here with 2 amputated  
legs from his diabetes.

Always filled to full  
occupancy with a  
waiting list.



Built in 1977  
16 units  
1 story  
2.1 ACRE PARCEL



# DAWN ASAY RETIRED SCHOOL TEACHER



Dawn was a retired school teacher who used a walker and needed a small rental with main floor living. She looked for months and said she miraculously found a 450 sq ft little apartment in hyrum for 600 a month.

Dawn was a blessing to our community. She taught my daughter how to cook everyday at lunch when she broke her leg while she gave instructions from her couch close by. She eventually declined in health and lost the ability to drive and soon was moved to a nursing home. Her Time in her small apartment allowed her much enjoyed independence and the ability to be a part of a community and many neighbors loved and adored Dawns contributions to her neighborhood. I am personally one of those neighbors whose life was never the same.

# STUMBLING BLOCKS

Developers only build housing they are allowed by the local government. Existing city codes and general plans encourage low-density residential, single-use zoning. City councils, planning commissions, and city staff exhibit their biases against allowing a variety of housing types and are reluctant to consider anything controversial (Utah Foundation, 2022).

- Members of the public push the idea that any housing density higher than in their neighborhood will depress property values. More than half a dozen studies refute that notion, and several point out statistically significant increases in property values. A recent example was publicized by the Urban Institute (2022).
- Public clamor and the threat of a ballot referendum makes for timid council members and uncertainty for landowners (Ionescu, 2022).



Lower income elderly are a part of the future needs of a city plan and there is a shortage of options for this demographic.

Zoning changes must allow for the Teachers, restaurant workers and Police and Firefighters to have options for housing and when they retire on smaller incomes.

Utah State Code, Section 10-9a-401 requires that “each municipality shall prepare and adopt a comprehensive, long range general plan for: (a) present and future needs of the municipality, and (b) growth and development of the land within the municipality.”

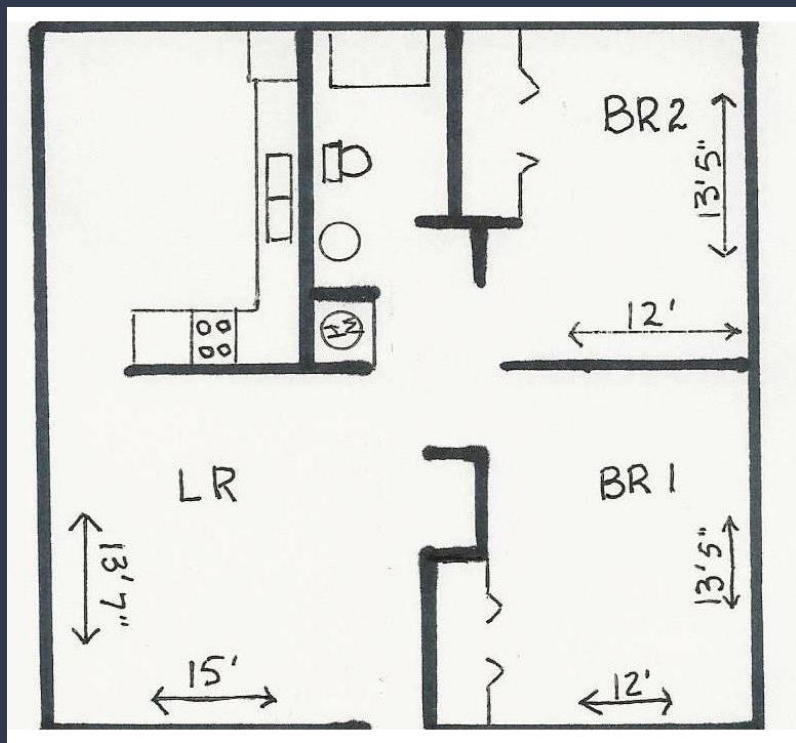
“The municipality may determine the comprehensiveness, extent, and format of the general plan.

Bingham Housing  
Firth , Id  
Population:  
530  
Waiting List of 16



THESE SMALL APARTMENTS ARE ON JUST  
A LITTLE OVER 1 ACRE PARCEL





**1 BEDROOM 616 SQ FT**

# TERMS OF THIS TYPE OF FACILITY

Residents must be 62 and older and make less than 42,500 a year salary.

This is not an assisted care facility. Residents must be able to care for themselves. There is an office on site for assistance with general questions and answers.

They only have one fully handicap accessible unit, but we they have reasonable accommodations for most residents 62 and older. Most of the apartments have handles in the showers. Some have ramps to the doors. All units are single level.

One animal per apartment. Animals must be approved by management. Must be spayed/neutered and have all its shots.

What deposits are required?

All residents must submit a \$400 security deposit.

What are the laundry facilities like?

There are laundry facilities on site. There is a \$10 monthly laundry fee with no limit on machine usage. Residents do their own laundry and supply their own detergent.

What utilities do residents pay?

Residents pay monthly electricity bills.

Units include water, sewage, and garbage at no fee to the resident. Lawn care and snow removal are also included.

## Zoning solutions:

Allow small  
apartments to be built  
to be considered with  
nursing home and  
assisted living zoning  
options without a pud  
approval on smaller  
lots for lower cost  
rent to the tenants

*“Old age and treachery will always beat youth and exuberance.” – David Mamet*

# CACHE COUNTY FACTS FOR INDIVIDUALS 65 AND OLDER

## QUICK FACTS: Individuals 65 and Over 2015-2019 **State of Utah**



### Select Area

State of Utah

### Share of Population 65 years and older



State of Utah



United States

### Share with Bachelor's Degree or Higher



7%



34%



37%



33%



32%

18 to 24 years 25 to 34 years 35 to 44 years 45 to 64 years 65 years and o..

### Share Individuals with a Disability



Under 18 years



18 to 34 years



35 to 64 years



65 years and over

### Share of Individuals 65 years and older below Poverty



7.8%

Female



4.8%

Male



6.4%

Total

### Share Labor Force 65 years and over



State of Utah



United States

### Labor Force Participation Rate of Persons 65 years and over

Female



13.8%

Male



24.9%

Total



19.0%

Source: U.S. Census Bureau; American Community Survey. Updated May 2021.

Independent housing  
small apartments are  
JUST as necessary  
assisted living or  
residential facilities  
nursing homes in  
every community.

Commercial Zone – (C-2)

Allow mixed use of commercial and residential sites, and higher density PUDs.

**CURRENTLY ALLOWED:**

Residential facilities for persons with disability

Residential facilities for the elderly.

These are too expensive for the rent required for the independent low income demographic.

**ZONING CHANGES NEEDED:**

I recommend that every city of 500 or more residents can support 16 bed independent small apartments and should be allowed and required in every city in our valley.



# IN CONCLUSION..

EVERY CITY IN THIS VALLEY SHOULD BE PROVIDING THESE TYPE OF APARTMENTS WHETHER IT IS 4 PER ½ ACRE HERE AND THERE SPOT ZONED AROUND THE CITY OR IN ONE 2 ACRE PARCEL WITH 16 UNITS. THE RATIO OF POVERTY IN OUR VALLEY SHOULD BE THE NUMBER CITY COUNCILS SHOULD ALLOW AND NOT ALLOW ANYONE IN THE COMMUNITY TO BE PUSHED AWAY WHEN THIS NEED IS NOT MET.

HYRUM CITY FOR EXAMPLE HAS A

POPULATION OF 9712

IF 16.5 % 9712 CITIZENS LIVE IN POVERTY. THEN I STRONGLY FEEL THERE SHOULD BE ALLOCATED AND ZONED AND PLANNED FOR IN ALL CITY PLANNING TO PROVIDE A MINIMUM OF 16 UNITS FOR THEIR AGING POPULATION OF 55 AND OLDER AND AS POPULATION GROWS ALLOW MORE TO BE ADDED WITH INCREASED DEVELOPMENT.

MULTI FAMILY HOUSING ZONING IS NEVER GOING TO PROVIDE THIS NEED IT MUST BE A NEW ALLOWANCE CHANGED IN ALL CITY CODES IN EACH CITY IN THIS VALLEY AS WELL AS CACHE COUNTY.

## Jobs and Wages by Industry: Teton County, WY, 2020



Utah Retirement Age  
Population:  
(65 years and older)  
2022 to 2035

YEAR / TOTAL ABSOLUTE GROWTH /GROWTH RATE

2022 / 413,681 / 19,838 / 5.0%

2025 / 475,768 / 21,027 / 4.6%

2030 / 571,092 / 16,695 / 3.0%

2035/ 649,779 / 17,458 / 2.8%

**The projected population growth in Cache County  
from 2020-2060 will be 85% from natural increase**

Source: Kem C. Gardner Policy Institute, 2020-2060 Projections