

STAFF REPORT TO THE TOWN COUNCIL

Mtg. Date: January 10, 2017

Project: Bethel Development has submitted a request for the donation of the property addressed as 1600 Pope Street for an affordable housing, senior apartment project.

Analysis: The property is the former site of the Hillcrest Hospital. The applicant wishes to build a 69 unit, ADA accessible, elderly housing development, to include a services provider on site for a minimum of 40 hours per month. The service provider will be the Southwest Regional Housing and Community Development Corporation, whom the Town is currently working with for homeowner rehabilitation projects.

Chapter 9 of the Town of Silver City Code of Ordinances details the requirements for affordable housing projects. Bethel Development has submitted an application which the Community Development Director has deemed complete. The planning departments in cities with Bethel Development projects were contacted and no one had an adverse opinion of the company. The Silver Cliffs Apartments in Silver City are also owned by Bethel Development and they have not had any notable problems and were recently remodeled.

As stated in the Comprehensive Plan of 2010 and the Silver City Housing Plan of 2010, there is a need at this time for affordable rental units within the Town of Silver City. The housing needs detailed in the Comprehensive Plan are as follows: "Today there are several concerns regarding housing, the poor condition of the housing stock, both owner-occupied and rental; the limited availability of affordable housing, both rental and for-sale; the social problem created by higher housing costs that are making it difficult for long-term residents disproportionately Mexican/Hispanic to continue living in Silver City". The Summary of Chapter 5, Housing, of the Comprehensive Plan of 2010 states, "Working with local developers and businesses, the town should invest in maintaining and enhancing existing buildings, while supporting future housing through development incentives and private/public partnerships". Housing Goal #1 of the Silver City Housing Plan of 2010 states, "Support the provision of an adequate supply of affordable housing in Silver City in order to curtail the displacement of low-income households".

At recent public meetings for the update of the Comprehensive Plan, affordable housing has been a concern for attendees, especially for older residents. The Town has provided the opportunity for work-force housing and home ownership with the Vista de Plata Subdivision. This project would supplement another portion of the community which needs safe, affordable rental housing. With the decrease in public money available for projects such as this, the Town's ability to participate in the project by donating the property is unique.

At this time, the Town Manager, Utilities Director and Public Works Director do not have future plans for municipal use of this property.

Opinion: In its review of the application, and verification of the information provided, the Community Development Department found the project to be beneficial to reduce the shortage of quality, affordable, ADA accessible senior housing within the Town of Silver City.

Conditions: The real estate and the Land Use Restriction Agreement will provide the conditions and protections necessary to protect the Town's interest and to ensure the project is beneficial for the community.

Submitted by:

Jaime L. Embick
Community Development Director
January 3, 2017