



Mayor Robert E. Simison

**City Council Members:**

Brad Hoaglund

John Overton

Joe Borton

Jessica Perreault

Luke Cavener

Liz Strader

June 14, 2023

**MEMORANDUM**

TO: Mayor & City Council

FROM: Sonya Allen

CC: City Attorney, Steve Arnold

RE: Promenade Cottages (H-2022-0013)

In response to the discussion at the May 23<sup>rd</sup> City Council hearing pertaining to displacement of residents of the mobile home park if the proposed multi-family development is approved in the 2<sup>nd</sup> phase of development, Staff offers the following possible solutions to the concerns discussed:

1. Include a provision in the Development Agreement (DA) that requires the Applicant to come back before City Council prior to the 2<sup>nd</sup> phase of development with an amendment to the DA that includes a solution on where the residents of the mobile home park may live when the property redevelops.
2. Deny the request for rezone to R-40 for the multi-family development at this time as it creates a non-forming use (i.e. the mobile home park isn't an allowed use in the R-40 district); and consequently, deny the portion of the Conditional Use Permit (CUP) request that extends the non-conforming use (i.e. mobile home park in R-40 district) and deny the CUP request for the multi-family development. *The private street approval should be modified to not approve private streets in the multi-family portion of the development.*
3. Deny the CUP request for a multi-family development in the location where the mobile home park is currently located. The developer can re-apply when they have a plan for the residents that will be displaced.

4. The developer could subsidize the rate of the proposed apartments *if* they so choose for a certain period of time for residents of the mobile home park; however, the City should not require this.

Planning Staff spoke with The Housing Company to see if a recently approved affordable housing project (i.e. Wood Rose Apartments – 46 units) might be able to accommodate some of the residents and was told there would be a waitlist by the time the subject property redevelops that can be accessed at <https://www.thehousingcompany.org/>. They did note that it may be difficult to guarantee any units to these residents due to the guidelines required by HUD and not knowing each individual's needs; however, they did provide some local resources (i.e. links) the developer can share with the residents, as follows: <https://housingidaho.com> and <https://bcaacha.org/>. Because current projects are coming in above budget, partnering with others at this time is unlikely.