

Breakout Room: Priority Initiatives

Willa and Deacon

APRIL 14,
2021

WILLIFORD, LLC
land use & affordable housing



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Better Align Zoning Code with Housing Goals

Current conditions/Local Issues

Robust code update in 2018 was very beneficial, but experience with its implementation indicates that additional updates could further facilitate more diverse housing development, including smaller units, that would increase housing choice and assist with addressing missing price points.

Action Items

- Understand where barriers in the current code
- Address “doesn’t quite work in Alamosa” items
- Assess where zones that historically disallow housing could be updated for current economic realities
- Assess “edge conditions” in the transition between business and residential districts
- Seek opportunities to allow townhouses on small mixed use lots and horizontal mixed use on deep lots
- Adapt code to fit with Comprehensive Plan FLU Map and better meet community needs, including increasing opportunities for residential uses and updating the ADU standards.



OPPORTUNITY
DRIVEN



ACTION
ORIENTED

COST



COMPLEXITY

MEDIUM



Facilitate and Promote ADU Development

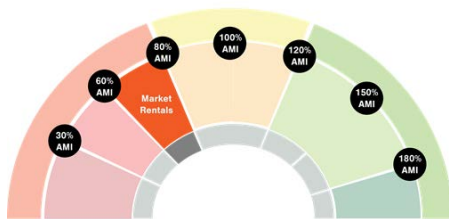
Current conditions/Local Issues

- Allowed with a SF detached home
- Max ADU is 500 SF
- Lot area requirements must be met
- Community awareness of this opportunity is lacking,
- High cost of construction is a barrier
- Prefabricated accessory structures are allowed, provided they meet the 2015 International Building Code

Action Items

- Minor code adjustments as part of broader zoning update
- Increase community outreach and education through website and other collateral
- Work with local banks to promote available financing

IMPACT



OPPORTUNITY
DRIVEN



ACTION
ORIENTED

COST



COMPLEXITY

LOW



Targeted Utility Infrastructure & Cost of Development

Current conditions/Local Issues

- Infrastructure costs are a factor in cost of housing outpacing household housing budgets
- Streets Trust Fund (½ percent sales tax) in place through 2029
- Master Utility Plan in process, sanitary sewer component done by year end
- Washington Addition upgrades still numerous years away

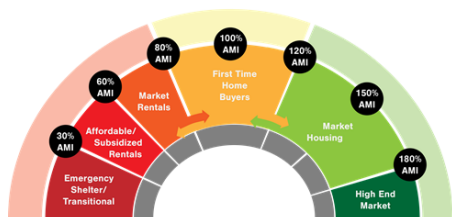
Action Items

- Pursue a combination of supporting existing neighborhoods and creating capacity for new housing in infill and greenfield locations.
 - Upgrades to existing infrastructure as funding is available
 - Install infrastructure where growth is desired (may need to be City owned or through development agreements)
 - Contribute funds through fee waivers, with possible cost recovery (per Iron Horse)

What's needed to move it forward?

- Master Utility Plan components completed
- Evaluation of costs to extend in infrastructure in priority areas
- Evaluate potential funding sources
- Design/engineer needed improvements
- Bid and construct

IMPACT



OPPORTUNITY
DRIVEN



ACTION
ORIENTED

COST



COMPLEXITY

HIGH



Supportive Housing

Development of 20-30 rental units with supportive services and housing voucher assistance

Current conditions/Local Issues

- Housing needs assessment found significant need for this type of housing to help break the cycle of homelessness and increase positive outcomes for extremely low income and vulnerable households.
- This approach reduces the burden on high-cost public services.
San Luis Valley Behavioral Health Group (SLVBHG) has solicited and chosen a development partner and is currently searching for suitable sites

What's needed to move it forward?

- Committed case management and services coordination plan and ongoing funding
- Development leadership - Blueline?
- Securing land and funding
- Partnerships with developer, SLVBHG, La Puente, Alamosa Housing Authority, City of Alamosa,

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ACTION
ORIENTED

COST



COMPLEXITY

HIGH



Mobile home park preservation, improvements and affordability

Current conditions/Local Issues

- New state laws in place
- Only about 5% of housing stock is mobile homes
- Only allowed in licensed manufactured home parks/manufactured home subdivisions
 - 9 registered Mobile Home Parks in Alamosa County
 - 2 within town limits
 - Pending sale of Town and Country

What's needed to move it forward?

- Who are the owners, and how is the relationship with them?
- Resident engagement around safety, tenants rights?
- Need to identify a leader/champion
- What are the priority parks and desired outcomes?

Who needs to be involved?

- Mobile Home Park Owners, Mobile Home Park Residents, City staff
- Non-profit/faith based, or other community advocates
- Funders

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ACTION
ORIENTED

COST



COMPLEXITY

HIGH

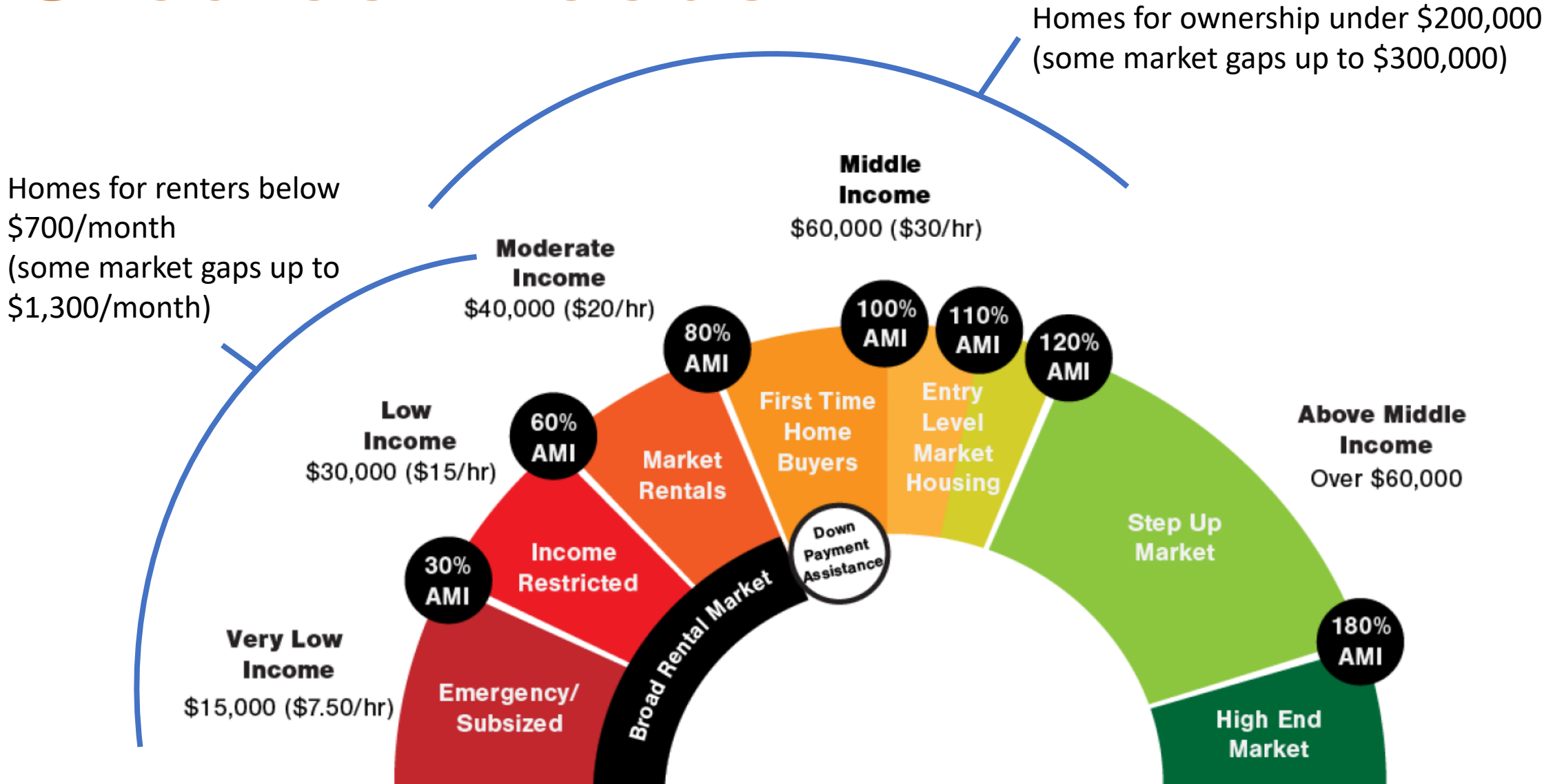


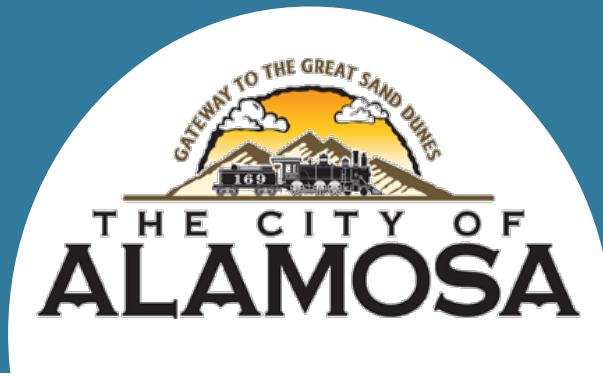
Questions for the Group

- Are these the right priority actions for Alamosa?
- Is there anything you would recommend to make them more clear or effective?
- Have we missed anything that you think should be a high priority action?

Notes Page

Greatest Needs





Additional Comments or Questions:
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Thank you!

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