

Housing Action Plan Workshop

APRIL 14,
2021

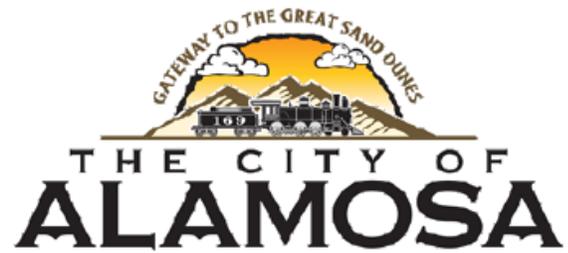
WILLIFORD, LLC
land use & affordable housing



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Agenda for the Evening

1. Introductions (5 minutes)
2. Key Findings of the Needs Assessment (10 minutes)
3. Solutions Survey – What we heard (5 minutes)
4. Action Plan – outline (15 minutes)
5. Your Questions – (15 minutes)
6. Your Feedback - Breakout Rooms or Rotate Topics (60 minutes)
 - Goals
 - Programs to Grow
 - New Initiatives
6. Report back/wrap up (10 minutes)



FINAL HOUSING NEEDS ASSESSMENT

JANUARY 2021



Prepared by:



WILLIFORD, LLC
land use & affordable housing



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Available at: <https://bit.ly/3aqcaxH>

Key Findings

TIGHT HOUSING MARKET

NO VACANCY

Low Vacancy →
Increasing Rents



Shortage of
choices
increasing home
prices



Construction
costs are high

Key Findings



Lack of Suitable
Housing Choices



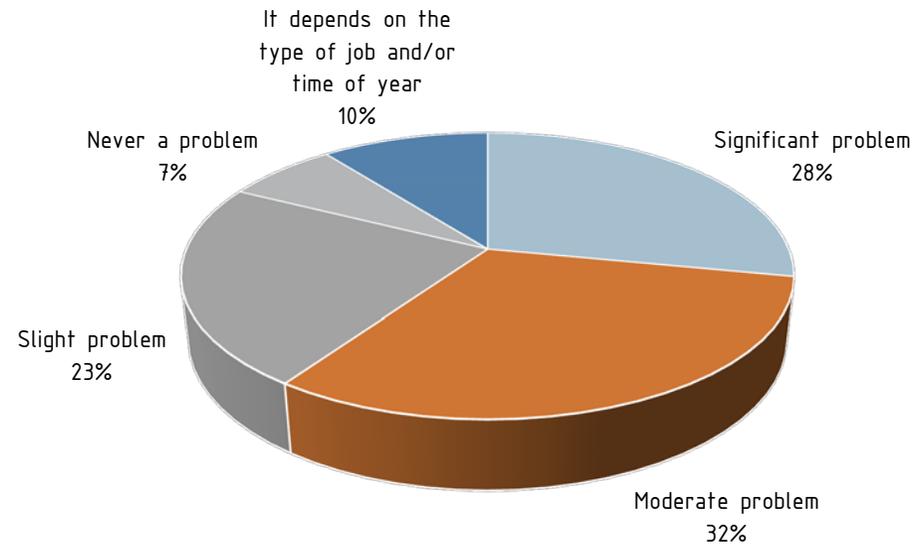
Decline in Working
Aged People +
Employment
Challenges



Strong Partnerships
+ Local Programs
and Initiatives

Employers and Housing

“How would you rate your ability to find/attract qualified employees for your business or organization?”



“What are the primary housing difficulties encountered by your employees?”

	Average rating*
Selection/variety of homes	3.5
Rents are too expensive	3.4
Homes in poor condition/need repairs	3.3
Home purchase prices are too expensive	3.2
Limited community amenities	2.8
Homes not nice enough	2.8
Lack of family neighborhoods	2.5

Cost Burden

HOUSING PRICES INCREASED
FASTER THAN WAGES



HALF OF RENTERS



A THIRD OF OWNERS

**ARE COST-
BURDENED**

(SPEND >30% OF INCOME ON

Catch-Up

Summary

Unfilled Jobs (3% of jobs)	72
Functional rental market (5% vacancy rate plus lost unit replacement)	89
Balanced for-sale market (6-month inventory)	23
Pending development adjustment	-80
Total Catch-up Housing Units	105

Keep-Up

Summary	Low	High
New Jobs (1% or 1.5% annually)	130	200
Retiring employees (5% of jobs)	210	210
Total Keep-up Housing Units	340	410

Housing Needs

CATCH-UP

+105

HOUSING
UNITS

KEEP-UP

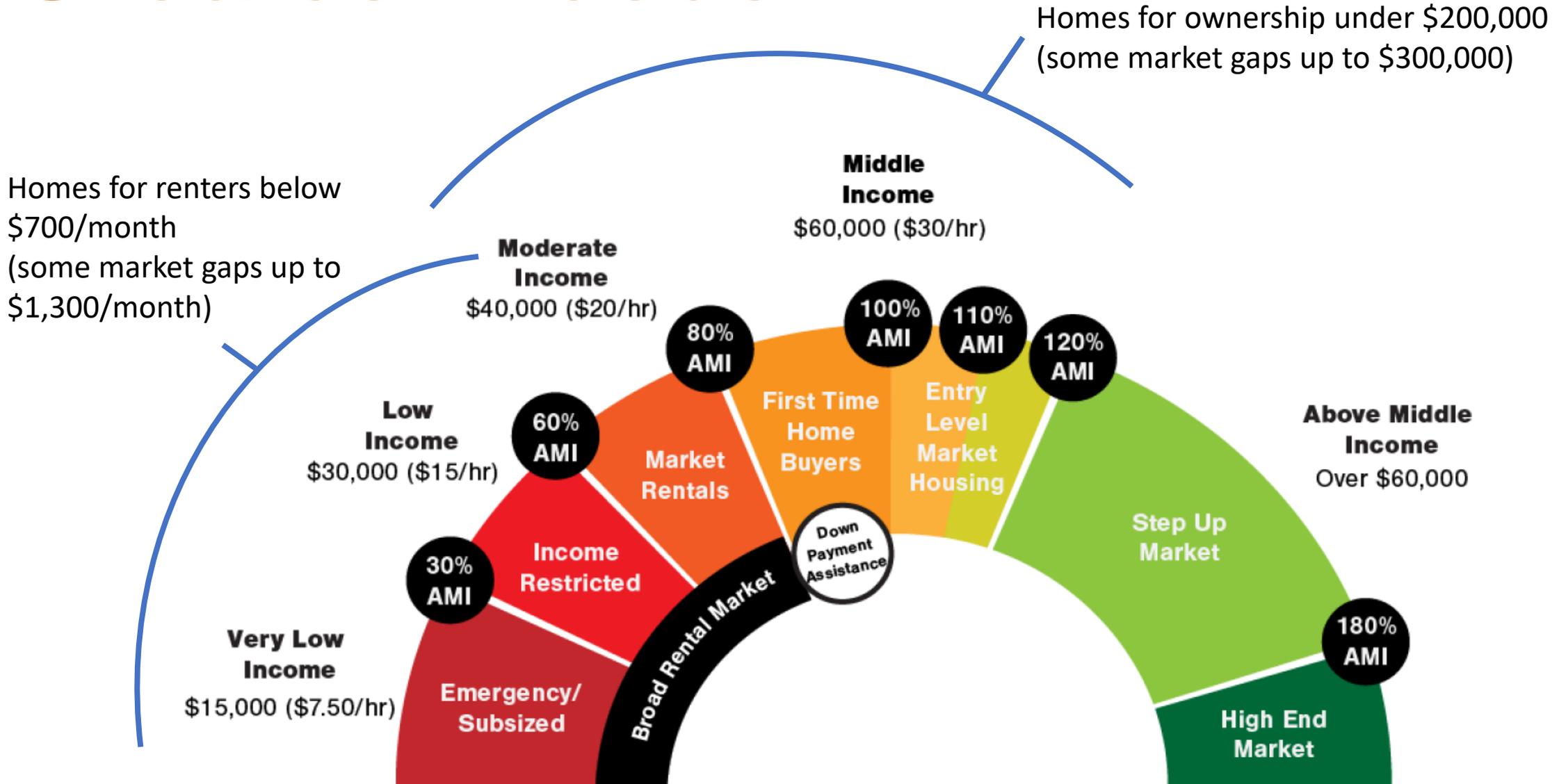
+340-410

HOUSING
UNITS



**Total Through 2026:
445-515**

Greatest Needs

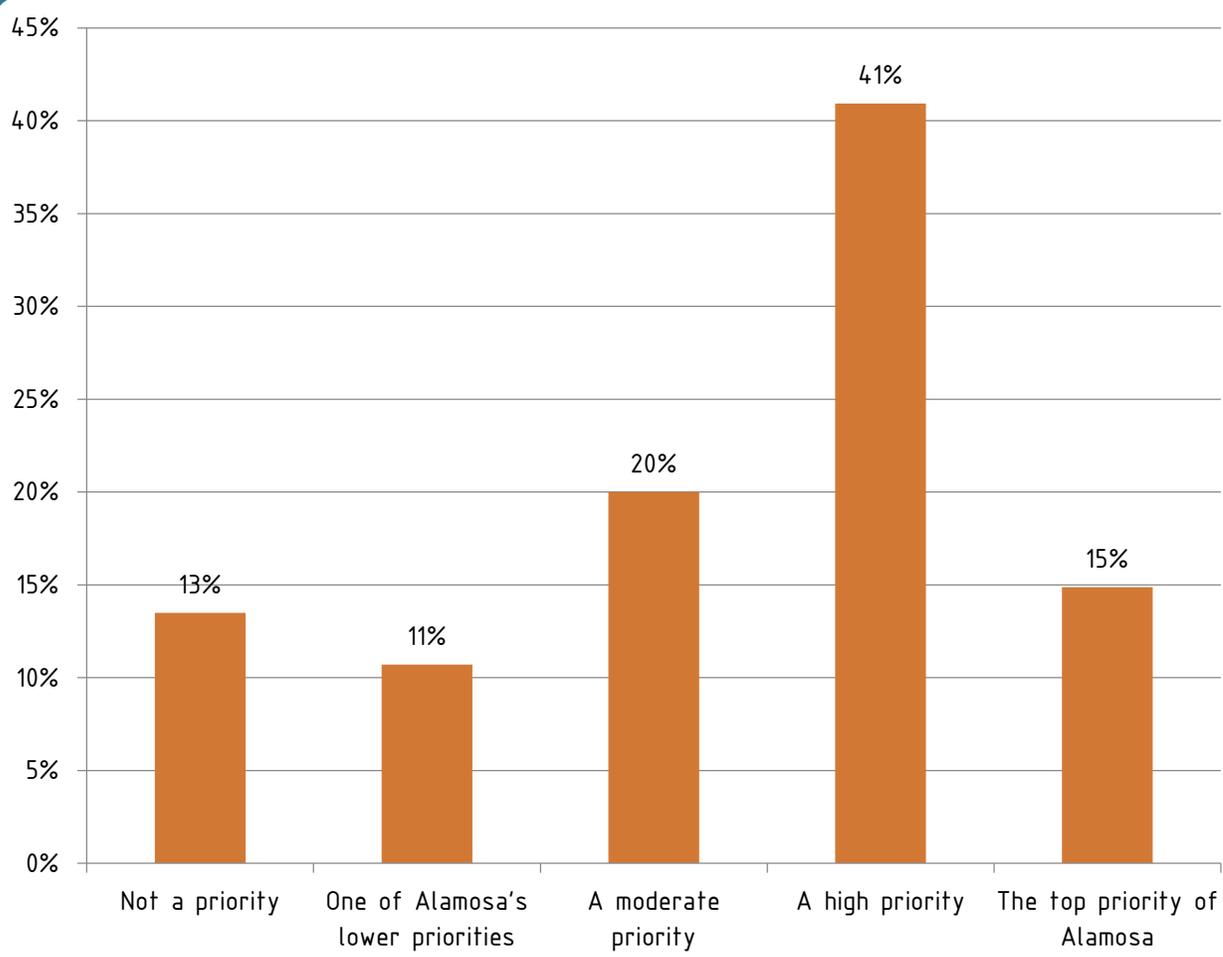


Action Plan Process

- Solutions Survey – Done
- Develop recommended actions to address needs and community priorities – In Process
- Housing Steering Committee – guides the consultant team
- Planning Commission Discussion – April 28
- Draft to City Council – May 19th

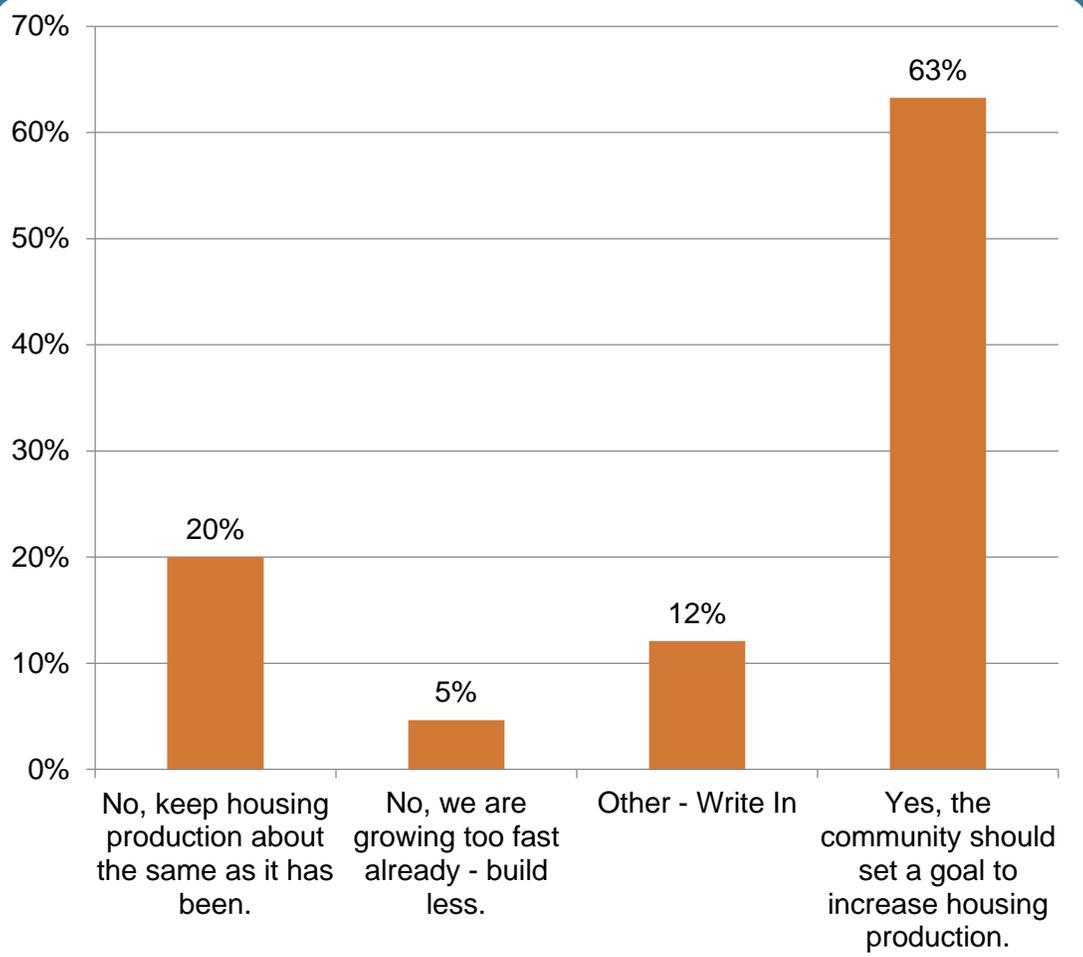
Historically, the City has not played an active role in housing. We are now considering taking a more active role, including supporting our community partners as they pursue housing.

What priority should community housing (housing for residents and local employees that costs no more than 30% of their income) be in Alamosa?



The Needs Assessment found that between 445 and 515 new homes and apartments are needed over the next five years to provide the community with housing opportunities and help employers fill jobs. Over the past ten years, about 44 new homes and apartments have been built each year in the city. At this rate about half the housing need would be satisfied over the next five years.

Should the community set a goal to increase housing production?



Write in comments – major themes

This issue affects me, my family and people I know.

I don't want to have to choose between my pet and having a roof over my head.

I'd like the City to do more to help developer's get housing built.

Let's make investments in rundown/abandoned homes and lift up our neighborhoods.

Also need to focus on jobs and the economy.

Concerned about homelessness.

New ideas for construction, funding, land, and how we can help.

Mobile homes need attention.

Habitat for Humanity and Self Help Build are a great fit for our community.

More support for people recovering from addiction.

I'm concerned about taxes.

We need good housing for crisis situations: pandemic, fire.

City should not take a larger role in housing.

Survey Results - Highest Ranking Priorities

Housing Types

Rentals priced at or below \$700 per month

Supportive housing

Smaller, low-maintenance homes for seniors

Existing Programs

Down payment assistance

Renovation and energy improvements assistance

Homeownership counseling and financial readiness classes

New Programs and Partnerships

Purchasing run down or abandoned homes, fixing them up, reselling with a price restriction

Renovating and repurposing vacant or underutilized buildings for rental housing

Support building small units such as accessory dwelling units/casitas/mother-in-law units.

Preserve the affordable housing we already have

Investments in infrastructure upgrades to facilitate redevelopment of older properties into housing that local residents can afford.
afford.

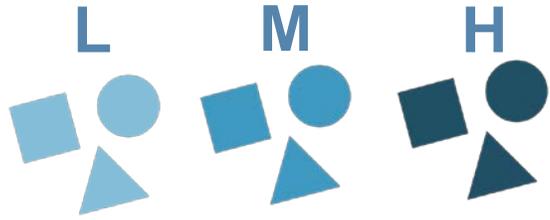
Funding

Federal and State loans and grants to help pay for local resident housing programs.

Toolkit Assessment

Reviewed over 30 Housing Tools with consideration for:

COMPLEXITY



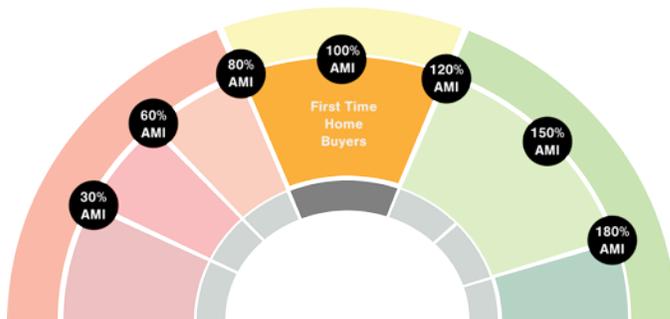
COST



COMMUNITY PRIORITY



IMPACT



OPPORTUNITY
DRIVEN



ACTION
ORIENTE
D

Considerations

FOR ACTION PLANNING

1.

445 to

Housing units by
515
2025

Set goals that balance available resources and aspirations: somewhere between historic production and 100% fulfillment of these needs projections, taking funding, land, and other local resources into consideration.

2.

Public-
Private
Partnerships

Likely needed to overcome the high cost of construction compared to the rental and sale prices needed locally.

3.

Missing Middle

Address “missing middle” in type and price of housing to create synergy between housing self-sufficiency and economic vibrancy.

Considerations

FOR ACTION PLANNING

4.

Attainable Rentals

Additional rentals for low-income households, and additional housing choice vouchers would be helpful.

5.

Preservation and Existing Capacity

Protect existing affordable housing resources, both formal and informal. Invest in the existing inventory to serve future generations. Continue renovating, weatherizing, and rehabilitating housing. Do more of what is already working well.

6.

Work Towards Equity

Promote diversity and inclusion and make strategic investments to reverse historic racial and economic disparities.

Survey Results

Housing Types
Rentals priced at or below \$700 per month
Supportive housing
Smaller, low-maintenance homes for seniors
Existing Programs
Down payment assistance
Renovation and energy improvements assistance
Homeownership counseling and financial readiness classes
Self Help Housing
New Programs and Partnerships
Purchasing run down or abandoned homes, fixing them up, reselling
Renovating and repurposing vacant or underutilized buildings for rental housing
Support building small units - accessory dwellings/casitas/mother-in-law units.
Preserve the affordable housing we already have
Infrastructure upgrades to facilitate housing that local residents can afford.
Funding
Federal and State loans and grants to pay for local resident housing housing programs.

Committee Recommendations

Housing Types
Rentals priced at or below \$700 per month
Supportive housing
Smaller, low-maintenance homes for seniors
Missing Middle - price and type
Priority Actions
Aligning Zoning Code
Supportive Housing
Infrastructure Investments
Accessory Dwelling Opportunities
Mobile Homes
Existing Programs to Grow
Increase Homeownership readiness
Increase renovation and energy improvements
Partnerships with landlords to use housing choice vouchers
Grow down payment assistance for first time homebuyers
Support CRDHC and Habitat to produce more "Self help" housing
Tasks to Start Now
Resource Hub
Property Tax Exemption for Affordable Rentals
Preserve the affordable housing we already have

Committee Recommendations...

Continued

Funding

Federal and State loans and grants to pay for local resident housing programs.

Each priority action will be developed with a budget

Some local, foundation, and private funding will be needed to meet these goals and initiatives

Future Actions as Capacity Grows/Opportunities Arise

Purchasing and rennovating run down or abandoned homes

Renovating and repurposing vacant or underutilized buildings for rental housing

Build homes on suitable and available public- and institutionally-owned land.

Purchase land and hold for future housing development.

Parking Lot – Not a Fit at This Time

Support for landlords to make repairs and improvements to rentals

Building code enforcement and residential inspections

Purchasing homes and deed restricting them so they will be affordable to local residents permanently

Allow parking reductions for developments producing homes that local residents can afford to reduce the cost of development.

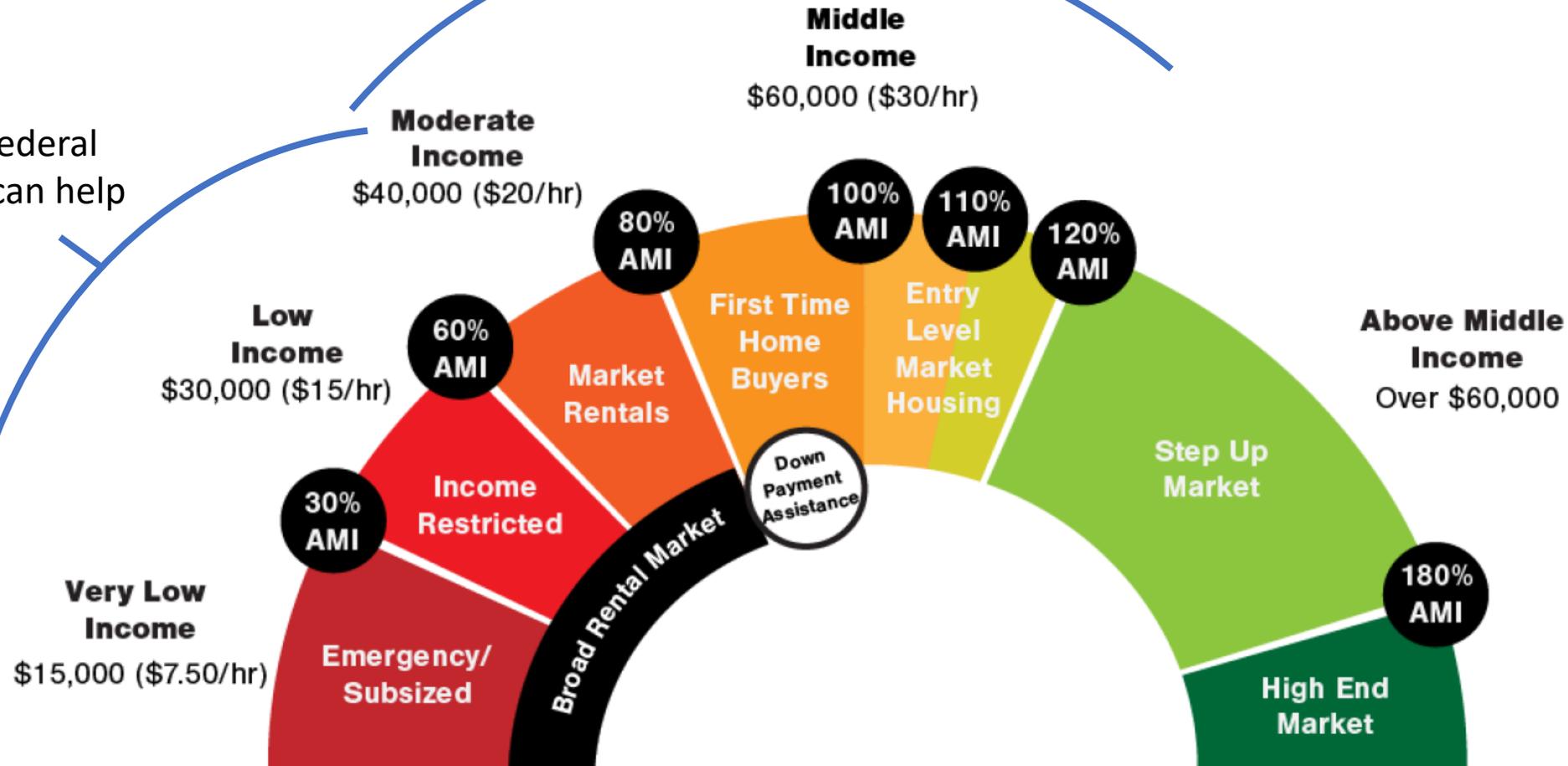
Employer help with housing

Local Funding Sources Dedicated to Community Housing

Funding Resources

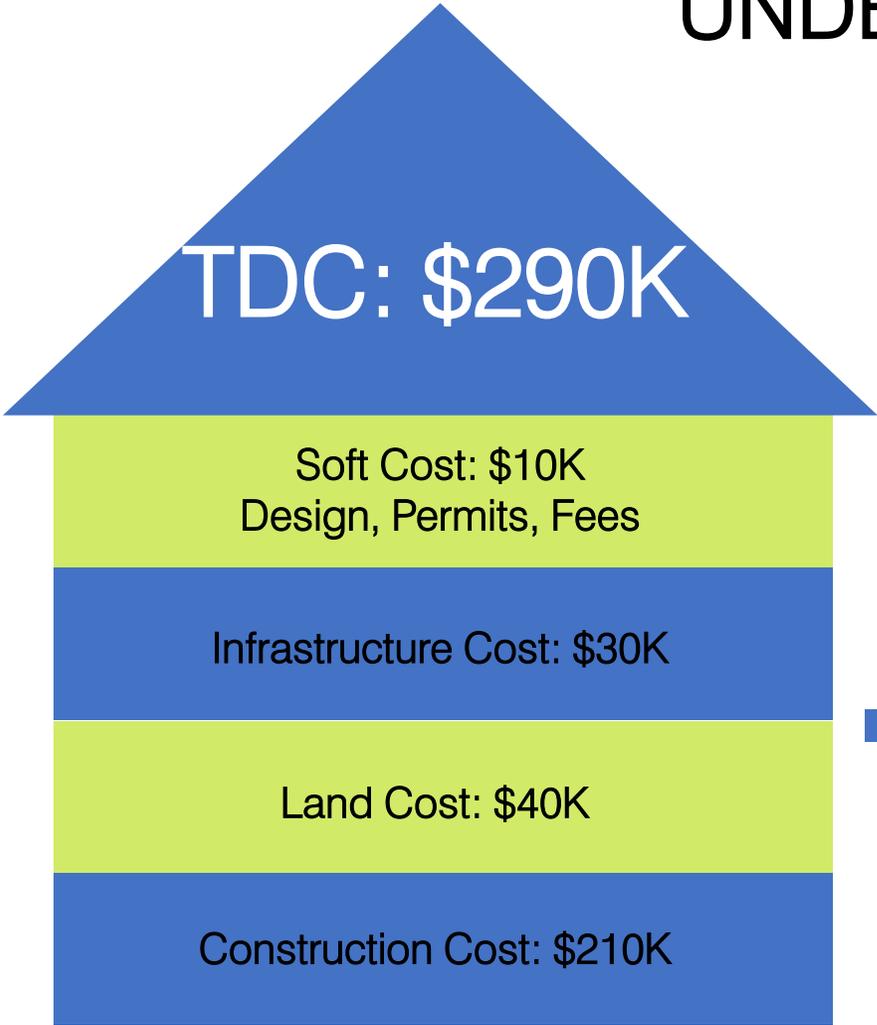
Will need public/private partnerships, foundation funding, business, and/or local government support

State and Federal Resources can help address

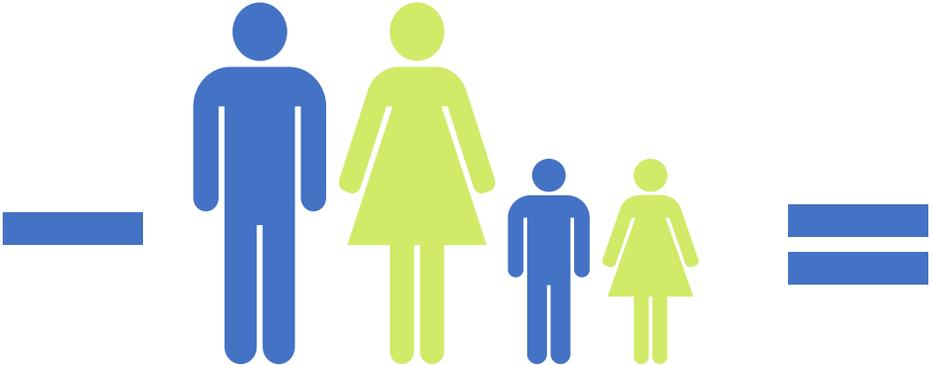


UNDERSTANDING THE CAPITAL GAP

Single Family Home: 1500 square feet
(CRHDC)



What it costs to build



\$200K Purchase Price
(80% AMI)

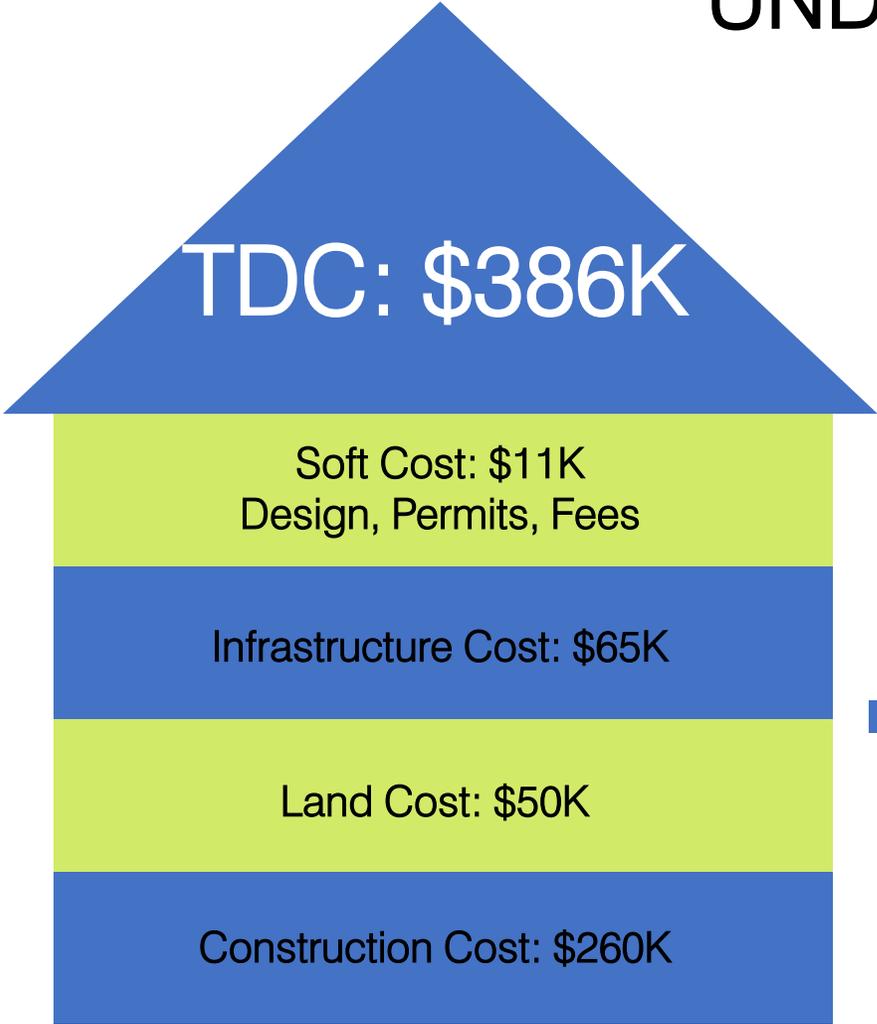
Who we are trying to serve



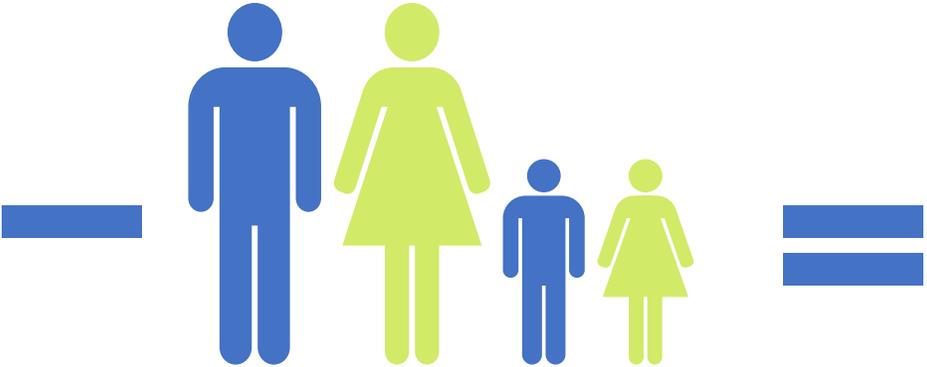
Community investment required

UNDERSTANDING THE CAPITAL GAP

Single Family Home: 1600 square feet
(River Trece)



What it costs to build



\$300K Purchase Price
(120% AMI)

Who we are trying to serve



Community investment required

Questions so far?

Action Plan Outline

1. Introduction, Purpose, **Goals**, Principles
2. Simple Tasks to Start Now
3. **Priority Actions**
 - i. Aligning Zoning Code
 - ii. Accessory Dwelling Opportunities
 - iii. Infrastructure Investments
 - iv. Supportive Housing
 - v. Mobile Homes
4. **Existing Programs to Grow**
5. Actions to Take as Capacity Grows

Ground Rules

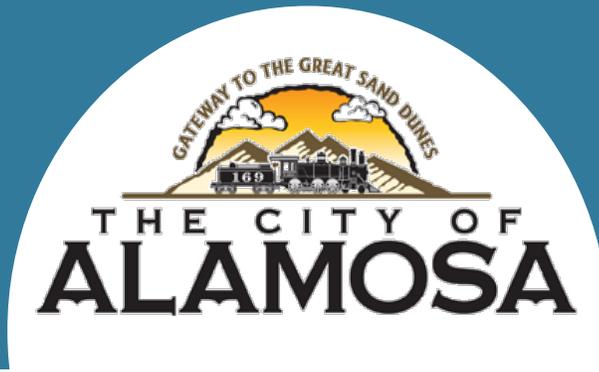
- Be action-oriented: HOW do we improve housing in Alamosa, not should we...
- Recognize that the status quo is not working – changes are needed. What tools can best ensure housing happens in our community?
- Be open-minded: at today's session – no idea is a bad idea.
- Be collaborative and work together: listen, learn and contribute.
- Disagreement is welcome, interruption is not.
- Be creative – don't get hung up on current barriers ... think about what can be done.

Overall: Stay focused on the common goal to produce more community housing to work through differences and find solutions!

Break Out Room Discussions

Choose the room you want to join

- Action Plan Goals
- Programs to Grow
- New Initiatives



Additional Comments or Questions:

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Thank you!

WILLIFORD, LLC

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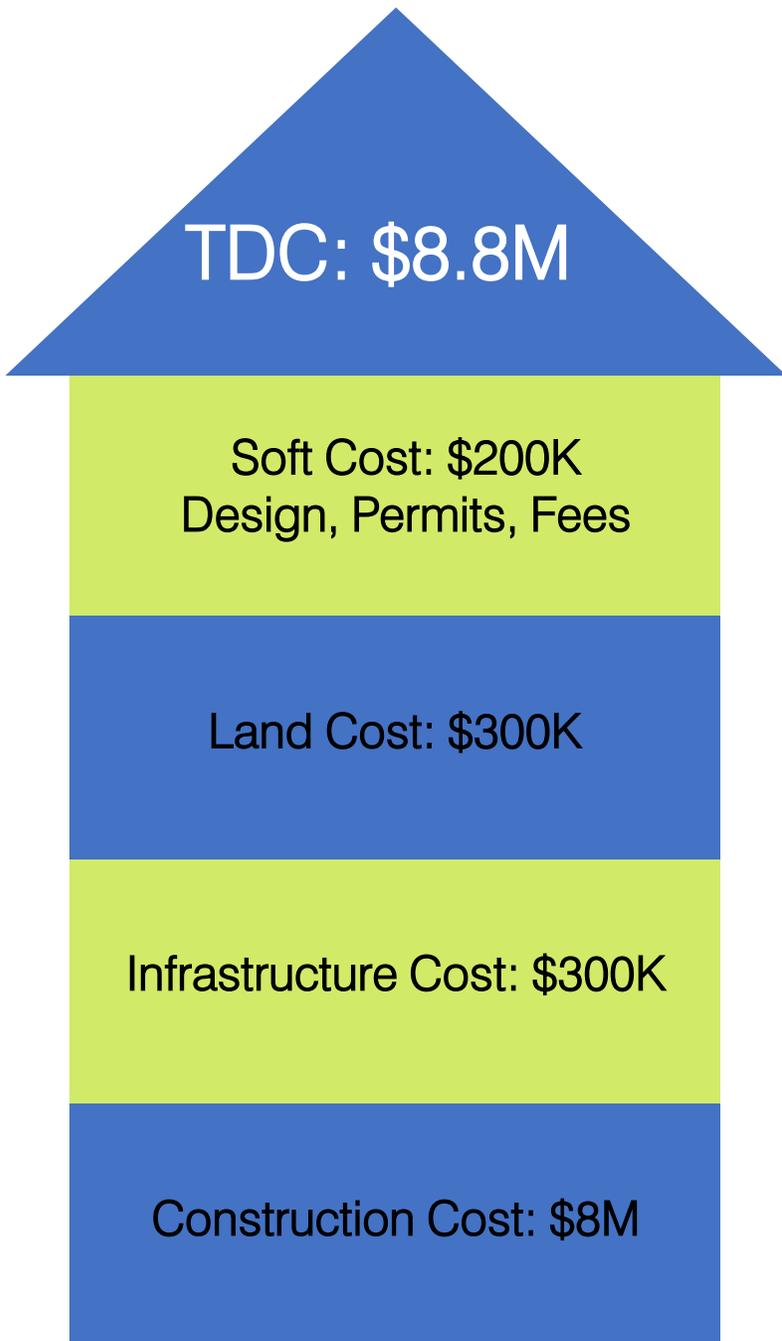


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UNDERSTANDING THE CAPITAL GAP

Multi Family: 45 units, 2 bedroom, 1000 square feet each
(Iron Horse - like example)



Incomes served	30% AMI	60% AMI
Monthly rent	\$375	\$852
Total annual rent (income)	\$202,000	\$460,000
Less operating costs	(\$150,000)	(\$150,000)
Net operating income (NOI)	\$52,000	\$310,000
Mortgage Size	\$250,000	\$1.2M
Capital Gap (Equity Needs)	\$8.5M	\$7.6M