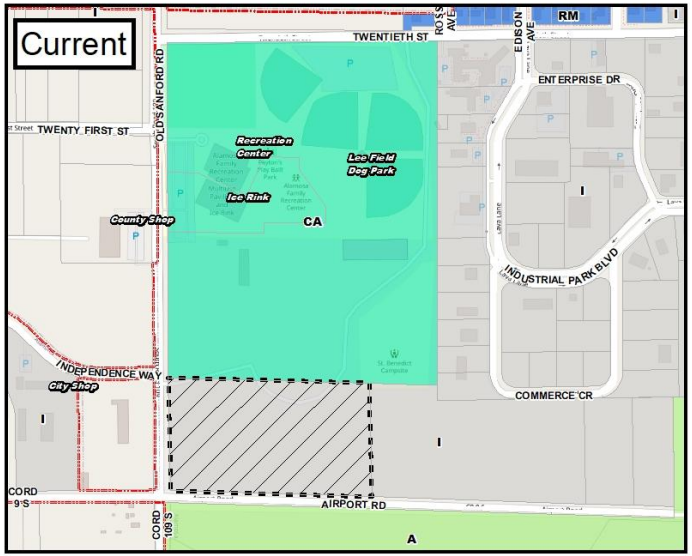
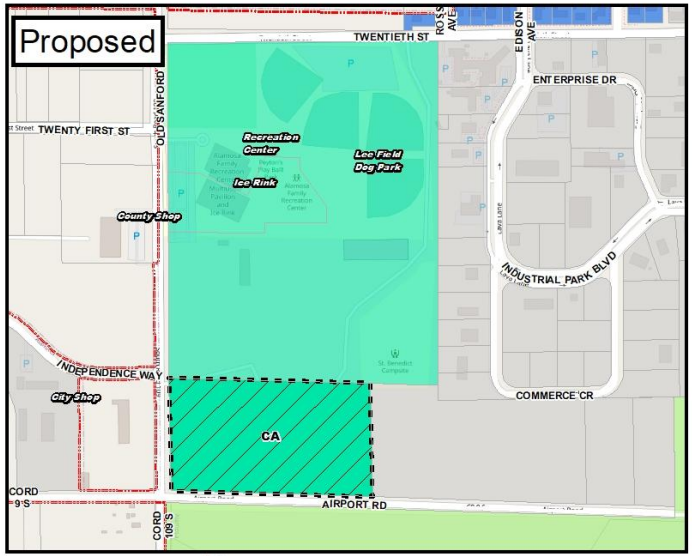
Rezone Request: Tract 1 of the Yohn Subdivision



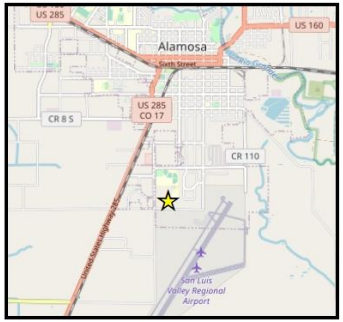


Proposed Zoning Change - Tract 1, Yohn Subdivision

Current Zone: Industrial
Proposed Zone: Campus

0 3,050 6,100 12,200
Feet
1 inch = 4,720 feet

THE CITY OF ALAMOSA
10/4/2023



ZONING CHANGE AREA
A= AGRICULTURAL
CA=CAMPUS
CB=COMMERCIAL BUSINESS
CBD=CENTRAL BUSINESS DISTRICT
MU=MIXED USE
RL=RESIDENTIAL LOW
RM=RESIDENTIAL MEDIUM
RH=RESIDENTIAL HIGH
EN=ESTABLISHED NEIGHBORHOOD
RE= RESIDENTIAL ESTATE
I=INDUSTRIAL
CITY LIMITS

Zone Change: from Industrial (I) to Campus (CA)

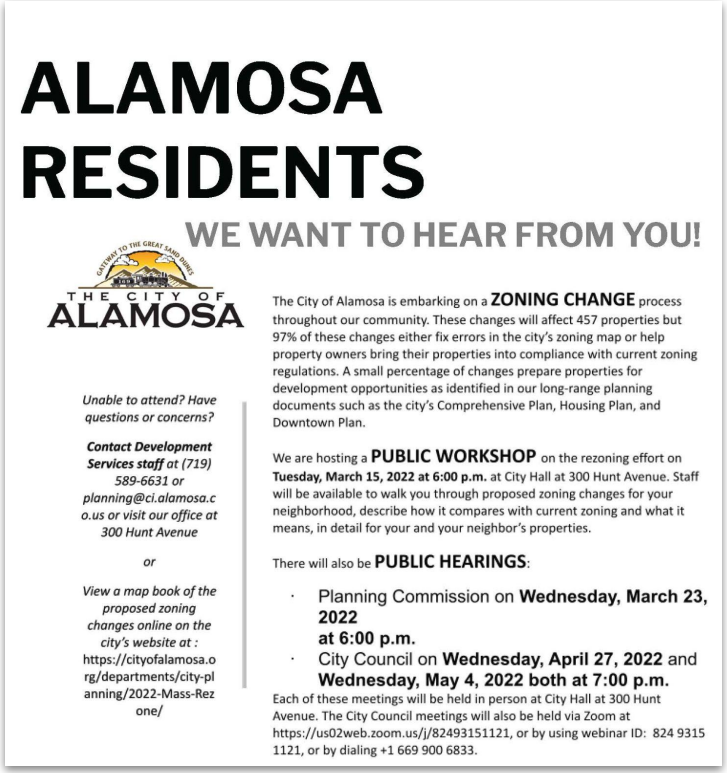
Why are we changing the zoning?

#1: Full ownership of the lot was just transferred to the city on August 24, 2023.

- Ownership was previously jointly shared with the county.

#2: Staff was prepared to include this lot in the mass rezone effort in 2022.

- Ultimately, the AFRC was changed to Campus (CA) and staff waited for ownership to be resolved.



ALAMOSA RESIDENTS

WE WANT TO HEAR FROM YOU!

THE CITY OF ALAMOSA

The City of Alamosa is embarking on a **ZONING CHANGE** process throughout our community. These changes will affect 457 properties but 97% of these changes either fix errors in the city's zoning map or help property owners bring their properties into compliance with current zoning regulations. A small percentage of changes prepare properties for development opportunities as identified in our long-range planning documents such as the city's Comprehensive Plan, Housing Plan, and Downtown Plan.

We are hosting a **PUBLIC WORKSHOP** on the rezoning effort on **Tuesday, March 15, 2022 at 6:00 p.m.** at City Hall at 300 Hunt Avenue. Staff will be available to walk you through proposed zoning changes for your neighborhood, describe how it compares with current zoning and what it means, in detail for your and your neighbor's properties.

There will also be **PUBLIC HEARINGS**:

- Planning Commission on **Wednesday, March 23, 2022 at 6:00 p.m.**
- City Council on **Wednesday, April 27, 2022** and **Wednesday, May 4, 2022 both at 7:00 p.m.**

Each of these meetings will be held in person at City Hall at 300 Hunt Avenue. The City Council meetings will also be held via Zoom at https://us02web.zoom.us/j/82493151121, or by using webinar ID: 824 9315 1121, or by dialing +1 669 900 6833.

Unable to attend? Have questions or concerns?

***Contact Development Services staff** at (719) 589-6631 or planning@ci.alamosa.co.us or visit our office at 300 Hunt Avenue*

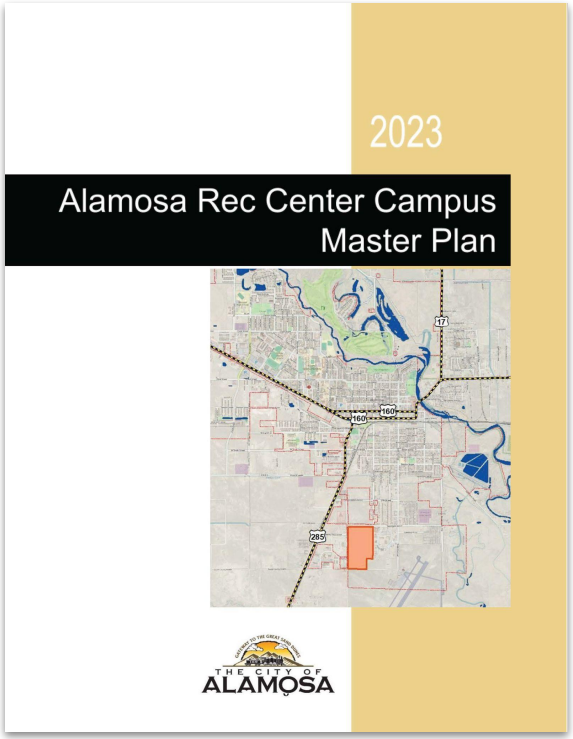
or

View a map book of the proposed zoning changes online on the city's website at : https://cityofalamosa.org/departments/city-planning/2022-Mass-Rezone/

Why are we changing the zoning?

#3: Campus (CA) zoning allows the City and all large institutions (ASU, SLV Health, Alamosa School District, etc.) to thoughtfully and responsibly plan for future growth and needs.

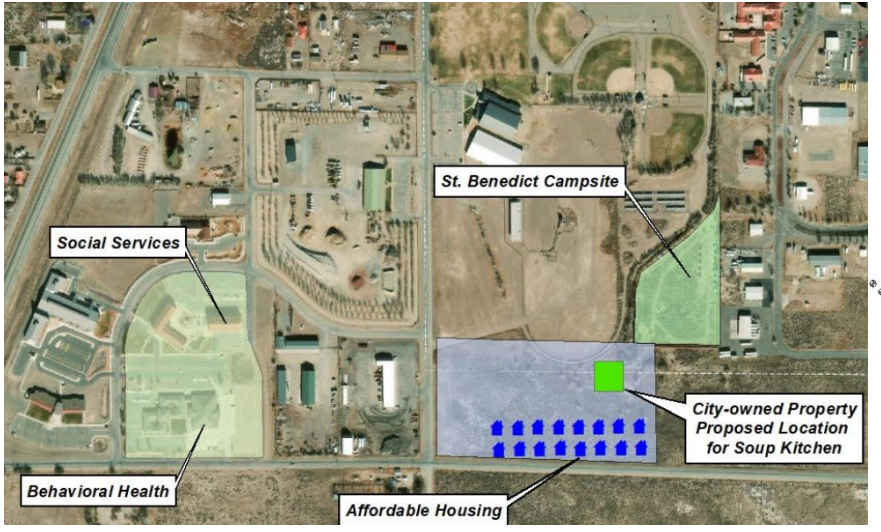
- This is the first use of the Campus Master Plan which will be presented at the October 18th City Council (draft is in the background material). It sets the standard for all future campus master plans.
- The City has very few vacant parcels. This is a rare opportunity to meet many pressing needs such as a new City shop, a new soup kitchen, and most importantly, *housing*.

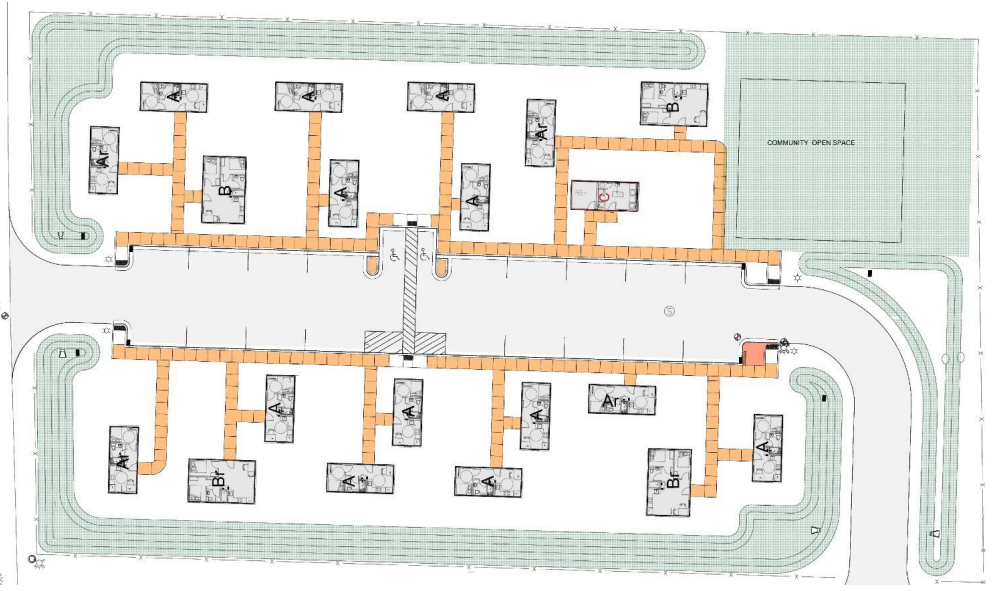


Why are we changing the zoning?

#4: We are in a housing crisis. City staff secured a grant for $2.34 million to build 18 housing units

- With utilities and amenities close by, this tract was an ideal location.

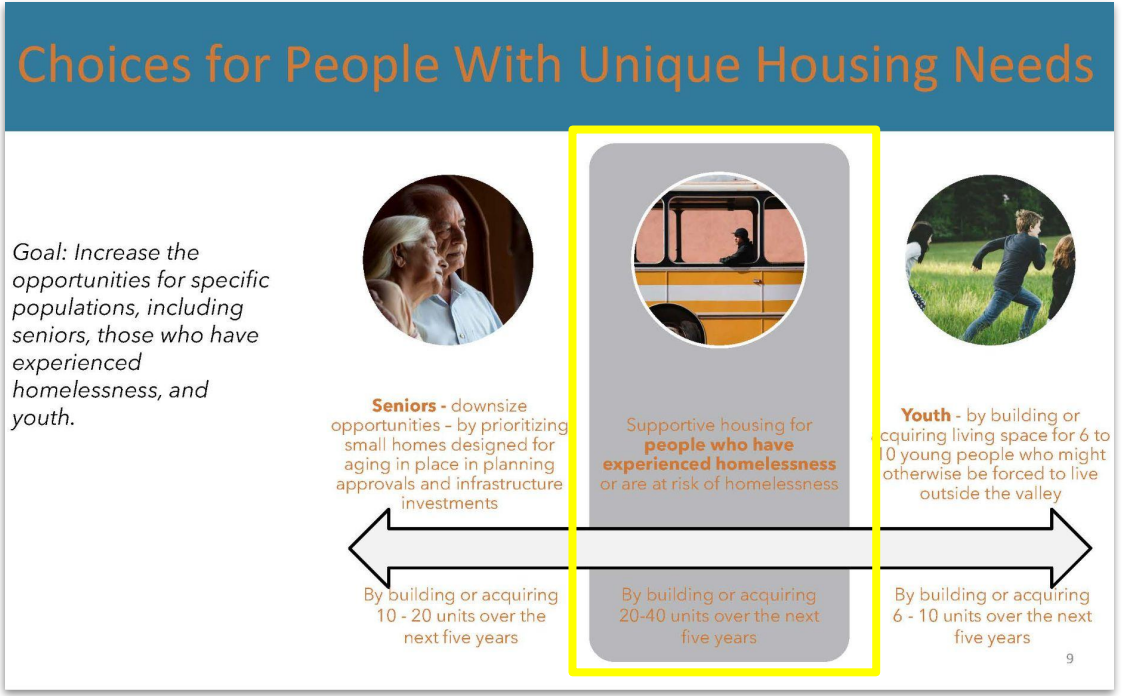




Who is this housing for?

City housing plan was completed in 2021

- “Supportive housing for people who have experienced homelessness or are at risk of homelessness” was one of the goals in the 2021 Housing Action Plan.
  - The goal was 20-40 units before 2026.
  - This development gets us halfway there.



What does that mean?

- According to housing plan, we are short 155 rentals to meet market demand.
  - That means rentals go to the most competitive applicants
- This project will help those who are “shut out” of the traditional rental market
  - That would include those with irregular work or rental history, youth exiting foster care, those exiting the criminal justice system, or those who are exiting homelessness and ready to be stably housed.
  - Generally, this housing is not appropriate for those at St. Benedict, who many are classified as chronically homeless and may not have employment and/or are not ready for traditional housing.
- This project will help people build a positive rental history so they can transition into other affordable housing or the open market.

Airport Road Affordable Housing Project Details

- The San Luis Valley Housing Coalition will manage the housing
  - Residents will pay rent and use the Section 8 voucher system
  - Residents will have to apply
    - The application process will include a background and credit check
  - There will be an onsite manager and an enforced code of conduct
    - Those in violation of the rules will go through the eviction process
- San Luis Valley Behavioral Health Group will provide wraparound services
  - These services will include helping residents access needed services such as mental health support, substance use services, employment services, etc.

SAN LUIS VALLEY HOUSING COALITION

Helping community members with affordable housing in the Valley since 1993

SAN LUIS VALLEY
Behavioral Health Group
Dedicated to Hope, Healing and Recovery

Why has construction already started?

- We have an extremely short building season at 7,544’ above sea level
  - Generally, you can’t pour concrete before April or after November
- We often allow projects to start dirt work (which doesn’t require a permit) and foundations if they are running up on the end of the season *even* if they are pending approval of a land use code issue.
  - This is true for residential and commercial development.
    - Recent examples include: three different duplex projects with different owners and a 41-unit multi-family development.
    - The owner assumes the risk. If the project is denied, they lose their investment and the work done without formal land use approval.

Finally, what else is the City doing to solve the housing crisis?

- Making pro-housing changes to development code
- Regulating Short Term Rentals
- Housing education campaign and added housing resources to City's website
- Supporting housing organizations and developers on projects/housing efforts

Colorado Rural Housing Development Corporation (CRHDC)

- The City was just awarded a $4.2 million grant for water, sewer, and roads for the first two phases of Tierra Azul which will serve 137 homes & has submitted a $1.9 million grant for the remaining infrastructure costs.
- Tierra Azul will ultimately create 406 new units serving incomes between 30% to 140% AMI. Will include for-sale and for-rent units in the form of single-family, townhomes, 8-plexes, and 30-plexes.

San Luis Valley Housing Coalition

- Partnered on a $100,000 pre-development grant & $4 million construction grant for the Boyd School Development
- Provided a short-term loan of $60K to save one of the city's most affordable housing developments, Century Mobile Home Park
- Paid $17,500 for the preliminary engineering of the new wastewater system for the Century Mobile Home Park

Phases 1 & 2 of Tierra Azul will include:

- 92 multi-family units (rental)
- 21 single-family homes (ownership)
- 24 townhomes (mix of rental & ownership)

Groundbreaking should begin April of 2024!