



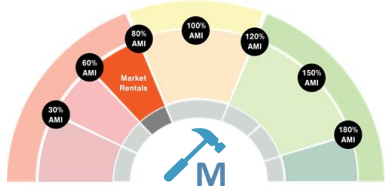


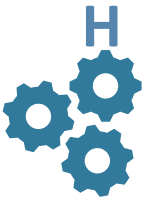


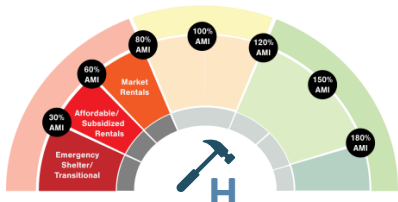



Top 5 Priority Actions

	COMPLEXITY	IMPACT	COST	
Better Align Zoning Code/Housing Goals			\$	<div>OPPORTUNITY DRIVEN</div>  <div>ACTION ORIENTED</div>
Facilitate and Promote ADU Development			\$	<div>OPPORTUNITY DRIVEN</div>  <div>ACTION ORIENTED</div>
Targeted Utility Infrastructure & Cost of Development			\$\$\$\$	<div>OPPORTUNITY DRIVEN</div>  <div>ACTION ORIENTED</div>
Supportive Housing			\$\$\$\$	<div>OPPORTUNITY DRIVEN</div>  <div>ACTION ORIENTED</div>
Mobile Home Park Improvements			\$\$\$\$	<div>OPPORTUNITY DRIVEN</div>  <div>ACTION ORIENTED</div>

Better Align Zoning Code with Housing Goals

Current conditions/Local Issues

The City completed a robust code update in 2018 that 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 choices and assist with addressing missing price points.

Action Items

- Understand where barriers exist in the current code, particularly with regard to lot size, density, allowed uses, and storm water management.
- Address “doesn’t quite work in Alamosa” items.
- Reduce residential nonconformities in old, historically mixed-use neighborhoods (like near downtown).
- Adapt code to fit with Comprehensive Plan Future Land Use Map and better meet community needs, including increasing opportunities for residential uses.
- Assess where zones that historically disallow housing could be updated for current economic realities; encourage mixed use and flexible zone designations.
- Assess “edge conditions” in the transition between business and residential districts.
- Seek opportunities to allow for townhouses, condos, and small multi-family buildings.
- Expand residential opportunities in commercial and business zones.
- Coordinate this work with updating the ADU standards.

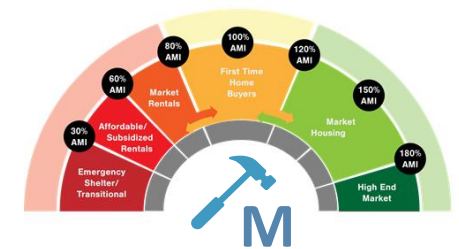
COMPLEXITY



COST



IMPACT



OPPORTUNITY
DRIVEN



ACTION
ORIENTED

Better Align Zoning Code with Housing Goals

What's needed to move it forward?

- Development Services Director hire in place with sufficient time to be familiar with community and code.
- Ability to safely hold in-person meetings with the community.

Who needs to be involved?

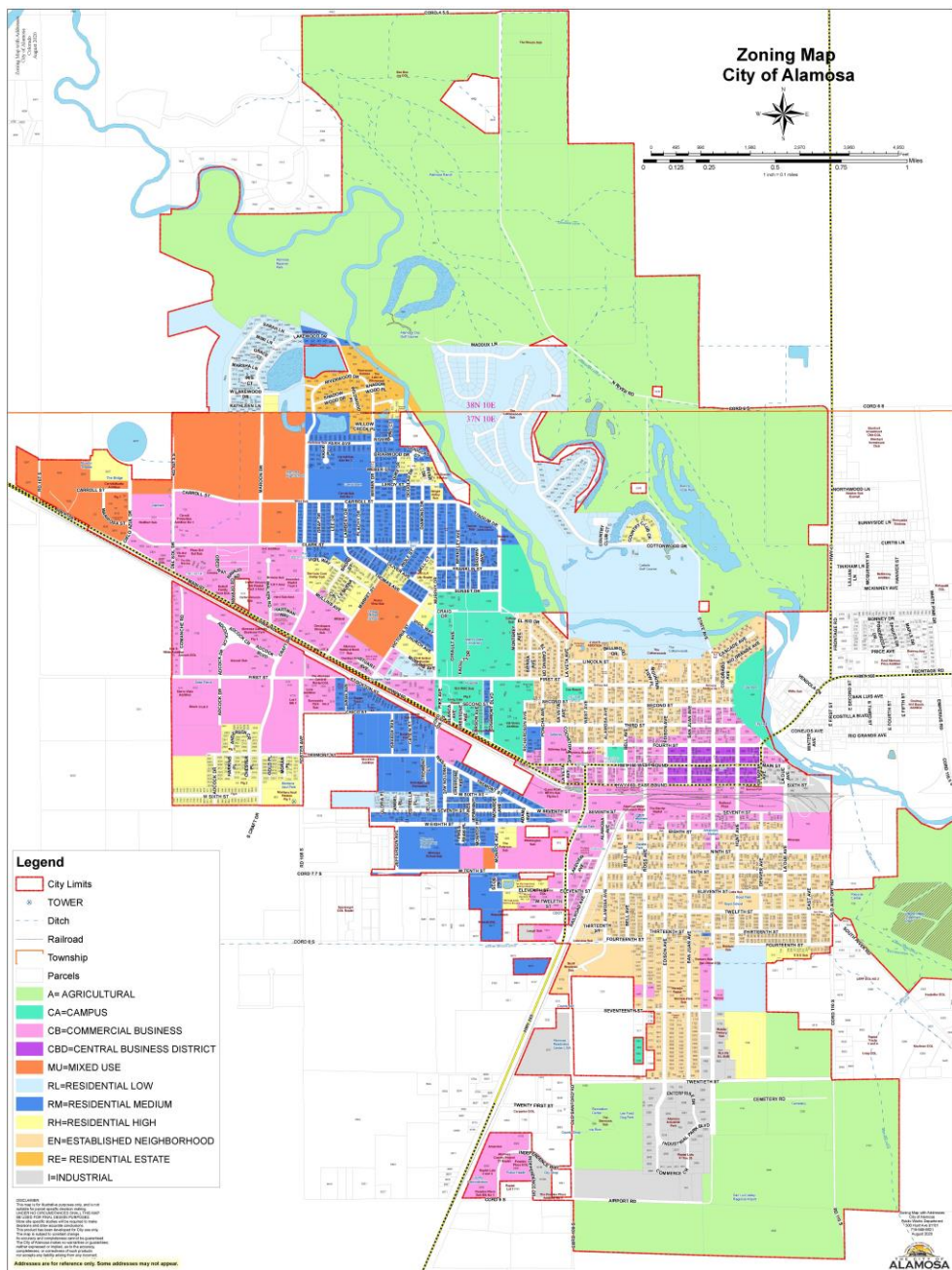
- City Staff, Development Services Director, City Council, Alamosa residents, lenders

Timing

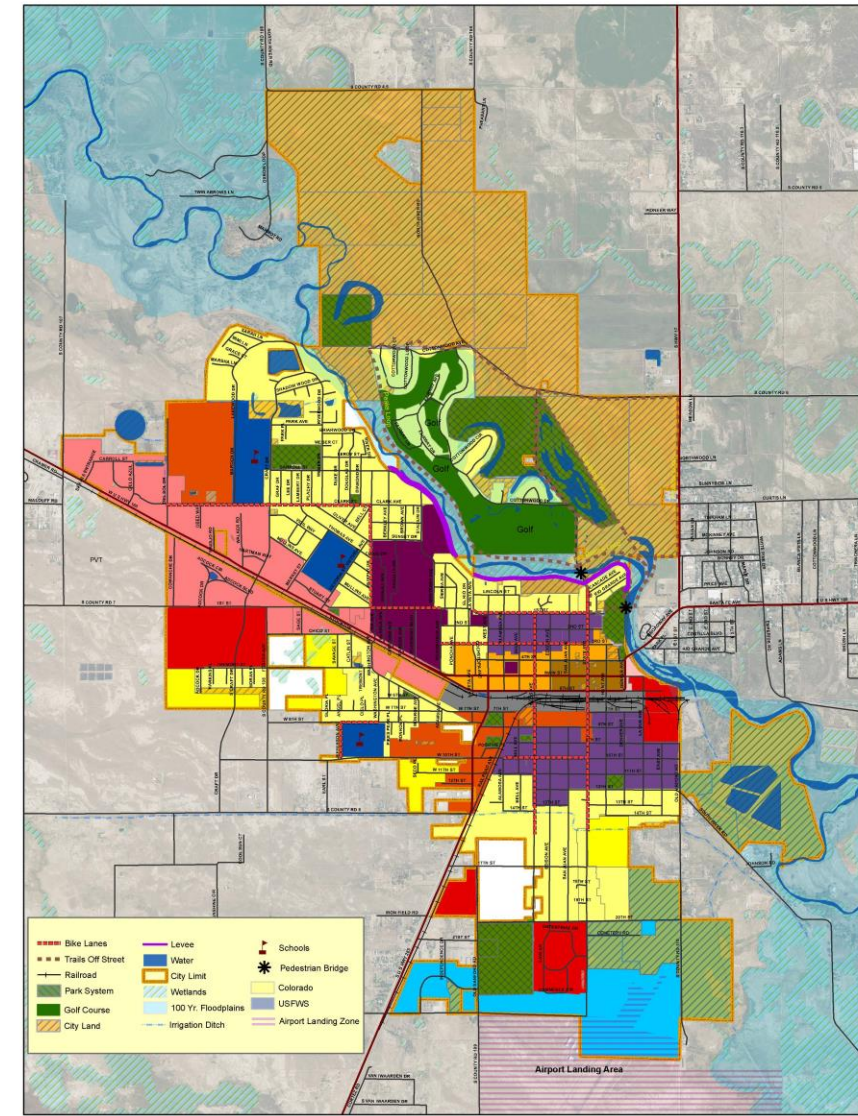
- 2022

Funding

- Fairly significant staff time commitment, but can mostly/entirely be done in-house
- Funding outlay only if consultant hired



Adapt code to fit with Comprehensive Plan Future Land Use Map and better meet community needs, including increasing opportunities for residential uses.



Future Land Use Designations

