

ACTION SHEET
CITY COUNCIL COMMITTEE MEETING OF 07/29/2015
ITEM FROM FINANCE COMMITTEE MEETING OF 07/13/2015

ISSUE:

20. Request for Approval of a Resolution Directing Staff to Seek Solutions to Santa Fe's Housing Affordability Crisis, Specifically as it Relates to Gentrification, Inequity, and the Widening Gap Between Rich and Poor in Santa Fe; Providing a Framework for Housing and Urban Planning Policy. (Councilors Maestas, Dominguez, Bushee and Trujillo) (Alexandra Ladd)

Committee Review:

Public Works Committee (postponed)	07/06/15
City Business Quality of Life Committee (scheduled)	07/22/15
Public Works Committee (scheduled)	07/27/15
City Council (scheduled)	07/29/15

Fiscal Impact – No

FINANCE COMMITTEE ACTION:

Approved as Consent item.

FUNDING SOURCE:

SPECIAL CONDITIONS OR AMENDMENTS

Add Councilor Rivera as co-sponsor.

STAFF FOLLOW-UP:

VOTE	FOR	AGAINST	ABSTAIN
COUNCILOR TRUJILLO	X		
COUNCILOR RIVERA	Acting Chair X		
COUNCILOR LINDELL	Excused		
COUNCILOR MAESTAS	X		
CHAIRPERSON DOMINGUEZ	Excused		

06/29/2015

City of Santa Fe, New Mexico

LEGISLATIVE SUMMARY

Resolution No. 2015-____ Affordable Housing

SPONSOR(S): Councilors Maestas, Dominguez, Bushee, Trujillo and Rivera

SUMMARY: The proposed resolution directs staff to seek solutions to Santa Fe's housing affordability crisis, specifically as it relates to gentrification, inequity, and the widening gap between rich and poor in Santa Fe; providing a framework for housing and urban planning policy.

PREPARED BY: Rebecca Seligman, Legislative Liaison Assistant

FISCAL IMPACT: No

DATE: July 13, 2015

ATTACHMENTS: Substitute Resolution
FIR
Resolution

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CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2015-__

INTRODUCED BY:

Councilor Joseph M. Maestas

Councilor Carmichael A. Dominguez

Councilor Patti Bushee

Councilor Ron Trujillo

Councilor Chris Rivera

A RESOLUTION

DIRECTING STAFF TO SEEK SOLUTIONS TO SANTA FE’S HOUSING AFFORDABILITY CRISIS, SPECIFICALLY AS IT RELATES TO GENTRIFICATION, INEQUITY, AND THE WIDENING GAP BETWEEN RICH AND POOR IN SANTA FE; PROVIDING A FRAMEWORK FOR HOUSING AND URBAN PLANNING POLICY.

WHEREAS, housing is an anchor for a stable, prosperous and just society; and

WHEREAS, Santa Fe leads the nation with innovative and progressive housing policies and the Governing Body wishes to continue to build on this legacy; and

WHEREAS, the negative effects of the economic recession in 2008 continue to be felt in Santa Fe in 2015 as low wage workers struggle to afford housing; and

WHEREAS, housing costs in Santa Fe are higher than the national average for similarly sized cities; and

WHEREAS the 2012 Plan to End Homelessness in Santa Fe acknowledges that “...homelessness is still a problem for many in Santa Fe and further work is necessary in order to develop a system that is able to end homelessness for any individual or family...”; and

1 **WHEREAS**, renter incomes in Santa Fe have remained relatively flat since 2000 while
2 median rents have increased by 25%; and

3 **WHEREAS**, almost half of Santa Fe residents, both renters and homeowners, are
4 considered “cost burdened” because they are paying more than one-third of their incomes on
5 housing; and

6 **WHEREAS**, having a high housing cost burden means that families have less to spend
7 on healthy food, healthcare, clothing, and building wealth through homeownership, savings,
8 and/or retirement; and

9 **WHEREAS**, 40% of school age children, and 18% of the total population of Santa Fe
10 live in poverty; and

11 **WHEREAS**, despite local, state and federal housing laws that prohibit discrimination
12 based on race, gender, sexual orientation, disability, age, family status and national origin, the
13 2011 Analysis of Impediments to Fair Housing Choice report found that one-third of community
14 members felt they had experienced discrimination in housing transactions; and

15 **WHEREAS**, in addition to the protected classes above, community members often feel
16 discriminated against because of previous felony convictions, poor credit history, use of social
17 safety net services, veteran status and other factors; and

18 **WHEREAS**, economic inequity tends to disproportionately affect people of color as
19 evidenced in the 2013 Housing Needs Assessment, “Hispanic residents are more likely than non-
20 Hispanic whites to be living in poverty – 25% compared to 11%”; and

21 **WHEREAS**, the Governing Body does not wish to see the lack of affordable housing in
22 Santa Fe lead to, or perpetuate, the widening gap between rich and poor, stratification of
23 neighborhoods or segregation of people; and

24 **WHEREAS**, according to 2013 Housing Needs Assessment, 72% of survey respondents
25 who no longer live in Santa Fe cited a lack of affordability as the reason they moved.”; and

1 **WHEREAS**, lack of affordable housing for Santa Fe’s workforce leads to lost tax
2 revenue for the city; and

3 **WHEREAS**, limited public transportation options lead to car-dependence for many
4 displaced workers who commute; and

5 **WHEREAS**, car-dependency coupled with fluctuating gas prices and long commute
6 times can exacerbate a cycle of poverty, and decreased quality of life, for low-income people; and

7 **WHEREAS**, Chainbreaker Collective – a community organization composed of
8 hundreds of members throughout the city – has created a comprehensive Resident’s Bill of Rights
9 developed through a year-long grassroots community engagement campaign, targeting Santa Fe
10 neighborhoods most impacted by the housing affordability crisis; and

11 **WHEREAS**, through this process, community members have identified five key pillars
12 that are indispensable if Santa Fe is to ensure everyone, and not just a portion of our population,
13 has a decent home, access to economic opportunity, and the ability to thrive in our community;
14 and

15 **WHEREAS**, these pillars are: 1) Affordability; 2) Quality, Sustainability and Health; 3)
16 Accessibility, Fairness and Equity; 4) Stability, Permanence and Protection from Displacement;
17 and 5) Community Control.

18 **NOW, THEREFORE, BE IT RESOLVED THAT THE GOVERNING BODY OF**
19 **THE CITY OF SANTA FE** acknowledges the importance of the following five pillars as a
20 much needed emphasis on the framework that informs, guides, and directs all housing and urban
21 planning decisions and policies:

- 22 1. Affordability – make housing in Santa Fe affordable relative to household income and
23 other reasonable expenses.
- 24 2. Quality, Sustainability and Health – ensure that housing in Santa Fe contributes to
25 individual, family, community and planetary health.

- 1 3. Accessibility, Fairness and Equity – ensure that both rental and homeownership
2 opportunities in Santa Fe are made accessible to historically marginalized populations
3 and are well integrated socially and geographically.
- 4 4. Stability, Permanence and Protection from Displacement – ensure that residents living in
5 Santa Fe’s established neighborhoods are protected from economic forces and changes in
6 government policies that lead to displacement over the long term.
- 7 5. Community Control – ensure that Santa Fe’s housing is controlled through democratic
8 structures and processes with particular emphasis and special protections allowed for
9 neighborhoods that are composed of a majority of people of color and/or low income
10 residents.

11 **BE IT FURTHER RESOLVED** that the Governing Body directs appropriate staff to:

- 12 1. Engage in dialogues across all appropriate departments to explore potential policy,
13 budgetary and community partnership solutions to address Santa Fe’s widening gap
14 between rich and poor, housing affordability, and inequity under the five pillars listed
15 above.
- 16 2. Collaborate with community organizations that represent and/or serve workers, renters,
17 low-income homeowners and/or people experiencing homelessness and/or displacement
18 as specifically related to upcoming and ongoing planning processes. These include but
19 are not limited to: updates of The Housing Strategic Plan/City Plan, the MPO’s
20 transportation and pedestrian planning documents; redesign of the City’s neighborhood
21 planning process; annual funding allocations related to housing and community
22 development; the City’s general management of its land assets; and the 2016 Analysis of
23 Impediments to Fair Housing Choice.
- 24 3. Prioritize the needs of all low-income Santa Fe residents and prioritize the needs of
25 renters when providing housing services and programming, particularly support services

- 1 for those transitioning out of homelessness, rental assistance and subsidized rental units.
- 2 4. Ensure that findings provided in the upcoming 2016 update of the Analysis of
- 3 Impediments to Fair Housing choice and best practice examples from other communities
- 4 are incorporated into the pursuit of this resolution's purpose and objectives so that
- 5 patterns of discrimination and causes of displacement are addressed.
- 6 5. Work with community organizations that represent and/or serve workers, renters, low-
- 7 income homeowners and/or people experiencing homelessness and/or displacement to
- 8 discuss how existing City policies, programs, and legislation can be made more
- 9 responsive to the problems in each of the Five Pillars and provide recommendations to
- 10 the Governing Body within ninety (90) days.

PASSED, APPROVED AND ADOPTED this _____ day of _____, 2015.

14 ATTEST:

13 _____
14 JAVIER M. GONZALES, MAYOR

16 _____
17 YOLANDA Y. VIGIL, CITY CLERK

18 APPROVED AS TO FORM:

19 
20 _____

21 KELLEY A. BRENNAN, CITY ATTORNEY

**City of Santa Fe
Fiscal Impact Report (FIR)**

This Fiscal Impact Report (FIR) shall be completed for each proposed bill or resolution as to its direct impact upon the City's operating budget and is intended for use by any of the standing committees of and the Governing Body of the City of Santa Fe. Bills or resolutions with no fiscal impact still require a completed FIR. Bills or resolutions with a fiscal impact must be reviewed by the Finance Committee. Bills or resolutions without a fiscal impact generally do not require review by the Finance Committee unless the subject of the bill or resolution is financial in nature.

Section A. General Information

(Check) Bill: _____ Resolution: X
(A single FIR may be used for related bills and/or resolutions)

Short Title(s): **A RESOLUTION DIRECTING STAFF TO SEEK SOLUTIONS TO SANTA FE'S HOUSING AFFORDABILITY CRISIS, SPECIFICALLY AS IT RELATES TO GENTRIFICATION, INEQUITY, AND THE WIDENING GAP BETWEEN RICH AND POOR IN SANTA FE; PROVIDING A FRAMEWORK FOR HOUSING AND URBAN PLANNING POLICY.**

Sponsor(s): Councilors Maestas, Dominguez, Bushee and Trujillo

Reviewing Department(s): Housing and Community Development

Persons Completing FIR: Alexandra Ladd Date: 6/11/15 Phone: X6346

Reviewed by City Attorney: *Valley A. Brennan* Date: 6/12/15
(Signature)

Reviewed by Finance Director: *[Signature]* Date: 6-12-2015
(Signature)

Section B. Summary

Briefly explain the purpose and major provisions of the bill/resolution:

The resolution proposes a framework to guide housing and land use decisions and to make public participation processes more inclusive and reflective of underrepresented groups.

Section C. Fiscal Impact

Note: Financial information on this FIR does not directly translate into a City of Santa Fe budget increase. For a budget increase, the following are required:

- a. The item must be on the agenda at the Finance Committee and City Council as a "Request for Approval of a City of Santa Fe Budget Increase" with a definitive funding source (could be same item and same time as bill/resolution)
- b. Detailed budget information must be attached as to fund, business units, and line item, amounts, and explanations (similar to annual requests for budget)
- c. Detailed personnel forms must be attached as to range, salary, and benefit allocation and signed by Human Resource Department for each new position(s) requested (prorated for period to be employed by fiscal year)*

1. Projected Expenditures:

- a. Indicate Fiscal Year(s) affected – usually current fiscal year and following fiscal year (i.e., FY 03/04 and FY 04/05)
- b. Indicate: "A" if current budget and level of staffing will absorb the costs
"N" if new, additional, or increased budget or staffing will be required
- c. Indicate: "R" if recurring annual costs
"NR" if one-time, non-recurring costs, such as start-up, contract or equipment costs
- d. Attach additional projection schedules if two years does not adequately project revenue and cost patterns
- e. Costs may be netted or shown as an offset if some cost savings are projected (explain in Section 3 Narrative)

Finance Director: _____

X Check here if no fiscal impact

Column #:	1	2	3	4	5	6	7	8
	Expenditure Classification	FY _____	"A" Costs Absorbed or "N" New Budget Required	"R" Costs Recurring or "NR" Non-recurring	FY _____	"A" Costs Absorbed or "N" New Budget Required	"R" Costs - Recurring or "NR" Non-recurring	Fund Affected

Personnel*	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
Fringe**	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
Capital Outlay	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
Land/ Building	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
Professional Services	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
All Other Operating Costs	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____
Total:	\$ _____	_____	_____	\$ _____	_____	_____	_____	_____

* Any indication that additional staffing would be required must be reviewed and approved in advance by the City Manager by attached memo before release of FIR to committees. **For fringe benefits contact the Finance Dept.

2. Revenue Sources:

- a. To indicate new revenues and/or
- b. Required for costs for which new expenditure budget is proposed above in item 1.

Column #:	1	2	3	4	5	6
	Type of Revenue	FY _____	"R" Costs Recurring or "NR" Non-recurring	FY _____	"R" Costs - Recurring or "NR" Non-recurring	Fund Affected

_____	\$ _____	_____	\$ _____	_____	_____	_____
_____	\$ _____	_____	\$ _____	_____	_____	_____
_____	\$ _____	_____	\$ _____	_____	_____	_____
Total:	\$ _____	_____	\$ _____	_____	_____	_____

3. Expenditure/Revenue Narrative:

Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of receipt of revenues/grants, etc. Explain expenditures, grant match(s), justify personnel increase(s), detail capital and operating uses, etc. (Attach supplemental page, if necessary.)

Section D. General Narrative

1. Conflicts: Does this proposed bill/resolution duplicate/conflict with/companion to/relate to any City code, approved ordinance or resolution, other adopted policies or proposed legislation? Include details of city adopted laws/ordinance/resolutions and dates. Summarize the relationships, conflicts or overlaps.

This resolution has potential to complement the City's neighborhood planning processes and to provide added community representation in upcoming planning updates.

2. Consequences of Not Enacting This Bill/Resolution:

Are there consequences of not enacting this bill/resolution? If so, describe.

None known.

3. Technical Issues:

Are there incorrect citations of law, drafting errors or other problems? Are there any amendments that should be considered? Are there any other alternatives which should be considered? If so, describe.

None known.

4. Community Impact:

Briefly describe the major positive or negative effects the Bill/Resolution might have on the community including, but not limited to, businesses, neighborhoods, families, children and youth, social service providers and other institutions such as schools, churches, etc.

This resolution has the potential to broaden the participation of underrepresented groups in the public policy decision making processes.

1 CITY OF SANTA FE, NEW MEXICO

2 RESOLUTION NO. 2015-____

3 INTRODUCED BY:

4
5 Councilor Joseph M. Maestas

6 Councilor Carmichael A. Dominguez

7 Councilor Patti Bushee

8 Councilor Ron Trujillo

9
10 A RESOLUTION

11 DIRECTING STAFF TO SEEK SOLUTIONS TO SANTA FE'S HOUSING
12 AFFORDABILITY CRISIS, SPECIFICALLY AS IT RELATES TO GENTRIFICATION,
13 INEQUITY, AND THE WIDENING GAP BETWEEN RICH AND POOR IN SANTA FE;
14 PROVIDING A FRAMEWORK FOR HOUSING AND URBAN PLANNING POLICY.

15
16 WHEREAS, housing is an anchor for a stable, prosperous and just society; and

17 WHEREAS, Santa Fe leads the nation with innovative and progressive housing policies
18 and the Governing Body wishes to continue to build on this legacy; and

19 WHEREAS, the negative effects of the economic recession in 2008 continue to be felt in
20 Santa Fe in 2015 as low wage workers struggle to afford housing; and

21 WHEREAS, housing costs in Santa Fe are higher than the national average for similarly
22 sized cities; and

23 WHEREAS the 2012 Plan to End Homelessness in Santa Fe acknowledges that
24 "...homelessness is still a problem for many in Santa Fe and further work is necessary in order to
25 develop a system that is able to end homelessness for any individual or family..."; and

1 **WHEREAS**, renter incomes in Santa Fe have remained relatively flat since 2000 while
2 median rents have increased by 25%; and

3 **WHEREAS**, almost half of Santa Fe residents, both renters and homeowners, are
4 considered “cost burdened” because they are paying more than one-third of their incomes on
5 housing; and

6 **WHEREAS**, having a high housing cost burden means that families have less to spend
7 on healthy food, healthcare, clothing, and building wealth through homeownership, savings,
8 and/or retirement; and

9 **WHEREAS**, 40% of school age children, and 18% of the total population of Santa Fe
10 live in poverty; and

11 **WHEREAS**, despite local, state and federal housing laws that prohibit discrimination
12 based on race, gender, sexual orientation, age, family status and national origin, the 2011
13 Analysis of Impediments to Fair Housing Choice report found that one-third of community
14 members felt they had experienced discrimination in housing transactions; and

15 **WHEREAS**, in addition to the protected classes above, community members often feel
16 discriminated against because of previous felony convictions, poor credit history, use of social
17 safety net services, veteran status and other factors; and

18 **WHEREAS**, economic inequity tends to disproportionately affect people of color as
19 evidenced in the 2013 Housing Needs Assessment, “Hispanic residents are more likely than non-
20 Hispanic whites to be living in poverty – 25% compared to 11%”; and

21 **WHEREAS**, the Governing Body does not wish to see the lack of affordable housing in
22 Santa Fe lead to, or perpetuate, the widening gap between rich and poor, stratification of
23 neighborhoods or segregation of people; and

24 **WHEREAS**, 62% Of Santa Fe’s workers commute from outside the city, with 72%
25 citing high housing costs as their reason to live outside of Santa Fe; and

1 **WHEREAS**, limited public transportation options lead to car-dependence for many
2 displaced workers who commute; and

3 **WHEREAS**, car-dependency coupled with fluctuating gas prices and long commute
4 times can create a cycle of poverty, and decreased quality of life, for low-income people; and

5 **WHEREAS**, lack of affordable housing for Santa Fe’s workforce leads to lost tax
6 revenue for the city, and therefore limits the ability of the Governing Body to adequately serve all
7 city residents; and

8 **WHEREAS**, Santa Fe residents between the ages of 25 and 54 have declined in numbers
9 over the past decade; and

10 **WHEREAS**, Chainbreaker Collective – a community organization composed of
11 hundreds of members throughout the city – has created a comprehensive Resident’s Bill of Rights
12 developed through a year-long grassroots community engagement campaign, targeting Santa Fe
13 neighborhoods most impacted by the housing crisis; and

14 **WHEREAS**, through this process, community members have identified five key pillars
15 that are indispensable if Santa Fe is to ensure everyone, and not just a portion of our population,
16 has a decent home, access to economic opportunity, and the ability to thrive in our community;
17 and

18 **WHEREAS**, these pillars are: 1) Affordability; 2) Quality, Sustainability and Health; 3)
19 Accessibility, Fairness and Equity; 4) Stability, Permanence and Protection from Displacement;
20 and 5) Community Control.

21 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY**
22 **OF THE CITY OF SANTA FE** that the City of Santa Fe shall consider the following
23 five pillars as a framework to inform, guide and direct all future housing and urban
24 planning decisions and policies:

- 25 1. Affordability – make housing in Santa Fe affordable relative to household income and

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other reasonable expenses.

2. Quality, Sustainability and Health – ensure that housing in Santa Fe contributes to individual, family, community and planetary health.
3. Accessibility, Fairness and Equity – ensure that both rental and homeownership opportunities in Santa Fe are made accessible to historically marginalized populations and are well integrated socially and geographically.
4. Stability, Permanence and Protection from Displacement – ensure that residents living in Santa Fe’s established neighborhoods are protected from economic forces and changes in government policies that lead to displacement over the long term.
5. Community Control – ensure that Santa Fe’s housing is controlled through democratic structures and processes with particular emphasis and special protections allowed for neighborhoods that are composed of a majority of people of color and/or low income residents.

BE IT FUTHER RESOLVED that the Governing Body directs staff to:

1. Engage in dialogues across all appropriate departments to explore potential policy, budgetary and community partnership solutions to address Santa Fe’s widening gap between rich and poor, housing affordability, and inequity under the five pillars listed above.
2. Collaborate with Chainbreaker Collective and other community organizations that represent and/or serve workers, renters, low-income homeowners and/or people experiencing homelessness and/or displacement as specifically related to upcoming and ongoing planning processes. These include but are not limited to: updates of The Housing Strategic Plan/City Plan, the MPO’s transportation and pedestrian planning documents; redesign of the City’s neighborhood planning process; annual funding allocations related to housing and community development; the City’s general management of its land

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assets; and the 2016 of the Analysis of Impediments to Fair Housing Choice.

- 3. Prioritize the needs of all low-income Santa Fe residents and prioritize the needs of renters when providing housing services and programming, particularly support services for those transitioning out of homelessness, rental assistance and subsidized rental units.
- 4. Ensure that findings provided in the upcoming 2016 update of the Analysis of Impediments to Fair Housing choice and best practice examples from other communities are incorporated into the pursuit of this resolution's purpose and objectives so that patterns of discrimination and causes of displacement are addressed.
- 5. Work with Chainbreaker to discuss how existing City policies, programs, and legislation can be made more responsive to the problems in each of the Five Pillars and provide recommendations to the Governing Body.
- 6. Within sixty (60) days of the adoption of this resolution, identify two potential planning processes and initiate participation of Chainbreaker, and one potential long-range proposal, and report back to the Governing Body with these findings.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2015.

ATTEST:

JAVIER M. GONZALES, MAYOR

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:



KELLEY A. BRENNAN, CITY ATTORNEY

Legislation/ Resolutions 2015/Affordable Housing