Resort Community Economic Development Trends in Santa Fe

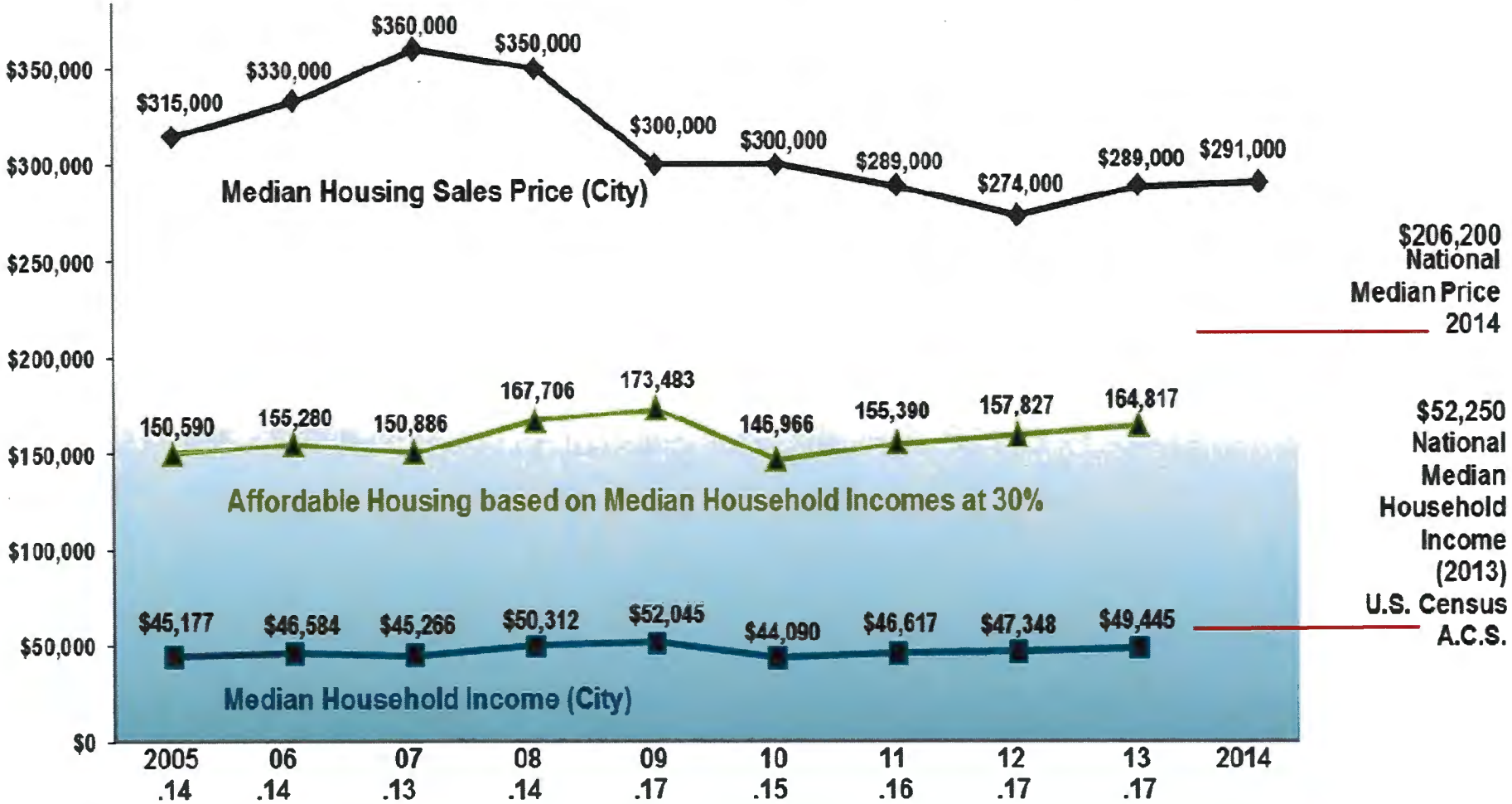
Presentation to Finance Committee

April 13, 2015

Typical Resort Development Pattern

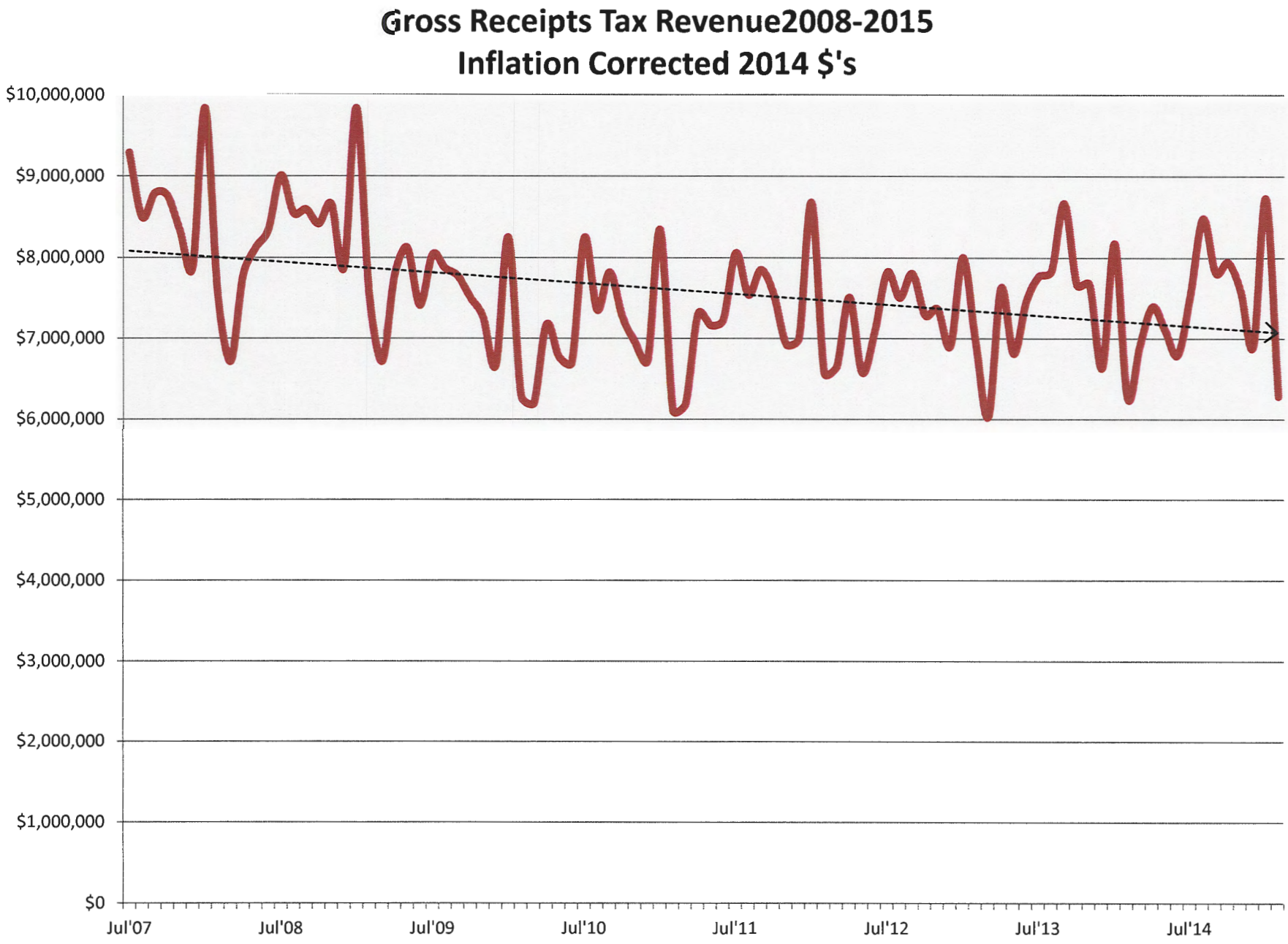
1. 2nd home buyers, retirees, and short-term residents
2. Rising rents and real estate prices displace locals
3. Economy shifts from year-round and local to seasonal and external
4. Income disparities rise
5. New demands for govt services arise: competition for scare resources intensifies
6. Unsustainable patterns eventually lead to corrections

Housing Prices and Household Incomes



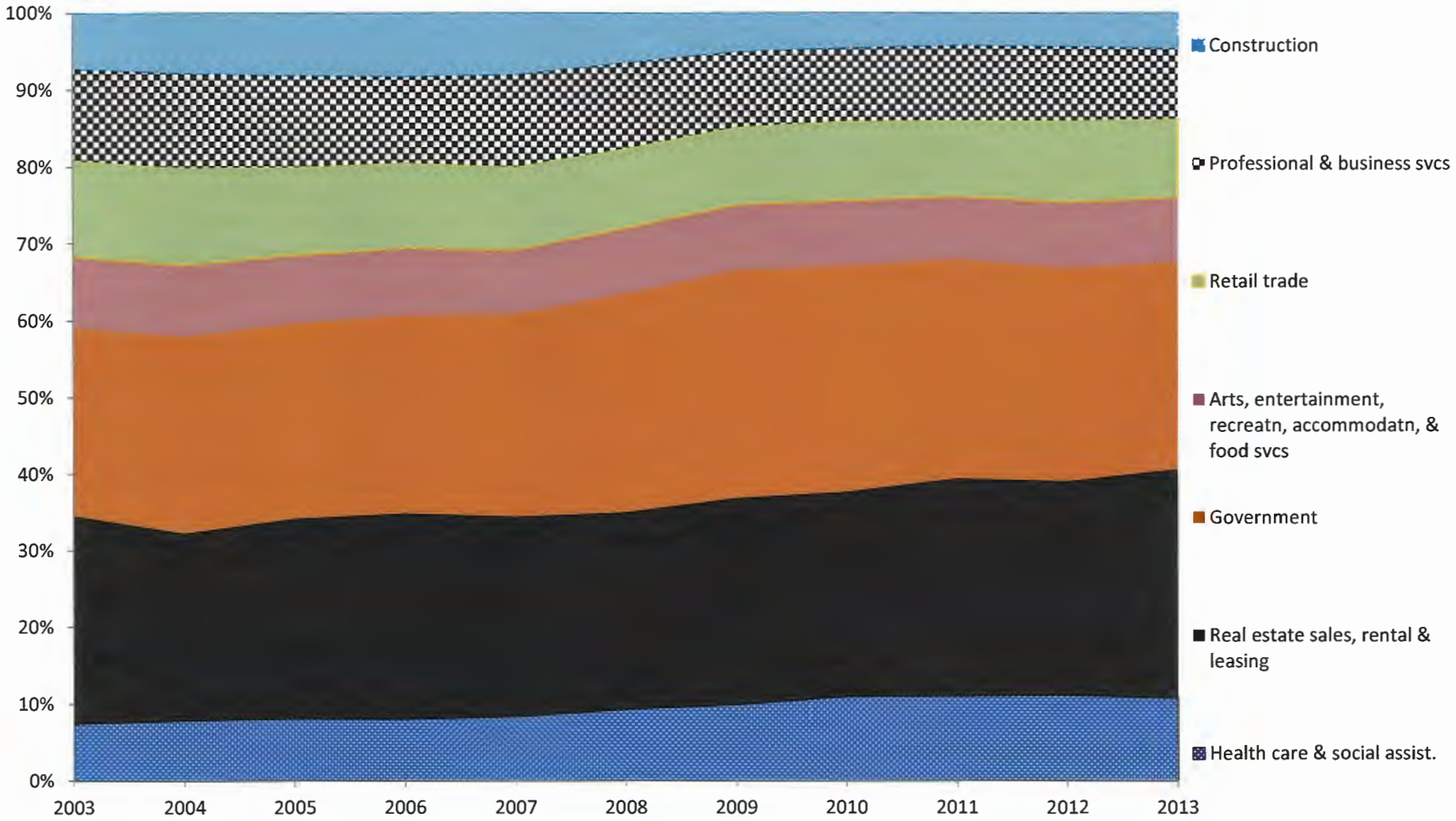
City Housing Affordability Index (H.A.I.)

Source: Santa Fe Association Of Realtors; National Association Of Realtors; U.S. Bureau Of The Census, American Community Survey; U.S. Census ACS 1-Year Estimate; File DP03.

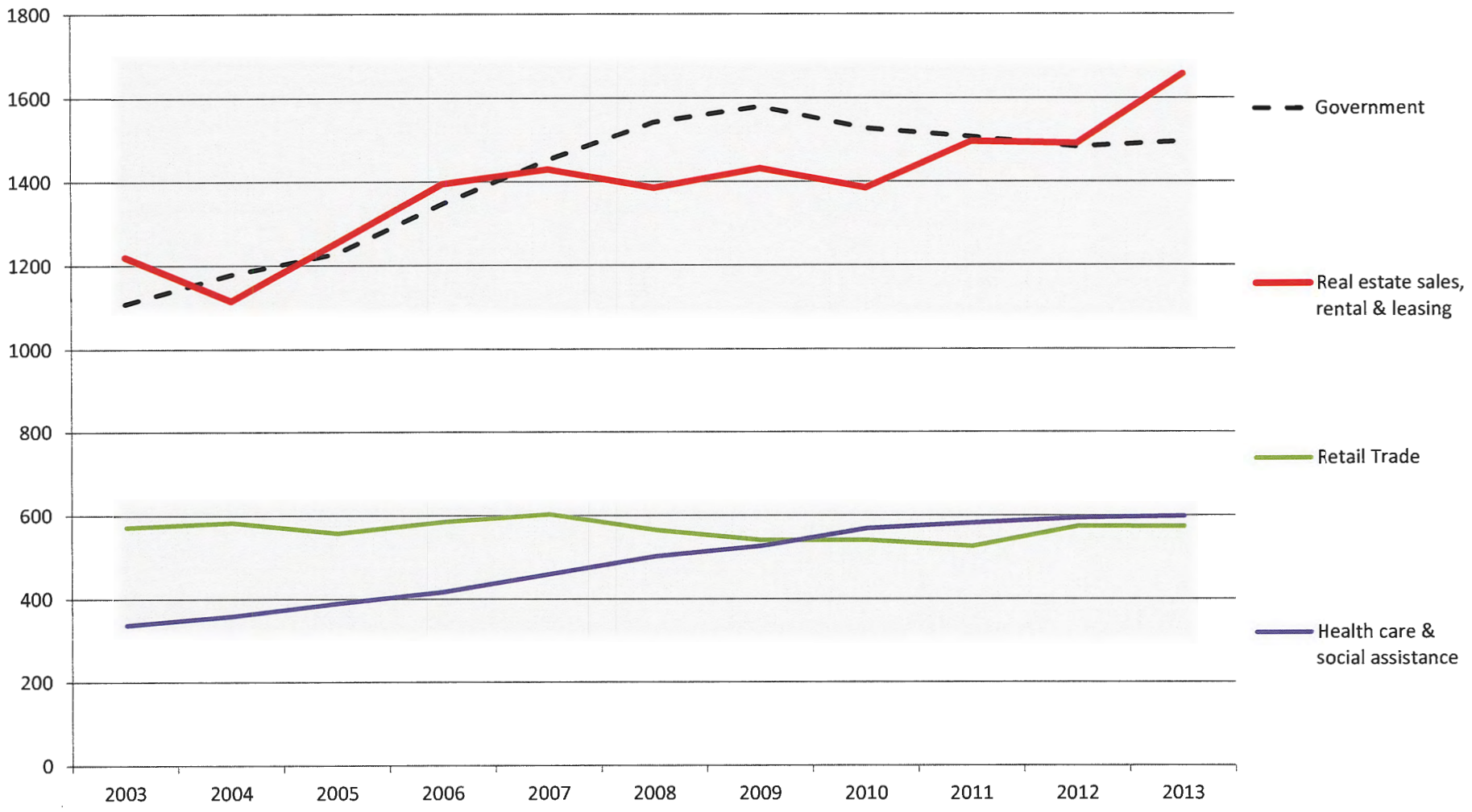

Gross Receipts Tax Revenue2008-2015
Inflation Corrected 2014 $'s
$10,000,000
$9,000,000
$8,000,000
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$0
Jul'07
Jul'08
Jul'09
Jul'10
Jul'11
Jul'12
Jul'13
Jul'14

Metropolitan Santa Fe Gross Domestic Product 2003-2013

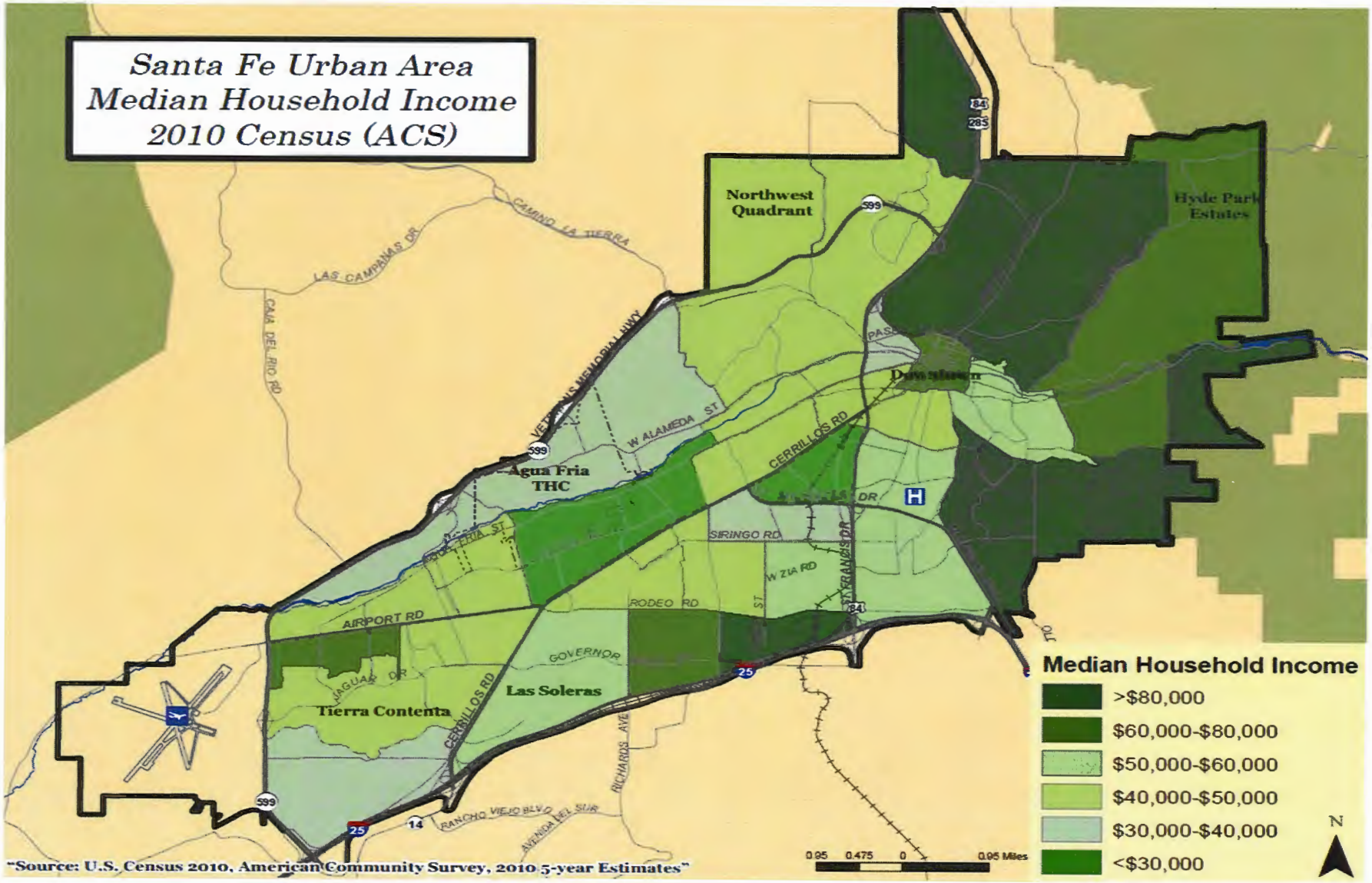
Predominant Sectors' Share of the $7.1 billion Total



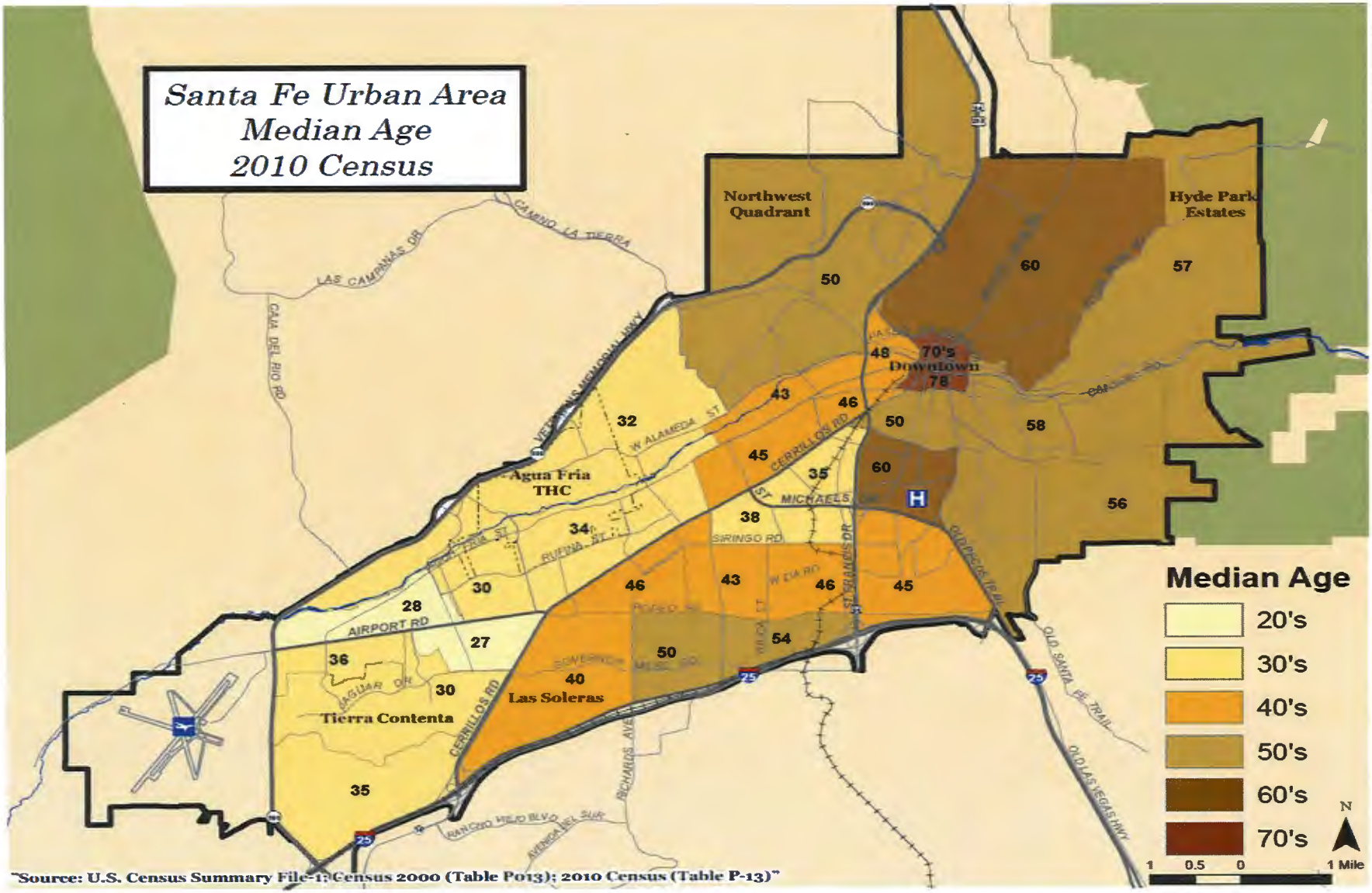
Gross Domestic Product (GDP) Trends 2003-2013: Top Four Economic Sectors



Geographic Income Disparities



Demographic Concentration



Policy Questions

- What re-enforces the current patterns?
- What attenuates the current patterns?
- What is sustainability in the current environment?