



# City of Santa Fe, New Mexico

## LEGISLATIVE SUMMARY

**BILL NO. 2014-4**

### **Santa Fe Homes Program (SFHP) - Veterans**

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**SPONSOR(S):** Councilors Calvert, Bushee, Ives, Dimas and Dominguez

**SUMMARY:** An ordinance relating to the City of Santa Fe Housing Code, Chapter 26, SFCC 1987; amending Subsection 26-1.21 to include veterans in the list of professions to qualify for expanded eligibility standards for Santa Fe Homes Program (SFHP) homes.

**PREPARED BY:** Rebecca Seligman, Legislative Liaison Assistant

**FISCAL IMPACT:** No

**DATE:** February 17, 2013

**ATTACHMENTS:** Bill  
FIR  
Action Sheets

1 CITY OF SANTA FE, NEW MEXICO

2 BILL NO. 2014-4

3 INTRODUCED BY:

4  
5 Councilor Chris Calvert Councilor Patti Bushee  
6 Councilor Peter Ives Councilor Bill Dimas  
7 Councilor Carmichael Dominguez  
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10 RELATING TO THE CITY OF SANTA FE HOUSING CODE, CHAPTER 26, SFCC 1987;  
11 AMENDING SUBSECTION 26-1.21 TO INCLUDE VETERANS IN THE LIST OF  
12 PROFESSIONS TO QUALIFY FOR EXPANDED ELIGIBILITY STANDARDS FOR SANTA  
13 FE HOMES PROGRAM (SFHP) HOMES.

14  
15 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

16 Section 1. Subsection 26-1.21 (being Ord. #2005-30(A), §51) is amended to read:

17 26-1.21 Eligibility of SFHP Buyers

18 A. The household income of an SFHP homebuyer shall not exceed the defined income  
19 ranges as set forth in subsection 26-1.5 except as set forth in paragraph E. below.

20 B. The household income of an SFHP manufactured home lot buyer shall not exceed the  
21 defined income ranges as set forth in subsection 26-1.5 for a 3-person household, regardless of the  
22 household size of the SFHP buyer except as set forth in paragraph E. below.

23 C. SFHP homebuyers and SFHP manufactured home lot buyers shall also meet  
24 additional eligibility criteria established in the administrative procedures.

25 D. ~~[A SFHP home may not be sold to a household which is smaller than the following~~

1 D. ~~[A SFHP home may not be sold to a household which is smaller than the following~~  
2 ~~household]~~ Household sizes are provided as a guideline for SFHP homes in the administrative  
3 procedures unless the office of affordable housing approves in writing a smaller minimum household  
4 size[;].

<u>[Unit Size</u>	<u>Minimum Household Size</u>
<del>Efficiency/studio</del>	<del>1 person household</del>
<del>1 Bedroom</del>	<del>1 person household</del>
<del>2 Bedrooms</del>	<del>1 person household</del>
<del>3 Bedrooms</del>	<del>2 person household</del>
<del>4 Bedrooms</del>	<del>3 person household]</del>

5 E. An eligible buyer meeting the criteria of armed services veteran, emergency worker,  
6 first responder, teacher or related educational employees in Santa Fe County whose household  
7 income exceeds one hundred percent (100%) of area median income (AMI) but does not exceed one  
8 hundred twenty percent (120%) of AMI shall be eligible to purchase an SFHP unit in income range 4.

9 (1) The status of the buyer as a veteran, emergency worker or first responder  
10 ~~[shall be noted on the certificate of eligibility and]~~ shall be verified by the office of affordable  
11 housing.

12 (2) The office of affordable housing shall maintain a list of occupations that meet  
13 the requirement of emergency worker, first responder or essential worker, and the verification  
14 of veteran status pursuant to administrative procedures. ~~[which shall include:~~

- 15 (a) ~~Police officers;~~
- 16 (b) ~~Nurses;~~
- 17 (c) ~~Emergency medical technicians;~~
- 18 (d) ~~Firefighters;~~
- 19 (e) ~~Other health and safety workers whose services are crucial to~~

1 community safety in an emergency situation; and

2 (~~f~~) ~~Teachers and related educational employees.]~~

3 (3) All other eligibility requirements shall apply.

4 APPROVED AS TO FORM:

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6 \_\_\_\_\_

7 KELLEY A. BRENNAN, INTERIM CITY ATTORNEY

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*M/Melissa/Bills 2014/SFHP\_Vets*

### 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:   X   Resolution: \_\_\_\_\_  
(A single FIR may be used for related bills and/or resolutions)

**Short Title(s): AN ORDINANCE RELATING TO THE CITY OF SANTA FE HOUSING CODE, CHAPTER 26, SFCC 1987; AMENDING SUBSECTION 26-1.21 TO INCLUDE VETERANS IN THE LIST OF PROFESSIONS TO QUALIFY FOR EXPANDED ELIGIBILITY STANDARDS FOR SANTA FE HOMES PROGRAM (SFHP) HOMES.**

Sponsor(s): Councilors Calvert and Bushee

Reviewing Department(s): Housing and Community Development, City Attorney's Office

Person Completing FIR: Alexandra Ladd, Rebecca Seligman Date: 1/13/14 Phone: 955-6346

Reviewed by City Attorney: *Kelley A. Burman* Date: 1/14/14  
(Signature)

Reviewed by Finance Director: *[Signature]* Date: 1/15/14  
(Signature)

**Section B. Summary**

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

The SFHP ordinance currently allows those who work in professions considered "essential" (police, fire, teachers, health and safety workers, etc.) to earn more than is normally allowed to buy a Tier 4 home. These homebuyers must meet all other eligibility requirements, per the SFHP. This amendment adds armed services veterans to the list of "essential" professions with the desired outcome of incentivizing local veterans to participate in one of the local homebuyer training and counseling programs.

**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)

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 _____ _13/14_	"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.)

**There is no fiscal impact or revenue generated from the proposed bill.**

**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 bill does not conflict with any City Code, approved ordinances or adopted policies. It complements other efforts to support the housing needs of veterans in our community.**

**2. Consequences of Not Enacting This Bill/Resolution:**

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

**If the bill is not enacted, this will be a missed opportunity to incentivize some veterans to become homeowners in Santa Fe.**

**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.

**This bill is proposed concurrently with a bill proposed by Councilor Wurzburger that makes additional amendments to Chapter 26 and Chapter 14. At some point, the two bills will need to become part of the same ordinance.**

**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.

**Any program that has the potential to make it easier for members of the workforce to buy homes in Santa Fe is positive for the community at large. Specifically, when local workers also live in city, they have more time to spend with their families, volunteering for civic organizations, participating in neighborhood activities, and spending their consumer dollars locally. This bill allows those veterans earning the area median income and slightly above to also participate in the Santa Fe Homes Program.**

Form adopted: 01/12/05; revised 8/24/05; 4/17/08

**ACTION SHEET  
ITEM FROM THE  
PUBLIC WORKS/CIP AND LAND USE COMMITTEE MEETING  
OF  
MONDAY, JANUARY 6, 2014**

**ITEM 16**

REQUEST FOR APPROVAL OF AN ORDINANCE RELATING TO THE CITY OF SANTA FE HOUSING CODE, CHAPTER 26, SFCC 1987; AMENDING SUBSECTION 26-1.21 TO INCLUDE VETERANS IN THE LIST OF PROFESSIONS TO QUALIFY FOR EXPANDED ELIGIBILITY STANDARDS FOR SANTA FE HOMES PROGRAM (SFHP) HOMES (COUNCILORS CALVERT AND BUSHEE) (ALEXANDRA LADD)

**PUBLIC WORKS COMMITTEE ACTION: Approved on Consent**

**SPECIAL CONDITIONS OR AMENDMENTS:**

**STAFF FOLLOW UP:**

VOTE	FOR	AGAINST	ABSTAIN
CHAIRPERSON WURZBURGER			
COUNCILOR CALVERT	X		
COUNCILOR IVES	X		
COUNCILOR RIVERA	X		
COUNCILOR TRUJILLO	Excused		

**ACTION SHEET**  
**CITY COUNCIL COMMITTEE MEETING OF 02/12/14**  
**ITEM FROM FINANCE COMMITTEE MEETING OF 02/03/14**

**ISSUE:**

22. Santa Fe Homes Program. (Alexandra Ladd)

A. Request for Approval of An Ordinance Relating to the City of Santa Fe Housing Code, chapter 26, SFCC 1987; Amending Subsection 26-1.21 to Include Veterans in the List of Professions to Qualify for Expanded Eligibility Standards for Santa Fe Homes Program (SFHP) Homes. (Councilors Calvert and Bushee) (Alexandra Ladd)

**Committee Review:**

Public Works Committee (approved)	01/06/14
Finance Committee (no quorum)	01/21/14
City Council (request to publish)	01/29/14
City Council (public hearing)	02/26/14

Fiscal Impact – No

B. Request for Approval of an Ordinance Relating to the Santa Fe Homes Program ("SFHP"); Amending Section 14-8.11 SFCC 1987 to Make Permanent the Current Percentage Requirements of the SFHP; Amending Section 26-1 SFCC 1987 to Update the Legislative Findings, to Establish the Schedule for Payments in Lieu of Constructing Units for SFHP Developments With Two Through Ten Total Units, to Make Permanent the Current Percentage Requirements of the SFHP and to make Various Changes to the SFHP Ordinance. (Councilor Wurzburger) (Alexandra Ladd)

**Committee Review:**

Planning Commission (approved)	01/09/14
Community Development Commission (no quorum)	01/15/14
Finance Committee (no quorum)	01/21/14
City Council (request to publish)	01/29/14
Public Works Committee (scheduled)	02/10/14
City Council (public hearing)	02/26/14

Fiscal Impact – No

**FINANCE COMMITTEE ACTION: APPROVED AS DISCUSSION ITEM**

**SPECIAL CONDITIONS OR AMENDMENTS**

Add Councilors Ives and Dimas as co-sponsors to item A.

**STAFF FOLLOW-UP:**

VOTE	FOR	AGAINST	ABSTAIN
COUNCILOR BUSHEE	X		
COUNCILOR CALVERT	Excused		
COUNCILOR DIMAS	X		
COUNCILOR IVES	X		
CHAIRPERSON DOMINGUEZ			