



# Agenda

CITY CLERK'S OFFICE

DATE 3/2/15 TIME 11:00am  
SERVED BY Geraldine Gurel  
RECEIVED BY Shirley Taylor

**PLANNING COMMISSION**  
**Thursday, March 19, 2015 - 6:00pm**  
**City Council Chambers**  
**City Hall 1<sup>st</sup> Floor - 200 Lincoln Avenue**

- A. ROLL CALL**
- B. PLEDGE OF ALLEGIANCE**
- C. APPROVAL OF AGENDA**
- D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**  
**MINUTES: February 19, 2015**

**FINDINGS/CONCLUSIONS:**

**Case #2014-104. 2504 and 2505 Siringo Lane Rezoning. (POSTPONED FROM FEBRUARY 19, 2015)**

**Case #2014-118. Delgado Compound Preliminary Subdivision Plat.**

**Case #2014-121. Blue Buffalo General Plan Amendment.**

**Case #2014-122. Blue Buffalo Rezoning.**

**E. CONSENT**

- 1. Case #2015-11. 621 Old Santa Fe Trail (Formerly Wolf Subdivision), Preliminary Plat Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for a 3 lot subdivision on 1.056± acres, including a variance to street design standards. The time extension would extend approvals to March 3, 2016. Wayne Lloyd, AIA, agent for Orchard Metal Capital, David Lamb. (Zach Thomas, Case Manager)

**F. OLD BUSINESS**

**G. NEW BUSINESS**

- 1. Case # 2014-119. Ross' Peak Final Subdivision Plat.** James W. Siebert & Associates, agents for Ross' Peak, LLC, request approval of a Final Subdivision Plat for 200 lots located on 31.72± acres on Tracts 12 and 13 of the Las Soleras Master Plan. Tract 12 is zoned R-12 and Tract 13 is zoned R-6. The tracts are located south of the Governor Miles and Railrunner Road intersection, immediately east of the Arroyo de los Chamisos. The Preliminary Subdivision Plat was approved by the Planning Commission on August 7, 2014. (Zach Thomas, Case Manager) **(POSTPONED FROM FEBRUARY 19, 2015)**

## H. STAFF COMMUNICATIONS

1. City Plan – Initial Ideas. (Reed Liming)

## I. MATTERS FROM THE COMMISSION

## J. ADJOURNMENT

### NOTES:

- 1) Procedures in front of the Planning Commission are governed by the City of Santa Fe Rules & Procedures for City Committees, adopted by resolution of the Governing Body of the City of Santa Fe, as the same may be amended from time to time (Committee Rules), and by Roberts Rules of Order (Roberts Rules). In the event of a conflict between the Committee Rules and Roberts Rules, the Committee Rules control.
- 2) New Mexico law requires the following administrative procedures to be followed by zoning boards conducting “quasi-judicial” hearings. By law, any contact of Planning Commission members by applicants, interested parties or the general public concerning any development review application pending before the Commission, except by public testimony at Planning Commission meetings, is generally prohibited. In “quasi-judicial” hearings before zoning boards, all witnesses must be sworn in, under oath, prior to testimony and will be subject to reasonable cross examination. Witnesses have the right to have an attorney present at the hearing.
- 3) The agenda is subject to change at the discretion of the Planning Commission.  
**\*Persons with disabilities in need of special accommodations or the hearing impaired needing an interpreter please contact the City Clerk’s Office (955-6520) 5 days prior to the hearing date.**

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CITY OF SANTA FE  
PLANNING COMMISSION  
March 19, 2015

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**ITEM****ACTION****PAGE****NEW BUSINESS**

**CASE #2014-119.** ROSS PEAK FINAL SUBDIVISION PLAT. JAMES W. SIEBERT & ASSOCIATES, AGENTS FOR ROSS'S PEAK, LLC, REQUESTS APPROVAL OF A FINAL SUBDIVISION PLAT FOR 200 LOTS LOCATED ON 31.72 ± ACRES ON TRACTS 12 AND 13 IN LAS SOLERAS. TRACT 12 IS ZONED R-12 AND TRACT 13 IS ZONED R-6. THE TRACTS ARE LOCATED SOUTH OF THE GOVERNOR MILES AND RAILRUNNER ROAD INTERSECTION, IMMEDIATELY EAST OF THE ARROYO DE LOS CHAMISOS. THE PRELIMINARY SUBDIVISION PLAT WAS APPROVED BY THE PLANNING COMMISSION ON AUGUST 7, 2014

Postponed indefinitely

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**MINUTES OF THE MEETING  
OF THE  
PLANNING COMMISSION  
March 19, 2015**

A regular meeting of the City of Santa Fe Planning Commission, was called to order by Chair Michael Harris, at approximately 6:00 p.m., on Thursday, March 19, 2015, in the City Council Chambers, City Hall, Santa Fe, New Mexico.

**A. ROLL CALL**

**MEMBERS PRESENT:**

Commissioner Michael Harris, Chair  
Commissioner Renee Villarreal, Vice-Chair  
Commissioner Dan Pava, Secretary  
Commissioner Lisa Bemis  
Commissioner Brian Patrick Gutierrez  
Commissioner Lawrence Ortiz  
Commissioner John Padilla  
[Vacancy]

**MEMBERS EXCUSED:**

Commissioner Angela Schackel-Bordegary

**OTHERS PRESENT:**

Lisa Martinez, Director, Land Use Department  
Tamara Baer, Planner Manager, Current Planning Division – Staff liaison  
Zachary Shandler, Assistant City Attorney  
Melessia Helberg, Stenographer

There was a quorum of the membership in attendance for the conducting of official business.

**B. PLEDGE OF ALLEGIANCE**

**C. APPROVAL OF AGENDA**

Ms. Baer noted the Commission needs to add Approval of the Consent Agenda after the approval of the Regular Agenda. She noted that Ross's Peak has been postponed indefinitely.

**MOTION:** Commissioner Villarreal moved, seconded by Commissioner Padilla, to approve the Agenda as amended.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Ortiz, Padilla, Pava, and Villarreal voting in favor of the motion and no one voting against [6-0].

#### **C(1) APPROVAL OF THE CONSENT AGENDA**

**MOTION:** Commissioner Pava moved, seconded by Commissioner Padilla, to approve the Consent Agenda as presented..

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Ortiz, Padilla, Pava, and Villarreal voting in favor of the motion and no one voting against [6-0].

#### **D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS**

##### **1. MINUTES – FEBRUARY 19, 2015**

The following corrections were made to the minutes:

Page 2, Index, correct caption of third case as follows: "Case #2014-124 122..."

Page 15, paragraph 1, line 5, correct as follows: "...the ~~Cienegita~~ Cieneguita ..."

Page 17, paragraph 3, line 1, correct as follows: "~~Ben~~ Vince Kadlubek..."

Pages 31 and 35, correct as follows: "Former ~~Mayor and~~ City Councilor Frank Montano,

Page 39, paragraph 6, line 1, correct as follows: "...~~Santa Fesino~~ Santafesina...."

Page 45, paragraph 6, line 1, correct as follows: "Mr. ~~Georges~~ Gorges..."

Page 52, correct line 1 of the caption as follows: "Case #2014-124 122..."

Page 54, under Matters from the Commission, Paragraph 2, line 2, correct as follows: "...actually disagree with Chair Harris. I think they do have the liberty on their point of view to express their point of view, but I don't think..."

**MOTION:** Commissioner Padilla moved, seconded by Commissioner Villarreal, to approve the minutes of the meeting of February 19, 2014, as amended.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Ortiz, Padilla, Pava and Villarreal voting in favor of the motion and no one voting against [6-0].

##### **2. FINDINGS OF FACT AND CONCLUSIONS OF LAW**

A copy of the Findings of Fact and Conclusions of Law in Case #2014-104, 2504 and 2505 Siringo Land Rezoning, is incorporated herewith to these minutes as Exhibit "1."

A copy of the Findings of Fact and Conclusions of Law in Case #2014-118, Delgado Compound Preliminary Subdivision Plat, is incorporated herewith to these minutes as Exhibit "2"

A copy of the Findings of Fact and Conclusions of Law in Case #2014-121, Blue Buffalo General Plan Amendment, and Case #2014-122, Blue Buffalo Rezoning, submitted for the record by Zachary Shandler, is incorporated herewith to these minutes as Exhibit "3"

A revised copy of the Findings of Fact and Conclusions of Law in Case #2014-121, Blue Buffalo General Plan Amendment, and Case #2014-122, Blue Buffalo Rezoning, submitted for the record by Zachary Shandler, is incorporated herewith to these minutes as Exhibit "4"

1) **CASE #2014-104. 2504 AND 2505 SIRINGO LANE REZONING. (POSTPONED FROM FEBRUARY 19, 2015)**

**MOTION:** Commissioner Villarreal moved, seconded by Commissioner Padilla, to approve the Findings of Fact and Conclusions of Law in Case #2014-104, 2504 and 2505 Siringo Lane Rezoning, as presented.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Ortiz, Padilla, Pava and Villarreal voting in favor of the motion and no one voting against [6-0].

2) **CASE #2014-118. DELGADO COMPOUND PRELIMINARY SUBDIVISION PLAT.**

Commissioner Padilla said, "Item #6 under Findings of Fact says, '*A pre-application conference was held on xxxxxxxx in accordance with..*' Should it have a date specific or should we just say, '*A pre-application conference was held in accordance with the procedures...*'"

Mr. Shandler said, "That's a typo. There should be a specific date. We have that information. We didn't get the correct iteration in the packet. I have that information from Mr. Esquibel and I can get that corrected information. It's just a typo, so I would ask for your approval, and then we'll get that corrected for signature."

**MOTION:** Commissioner Pava moved, seconded by Commissioner Villarreal, to approve the Findings of Fact and Conclusions of Law in Case #2014-118, Delgado Compound Preliminary Subdivision Plat."

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Ortiz, Padilla, Pava and Villarreal voting in favor of the motion and no one voting against [6-0].

3) **CASE #2014-121. BLUE BUFFALO GENERAL PLAN AMENDMENT.**

Mr. Shandler provided a revised copy of the Findings in this case [Exhibit "4"]. Mr. Shandler said the change is on page 3 of 4, with brand new language for item 13(g) under The General Plan Amendment.

Commissioner Villarreal said she was trying to reword 18(f) under The General Plan Amendment, which says, *"Due to the lack of data in general to show how many rental units are available to rent and the demand for the current housing stock, the proposed project may not be consistent with the rental unit projections of Santa Fe."* Commissioner Villarreal said, "I wonder if there is a way to say 'Rental unit projections actually needed or actually in demand in Santa Fe. I don't know if that helps clarify it."

Commissioner Villarreal continued, "The way it should be stated is that we're talking about the rental at present that are available and the demand for the current housing stock, the proposed project may not be consistent with the rental unit projections that were provided for us, that are actually needed in Santa Fe. And we had discussed this, but I was trying to figure out a better way and maybe my fellow Commissioners would have a better way to state that, or to keep it as is. But I was trying to clarify it in case it comes up."

Commissioner Padilla suggested amending Item 18(f) so that it reads as follows: *"Due to the lack of data to show how many rental units are available and the demand for the current housing stock, the proposed project may not be consistent with the rental unit projections for the City of Santa Fe."*

Commissioner Villarreal asked Mr. Shandler if this wording will work.

Mr. Shandler said, "I don't have any objections to that change of language, but I'm deferring this to the Commission."

Chair Harris repeated Padilla's amendment as follows: *Due to the lack of data to show how many rental units are available and the demand for the current housing stock, the proposed project may not be consistent with the rental unit projections for the City of Santa Fe."* He said, "I have no objection to that."

Commissioner Pava said, "I have a comment, and it's very minor, and it would be on the second of the 4 pages, under 13(b), on the third line, I believe it should state '*allow for a change to the character of this part...*' It's just a 'th' at the end. It doesn't really change the meaning, it's more correct. I think it was just an oversight. So if we could say '*allow for a change to the character of this part...*'"

**MOTION:** Commissioner Pava moved, seconded by Commissioner Padilla, to approve the Findings of Fact and Conclusions of Law in Case #2014-121, Blue Buffalo General Plan Amendment, with the proposed amendments.

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Ortiz, Padilla, Pava, and Villarreal voting in favor of the motion and no one voting against [6-0].



**3) CASE #2014-122 BLUE BUFFALO REZONING**

**MOTION:** Commissioner Pava moved, seconded by Commissioner Villarreal, to approve the Findings of Fact and Conclusions of Law in Case #2014-122, Blue Buffalo Rezoning, as stated in the handout provided to us this evening [Exhibit "4"].

**VOTE:** The motion was approved unanimously on a voice vote, with Commissioners Bemis, Gutierrez, Ortiz, Padilla, Pava and Villarreal voting in favor of the motion and no one voting against [6-0].

**E. CONSENT**

1. **CASE #2015-11. 621 OLD SANTA FE TRAIL (FORMERLY WOLF SUBDIVISION), PRELIMINARY PLAT TIME EXTENSION. REPORT OF THE LAND USE DIRECTOR'S APPROVAL OF A ONE-YEAR ADMINISTRATIVE TIME EXTENSION FOR A 3-LOT SUBDIVISION ON 1.056± ACRES, INCLUDING A VARIANCE TO STREET DESIGN STANDARDS. THE TIME EXTENSION WOULD EXTEND APPROVALS TO MARCH 3, 2016. WAYNE LLOYD, AIA, AGENT FOR ORCHARD METAL CAPITAL, DAVID LAMB. (ZACH THOMAS, CASE MANAGER)**

A Memorandum, with attachments, prepared February 18, 2015, for the March 19, 2015 meeting, to the Planning Commission, from Zach Thomas, Senior Planner, Current Planning Division, regarding this case is incorporated herewith to these minutes as Exhibit "5."

**F. OLD BUSINESS**

There was no Old Business.

**G. NEW BUSINESS**

1. **CASE #2014-119. ROSS'S PEAK FINAL SUBDIVISION PLAT. JAMES W. SIEBERT & ASSOCIATES, AGENTS FOR ROSS'S PEAK, LLC, REQUEST APPROVAL OF A FINAL SUBDIVISION PLAT FOR 200 LOTS LOCATED ON 31.72± ACRES ON TRACTS 12 AND 13 OF THE LAS SOLERAS MASTER PLAN. TRACT 12 IS ZONED R-12 AND TRACT 13 IS ZONED R-6. THE TRACTS ARE LOCATED SOUTH OF THE GOVERNOR MILES AND RAILRUNNER ROAD INTERSECTION, IMMEDIATELY EAST OF THE ARROYO DE LOS CHAMISOS. THE PRELIMINARY SUBDIVISION PLAT WAS APPROVED BY THE PLANNING COMMISSION ON AUGUST 7, 2014. (ZACH THOMAS , CASE MANAGER) (POSTPONED FROM FEBRUARY 19, 2015)**

A Memorandum, prepared March 9, 2015, for the March 19, 2015 meeting, to the Planning Commission, from Zach Thomas, Senior Planner, Current Planning Division, regarding this case, requesting postponement indefinitely, is incorporated herewith to these minutes as Exhibit "6."

## H. STAFF COMMUNICATIONS

### 1. CITY PLAN – INITIAL IDEAS. (REED LIMING)

A series of color maps, Map #1 Santa Fe Urban Area Senior Population Age 65+ 2010 Census, Map #2 Santa Fe Urban Area Senior Population Age 65+ 2010 Projected, Map #3 Santa Fe Population Density by Census Block Group, Map #4 Santa Fe Urban Area Population Change, and Map #5 Centers & Corridors, entered for the record by Reed Liming, are incorporated herewith collectively to these minutes as Exhibit "7."

A copy of *Housing Needs Assessment Update, City of Santa Fe, New Mexico*, prepared by BBC Research and Consulting and entered for the record by Alexandra Ladd, is incorporated herewith to these minutes as Exhibit "8."

A copy of *Albuquerque/Santa Fe Apartment Market Survey*, dated January 2015, entered for the record by Alexandra Ladd, is incorporated herewith to these minutes as Exhibit "9."

A copy of *Housing Affordability Index 2005-2014*, entered for the record by Alexandra Ladd, is incorporated herewith to these minutes as Exhibit "10."

**Reed Liming, Director, Long Range Planning Division**, introduced Kate Noble, Interim Director, Housing and Community Development, noting she will be talking about the Mayor's initiative on a community visioning process; Alexandra Ladd, Housing Special Projects Manager, will talk about housing needs assessment; and Richard MacPherson, Long Range Planner, Long Range Planning Division who will talk about the themes in the current General Plan and how we would like to carry those forward into the new Plan update. He said there are 16 staffers in the Housing and Community Development Department, which contains Long Range Planning, Economic Development, MPO Transportation Planning and the Office of Affordable Housing in this relatively small Department.

Mr. Liming thanked the Planning Commission for the opportunity to present information. He said three Commissioners sit on the Long Range Planning Subcommittee, and they're heard some of this information and he thought it would be good to present it to the full Commission and talk a little bit about a revised General Plan, what we like to refer to as a Land Use and Design Plan.

Mr. Liming reviewed the maps in Exhibit "7." Mr. Liming said, "I would like to step around to the maps and go through some of the information. I'm going to start left and go to the right with the maps. I think we have some interesting demographics at work currently in the City, and as I said, we have discussed some of this the with the LRPC. I've also presented some of this to City staff as well."

Mr. Liming continued, "The first set of maps are interesting because it looks at the age 65+ population in Santa Fe, the senior residents. And the top map is 2010. In orange, which is downtown, that is an area, this is by Census tract of 2010, those are areas that more than 50% of the population were age 65 and older. The deep orange or red, to the east, in 2010, 25-50% of the population was 65+. In yellow, through the mid-section of the City, 25-50% was 65 and older. And to the west in the very light yellow color, less than 10% of the population was 65+. By 2020, we expect the map to look like 'this,' the bottom map. Basically the eastern half, almost everything east of St. Francis, over 50% of the population will be age 65+. In the orange, the mid-section of the City, 25-50% will be 65+ and then to the west, 10-25% of the population will be 65+. I refer to this as the age wave from east to west in Santa Fe, from 2010 to 2020, and that's just 5 years away. So that's one demographic to consider as we move forward and start planning for the future of the community. We think that we will double the population age 65+ in Santa Fe from about 10,000 in the 2010 census to nearly 20,000, perhaps 10-25% of our population will be age 65+ in five years."

Mr. Liming continued, "The second map is just information about population density in Santa Fe, so a lot of this will be intuitive to most of you, if not all of you. But again, the light blue colors, we have the lowest population densities, 0 to 1,000 people per square mile. Population densities are usually done in population per square mile. Again, this is by census or block group. We've actually broken this down into block group level which are sub-census tracts so we can get even smaller areas. And again I just need to thank our GIS persons Leonard Padilla and Gil Martinez that work on documents in our Graphics Section. Our GIS staff has done a great job and I've used them for years now, so I really depended on them and they do excellent work. The lighter blue in block group is 1,000 to 3,000 people per square mile and then you can see it getting darker. The purple/red color is the highest population density. So north of Airport Road, Las Acequias area and then Tierra Contenta, some of the first development in Tierra Contenta, Paseo del Sol along the western side, those two areas have the highest population in the City of Santa Fe. You can see dark blue the entire north side of Airport Road, not so surprising. You see some areas in central Santa Fe, around St. Mike's, this area in light blue right here is kind of bordered by St. Mike's, Siringo and Cerrillos. It has the University, some other residential areas to the east of it. But it's interesting, the block groups around it are relatively high density population areas."

Mr. Liming continued, "Moving on, the next map is really the population changes, which also I think is kind of interesting, from 2000 to 2010. The areas in the light red lost less than 10%, but did lose population between 2000 and 2010. We have one area in light blue, then we get into population gain between 2000 and 2010. And again, you have Las Soleras, primarily because of Nava Ade between 2000 and 2010, and then Tierra Contenta, as the two areas that gained the most population during that 10 year period. It is interesting that we have one area on Airport Road that lost population, speculation actually 13% which is significant. You can see, I think the reasons to the north and east that we had gains, we had just enough new housing between 2000 and 2010 that they actually had population gains. But see, most of north of the City, southeast, central part of the City, much of it lost population between 2000 and 2010. Part of that I think are kids leaving that may have grown up in some of those neighborhoods, some of those areas. I think to the east, we may have more second homeowners who may not have been living

here when the census was done on April 1<sup>st</sup>, and maybe we had more of those people in 2000 that were here, less in 2010. But it's kind of an interesting map to look at, because I don't think most people would think that many areas of Santa Fe had lost population. "That's kind of a look at some different aspects of Santa Fe in terms of demography."

Mr. Liming continued, "This final map is a map that we hope to feature in the new plan, and it's what we call the Centers and Corridors Map. We have a future Land Use Map, but sometimes looking at that map, because it's got so much detail, it's hard to know what's the focus. Where are the key areas for the future of Santa Fe. And so what we want to do with this map, not necessarily to replace a Future Land Use Map, but simply to show, in the brighter colors, those are where we would expect growth to be guided or redevelopment to occur. And the other areas, we've got areas kind of in the soft browns, tans and greens that we call areas to conserve. And in the brighter colors on this map, areas of focus. So those include Las Soleras, Tierra Contenta, the Northwest Quadrant as 3 major master plans the City has approved. And in 2 of those, building and construction is going on obviously. In red, major retail centers and in purple, employment centers. We've also shown, with hatching, the major corridors where we would encourage or think that potential new development or redevelopment may occur. And no surprise, but it's interesting and you have to make the connection, most of the centers are connected by the major corridors. And we think this has put Santa Fe and its future in a little different perspective, other than just looking at a mini multi-colored Future Land Use Map. And we do think these areas are key for the future of development and redevelopment in some areas for Santa Fe."

Mr. Liming continued, "As I said in my opening remarks, we're trying to look at a Plan that is pretty much focused on land use and urban design. So we don't intend to try and recreate a new General Plan to the length, depth or breath that the current one was written. That was a huge process. Mr. Chairman, I responded to a question you had and tried to give some information about what went into the General Plan and how long that took, what was involved in that. And I think that something that is much more focused on land use and urban design would actually benefit Santa Fe going forward, rather than trying to discuss and get into all of the issues the current General Plan got into."

Mr. Liming continued, "So again, I wanted to give you a taste of demographics and give you an idea of one way we graphically like to depict the future of Santa Fe and areas to focus on, as well as areas not to focus on. I should also say, because these are to conserve doesn't mean there won't be growth in these areas, new housing or some new developments. But what we're trying to highlight on the maps are the areas where we think the majority growth and redevelopment will take place or should take place in the future. And with that, I think I will turn it over to Kate Noble, and let her talk to you a little bit about community visioning."

Commissioner Padilla asked for copies of these maps for the Commission, and Mr. Liming said he would provide those..

**Kate Noble, Acting Director, Housing and Community Development Department**, said, "I have been in this position for closing in on two years now, and have worked in Economic Development for 7 years for the City of Santa Fe. Our Department, as mentioned, has these four distinct areas: Long Range Planning, Office of Affordable Housing, Economic Development and the Metropolitan Planning Organization which looks at transportation planning."

Ms. Noble said, "We wanted to start with these very striking maps that Reed has put together, partly to set the context for talking about the work our Department does and the update of the Plan or Plans we're working on for 2015. The four areas of our Department are sort of unique, and what holds us together is that we're all taking the long view. We're all looking at the trends in Santa Fe, how the demographics, the housing will be needed as we see things evolve and the changing face of the community. This demographic overview, these maps really are relevant to the work we are all doing. We have embarked and are in the early stages of planning a community process. As Mr. Liming mentioned, we are not planning an update of the depth and breadth that the 1999 General Plan went into, partly because lots of different areas, economic development included, have adopted their own plans."

Ms. Noble continued, "You may be aware in 2004, there was an extensive community process, led by a firm called Angelou Economics, which led to the adoption of something we know as the Angelou Plan, which is still the City's official Economic Development Plan. The Arts Commission has developed its own plan. We have a strategy for the Office of Affordable Housing and the MPO.... because their work under federal guidelines has to with planning updates for transportation periodically. But all of these four areas are in need of some sort of update now. In Economic Development, we're looking at an updated strategy. It's time for the Office of Affordable Housing to do an updated strategy. The MPO has done a number of plans they need to do outreach for, and Long Range Planning has been tasked with an update of the General Plan, which at this stage we see potentially going into two pieces, which is the Future Land Use Plan that Mr. Liming Mentioned, but perhaps something that encompasses community vision and values which is a strong piece of the 1999 General Plan."

Ms. Noble continued, "So we are in the process of designing this community visioning, if you will. We've been talking with the Mayor about getting *[inaudible]* leaders and other members of the community to weigh in on some of these values we see the need to redefine and update our terminology so we can get on the same page around some of the community values that guide a lot of these plans, whether it's economic development, affordable housing or future land use. So our Department is also looking at not doing the sort of vertical silos which have been somewhat seemingly rigid in the past – that over here is transportation, over here is affordable house, over here is economic development, because we really, as we have worked together more and more as a group, and spent some time talking about our community, we see what we all know intuitively on some level that these things are interconnected. That transportation serves affordable housing and affordable housing can depend on transportation. The economy is certainly connected by housing they can afford and their ability to move around town. And land use, of course defines where all of these things go."

Ms. Noble continued, "So we are taking on a very big project and really hope to shape this and wrap it up by the end of 2015, and have some of these documents prepared. But it is to look at, with all these four key areas, in an interconnected way, and an understanding of the demographics and the

evolution we're seeing in Santa Fe, and what we need to do to be intentional about planning the community for the next 20, 40, 50, 400 years, pick a number. As we've been working through designing this process among ourselves, and we will have a lot of input from various different folks, and that's one of the things we were actually hoping to get tonight from you."

Ms. Noble continued, "But we've looked at the themes of the 1999 General Plan. There are 14 of them, 2 of them are process oriented, and we are looking at starting with what we have. A lot of this thinking is already out there and this may be as much an exercise in pulling together elements from plans that have already been worked on, vetted and approved by the City Council and the community and looking at the common elements. And the 12 substantive themes in the General Plan are a really key part of it, and we are going to start with looking at those, in essence as a set of community values. With that, my colleague Richard MacPherson is going to talk to us about the 12 themes from the General Plan. Thank you very much."

**Richard MacPherson, Long Range Planner, Long Range Planning Division**, said, "As Kate was saying, in the City's 1999 General Plan, there were certain overall themes, or community goals that were laid out, which gets to the heart of the matter of how the City functions or how it should function. What I would like to do is read over this list for you. These goals may still be relevant and important in summarizing Santa Fe's vision for the future. So as we go out and invite the public to give us feedback on our documents and what we're doing, there are overall themes we want to express. And this list is not in the order of importance, it's just the different goals and overall themes we would like to pursue in this process."

Mr. MacPherson said, "So, I'll start off with Affordable Housing, and Alexandra will talk more about that in a few minutes. But we'd like to actually participate in the creation of affordable housing as the City goes forward. Another community goal is Quality of Life, and it's what brings a lot of people to Santa Fe and that's why they stay in Santa Fe, and enhance the quality of life in the community and assure that availability of community services of residents. And Santa Fe has done a great job in taking care of the people that live in the City, and we see that as a wonderful goal to go forward with. Transportation Alternatives – reduce automobile dependence and dominance. So within our Department, we have the Metropolitan Planning Organization and they've been actively working on different plans. There's the Pedestrian Plan. And what's exciting about the future of transportation, it's not all about cars, it's also about bikeways and trails, so that's exciting."

Chair Harris said, "I just summarized the 10 land use themes, so I'm going to pass them out, so people can take some notes while you're talking. I realize you're speaking to the 12 substantive General Plan themes, but I thought it might be helpful to take a few note."

Mr. MacPherson continued, "Economic Diversity – develop and implement a comprehensive strategy to increase opportunities, diversity the economy and promote arts and small businesses. Sustainable growth – ensure the development of sustainable and growth, conservation, redevelopment and natural resource protection are balanced. And of course, the big one in the southwest here is Water – Undertake comprehensive efforts to conserve water and ensure adequate supplies for growth. Santa Fe

has had an excellent record in the last 10 years of conserving water, so we would love to see that go forward. It is of prime interest and importance here in the Southwest. Character – maintain and respect Santa Fe's unique personality, sense of place and character. And that is key to the arts and urban design and a lot of the cultural activities that go on in the City which all wrap around the wonderful character that Santa Fe has and its 400 plus years of history. Urban Form – promote a compact urban form and encourage sensible and compatible infill development. So as cities go forward in trying to use land effectively, we're going to see more unique ways of infilling vacant areas and also working along the corridors as a central theme to be able to take advantage of transportation opportunities."

Mr. MacPherson continued, "Some more themes. I don't want to spend too much time on this, but a huge one, Community oriented downtown – put community activities back into the downtown. So in the Summer, on the Plaza we have amazing music programs, the Lensic, and there's so many wonderful museums in the downtown area. And it's really what draws tourists to Santa Fe and just enhance that as much as we can, that's great. And then also, along with that is Community Oriented Development – orient new development to community, foster public life, vitality and community spirit."

Mr. MacPherson continued, "So those are themes that were important in the 1999 Plan that we would like to see go forward. Thanks very much."

Chair Harris asked Mr. MacPherson if he mentioned mixed use.

Mr. MacPherson said, "I did not mention mixed use, I apologize. And Mixed Use would be on this list."

**Alexandra Ladd, Housing Special Projects Manager, Office of Community Housing,** said, "Now that Richard set this nice broad viewpoint for us, I'm going to dive into the weeds and talk about affordable housing and some of the nitty gritty details. Richard is about to pass out the Executive Summary from our Housing Needs Analysis which is available at the Housing and Community Development website. It is a nice summary, and it was done 2 years ago, so it is a teensy bit dated, but it really follows along some of the information that Reed was presenting earlier. The other two items are a one page from the most recent sales statistics from the Association of Realtors that looks at a housing affordability index. And I wanted to start there because a lot of people ask what is that index, what does the magic graph look like, how do we know where we are in terms of housing affordable. And I want to say on the one hand it is useful to look at the trend over time. What it does is it compares the amount of income needed to the median priced home at the time, so it looks over several years, but it's super simplistic. And when we look at affordable housing from a policy and a regulatory and a service provision point of view, it really doesn't tell us anything. Because you can have enough income to buy a house in a certain price range, but if the house isn't available for you, it doesn't matter. You can't buy it. If you have bad credit, or you don't have enough savings or you're not mortgage ready as a homebuyer, you can't buy it, no matter what your income is. So it's a limited measure, but it does track over time and you can see on this graph where housing affordability tanks when the market was going gangbusters and then where it improves when the market goes down."

Ms. Ladd continued, "The other single page that Richard just passed out is from the latest Department survey that CBRE does every two years. And what it says quite emphatically is that the vacancy rates in Santa Fe are at an all time record low. We do not have enough rental housing for the people who want it and can pay for it. And rents in the last year it says have gone up almost 7% for market rate. Now the affordable homes, and of the units surveyed, almost half of those are affordable, and it even says, there's a sentence in there, because Santa Fe has been so pro-active in supporting affordable rental housing. And so those rents obviously have not gone up, because they're constrained. They're tied to something called the Area Median Income which is established by HUD every year for every jurisdiction in the country. And all affordability programs from services provide eligibility for programs for people transitioning out of homelessness all the way up to home buyers as well as homeowners is based on this AMI percentile."

Ms. Ladd continued, "So, with that said, if you were to look at the Executive Summary for the Housing Needs Assessment and flip to the back part of it, I just wanted to point out a couple of statistics that I think are interesting and have the biggest policy considerations for us moving forward. And you can kind of layer that on what Reed and Richard and Kate have said, and maybe start making some connections. And after I'm done pointing that out, I would really love to turn it over to you, and you guys are our first sounding board. We'd like to hear what kinds of things jump out at you as being obvious, or being interesting, or being worth more consideration."

Ms. Ladd continued, "So I think the number one thing is as we look at what our population is doing, the demand for your typical south suburban 3-bedroom home, is that it is our housing type of the future. It's always going to be a housing type forever. There will be families who want this house. Or we're going to have a different housing type that our community is going to demand. And whether it's the retiring Baby Boomers who want a smaller place, or don't want home ownership any more, or whether it's younger people who want to live here for a while, see if they like their job, and they're not ready to buy a house. The demand for that housing is going to change quite a bit."

Ms. Ladd continued, "And that does lead toward the need, most likely, for more rental options. One of the things our Housing Needs Assessment points out right away is that in 2010, home prices, and this is even factoring in the dip in market values, home prices are 65% higher here than they were in 2000. I always think what would this picture look like if the City hadn't been so proactive in providing homebuyer training and assistance, really great subsidized rental options and a really amazing infrastructure for helping people who are either homeless or at risk of becoming homeless."

Ms. Ladd continued, "So going into that, the other part of that which is remarkable, is that in 2000, 30% of renters, 1/3 of all renters, could afford the median priced home. And in 2010, it's only 14%. So, we still have this affordability gap and it's persistent and we sort of can't ever stop doing what we've doing. And first, in terms of building capacity for people to become homeowners, is to continue our very proactive down payment assistance programs and all of our homebuyer training and counseling. John's shaking his head, because he knows all about all those things. And I think going hand in hand with our regulation which requires, through inclusionary zoning, that a percentage of homes are provided at these constrained affordable prices to income certified buyers is also the carrot. Our developers who are participating in the program, they need the fee waivers, the density bonuses. They need also to be able to work on their end



and it's really important that we keep up with that. I think our home repair and rehab programs are great also for aging homeowners who may want to make accessibility improvements to their homes. They can stay there and create a caregiver unit or anything that kind of changing demographic requires. We also have Homewise which has been proactive in energy efficiency improvements and helping homeowners make their homes more affordable over the long run. Because if you're not paying as much for energy you have more money, more disposable income."

Ms. Ladd continued, "One of the measures we also use for housing affordability is cost burden. Your housing payment is considered affordable if you're paying no more than 1/3 of your income toward the payment, including your utilities, so all of your living costs. We know that almost half of our population, whether they're renters or homeowners are cost burdened, and many, many of our renters are extremely cost burdened, which means they pay more than 50% of their income for housing costs. And that cost burden has risen 67% since 2000, which is horrendous. One of the statistics that the Housing Needs Analysis kind of teased out was that renters who earn less than \$25,000, up to 3,000 households, are unlikely to find a unit they can afford on the market. So if they're not dialed into one of the programs or one of the subsidies, their car breaks down, then they're out. They're on the streets. And we know from helping homeless people that the most cost effective way to deal with homelessness is to keep people from becoming homeless in the first place. In the last year, we've initiated a City support rental assistance program that helps people with short term rental assistance, to pay their rent, helps them pay a deposit to get into a new unit. The whole idea being, people who are in some kind of financial crisis or transition, if they can get a little bit of help now, that keeps them from needing a lot of help later."

Ms. Ladd continued, "And as we look at the broader picture, now I've widened back out of the weeds a little bit. And this Centers and Corridors concept, we know there's a really strong connection between jobs and employment, and economic opportunity, support for entrepreneurship and housing being affordable. And I think we have a real opportunity as we move forward to make some of those connections in some of the areas that are redeveloping, whether it's through Live-Work housing or just alternative, flexible kinds of housing types. I think I've covered everything that I thought would be interesting to start with. We could talk on and on and on, but obviously all of us want to go home. So, with that, I'd love to open it up and hear what all of you have to say in listening to us sort of paint this broad picture and kind of what some of the specific needs are within that as we move forward as staff to get input from the community. Where do you all see this going. Where would you like to participate more or focus some of the energy, which parts of this are most intriguing."

Chair Harris thanked everyone for the presentations. He said, "You may feel a time constraint. I don't think we do. It's only 7:00 p.m. We've become fairly tough when it comes to sessions, so it's still early in the evening and I would encourage all of our Commissioners to ask a series of questions. I know I have some, but I'll wait and let other people start."

*The Commission commented and asked questions as follows:*

- Commissioner Villarreal asked what was the island that lost population between Las Soleras and Tierra Contenta.

Mr. Liming said, "Here's Cerrillos and south of Airport. Some speculation. There are some mobile home areas that I think had some immigrant population or migrant population. And you have to remember in the 2010 census we were already into a recession and the construction industry was already taking a dip. So, again, it's hard to know exactly who it was that left the population, that census tract, but that may be one issue. As the result of the recession some people who were here for construction, landscaping industry did not remain as the economic times got tough."

- Chair Harris said he was struck by the statement in what was handed out, commenting it would have been great to have it going into the meeting. He said, "It's always advantageous for us. It's hard to respond from something on the podium. And you heard us earlier talk about a Finding of Fact, and I could read it again. It doesn't sound like it's a fact to me any longer from what you've just said. We had a motion and agreed that due to lack of data to show many rental units are available to rent and demand for the current housing stock, the project may not be consistent with the rental unit projections of the City of Santa Fe. I think you shot holes in that one." Ms. Ladd apologized saying she didn't intend to do that.
- Chair Harris said, "That's fine. We need the data. We need the information that we often don't have. We have a very broad General Plan. I appreciate the information, I just wish we had had it sooner."

Ms. Ladd said "It's hot off the presses. I don't think the report had been released when the meeting was happening."

- Commissioner Gutierrez asked if the market rate is \$800.

Ms. Ladd said, "Yes. It's an average. In another part of the Report they look at some square footage costs and it's somewhere around \$1 per sq. ft. for the majority of units. Now they are calling all of the apartment complexes, so they're not looking at the backyard casitas or the super fancy opera rental on the hill kind of thing."

- Commissioner Gutierrez said, "So on the Finding of Fact, the prices we were given for that case were 40% higher than what was shown here, Mr. Chair, or anybody for that matter. Just a thought."
- Commissioner Villarreal said the way it was presented to us is they were saying the market rate was a lot higher than this percentage, so, what you're saying, is this may not capture that piece of availability of those rental units, or "what are you getting at."
- Commissioner Gutierrez said, "I'm just saying that he was referring back to Findings of Fact that we had done earlier about stuff, and so the \$800 figure or the market rate figure we have in front of us would have helped us in two ways. The first thing they would have done with this page is say, hey we need more rental because we're at 96% occupancy. But the second I would have said is, hold on, we're at 140% of market rate instead of market rate or what they are saying to us is market rate."

- Chair Harris said he doesn't remember the numbers they were saying, but there was a range, and the smallest unit was 570 sq. ft., and he doesn't remember hearing a rental rate for a unit that size.
- Commissioner Villarreal said they didn't give us that particular size, but didn't they say \$700 to \$1,500. I think what they were presenting was a little misleading, plus what we were saying about the Finding of Facts is the *[inaudible]* that was presented there was zero. They could not tell us how many houses were available, rentals. They could not tell us any of the numbers. "So this is actually great to have an actual percentage. This is specifically for Albuquerque/Santa Fe, but the part you're that you're giving us is specifically Santa Fe numbers. And I'd like to read it more to kind of delve in, but it's hard to listen to you and read at the same time. It does say the market rate affordable occupancy is 96.5%. I'm going to yield for a minute to kind of think about some things."
- Commissioner Padilla said, "Speaking to Commissioner Gutierrez's comment and his point, in looking back at the meeting notes, is the average apartment we're projecting was 850 sq. ft. with 8 of the units over 1,400 sq. ft., and 8 of the units at about 1,250 sq. ft. Everything else is 560 to 1,100 sq. ft. And 95% are 2-bedrooms, and young demographics, our expected rents are such that 90% of the units should be affordable for households owning 80% of the area median income. So keeping them small, makes them more affordable and more attractive for younger people, were the statements that were made at our last Planning Commission meeting."
- Chair Harris said, "I'm going to go ahead and continue on. Really, I do appreciate the presentation, but I would like to know about the process. Who is it accountable to. Ultimately, I would assume it's accountable to the Governing Body that has to accept any document that is presented that comes out of your Department. But, Ms. Noble, could I ask you to step forward and really talk this through and hear your ideas. I realize this is not set in stone. This session is initial discussion and so, what would be your ideas about how this should be organized and really who it is accountable to. And of course we talked about community visioning and things like that, and certainly there will be a role for them to play. But how do you see it playing out over the next 9 months."

Ms. Noble said, "This is absolutely a work in progress, and we are wrestling with different models we have been finding of what other communities have done to take elements of that and create our own model for Santa Fe. To answer your question, of course we are all employees of the City of Santa Fe, ultimately accountable to the Governing Body and the City Manager. But I think we have really worked to think about this with accountability, primarily to the community, to Santa Fe. We don't imagine that we will be able to reconcile all of the different forces pulling in different ways. But we do see that even controversial issues, bring up different sets of community values. At a recent committee meeting, after we had spent some time in our staff meeting discussing this process, the issue of banning miniatures was discussed. And I found myself listening to that with this lens of community values, and hearing a number of different values stated which included reducing irresponsible drinking, reducing litter and not putting the burden of regulation on small businesses. And it strikes me that those things don't have to be at odds. So we really look forward to the shapeshifting of this."

Ms. Noble continued, "And to answer your question more specifically, the initial process that we sort of threw out was 6 meetings, 2 of them being really geared City-wide generally, one of them hosted in our offices at the Railyard to help us get a sense of how it would work. That might be the first around Bike to Work Week which is in May, and seemed a reasonable target for a first meeting. And then we would look at another community-wide one later in the year, probably at a place like the Southside Library, a City facility in a very separate part of town. And then 4 meetings in between, or however the calendar would work out. We did look at sort of what if we did one month in each of the four Council Districts, and had hoped to reach out to the Councilors in each area and find the right spaces and ask them to co-host the gathering. We have talked about an open house format where we would have information presented, these maps on the walls, some of the housing information, what we've been doing in Economic Development, or what some of the elements are of our Economic Development Plan, as well as the MPO Transportation's work."

Ms. Noble continued, "And we've really looked at two key purposes to inform, because we perhaps have a task in getting information out about what we know, let's say about the rental market, or other subjects. But also to gather input, whether it be concerns, ideas or we even talked about with the 12 substantive things of the General Plan, saying what you keep, what would you change, what succeeded, what failed. And we might have some sort of variety of message for input, whether written or verbal, because we'd like to enable different people to communicate in ways they feel most comfortable. And that was sort of a loose process. We've also talked about focus groups, and a focus group sort of orientation. And one idea that came up at a staff meeting that was really interesting, is we talked about experts in the area, and we were looking at Bike to Work as that might our soonest horizon for something."

Ms. Noble continued, "And we thought about experts in transportation and our MPO said, you know, we have that meeting all the time. We meet with the MPO Board and commissions, we have transportation meetings. What if we talk to other people, other thought leaders. And Alexandra made the example of Mike Lofton, the Chief Executive of Homewise who is an active bike rider to work, and of course is active in affordable housing. And we thought, okay, that's an example of maybe what we would put on the transportation focus group. And maybe, as we sort of look at transportation and then economic development and affordable housing, and Reed said this earlier, maybe we don't separate them. Maybe we look at a group of advisors who can help us shape the process."

Ms. Noble continued, "So we've been really playing with this and are actively researching. Where we are now is we're going to start with key pieces of data that each area looks at as an indicator, and key questions that we might want asked. For example, in economic development there is a continual debate of should we recruit companies and at what scale. And I would really like.... I don't know the answer. I have an opinion as do many others, but I would like to, through this process, drive to some sort of consensus on some of these hard questions that we grapple with

and having to resolve through specific issues as opposed to having a guiding framework that can help us really fit things in, and even much more difficult than it sounds, prioritize what we do for resources in affordable housing, transportation, economic development and the intentions around future land use planning.”

- Chair Harris asked, “Do you see a role for this Commission in the process you described.”.

Ms. Noble said, “My gut says absolutely. I don’t quite know what it is, but I know that as the people tasked with wrestling with the development and the particular projects that come forward in this City, you have an incredible perspective and body of knowledge and experience that I think would be very valuable to inform our process. And one of the things we wanted to ask you to perhaps even just think about, and we can continue the conversation in various forms later, is how we do this well. And from your perspective as the Planning Commission, if we visualize the end product, what do we have, or what have we achieved that makes your lives easier and clearer.”

- Chair Harris said, “Actually, we have more than a perspective. We really have a responsibility. The second page of Chapter 14 says that we are to implement the purpose of the General Plan. And it goes on to say that we are to ensure that the regulations that are adopted are consistent with the general plan. So, that’s something we wrestle with constantly. And certainly did that a month or a few weeks ago when we looked at Blue Buffalo. So again, we have far more than a perspective. We have a responsibility. And I encourage you to really think about, and there probably will be some suggestions that come out of this body how we want to participate. Okay. Thank you.”

- Commissioner Pava said, “I guess I would address this to Ms. Noble. With regard to the visioning and values process, do you foresee conducting a scientifically valid survey of community attitudes as a baseline.”

Ms. Noble said, “I don’t know. We have a number of... and as we get to these questions, I think it may come to that. We have been actively surveying, for instance in economic development, we’ve been surveying businesses for the past few months. We are approaching 600 responses that we have specifically on businesses to give us some baseline information for economic development. I think whether it is a survey or a consistent set of points that we look for input on. For instance, again, speaking to economic development which is sort of my core expertise, gross domestic product, what our economy is made up of. We have a pie chart that shows what exists in 2012, maybe 2013 by now, but we’ve talked about what if people were imagining what a diverse economic base, a broader base, which is perhaps more diversified from government and tourism. We have a stronger other sector, if you will, from government and tourism and what that might look like and what people think would be an ideal to pursue in 10 years or something. So if we collected a series of versions of a pie chart or something like that, we might look at that as an element of a survey, but certainly, we will be considering.... and surveys are perhaps a standard tool for a reason. So it may come to one of those.”

- Commissioner Pava said about the time the 1999 plan was being done for Santa Fe, he was doing one for the City of Rio Rancho. He said, "We started off by publishing a fact book to inform citizens. This was in the earlier days of the internet. Today, with social media, there's a lot more available. I would recommend that be done. Mr. Liming's and Mr. MacPherson's excellent work on their *Santa Fe Trends* should be published as soon as possible, and made available to every citizen of this City. I'm on record as saying that. I'm not sure if there is a reluctance or resistance to that, but you can't have good planning if, and until the facts are out and everybody has the same baseline of understanding. Otherwise, you will have differences of opinion that aren't based on fact, and that's all they are is differences of opinion."
- Commissioner Pava continued, "I think that a scientifically valid survey of the entire populace is very useful because you can glean from that community attitudes and values. That certainly was the situation in Rio Rancho and any other place I've worked as a planner. There are many ways to do it and it might be your largest item, in terms of cost, particularly if you do this in house. And with our over \$2 million deficit, it's probably best to be very careful about what we expend for consultants. But Sanderhoff or somebody like him, probably would contribute an invaluable amount of information to get the process going. I think a steering committee, you indicated focus groups and what not, a steering committee would be very useful because it is going to develop a constituency to support your plan and willing to help your staff, which is excellent."
- Commissioner Pava continued, "I really appreciate the presentations at Long Range Planning and the presentations that Alexandra and you all gave this evening. Those are just some of my thoughts about this process. I'd sum it up by saying I know we have financial constraints, but I don't know the reluctance of our political leaders on the Governing Body would be to having a full fledged General Plan update. You may tailor it, and it may be a very succinct document, instead of the large document we now have. We did a process in Rio Rancho for \$200,000. It didn't cost \$1 million. There's a real opportunity here to engage the public, because the surveys in the comp plan go back to 1994, that's 20 years ago. As Reed presented, things have changed drastically, not to mention climate change, the urban wildfire interchange and so on and so forth. I would just encourage staff to ask for our support as a Commission since we're in that position between staff and Governing Body. And I believe, I for one, would like to wholeheartedly support as robust an effort as you can pull off. Thanks."
- Commissioner Padilla said, "Ms. Noble, I've got a question in reference to... you speak to economic diversity, and we're talking long range and so forth. What worries me is looking at the aging population of age 65 by 2020, only 5 years down the road, it is a significant increase in all areas of our community as to the percentage of 65 and older. How are you looking at how to really diversity our economy. We know it's tourism, it's government jobs, etc., what are you really doing to actively look at that and how does a General Plan speak to economic diversity."

Ms. Noble said, "Is it economic diversity, yes. It's one of the 12 substantive themes in the General Plan. It is basically one key goal in economic development to diversity the economic base. And speaking to the issue of aging, and that's why these maps are striking, and every time I look at them it kind of feels like a gut punch, to see what's coming. And Mayor Gonzales has put it as

growing Santa Fe young. It's something we certainly have focused on in economic development to attract and retain talent, particularly younger talent for a number of years. It is really central to the issue, and potentially even, the critical issue that ties these 4 areas together. Because as you discuss Blue Buffalo and the housing there, understanding what will enable young people to afford housing, what size they want in Santa Fe, what jobs are available, we do have a lot of jobs here. The population grows significantly during the day with a commuting workforce. But people living and working in Santa Fe has also held up economic development strategies for more than a decade."

Ms. Noble continued, "In transportation, can we have places where they can live and can they have jobs and do they have to have cars. Can they have bikes because that's also reducing expenses if you can take cars off the table and you can provide robust public transportation.... we actually have what's known as a Nighttime Economy Task Force, working right now, which was set in motion by a Resolution passed in February 2014 that is looking at, and this is sort of classic supply and demand or almost which comes first, chicken or the egg, but looking at how to have a more robust night life because that may help to attract and retain younger people in Santa Fe. And that is deeply connected to public transportation because nightlife will often, but not always, include consumption of alcohol and so how people get home get home safely... public transportation. We don't necessarily have the answer. We certainly don't have a silver bullet, but it is the key thing we see."

Ms. Noble continued, "And I think it was a number of years ago, or maybe even last year, hearing Reed present *Trends*, and saying by 2020, basically, and I think this was a national statistic, more than 50% of the population will be single households because of all sorts of factors. People getting married later, people getting divorced, etc., etc., outliving your spouses. And so when we think about that, and see that as a demographic trend, and again it affects housing, and it certainly affects our economy. So this is a 4 dimensional puzzle that we are hoping, with the help of knowledgeable members of the community, and members of the community specifically charged with the responsibility of these things to help us do this puzzle. We won't get it perfect, but we hope to do it well."

- Commissioner Padilla said, "Let me go back and come back around. I guess the question was how is economic diversity looked at as we look to General Plan and incorporate economic diversity into the General Plan. How is that done. Thank you for the information you've shared, but how do we do this."

Ms. Noble said, "Economic development theory includes looking at economic based jobs which bring 50% of the revenue from outside the State. When I started with the City in 2008, we did something called the strategy for implementation. This is a 2008 document adopted by the City Council. It was on target industries to arts and culture, media, technology [*inaudible*] and what we call knowledge based industry, which was looking specifically at what we called knowledge based

industry which was looking specifically at finance and legal, which are well paying jobs, because Santa Fe does have a relatively cost of living. Since 2008, we have in Economic Development had a number of updates and working with one that was known as the future economy committee, one that was known as the existing committee."

Ms. Noble continued, "We had a Mayor's Forum on Jobs under Mayor Coss that was a call from the Obama White House as the recession began to look at job creation ideas. And in 2012, we sorted all of these various inputs we had and we actually found a surprising similarity between all of the recommendations which what we've come to talk about as entrepreneurship or small business development. So that involved supporting to make sure that we have existing businesses survive and be as robust as they can, but also developing new businesses, in particular relating to the demographics and we had an Organization called Mix Santa Fe that's been working for 5 years now, and came together when Thornburg Mortgage was going away and 300 jobs were going away in Santa Fe. And with the mission of how do we plug young professionals into *[inaudible]* engaging work. And we wrestled with that a lot and did not come up with any concrete answers, but kept coming back to a lot of what you may have to do is invent it yourself. Make it happen. And that again pointed to entrepreneurship."

Ms. Noble continued, "So we have gone strongly after a culture of possibility. Mayor Gonzales has talked about a culture of entrepreneurship which is really everything we can do to facilitate strong networks connections. Mentorship, we have an incredible body of knowledge in the population in Santa Fe that can be unlocked for mentorship. And so economic development has focused on... a lot of it is business development around the sort of broad term of entrepreneurship and making sure that we have strong businesses."

- Commissioner Padilla said, "In reference to, again looking at the General Plan, one of the things that really interests me is the community oriented downtown. I think one of the items we were talking about is we have a really robust music scene in the Spring and Summer and so forth. That brings individuals downtown, none of them live downtown, they're all coming in. When that's over, downtown is a ghost town again. How are you looking at the General Plan to address community oriented downtown. And if it is looking at creating densities, is it looking at what kinds of impacts need to be made to the Historic Districts Review Board criteria. What are you looking at and what are the themes in that community oriented downtown."

Ms. Noble said, "We may be asking that question, what we need to do to pursue something like that. For now, what is moving is the People to the Plaza Initiative as it's known. Mayor Gonzales introduced a Resolution to close two of the streets, in addition to Palace, around the Plaza during the summer months. That Resolution will close Lincoln and Old Santa Fe Trail, the east and west legs of the Plaza from Memorial Day through Balloon Fiesta Weekend. There were 8 tables with benches and umbrellas that were ordered last Summer. An additional 8 tables are being ordered for this year. They're having a meeting next week to figure out where to put them."



Ms. Noble continued, "The programming is really key and has been the central piece of looking at bringing people downtown, because as you say that's sort of what we have most immediately to bring people downtown. The longer term solutions may need to be more systemic."

- Commissioner Padilla said, "Is there a look at, or a look out to maybe a repurposing of some downtown facilities. Is there a thought about higher density housing. Is there a thought about that. What's the idea."

Ms. Noble said, "I think we wouldn't presume moving forward, certainly at this stage, anything specific like that. There has been, I can say, a lot of informal conversations about how do we have housing downtown. We need residential. We need higher density. There has also been specifically, as you may know, the recent creation of the office of asset development, and the former Land Use Director Matt O'Reilly put into that role. And certainly one of the things that has been talked about a great deal is the Water Street parking lot, which currently is a surface parking lot and it generates a certain amount of revenue, but there is a will to look at could that have a higher use as one of the key City assets."

Ms. Ladd said, "If I can also add, kind of along the lines of Reed's concept of the Corridors and Centers idea is that whether you're successful.... I don't think we're going to transform downtown into this huge residential center. I don't think anybody really wants that. But if you make downtown easier to get to, so you can ride a bike or walk comfortably, or ride a bus and you don't have to worry about the parking. That's another part of the whole keeping downtown vibrant. Locals feel like oh, it's easy to go down and listen to music and it's great and fun. So it's kind of a bigger concept that sort of knits all of our objectives together as well."

- Commissioner Padilla said, "Then the last comment is when Alexandra was talking about the down payment assistance program to home repairs, energy efficiency upgrades and so forth, those are all programs I'm very familiar with, serving on the Mayor's Community Development Commission which administers the CDBG funding that is granted to the City HUD. And the down payment assistance, it's amazing the stories that we hear of individuals that are first time homeowners, have gone through the whole training and how to become a viable homeowner. It's amazing what that does, and the money that's generated back into the programs by Homewise and others that are just stellar at doing what they do. So I just wanted to make that comment."
- Commissioner Villarreal said, "I just wanted to thank staff, because these reports really help us get a clear picture on what's happening, trends, also things to be aware of. I think there was a report.... I think it was actually a draft provided for us a few months ago that was very informative. It really broke down demographics, income levels throughout the City, and I'm looking at Reed because I believe you all produce it and it was phenomenal. It broke down and showed the divisions of socio-economics in Santa Fe, that's how I saw it. And so I think those are important factors to consider as this process for the plan moves forward. There are a lot of things that aren't really fitting together, and we see this every time we get a case up here. Even the developers aren't thinking about the connectivity of things. They just want their development to get approved. So what we deal with, and we talk about traffic, but it's really not traffic, it's connectivity."

- Commissioner Villarreal continued, "And so I'd like to see that piece fit in here the connectivity, especially on the south side, because a lot of the development proposals are geared in that area and there is never a clear indication of how people were going to get around, once they build new housing. There's never an idea of that flow of traffic or how people move in a neighborhood, especially when it's really dense like it shows here in Tierra Contenta and those areas. It's not very clear and we hear from some of the residents about that too, that there are no alternatives. And so there's that piece to it, but as we grow, especially with the annexation, there isn't a plan about how the increased density will affect our roadways. And I hope that the Traffic Division, I'm not sure how they will connect in here, how they are going to see this into the future. It's really confusing. We never get a clear idea of what that looks like, and I don't think they know. So that piece."
- Commissioner Villarreal continued, "And then the other piece that came up with Blue Buffalo.... the issue came up about the appropriateness of that kind of density. And so it's good to get this piece of the market of apartment and rentals, and this helped a lot. But it still doesn't necessarily mean that kind of density is in the right place. When you look at these commercial nodes and corridors for future housing, I think it would be helpful to really delve into that, and I think that might be the beginning of it. Really talking about what types of dwellings are appropriate for certain areas, and talking about the fact that there are amenities and services available. You don't just stick something in a place just because the land is available. You have to think about long term, like what is going to be available in the future, how are the roads going to be improved, what is the connectivity."
- Commissioner Villarreal continued, "I hope I'm making sense. It's all connected. So I'm hoping the plan... it's really going to be hard, all these pieces to connect, and it would take a concerted effort from various departments to make it happen. I don't know, I guess all of you take the lead and then you bring in other staff people as needed."
- Commissioner Villarreal continued, "The other thing is, we are not fully.... I don't think we're clear about our emergency services response, and I brought this up in the last meeting, because of the annexation and increased residents in the City. What does it look like, accommodating that increased demand. That scares me a little bit, just the response time, and how that looks for the impact it has on the departments to be able to fulfill that demand, based on the current staff."
- Commissioner Villarreal continued, "And I will say last, and I think this fits with everything you are doing, is how growth in what we see in those areas for possible development or redevelopment, what that means in terms of gentrification. We never talk about that in the City, ever. It's just, oh, well, it's just going to be part of the plan, and things will happen and people will move and things will change. I think if you really think about it, what is the impact on low and limited income families when things start shifting toward these areas that are considered the possibilities for our new, I'm not sure what you're calling silo now, but kind of the new redevelopment area. Is that the

right name. So there's a lot of factors that play into gentrification and our City is a very good example of gentrification, and what the City has been about, unfortunately. So I just want to talk about that more. I think it really doesn't get discussed, and how that affects the socio-economics and the demographics of our City."

- Commissioner Villarreal said, "I don't know if Alexandra could possibly ask the people that did this survey of apartments, if they actually could tell us who they surveyed and who they excluded, because I'm still not convinced. I want to read this more in depth, but I'm still curious as to who they interviewed and who they excluded. Or if it is just a snapshot. And you can talk to me about this later. I was just wondering if there is a way to get more information about how they came to these conclusions and how they do their survey."

Ms. Ladd said, "I've done studies as a consultant, and sometimes they don't tell you. They don't want you to know, so the data is aggregate, and they won't reveal who answered or not. I think in the interim.....while I was standing here, I was thinking a little about what those market rents are based on. So, it's not broken down by unit size, so that's why it's probably lower, when they say it's a market rent, it's the average of all the different units. And because they're only targeting the bigger.... they're basically targeting any place that is run as a professional rental facility, right. So, we've had very few market rate, new rental, large scale rental facilities to come in. The market rate ones that are out there aren't that great, most of them. They're pretty old and they're just not as nice as the affordable projects we've had come on line recently. So it's a little bit of a skewing there. I think it makes it seem like that whatever a lot of people are proposing as super high, they probably are a bit, but it may not be as much of a gap as the numbers in that report would suggest."

- Commissioner Villarreal said, "The reason I bring that up is I think about somebody that presented at the public hearing who has a small complex, probably a few units."

Ms. Ladd said generally those complexes aren't surveyed.

- Commissioner Villarreal said, "It did indicate he has been having a consistent vacancy for his units and that was why I was trying to figure out what that includes, but thank you for the information"

Ms. Ladd said, "I think for the most part it's going to be the bigger people. Occasionally, I imagine they make contact with some of the smaller scale places, but they're trying to get the most bang for their buck. You talk to one person about 170 units, versus 10 people with 10 units each, you're just not being efficient, I think."

- Commissioner Bemis said, "Being the token elder here, I want to thank you for stating about how many older people are now going to be in Santa Fe. And there are many things that older people can do. And at some point, I would like to make out a list. I had an aunt who was 90 and she

went into the high school and helped counsel. I did some of that too. There's teaching young kids to read, there are all sorts of things. I think we could use this group of elders in a constructive way, and maybe it would be good to produce a pamphlet of wonderful ideas of where we could be put to work, and include that in the planning. Thank you."

- Commissioner Padilla said, "I had on my last list two items or so, was the concern, and I second Commissioner Villarreal's concern, about services – police, fire and so forth. I would imagine that as discussions continue, they are actually brought into the discussion with plans to talk about the General Plan."

Mr. Liming said, "Those were agreements that were worked out as part of the annexation actually. There is a Fire Agreement, a Police Agreement. The Fire Department is not really impacted any differently than before. They had a cooperative agreement, before we annexed, with the County, that the first on the scene would handle fires. I think our Fire Department, and again, I don't want to get back into City/County issues, but I think our Fire Department was first responder oftentimes, even before we annexed many of these areas. I think that's the reason we ended up annexing. It seemed to make sense in terms of service provision. I do think in the Annexation Agreement, the Fire Department after 5 years, it will be clear within the Agreement that they will be first responders – Fire and EMS. We're probably 2 years into it now, 1½ years, of the 5 years. I know the Fire Department is looking at a new station. They believe they need a new station, and they have a new location out by the new El Camino Real Academy. I think they would like to, in another few years, have a new fire station out there, full time, 24/7, to handle basically that part of town."

Mr. Liming continued, "The Police, the law enforcement portion, I'm not as clear about, in terms of I know they felt they would need to staff-up over time to handle an area on Airport Road that was, from the Sheriff's Department view, a higher crime area in terms of call volume. There were understandings and agreements as part of the annexation. In the budget process, I'm not as clear in terms of how many new Police Officers are being hired, how many new positions are being created. But, and I don't know the background of the Planning Commission, their knowledge, but it wasn't as though we annexed and there were discussions or understandings from a public safety standpoint."

- Commissioner Padilla said, "What is of concern, is we're seeing projects coming in from Las Soleras, especially large residential proposals that are coming forward. What kind of communication or dialogue is being had with Santa Fe Public Schools, and the impact it would place on them. We had a neighborhood association that came in that was concerned about a possible development in the Monte del Sol area, and traffic issues that already existed in the area, and if it was expanded, the additional impact it might bring to that. What kinds of conversations or dialogue are being held with the public schools when these areas are planned, and what is their involvement in the discussions of the General Plan."

Mr. Liming said, "I think actually when the Master Plans come in, there are discussions with the public schools, and probably some kind of response. I don't know, Las Soleras, I'm trying to think back to when that Master Plan was approved. I believe that's why the public schools built their new schools where they did, because I think they know the numbers of kids in these areas, and some of the projected growth for these areas, like Tierra Contenta or Las Soleras. It's interesting that you bring that up. Over time, certainly the school age children numbers may change. We're seeing a rather dramatic drop in the birth rate. I think the schools, unless there is a big influx of children into Santa Fe which I'm not sensing at this point, are looking at the new construction numbers. But just since 2000, we hit a peak in about 2007, in the last 7 years, we've had a rather dramatic drop that I'm tracking, in births and deaths in Santa Fe County, year by year. We're 6 years into that, but whether that will continue is hard to say, but in the young age groups, the School District will start to see or feel those numbers. Certainly, they ripple once they come of age and start hitting the School District. So that will be interesting to track and see the school age numbers, especially in the younger ages over the next few years with the Santa Fe Public Schools. Because, based on the data we see on birth rates in Santa Fe County, it certainly portends lower numbers at the younger age group."

- Commissioner Padilla said, "And the last item is, I know I asked you about the availability of the maps in pdf for our files. And if the information Ms. Ladd distributed can be made available to us via pdf also."

Ms. Ladd said the Housing Needs Assessment is on the City's website in its entirety, and she can forward the links to the other two. She said the Association of Realtors compile their statics from the MLS every quarter.

- Commissioner Pava said, "I wanted to thanked our staff, Land Use Director Martinez, and Ms. Baer for setting this up. And I want to thank the staff that presented this evening. I see a real possibility for more synergy when we put together the long term, whether it's what we're talking about planning, or what we already know. And documents like we were given this evening, and putting that together will probably yield better decisions in the future. I still think, Blue Buffalo, on its merits, there were reasons it could be good. I just thought in terms, like I said, context and intensity, maybe in another location so on and so forth. So I want to thank you for putting this together the second meeting of the month."
- Commissioner Pava continued, "One thing that occurred to me in reading. In San Francisco these days, where I'm originally from, a young relative of mine, a millennial to use that term, is posting something that's now gone viral, maybe you've seen it, about the rent increase from \$1,200 to \$8,500 per month. I think there's a great opportunity to appeal to artistic and creative types that are being pushed out of cities like San Francisco, which truly is going to happen. Market forces are going to....unless you've got a very high paying job, you're not going to live in the Bay area at all, unless you want to live with 3 roommates when you're 35 years old. There's an opportunity to reach out to people who might be interested in a change of scenery. It worked for me 35 years ago, as a California dropout. I hope I've contributed something to Santa Fe, since I'm a newcomer. There may be potential out there to appeal to the people we're talking about. It's all

relative, but the rents in the Bay area and other places with lots of creative people with good educations who cannot have a life unless they want to live like I've described, maybe there's something there to merit in terms of marketing."

- Commissioner Pava said, "I really appreciate the presentation this evening, to everybody coming in here, and some of you live in our nemesis to the south, so you'd better hurry up before they close the gates."
- Chair Harris said, "I would like to provide a few closing comments. I think it's much of what has been said. But, a community visioning exercise I think will result in some of the same themes, and you acknowledged that Mr. Liming, that we saw 16 years ago. I'm always an advocate in my business life for what I call a discipline of numbers. And Mr. Liming what you presented here is one part of that, it's a discipline of numbers. It really does demonstrate, as you have Ms. Ladd, it's a discipline of numbers. This is the information that's very very important. And although I probably will characterize it incorrectly, what Commissioner Pava said about a statistical survey, rather than just getting a host of opinions, which likely will come out of a visioning exercise. And this is important, I don't discount that, but somehow to kind of quantify that I think would be extremely valuable. And I think would help allow..... again my written question is has anybody tried to prioritize the 10 land use themes, and the answer is I don't think so, but we wrestle with that all the time. And how do you account for sustainability or community development in a central part of town, as opposed to the neighborhood character. And those are the types of things, with some direction that hopefully would come out of this land use document that you're working on, that I think would be extremely valuable."
- Chair Harris continued, "I also believe that another form of discipline for this exercise would be to fully engage the Planning Commission, I truly do. And I'm going to ask you, Director Martinez, to work with Director Noble to see how that might play out. Thank you. And that's pretty much all I had to say."
- Commissioner Gutierrez said, "I'm the token new guy on the Commission, and why this also is very helpful. I was wondering, Reed you said about age 65 and older east of St. Francis, do you keep any statistics about how many of these people in that area are just part time residents. The reason I'm asking that, is when you go back to sustainable growth, they brought up water. If they're just here part time, they're not using as much water, so just a quick question."

Mr. Liming said, "We go on census data and the census is taken April 1<sup>st</sup>. So when you consider that, it's not so much into our season, in terms of people who may come here, oftentimes older people who may be part time residents. I think.... the sense is that the census data, to the degree it's accurate, and no one has perfect numbers, but the census probably has the best numbers and that's why I rely on them, probably captures the resident population pretty well in those areas, because it is as of April 1<sup>st</sup>. You can debate who might be coming in part time. They do track vacation homes in terms of housing units, but it can be a little tougher getting at the actual people. And if they answered the form as being a resident as of April 1<sup>st</sup>, were they heading out the next day. Generally, it's as of that date in terms of the population throughout the City."

- Commissioner Gutierrez said, "All these maps have breakdowns of some sort, like the population change has a sector and a percentage change and such. Does the City have a map that shows vacant, buildable properties in certain sectors of what's left in parts of town."

Mr. Liming said they can create a map that shows vacant land. He said every 6 months we get a dump from the County, in terms of Tax Assessor and properties and whether they are vacant. He said, "Yes our GIS can pinpoint, and I've worked with them, a lot of the vacant land. I'll just add anecdotally, it's been interesting since we've gone into the recession in terms of the new housing we have had. It's been surprising. I've been tracking how much of the housing has been infill on a vacant lot, or in older subdivisions that I'm not tracking as recent, within the last 20 years. They're older than 20 years old. The housing and construction industries in town.... there has been a lot of infill and a lot of remodels that have helped. But, yes, certainly we can produce a map that shows vacant lots and vacant land."

- Commissioner Gutierrez thanked staff for their work saying it has been very helpful.
- Chair Harris said, "I agree. I think it's probably time to wrap-up your portion of the presentation. We do appreciate it Director Noble, Mr. Liming, Mr. MacPherson and Ms. Ladd. Thank you. We look forward to working with you the rest of 2015. It's important work. I think we all acknowledge that. This body is prepared to engage as is appropriate, and I look forward to seeing what you come up with. Thank you."

## **2. OTHER STAFF COMMUNICATIONS**

Ms. Baer said, with regard to the meeting on April 2, 2015, there is a full agenda as was sent out to you, commenting everyone is still on the agenda. She said, to reinforce – Field Trip, meet at the site, noting there is plenty of parking at the Elks Lodge. She said we will come back to the Convention Center to Sweeney Ballroom - F, and hope to start the afternoon meeting at 4:00 p.m. And per direction from the Chair, we are thinking we could get through the two shorter cases and then have a break. We will provide pizza and drinks for the Commission and staff. We will then reconvene at 6:00 p.m., to continue the meeting. She said she will be sending out a reminder.

### **I. MATTERS FROM THE COMMISSION**

Chair Harris asked for discussion on how we manage the large turnout, in the context of the Blue Buffalo cases.

Chair Harris said in Blue Buffalo, we limited testimony to two minutes, which was reasonable, and asked the Commission their thoughts on how to hear testimony from, for example 250 people. He will encourage people to limit their testimony to 2 minutes.

Chair Harris said with regard to the stacks of letters submitted to staff that don't make it into the packet, the Commission doesn't have a chance to read them. He would like a simple tally of those pro or con to be done by staff, to give us a sense of what those letters represent.

Commissioner Gutierrez said he believes 2 minutes is a good cap, and some people will talk for 2 minutes and 3 seconds and others will talk for 33 seconds, so it averages out for the evening.

Commissioner Padilla said he doesn't want to see sharing of time between people. *[Inaudible here because his microphone wasn't turned on]*

Greg Smith said the Council has developed strategies at various times to deal with these situations. They do have a timekeeper with a beeper, and the Chair may or may not enforce with the gavel when that time goes off. He said the Council does allow sharing of time for representatives of a group, or coordinate in advance of the meeting with representatives of groups who are allocated a larger amount of time on behalf that group. The Commission is not obligated to follow those strategies. *[inaudible]*. He said staff can deal with tallying the letters in some form. He said if the Commission decides on the format this evening, staff can spread the word with the neighborhoods and groups prior to the meeting.

Commissioner Bemis said she thinks we should treat it like a debate with a specific time for each person to speak, and we have to hold them to it. She said, "I think the meeting will be well attended, over the top I think. And I think it's only fair to all those there that want to say something, that we set a limit of two minutes. I'd make it a minute, but that wouldn't work."

*[Commissioner Padilla's microphone was not turned on, and the Stenographer offers the following from her notes]* Commissioner Padilla said he agrees with Commissioner Bemis. He thinks we have to hold them to the time.

Chair Harris said we did have a time clock for the Blue Buffalo hearing and it worked well. He said he will work with staff to see if there is any way to streamline this, but he believes 2 minutes is a reasonable time. He agrees with Commissioner Gutierrez that it balances out. He said if someone is taking excessive time, he has to interject. He believes most people will comply.

Chair Harris said maintaining decorum is an issue for him. He said, "When people start booing when a minority opinion is offered, I simply won't tolerate it."

Commissioner Pava said he believes the Chair has the authority to stop the meeting until decorum is restored, noting for meetings with the Laboratory when they were discussing certain issues they often had a police presence.

Ms. Baer said she attended the ENN meeting on this case, and people were civil, even though everyone there was against the project. She said there were 250 people there, and there were no issues with decorum and she wouldn't expect this particular group to get out of hand.



Chair Harris said members who would like to speak with either him or Ms. Baer in this regard, he would appreciate it.

Commissioner Bemis said it would be good if the microphones shut off in two minutes.

Chair Harris said, "To respond to Commissioner Pava, I don't think we need a police presence, but I have been to other meetings where it was important, some School Board meetings."

Mr. Smith said he concurs with the Chair and Ms. Baer, although the City Council and Planning Commission have had a police presence in the past. He said if the Commission feels they need a police presence, the staff can accommodate that request.

Responding to a question from the Commission, Ms. Baer said the Convention Center has its own security, but they primarily are interested in keeping the building secure.

Commissioner Villarreal said she would like an update on the Blue Buffalo cases.

Ms. Baer said, "We have heard nothing definitive from them. They inquired one time about what the schedule would be if they chose to go forward, but we haven't heard from them. It's in their court and entirely up to them. If they choose to go forward with a negative recommendation for denial, we will take them forward, but we haven't heard anything."

Commissioner Pava said in looking on line, there seems to be a proposal for a rather high end senior and assisted living complex out near Aldea.

Ms. Baer said that's in the County, so this Commission won't be seeing that. Responding to Commissioner Pava, she said the first she knew about it was when she saw it in the paper. She said we do have two continuing care facilities coming forward that this Commission will be seeing, but those are on a much smaller scale than the Morning Star one being heard on April 2<sup>nd</sup>.

Chair Harris said, "In riding the age wave, and I think Mr. Liming's comment is appropriate, in riding the age wave, I think if we look at economic development, a kind of health care in its broadest sense, is entirely appropriate. I appreciate, particularly as the father of 3 children all young adults none of whom live in Santa Fe, the efforts being made to attract young people, but quite frankly they're going against the age wave. So to me, and I read the same article, health care in its broadest form is part of my vision."

Commissioner Gutierrez said he totally agrees with the Chair, saying, "That's the telling graphic right there and that's where high end health care is the draw, not necessarily night life."

Commissioner Gutierrez said he saw the Durans in the audience, and said he knows they came back for the approval of the Findings of Fact and Conclusions of Law. He said, "And from there it goes to the City Council, it doesn't go forward until we're done with that."

Ms. Baer said, "Yes, but they're already scheduled. We hope to have to have those Findings signed tonight and they'll be in the City Council packet. They're going to City Council on March 25, 2015."

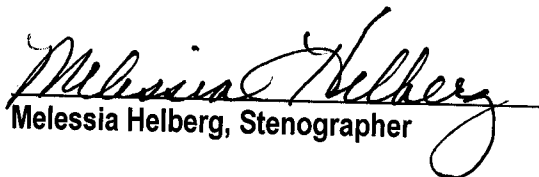
Commissioner Gutierrez said, "They scheduled. It's not something where they wait for us."

Ms. Baer said, "Well yes. We checked with the Clerk and she was fine with putting the signed Findings in at the last minute."

#### **J. ADJOURNMENT**

There was no further business to come before the Commission, and the meeting was adjourned at approximately 8:15 p.m.

  
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Michael Harris, Chair

  
\_\_\_\_\_  
Melessia Helberg, Stenographer

City of Santa Fe  
Planning Commission  
Findings of Fact and Conclusions of Law

Case #2014-104

2504 & 2505 Siringo Lane Rezoning to R-3

Owner's Name – Daniel Smith and Robert & Sarah Duran

Applicant's Name – Daniel Smith & Linda Duran

THIS MATTER came before the Planning Commission (Commission) for hearing on January 8, 2015 upon the application (Application) for Daniel Smith (Applicant) and Linda Duran as agent Robert & Sarah Duran (Applicant).

Applicants request rezoning of two 1-acre parcels from R-1 (Residential – 1 dwelling unit per acre) to R-3 (Residential – 3 dwelling units per acre). The two parcels are currently developed with residential uses and are located at 2504 and 2505 Siringo Lane.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS as follows:

FINDINGS OF FACT

General

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. Code §§14-3.5(B)(1) through (3) set out certain procedures for rezonings, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.5(C).
3. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [§14-3.1(E)(1)(a)(i)]; (b) an Early Neighborhood Notification (ENN) meeting [§14-3.1(F)(2)(a)(iii) and (xii)]; and (c) compliance with Code Section 14-3.1(H) notice and public hearing requirements.
4. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
5. An ENN meeting was held on the Application on October 17, 2014 at the LaFarge Public Library.
6. Notice of the ENN meeting was properly given.
7. The ENN meeting was attended by the Applicant and City staff; there were seven members of the public in attendance and no concerns were raised.

*Exhibit "1"*

8. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the Application and recommending approval by the Commission of the proposed rezoning.
9. Under Code §14-3.5(A)(1)(d) any person may propose a rezoning (amendment to the zoning map).
10. Code §§14-2.3(C)(7)(c) and 14-3.5(B)(1)(a) provide for the Commission's review of proposed rezonings and recommendations to the Governing Body regarding them.
11. Code §14-3.5(C) establishes the criteria to be applied by the Commission in its review of proposed rezonings.

12. The Commission has considered the criteria established by Code §§14-3.5(C) and finds, subject to the Conditions, the following facts:

(a) *One or more of the following conditions exist: (i) there was a mistake in the original zoning; (ii) there has been a change in the surrounding area, altering the character of the neighborhood to such an extent as to justify changing the zoning; or (iii) a different use category is more advantageous to the community, as articulated in the Plan or other adopted City plans [Code §14-3.5(C)(1)(a)].*

There was not an error in the original zoning, however, the General Plan Future Land Use Map designates the area as Low Density Residential (3-7 dwelling units per acre). The proposed rezoning will bring the zoning into conformance with the land use designation. Furthermore, several of the surrounding and contiguous properties are zoned at higher densities and have been subdivided into parcels smaller than 1 acre. The small increase in density makes efficient use of existing infrastructure and will allow one of the Applicants to live in close proximity to their daughter for mutual support. Policy 5-1G-1 of the General Plan states one goal is to: "[p]reserve the scale and character of established neighborhoods, while promoting appropriate community infill and affordable housing."

(b) *All the rezoning requirements of Code Chapter 14 have been met [Code §14-3.5(C)(1)(b)].*

All the rezoning requirements of Code Chapter 14 have been met.

(c) *The proposed rezoning is consistent with the applicable policies of the Plan [Section 14-3.5(C)(1)(c)].*

The existing zoning of the parcels (Residential – 1 unit per acre) is not consistent with the existing land use designation of Low Density Residential (3-7 dwelling units per acre). The proposed rezoning to R-3 (Residential – 3 units per acre) will make the zoning consistent with the future land use designation.

(d) *The amount of land proposed for rezoning and the proposed use for the land is consistent with City policies regarding the provision of urban land sufficient to meet the amount, rate and geographic location of the growth of the City [Code §14-3.5(C)(1)(d)].*

The General Plan Future Land Use designation of Low Density Residential (3-7 units per acre) anticipates a density that is higher than would otherwise be allowed by the current R-1 zoning. The proposed rezoning will bring the zoning of the parcels into conformance with the General Plan Future Land Use designation and thus in line with the growth rate anticipated by the General Plan.

(e) *The existing and proposed infrastructure, such as the streets system, sewer and water lines, and public facilities, such as fire stations and parks, will be able to accommodate the impacts of the proposed development [Section 14-3.5(C)(1)(e)];*

Infrastructure and public facilities are available to serve the proposed development of the property. Any new development will require connection to the City water and sewer.

13. The Commission has considered the criteria established by Code §§14-3.5(D) and finds, subject to the Conditions, the following facts:
  - (1) *If the impacts of the proposed development or rezoning cannot be accommodated by the existing infrastructure and public facilities, the city may require the developer to participate wholly or in part in the cost of construction of off-site facilities in conformance with any applicable city ordinances, regulations or policies;*
  - (2) *If the proposed rezoning creates a need for additional streets, sidewalks or curbs necessitated by and attributable to the new development, the city may require the developer to contribute a proportional fair share of the cost of the expansion in addition to impact fees that may be required pursuant to Section 14-8.14.*
- The proposed rezone from R-1 to R-3, while increasing the potential density of the area, will not allow uses otherwise prohibited under current zoning or significantly change the character of the area. The subject parcels are surrounded by properties within the R-1, R-2, R-3 and R-5 zoning districts, all of which permit the development of residential uses at the identified densities consistent with the character of the area. The proposed rezone encompasses an area of 2 acres consistent with the minimum acreage required for rezoning.
14. Code §14-9.2(B)(3) establishes the criteria to be applied by the Commission in its review of innovative street designs.
15. Innovative street design in the Code authorizes the consideration of street designs that are not included among the street types and street sections described in Code § 14-9.2.
16. There were statements made at the public hearing by Staff, the Applicant and the Rancho Siringo Neighborhood Association regarding the unique nature and history of Siringo Lane.
17. Siringo Lane is a unique street with a particular history, originating as an area of large rancheros, which eventually developed into an infill area, but maintained a strong rural character.
18. Due to this history, an innovative street design designation is applicable and staff's recommended condition regarding sidewalk construction and ten foot easements is not required.
19. There were statements made at the public hearing by Staff, the Applicant and the Rancho Siringo Neighborhood Association that public funds have been used and are being used to create public benefits, such as City water and sewer and City staff cleaning the street, for Siringo Lane.
20. Siringo Lane is not a public street, and ownership of this 20'0" wide corridor is unknown.
21. No Public Right of Way or Utility Easement, as defined in Code § 14-12, are in place for any portion of Siringo Lane.

### CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. The proposed rezoning was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The ENN meeting complied with the requirements established under the Code.

The Rezoning

3. The Applicant has the right under the Code to propose the rezoning of the Property.
4. The Commission has the power and authority at law and under the Code to review the proposed rezoning of the Property and to make recommendations regarding the proposed rezoning to the Governing Body based upon that review.

**WHEREFORE, IT IS ORDERED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 BY  
THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

- A. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it approve the rezoning of the Property to R-3.
- B. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends to the Governing Body that it adopt a finding that Siringo Lane has innovative street design.

\_\_\_\_\_  
Michael Harris  
Chair

\_\_\_\_\_  
Date:

FILED:

\_\_\_\_\_  
Yolanda Y. Vigil  
City Clerk

\_\_\_\_\_  
Date:

APPROVED AS TO FORM:

\_\_\_\_\_  
Zachary Shandler  
Assistant City Attorney

\_\_\_\_\_  
Date:

City of Santa Fe  
Planning Commission  
Findings of Fact and Conclusions of Law

Case #2014-118

Delgado Compound Preliminary Subdivision Plat

Owner's Name- Next Waves Ventures

Agent's Name- David Smith

THIS MATTER came before the Planning Commission (Commission) for hearing on February 19, 2015 upon the application (Application) of David Smith as agent for owner Next Waves Ventures (Applicant).

The Applicant is requesting Preliminary Subdivision Plant approval to subdivide 0.66+/- acres into four residential lots (Lot 8-A1: 0.16+/- acres; Lot 8-A2: 0.18+/- acres; Lot 8-A3: 0.16+/- acres; Lot 8-A4 0.16+/- acres) at 209 and 211 Delgado Street. The Property is zoned RC-8AC (Residential Compound = 8 dwelling units per acre, with an Arts and Crafts District Overlay).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant; there were no members of the public in attendance to speak.
2. Pursuant to Code § 14-2.3(C)(1), the Commission has the authority to review and approve or disapprove subdivision plats.
3. Pursuant to Code § 14-3.7(A)(1)(b) subdivision of land must be approved by the Commission.
4. Code § 14-3.7 (B)(1) requires applicants for preliminary plat approval to comply with the pre-application conference procedures of Code § 14-3.1(E).
5. Pursuant to Code §14-3.1(E)(1)(a)(ii), pre-application conferences are required prior to submission of applications for subdivisions unless waived.
6. A pre-application conference was held on xxxxxxxx in accordance with the procedures for subdivisions set out in Code § 14-3.1(E)(2)(a) and (c).
7. Code § 14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code § 14-3.1(F) for preliminary subdivision plats and provides for notice and conduct of public hearings pursuant to the provisions of Code §§ 14-3.1 (H), and (I) respectively.
8. Code §§ 14-3.1(F)(4) and (5) establish procedures for the ENN.
9. The Applicant conducted an ENN meeting on the Application on December 17, 2014 at the Inn at Alameda Conference Room in accordance with the notice requirement of Code § 14-3.1(F)(3)(a).
10. The ENN meeting was attended by the Applicant and City staff; there were fifteen members of the public in attendance.

*Exhibit "2"*

11. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report) together with a recommendation that the preliminary subdivision plat be approved, subject to certain conditions (the Conditions) set out in such report.
12. The information contained in the Staff Report is sufficient to establish that the Applicable Requirements have been met.

The Preliminary Subdivision Plat

13. Code § 14-3.7(B)(3)(b) requires the Applicant to submit a preliminary plat prepared by a professional land surveyor, together with improvement plans and other specified supplementary material and in conformance with the standards of Code § 14-9 (collectively, the Applicable Requirements).

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

General

1. The proposed preliminary subdivision plat was properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The Applicant has complied with the applicable pre-application conference and ENN procedure requirements of the Code.

The Preliminary Subdivision Plat

3. The Commission has the authority to review and approve the preliminary plat subject to conditions.
4. The Applicable Requirements have been met.

**WHEREFORE, IT IS SO ORDERED ON THE \_\_\_\_\_th OF MARCH 2014 BY  
THE PLANNING COMMISSION OF THE CITY OF SANTA FE**

1. That the Applicant's request for preliminary subdivision plat is approved, subject to conditions.

\_\_\_\_\_  
Michael Harris  
Chair

\_\_\_\_\_  
Date:

FILED:



\_\_\_\_\_  
Yolanda Y. Vigil  
City Clerk

\_\_\_\_\_  
Date:

APPROVED AS TO FORM:

\_\_\_\_\_  
Zachary Shandler  
Assistant City Attorney

\_\_\_\_\_  
Date:

City of Santa Fe  
Planning Commission  
Findings of Fact and Conclusions of Law

Case #2014-121

Blue Buffalo General Plan Amendment

Case #2014-122

Blue Buffalo Rezoning to R-29

Owner's Name – Blue Buffalo

Applicant's Name – James W. Siebert & Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on February 19, 2015 upon the application (Application) of James W. Siebert & Associates, Inc. as agent for Blue Buffalo (Applicant).

The property is located at 2725 and 2639 Agua Fria Street and includes two adjoining properties to the east (Property) and is comprised of 16.53± acres with the Future Land Use designation of Office and RMTN (Rural Mountain, 1 dwelling unit per acre) and is zoned C-1 PUD (Office and Related Commercial, Planned Unit Development) and R-1 (Residential, 1 dwelling unit per acre).

The Applicant seeks: (1) approval of an amendment to the City of Santa Fe General Plan Future Land Use Map (Plan) changing the Future Land Use designation of 16.53± acres from Office and RMTN (Rural Mountain, 1 dwelling unit per acre) to Residential High Density (12-29 dwelling units per acre) and (2) to rezone 16.53± acres of the Property from C-1 PUD (Office and Related Commercial, Planned Unit Development) and R-1 (Residential, 1 dwelling unit per acre) to R-29 (Residential, 29 dwelling units per acre).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS as follows:

FINDINGS OF FACT

General

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. Santa Fe City Code (Code) §14-3.2(D) sets out certain procedures for amendments to the Plan, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.2(E).

*Exhibit "3"*

3. Code §§14-3.5(B)(1) through (3) set out certain procedures for rezonings, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.5(C).
4. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [§14-3.1(E)(1)(a)(i)]; (b) an Early Neighborhood Notification (ENN) meeting [§14-3.1(F)(2)(a)(iii) and (xii)]; and (c) compliance with Code Section 14-3.1(H) notice and public hearing requirements.
5. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
6. An ENN meeting was held on the Application on November 24, 2014 at the Santa Fe Main Public Library.
7. Notice of the ENN meeting was properly given.
8. The ENN meeting was attended by the Applicant and City staff; there were twenty-one members of the public in attendance and concerns were raised.
9. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the Application and recommending approval by the Commission of the proposed Plan amendment and the rezoning and lot split.

#### The General Plan Amendment

11. Code §14-3.2(B)(2)(b) requires the City's official zoning map to conform to the Plan, and requires an amendment to the Plan before a change in land use classification is proposed for a parcel shown on the Plan's land use map.
12. The Commission is authorized under Code §14-2.3(C)(7)(a) to review and make recommendations to the Governing Body regarding proposed amendments to the Plan.
13. The Commission has considered the criteria established by Code §14-3.2(E) and finds the following:
  - (a) The criteria set forth in Code § 14-3.2(E) for General Plan Amendments are not met by this application.
  - (b) Applicant's General Plan Amendment would allow for uses that are significantly different from the surrounding prevailing land uses, and the General Plan Amendment would allow forth a change to the character of this part of the Santa Fe River Corridor and its proximity to the Historic Agua Fria Village on El Camino Real.
  - (c) Applicant's General Plan Amendment would seem to benefit a few landowners at the expense of surrounding landowners.
  - (d) Applicant's General Plan Amendment appears to meet the criteria for affordable housing, compact urban form and similar sustainability goals; however, this is not an appropriate location in terms of its context and intensity, and is therefore not consistent with the Santa Fe General Plan as noted in the comments provided by the Long-Range Planning staff of the City's Housing and Community Development Department as found in the Staff Report.
  - (e) There are other locations for multi-family housing at the proposed density, as noted in the in the comments provided by the Long-Range Planning staff of the City's Housing and

Community Development Department as found in the Staff Report, that would better implement the Santa Fe General Plan.

(f) Due to the lack of data in general to show how many rental units are available to rent and the demand for the current housing stock, the proposed project may not be consistent with the rental unit projections of Santa Fe.

### The Rezoning

15. Under Code §14-3.5(A)(1)(d) any person may propose a rezoning (amendment to the zoning map)
16. Code §§14-2.3(C)(7)(c) and 14-3.5(B)(1)(a) provide for the Commission's review of proposed rezonings and recommendations to the Governing Body regarding them.
17. Code §§14-3.5(C) establishes the criteria to be applied by the Commission in its review of proposed rezonings.
18. The Commission has considered the criteria established by Code §§14-3.5(C) and finds, subject to the Conditions, the following:
  - (a) The criteria set forth in Code § 14-3.5 for Rezoning requests are not met by this application.
  - (b) The application is not consistent with the Santa Fe General Plan.
  - (c) While there have been changes in the surrounding area, they do not justify a change in zoning of this magnitude at this time.
  - (d) The existing C-1 zoning provides for a good variety and mix of uses allowing reasonable use of these lands, including up to 278 units.
  - (e) There may be other more appropriate vacant locations within the City of Santa Fe that are already zoned for higher density multifamily projects that are closer to retail and services, job centers, better transit options and primary arterial streets.
  - (f) The Traffic Engineer has stated, in comments submitted to the Commission, that the Traffic Engineering Division cannot make recommendations until certain revisions are made to the Applicant's Traffic Impact Analysis.

### CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

#### General

1. The proposed Plan amendment and rezoning were properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.
2. The ENN meeting complied with the requirements established under the Code.

### The General Plan Amendment

3. The Commission has the power and authority at law and under the Code to review the proposed amendment to the Plan and to make recommendations to the Governing Body regarding such amendment.

The Rezoning

4. The Applicant has the right under the Code to propose the rezoning of the Property.
5. The Commission has the power and authority at law and under the Code to review the proposed rezoning of the Property and to make recommendations regarding the proposed rezoning to the Governing Body based upon that review.

**WHEREFORE, IT IS ORDERED ON THE \_\_\_\_\_ DAY OF MARCH, 2015 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

- A. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends denial of the Plan Amendment to the Governing Body.
- B. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends denial of the rezoning request to the Governing Body.

\_\_\_\_\_  
Michael Harris, Chair

\_\_\_\_\_  
Date:

FILED:

\_\_\_\_\_  
Yolanda Y. Vigil  
City Clerk

\_\_\_\_\_  
Date:

APPROVED AS TO FORM:

\_\_\_\_\_  
Zachary Shandler  
Assistant City Attorney

\_\_\_\_\_  
Date:

City of Santa Fe  
Planning Commission  
Findings of Fact and Conclusions of Law

Case #2014-121

Blue Buffalo General Plan Amendment

Case #2014-122

Blue Buffalo Rezoning to R-29

Owner's Name – Blue Buffalo

Applicant's Name – James W. Siebert & Associates, Inc.

THIS MATTER came before the Planning Commission (Commission) for hearing on February 19, 2015 upon the application (Application) of James W. Siebert & Associates, Inc. as agent for Blue Buffalo (Applicant).

The property is located at 2725 and 2639 Agua Fria Street and includes two adjoining properties to the east (Property) and is comprised of 16.53± acres with the Future Land Use designation of Office and RMTN (Rural Mountain, 1 dwelling unit per acre) and is zoned C-1 PUD (Office and Related Commercial, Planned Unit Development) and R-1 (Residential, 1 dwelling unit per acre).

The Applicant seeks: (1) approval of an amendment to the City of Santa Fe General Plan Future Land Use Map (Plan) changing the Future Land Use designation of 16.53± acres from Office and RMTN (Rural Mountain, 1 dwelling unit per acre) to Residential High Density (12-29 dwelling units per acre) and (2) to rezone 16.53± acres of the Property from C-1 PUD (Office and Related Commercial, Planned Unit Development) and R-1 (Residential, 1 dwelling unit per acre) to R-29 (Residential, 29 dwelling units per acre).

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS as follows:

FINDINGS OF FACT

General

1. The Commission heard testimony and took evidence from staff, the Applicant, and members of the public interested in the matter.
2. Santa Fe City Code (Code) §14-3.2(D) sets out certain procedures for amendments to the Plan, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.2(E).

*Exhibit "C"*

3. Code §14-3.5(B)(1) through (3) set out certain procedures for rezonings, including, without limitation, a public hearing by the Commission and recommendation to the Governing Body based upon the criteria set out in Code §14-3.5(C).
4. Code §14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [§14-3.1(E)(1)(a)(i)]; (b) an Early Neighborhood Notification (ENN) meeting [§14-3.1(F)(2)(a)(iii) and (xii)]; and (c) compliance with Code Section 14-3.1(H) notice and public hearing requirements.
5. Code §14-3.1(F) establishes procedures for the ENN meeting, including (a) scheduling and notice requirements [Code §14-3.1(F)(4) and (5)]; (b) regulating the timing and conduct of the meeting [Code §14-3.1(F)(5)]; and (c) setting out guidelines to be followed at the ENN meeting [§14-3.1(F)(6)].
6. An ENN meeting was held on the Application on November 24, 2014 at the Santa Fe Main Public Library.
7. Notice of the ENN meeting was properly given.
8. The ENN meeting was attended by the Applicant and City staff; there were twenty-one members of the public in attendance and concerns were raised.
9. Commission staff provided the Commission with a report (Staff Report) evaluating the factors relevant to the Application and recommending approval by the Commission of the proposed Plan amendment and the rezoning and lot split.

#### The General Plan Amendment

11. Code §14-3.2(B)(2)(b) requires the City's official zoning map to conform to the Plan, and requires an amendment to the Plan before a change in land use classification is proposed for a parcel shown on the Plan's land use map.
12. The Commission is authorized under Code §14-2.3(C)(7)(a) to review and make recommendations to the Governing Body regarding proposed amendments to the Plan.
13. The Commission has considered the criteria established by Code §14-3.2(E) and finds the following:
  - (a) The criteria set forth in Code § 14-3.2(E) for General Plan Amendments are not met by this application.
  - (b) Applicant's General Plan Amendment would allow for uses that are significantly different from the surrounding prevailing land uses, and the General Plan Amendment would allow for a change to the character of this part of the Santa Fe River Corridor and its proximity to the Historic Agua Fria Village on El Camino Real.
  - (c) Applicant's General Plan Amendment would seem to benefit a few landowners at the expense of surrounding landowners.
  - (d) Applicant's General Plan Amendment appears to meet the criteria for affordable housing, compact urban form and similar sustainability goals; however, this is not an appropriate location in terms of its context and intensity, and is therefore not consistent with the Santa Fe General Plan as noted in the comments provided by the Long-Range Planning staff of the City's Housing and Community Development Department as found in the Staff Report.
  - (e) There are other locations for multi-family housing at the proposed density, as noted in the in the comments provided by the Long-Range Planning staff of the City's Housing and

Community Development Department as found in the Staff Report, that would better implement the Santa Fe General Plan.

(f) Due to the lack of data to show how many rental units are available and the demand for the current housing stock, the proposed project may not be consistent with the rental unit projections for the City of Santa Fe.

(g) Agua Fria Street is a secondary arterial that has a permanent traffic counter at Boylan Lane, owned and operated by NM DOT, which takes 24 hour counts, 7 days a week. This data has been accessed and compiled by the Metropolitan Planning Organization (MPO) and has documented that the traffic volume on Agua Fria Street has declined over the past several years, particularly due to the extension of Siler Road to Alameda Street.

### The Rezoning

15. Under Code §14-3.5(A)(1)(d) any person may propose a rezoning (amendment to the zoning map)
16. Code §§14-2.3(C)(7)(c) and 14-3.5(B)(1)(a) provide for the Commission's review of proposed rezonings and recommendations to the Governing Body regarding them.
17. Code §§14-3.5(C) establishes the criteria to be applied by the Commission in its review of proposed rezonings.
18. The Commission has considered the criteria established by Code §§14-3.5(C) and finds, subject to the Conditions, the following:
  - (a) The criteria set forth in Code § 14-3.5 for Rezoning requests are not met by this application.
  - (b) The application is not consistent with the Santa Fe General Plan.
  - (c) While there have been changes in the surrounding area, they do not justify a change in zoning of this magnitude at this time.
  - (d) The existing C-1 zoning provides for a good variety and mix of uses allowing reasonable use of these lands, including up to 278 units.
  - (e) There may be other more appropriate vacant locations within the City of Santa Fe that are already zoned for higher density multifamily projects that are closer to retail and services, job centers, better transit options and primary arterial streets.
  - (f) The Traffic Engineer has stated, in comments submitted to the Commission, that the Traffic Engineering Division cannot make recommendations until certain revisions are made to the Applicant's Traffic Impact Analysis.

### CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES as follows:

#### General

1. The proposed Plan amendment and rezoning were properly and sufficiently noticed via mail, publication, and posting of signs in accordance with Code requirements.



2. The ENN meeting complied with the requirements established under the Code.

The General Plan Amendment

3. The Commission has the power and authority at law and under the Code to review the proposed amendment to the Plan and to make recommendations to the Governing Body regarding such amendment.

The Rezoning

4. The Applicant has the right under the Code to propose the rezoning of the Property.
5. The Commission has the power and authority at law and under the Code to review the proposed rezoning of the Property and to make recommendations regarding the proposed rezoning to the Governing Body based upon that review.

**WHEREFORE, IT IS ORDERED ON THE \_\_\_\_\_ DAY OF MARCH, 2015 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE:**

- A. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends denial of the Plan Amendment to the Governing Body.
- B. That for the reasons set forth in the foregoing Findings of Fact and Conclusions of Law, the Commission recommends denial of the rezoning request to the Governing Body.

\_\_\_\_\_  
Michael Harris, Chair

\_\_\_\_\_  
Date:

FILED:

\_\_\_\_\_  
Yolanda Y. Vigil  
City Clerk

\_\_\_\_\_  
Date:

APPROVED AS TO FORM:

\_\_\_\_\_  
Zachary Shandler  
Assistant City Attorney

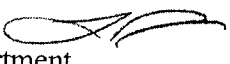
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
# City of Santa Fe, New Mexico

# memo

**DATE:** February 18, 2015 for the March 19, 2015 Meeting

**TO:** Planning Commission

**VIA:** Lisa Martinez, Director, Land Use Department  
Tamara Baer, ASLA, Manager, Current Planning Division 

**FROM:** Zach Thomas, Senior Planner, Current Planning Division 

---

**Case #2015-11, 621 Old Santa Fe Trail (Formerly Wolf Subdivision), Preliminary Plat Time Extension.** Report of the Land Use Director's approval of a one-year administrative time extension for a 3 lot subdivision on 1.056± acres, including a variance to street design standards. The time extension would extend approvals to March 3, 2016. Wayne Lloyd, AIA, agent for Orchard Metal Capital, David Lamb. (Zach Thomas, Case Manager)

## I. RECOMMENDATION

The Land Use Director has **APPROVED** the applicant's request for a one-year time extension. This approval is being reported to the Planning Commission in accordance with SFCC Section 14-3.19(C).

## II. APPLICATION OVERVIEW

The Preliminary Subdivision Plat and Variance (formerly known as the Wolf Subdivision) were approved by the Planning Commission per their approval of the Findings of Fact and Conclusions of Law on March 3, 2011. The expiration date of the approval was March 3, 2014. A one-year administrative time extension was granted in 2014 extending the expiration to March 3, 2015. This is the second and final administrative time extension permitted under SFCC Section 14-3.19(C) and extends the expiration to March 3, 2016.

The approval consisted of a Preliminary Subdivision Plat for 3 lots on 1.056+/- acres and approval of a Variance from SFCC §14-9.2(E)(2), subdivision design standard requiring a 38-foot minimum width for a private lane. The Preliminary Subdivision located at 621 Old Santa Fe Trail, will be accessed from Old Santa Fe Trail for the existing commercial uses on Lot 1 and create two residential lots at the rear of the property with access from Halona Street. Accessed from Paseo de Peralta, Halona Street is a public street for the first 187 linear feet, at which point it becomes a private lane which will serve the two residential lots.

*Exhibit "5"*

The agent for the owner of the property is requesting the one-year extension of the development approvals due to the fact that the new property owner wants to keep his options open for future development of the property (See **Exhibit C**).

As stated in the approval criteria, the administrative extension may not approve revisions to the development approvals or amendments to the conditions of approval. If any amendment, or change to the conditions of approval were requested, those requests would need to be considered by the Planning Commission through the full public hearing process, including the requirement of an Early Neighborhood Notification (ENN) meeting.

### **III. APPROVAL CRITERIA**

#### **Section 14-3.19(C) SFCC 1987 Time Extensions**

##### **(2) Administrative Extensions**

- (a) The land use director may approve two consecutive extensions to the time limits for an approved development, each not to exceed one year. Approval shall be based on review of the findings and conditions of approval of the original final action and a finding by the land use director that no substantive changes have occurred to the regulations or policies that apply to the development or to the circumstances affecting the site and its vicinity. The administrative extension shall not approve revisions to the development or amendments to the conditions of approval, and no early neighborhood notification is required.
- (b) Administration time extensions approved by the land use director, pursuant to this Subsection 14-3.19(C)(2), for development approvals that were granted by the planning commission or the governing body, are subject to review by the planning commission. The land use director shall identify the action taken and place it on a consent agenda for the planning commission. The land use director shall provide the planning commission with the applicant's written application and the land use director's written proposal. The planning commission may accept, reject or modify the proposal.

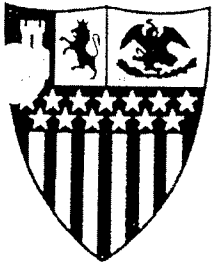
### **IV. ATTACHMENTS:**

**EXHIBIT A:** Land Use Director Letter of Approval of One-Year Time Extension

**EXHIBIT B:** Preliminary Subdivision Plat and Variance Approval

- 1. Findings of Fact
- 2. Staff Report

**EXHIBIT C:** Letter of Application



# City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

[www.santafenm.gov](http://www.santafenm.gov)

*Javier M. Gonzales, Mayor*

Councilors:

Peter N. Ives, Mayor Pro Tem, Dist. 2

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

February 18, 2015

Wayne Lloyd, AIA  
Lloyd & Associates Architects  
100 N. Guadalupe St., Suite 201  
Santa Fe, NM 87501

**RE: Request for Time Extension of Development Approval(s) per §14-3.19(C) SFCC 1987  
621 Old Santa Fe Trail, Wolf Preliminary Subdivision, Case #2010-177.**

Dear Mr. Lloyd,

I have reviewed the request you submitted on February 16, 2015 for a 1-year time extension of the following previous development approval(s):

**Case #2010-177.** Preliminary Subdivision Plat and Variance to Subdivision Regulations for 3 lots on 1.056 +/- acres located at 621 Old Santa Fe Trail.

I have determined that no substantive changes have occurred to the regulations or policies that apply to the previous approvals, to the proposed development, or to the circumstances that apply to the site and vicinity, since the Planning Commission granted approval on March 3, 2011. Therefore, in accordance with SFCC 1987 Section 14-3.19, a one-year time extension is approved for the 621 Old Santa Fe Trail Preliminary Subdivision Plat and Variance, subject to the original conditions of approval as approved by the Planning Commission of the City of Santa Fe on March 3, 2011. The first one-year administrative time extension, granted in 2014, extended the expiration to March 3, 2015. This constitutes the second and final administrative time extension.

The time extension will allow application for Final Subdivision Plat approval to be made prior to the extended deadline, as provided in SFCC Section 14-3.19. This is the final time extension and approval will expire if you do not proceed with an application for Final Subdivision Plat prior to **March 3, 2016**. SFCC Section 14-3.19 requires that the grant of this time extension be reported to the Planning Commission by placement on the Commission's consent Agenda. The Planning Commission may accept, reject or modify this approval.

Feel free to contact me at 505-955-6617 if you have questions regarding this matter.

Sincerely,

Lisa Martinez  
Land Use Department Director

Cc: Project File

EXHIBIT A

City of Santa Fe  
Planning Commission  
Findings of Fact and Conclusions of Law

Case #2010-177 – Preliminary Subdivision Plat and Variance to Subdivision Regulations

Owners' Names – John and Mary Beth Wolf

Agent's Name – Monica Montoya

THIS MATTER came before the Planning Commission (Commission) for hearing on February 17, 2011 upon the application (Application) of Monica Montoya, as agent for John and Mary Beth Wolf (Applicant).

The Applicant seeks the Commission's approval of the preliminary subdivision plat for 3 lots on 1.056+/- acres of land located at 621 Old Santa Fe Trail (Property). The Property is zoned AC/RC 8 (Residential Compound – 8 dwelling units/acre; Arts and Crafts Overlay) and is in the Downtown and Eastside Historic District. The Applicant proposes to retain the existing commercial uses on Lot 1 with access via Old Santa Fe Trail and to create two residential lots (the Residential Lots) at the rear of the Property with access via Halona Street. The Application includes a request for a variance from City of Santa Fe (City) Land Development Code (Code) Section 14-9.2(E)(2) subdivision street design standards requiring a 38-foot minimum width for a private lane to allow existing road conditions to service the Residential Lots. Halona Street is a dead-end public/private road varying in width from a 30-foot public right-of-way accessed from Paseo de Peralta for the first 187 feet to a 20-foot private easement for the remaining 470+/- feet.

After conducting a public hearing and having heard from staff and all interested persons, the Commission hereby FINDS, as follows:

FINDINGS OF FACT

1. The Commission heard reports from staff and received testimony and evidence from the Applicant and members of the public interested in the matter.
2. Pursuant to Code Section 14-2.3(B) the Commission has the authority for approving subdivision plats within the corporate boundaries of the City.
3. Pursuant to Code Section 14-2.3(C)(3) the Commission is authorized to review and grant or deny requests for variances that are part of a subdivision request requiring Commission approval, including from terrain management regulations.
4. Code Section 14-3.7 sets out certain general principles governing the subdivision of land and establishes certain standards and procedures for the Commission's review and approval of a preliminary subdivision plat [Code Section 14-3.7(B)(3) and (4)] and criteria for the Commission's approval [Code Section 14-3.7(C)] (collectively, the Applicable Requirements).
5. Code Section 14-9 sets out subdivision design, improvement, and dedication standards and requirements, including a 38-foot minimum width requirement for a private lane established in Table 14-9.2.1.

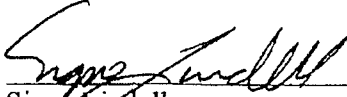
6. Code Section 14-3.7(B)(2) requires compliance with the early neighborhood notification (ENN) requirements of Code Section 14-3.1(F) for preliminary subdivision plats and provides for notice and conduct of public hearings pursuant to the general provisions of Code Sections 14-3.1 (H), and (I).
7. Code Section 14-3.16(A) authorizes the Commission to grant variance requests on matters properly before the Commission under Code Chapter 14 using procedures conforming to Code Section 14-3.16, unless otherwise specified for the Commission by Code Section 14-2.3(C)(3) and (4).
8. Code Section 14-2.3(C)(4) authorizes the Commission to grant or deny requests for variances from all subdivision regulations set forth in Code Section 14-9 using the criteria set forth in Code Section 14-3.7(F).
9. Code Section 14-3.1(F)(2)(a)(vi) requires an ENN for preliminary subdivision plats and Code Sections 14-3.1(F)(3)(a) and 14-3.1(F)(4) and (5) establish procedures for the ENN.
10. The Applicant conducted an ENN meeting on the preliminary subdivision plat on November 3, 2010 in accordance with the notice requirement of Code Section 14-3.1(F)(3)(a). The ENN meeting was attended by approximately 30 people, including the Applicant and City staff.
11. Code Section 14-3.1(F)(2)(a)(ix) requires early neighborhood notification (ENN) for variances.
12. The Applicant conducted an ENN meeting on the variance request on January 18, 2011 in accordance with the notice requirement of Code Section 14-3.1(F)(3)(a). The ENN meeting was attended by the Applicant and City staff and by two members of the public.
13. City Land Use Department staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable Code requirements and provided the Commission with a written report of its findings (Staff Report) together with a recommendation that the preliminary subdivision plat and variance to the subdivision street design standards be approved, subject to certain conditions (the Conditions) set out in such report.
14. The information contained in the Staff Report is sufficient to establish that the Applicable Requirements have been met.
15. The information contained in the Staff Report and the testimony and evidence presented at the hearing is sufficient to establish that (a) extraordinary hardship would result from strict compliance with the Code Section 14-9.2(E)(2) subdivision street design standards, in that existing development along Halona Street effectively prohibits increases in the width of the private portion of the street; (b) substantial justice would be done and the public interest secured by granting such variance, in that the variance would allow the property to be developed in conformance with existing zoning and the same density as surrounding properties with minimal impact on surrounding properties; and (c) granting the variance will not have the effect of nullifying the intent and purpose of the subdivision regulations.

#### CONCLUSIONS OF LAW AND ORDER

Under the circumstances and given the evidence and testimony submitted during the hearing, the Commission CONCLUDES and ORDERS as follows:

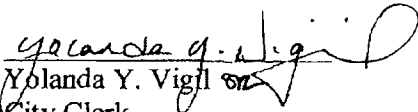
The preliminary subdivision plat, including the variance, is approved, subject to the Conditions.

IT IS SO ORDERED ON THE 3<sup>RD</sup> OF MARCH 2011 BY THE PLANNING  
COMMISSION OF THE CITY OF SANTA FE

  
Signe Lindell  
Chair

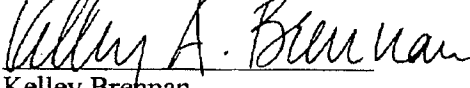
3/9/11  
Date:

FILED:

  
Yolanda Y. Vigil  
City Clerk

3/9/11  
Date:

APPROVED AS TO FORM:

  
Kelley Brennan  
Assistant City Attorney

3/3/11  
Date:

# City of Santa Fe, New Mexico

## memo

**DATE:** Prepared January 26, 2011 for the February 3, 2011 Planning Commission meeting

**TO:** Planning Commission

**VIA:** Matthew S. O'Reilly, P.E., Director, Land Use Department *MSO*  
Tamara Baer, Planning Manager, Current Planning Division *TB*

**FROM:** Dan Esquibel, Land Use Planner Senior *DE*

### WOLF PRELIMINARY SUBDIVISION PLAT

Case #2010-177. Wolf Preliminary Subdivision Plat. Monica Montoya, agent for John and Mary Beth Wolf, requests Preliminary Subdivision Plat approval for 3 lots on 1.056 +/- acres located at 621 Old Santa Fe Trail. The application includes a variance to street design standards. The property is zoned AC/RC8 (Residential Compound/8 dwelling units per acre; Arts and Crafts Overlay) and is in the Downtown and Eastside Historic District. (Dan Esquibel, Case Manager)

### RECOMMENDATION:

The Land Use Department believes that the standards for the requested variance have been addressed and recommends preliminary subdivision plat **approval** and variance approval subject to the following conditions:

1. The Applicant shall place a note on the plat stating that each lot will be served by a separate sewer service line.
2. The Applicant shall show on the plat appropriate private sewer services easements for Lots 2, and 3.
3. The Applicant shall submit as part of the Final Plat approval a signed Easement agreement for egress/ingress rights of the private portion of Halona Street.
4. Additional requirements per City Engineer for Land Use (reference 12/13/10 memo on Exhibit B5).

### I. EXECUTIVE SUMMARY

The applicants are requesting preliminary subdivision plat approval to subdivide 1.06 ± acres into three (3) lots. Lot 1 will consist of 0.710 ± acres (30,907 square feet); Lot 2: 0.172 ± acres (7,513 square feet); and Lot 3: 0.173 ± acres (7,573 square feet).



Zoning for the property is AC/RC8 (Residential Compound/8 dwelling units per acre; Arts and Crafts Overlay) which allows Arts and Crafts and Residential uses on all lots subject to development standards and city approval. Existing commercial uses will remain on Lot 1, and 2 new residential lots will be created.

The applicants are requesting a variance from Article 14-9: SUBDIVISION DESIGN, IMPROVEMENT, AND DEDICATION STANDARDS, specifically the 38 foot minimum width Right-of-Way standards for a Private Lane per TABLE 14-9.2.1.

<b>TABLE 14-9.2-1: Design Criteria for Street Types</b>									
Criteria	Major Arterial (6-Lane)	Major Arterial (4-Lane)	Secondary Arterial	Collector	Collector Mixed-Use	Subcollector		Lane	Private Driveway
						No Parking	With Parking		
Average Daily Traffic	Up to 60,000	Up to 40,000	5,000-15,000	1,000-5,000	1,000-5,000	300-1,000	300-1,000	0-300	Minimum
Dwelling Unit Access						30-100	30-1000	0-30	(0-8)
Minimum Right-of-way Width	120	98	70	50	50	42	46 or 52	38	20

Halona Street is a dead end public/private road which is accessed from of Paseo de Peralta. The total length of the street is approximately 657 feet, providing access to an estimated sixteen dwelling units. Existing widths vary from a thirty foot public right of way for the first 187 feet from Paseo de Peralta, to a twenty foot private easement. The proposed subdivision will increase dwelling units by two.

Chapter 14 subdivision design criteria for street types provide various road designs for subdivisions based on average daily traffic and number of dwelling units. The applicants are requesting a variance to allow the existing road conditions to service the proposed two lots. Easement and roadway width expansions of Halona Street are hindered by existing development along both sides of the street with potential development at virtually a maximum build out condition..

### **Early Neighborhood Notification**

An Early Neighborhood Notification (ENN) meeting was held on November 3, 2010 to discuss the subdivision. There were approximately 30 people in attendance including the applicant, the applicant's agent and City staff. Concerns included construction traffic and other impacts of construction as well as access to the residential lots from Halona Street, which is a private street in that location.

An Early Neighborhood Notification (ENN) meeting was held on January 18, 2011 to discuss the variance request. Two neighbors attended the meeting at different times. Each left after their questions were addressed. One concern that was raised was the maintenance of the road. The applicants stated that the Applicant is willing to contribute his fair share toward maintenance.

## **II. SITE PLANNING AND SITE DEVELOPMENT PLAN EVALUATION**

### **A. Density, Lot size, Lot Coverage, Use, Parking and Setbacks**

The RC-8 zoning would allow a maximum of 8 dwelling units on the 1.06 acre lot. Three lots are proposed. The minimum Lot size is 4000 square feet where the smallest Lot proposed is Lot 2 at 7,513 square feet. The maximum lot coverage allowed without a compound<sup>1</sup> is 40%. Maximum lot coverage allows 12,370 square feet for Lot 1 and 3000 square feet for Lots 2 and 3. Existing lot coverage for Lot 1 has been calculated to be 39.40 % (total of existing buildings = 10,949 square feet) and Lots 2 and 3 are vacant. The existing sheds will be removed, and are not included in lot coverage calculations. Existing uses are permitted and will remain on the property.

The total number of parking spaces required for Lot 1 is 29, and 29 parking spaces are provided. Existing setbacks established on the property are considered legally nonconforming as the buildings were constructed prior to the effective date of the code. The existing buildings on the property have “contributing” status within the Downtown and Eastside Historic district. Setbacks for Lots 2 and 3 will comply with Chapter 14 Standards.

### **B. Traffic/Transportation, Roads**

Lot 1 will continue to be accessed from Old Santa Fe Trail. Lots 2 and 3 will be accessed from Halona Street. Halona Street is accessed from Paseo de Peralta. It is a public street for approximately 187 linear feet, at which point it becomes a private street. The applicant is working with the owners of the street to allow access for the two additional units that would be constructed on Lots 2 and 3.

The City Traffic Division had no comments for the proposal.

### **C. Grading and Drainage**

The property is basically flat with a 2% slope running west to east. The application provided no grading and drainage section to provide an analysis. Comments received from the City Engineer for Land Use require compliance with Article 14-8.2, Terrain and Stormwater Management as part of the final application review.

### **D. Infrastructure and Utilities**

The subdivision will connect to City sewer and City water on Old Santa Fe Trail. Separate service lines and a public utility easement for Lots 2 and 3 are required. Comments received from City Solid Waste identify no issues with refuse collection.

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<sup>1</sup> COMPOUND = Three or more attached or detached dwelling units on one Lot.

## E. Fire

Comments received from the City Fire Marshal identify no issues with fire protection other than to meet the International Fire Code 2006 Edition.

## III. VARIANCE

**14-3.16(C)(1) Special conditions and circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other lands, structures or buildings in the same district, and which do not result from the actions of the applicant;**

### *Applicant's Response:*

*"The subdivision design itself complies with design standards of the AC/RC8 zone district. It is Halona Street that does not meet the minimum width requirement. Halona Street has a long history as a 20' wide right of way. Even the City portion of Halona Street from Paseo de Peralta to the Acequia does not meet the minimum width criteria of 38'. According to survey records, this portion is only 30'. To attempt a reconstruction to meet current standards is not possible. Existing homes, vegetation, walls, fences and other structures are established all along Halona for many years. It is not possible to acquire the additional right of way because it does not exist. We ask the Commission to consider that the width requirement apply to developments creating 8 or more new units in newly constructed subdivisions."*

### **Staff Response:**

The applicant's statements identify existing development conditions along Halona Street that prohibit any expansion of easement widths to adhere to the standards as a special condition. While this condition is not unique to this district, it is not a condition created by the applicant. Halona Street is currently underdeveloped for the number of dwellings accessing on and off the street. However, the code would not prohibit the construction of the two dwellings on the property as a single lot. The City Traffic Division had no comments for this proposal. The Land Use Department believes that the addition of two dwellings units, given existing conditions will not impose significant impacts to Halona Street.

**14-3.16(C)(2) Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this chapter;**

### *Applicant's Response:*

*"The literal interpretation of the code deprives the applicant and property of the right to use an existing usable right of way which is commonly used by other properties which access Halona Street. To acquire 38' is impossible as Halona Street is developed as a 20' wide*

*street. Technically, the net effect of the impact caused by the subdivision is 1 additional lot where 1 already exists."*

**Staff Response:**

Literal interpretation of the code requires compliance with minimum standards designed to insure public health, safety and welfare. The Applicant is not denied the right to develop the property; rather, the right to develop the property must be consistent with City standards.

The Applicant is not deprived of development rights enjoyed by other properties in this district. Nothing prohibits the applicant from building the proposed two dwelling units on the tract.

**14-3.16(C)(3) Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures or buildings in the same district.**

**No nonconforming use of neighboring lands, structures or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance;**

***Applicant's Response:***

*"The proposed variance will not confer a special privilege to the applicant or property. The proposed subdivision density is less than that which is allowed by the ACRC8 zone thereby causing little impact to the neighborhood of Halona Street. Only two single family residences have access to Halona Street. Granting the variance will also eliminate the potential for commercial traffic onto Halona Street from adjacent businesses."*

**Staff Response:**

In reviewing a variance which may confer a special privilege on the Applicant, an analysis of the project is made by the Land Use Department to determine whether the property can support the project if the constraint(s) were not in place and whether the request confers more than what is commonly allowed to other properties in the district. The Land Use Department does not believe based on existing conditions that in granting a variance any special privilege will be granted.

**14-3.16(C)(4) The variance is the minimum variance that will make possible the reasonable use of the land, building or structure;**

***Applicant's Response:***

*"Lots 2 and 3 now abut and have always abutted Halona Street. It is the creation of an additional lot that triggers the variance. There will be no visual difference to Halona Street and the 20' width is reasonable for the proposed single family residential use. Additionally, 20' is sufficient to the Fire Department for providing emergency service."*

**Staff Response:**

The City Code does not define reasonable use aside from minimum standards for development for the specific zone in which the property is located. Therefore reasonable use

is subject to interpretation. The Planning Commission is asked to determine, based on the Applicant's submittal and public testimony, whether the addition or existing development on the property, or both, could be considered reasonable use of land, building or structure.

The question here is not whether the addition or perceived rights commonly enjoyed by other properties are being denied to the Applicant, but whether a minimum easing of the rules is necessary to allow reasonable use and development of the property.

The Commission must determine whether the request for variance meets the criteria for an easing of the regulations which are set up to protect the community for which the development is proposed.

**14-3.16(C)(5) Granting the variance will be in harmony with the general purpose and intent of this chapter and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.**

***Applicant's Response:***

*"The granting of the variance will allow Halona Street to maintain its quaint and historic character as well as provide no disturbance to a historic Santa Fe street. A high percentage of streets in the area surrounding Halona Street have similar circumstance of narrow streets. Very few streets in historic Santa Fe are 38' wide. The granting of the variance will maintain harmony with general purpose and intent of the Historic District and the many historic narrow streets."*

***Staff Response:***

The general purpose of the code allows for variances which "will not be contrary to public interest, where owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship". The Applicant's responses identify non-self inflicted circumstances which define limitations for development. The five points presented have provided a clear and substantiated need based on existing conditions which may support an easing or variance of the regulations.

The Planning Commission is required to determine, if the Applicant's five points presented, Land Use analysis and public testimony, support an easing or variance of the regulations.

Different variance criteria are applicable under different circumstances.

Per 14-3.16 Variances, (A) Purpose and Applicability, "the Planning Commission has the authority to grant variance requests on matters properly before the Commission under this chapter, including but not limited to terrain management regulations, subdivisions, and development plans;... For all bodies, the procedure for granting the variance shall conform to this section, unless otherwise specified for the Planning Commission by §§14-2.3(C)(3) and (4)."

The applicant has addressed the variance criteria in 14-3.16.

14-2.3 (C) addresses the Powers and Duties of the Planning Commission. Subsections (3) and (4) read as follows:

(3) Variances as Part of Subdivision or Development Plan Review

The Planning Commission is the principal City administrative board reviewing and granting or denying requests for variances from zoning regulations in all areas except the Historic Districts and Archaeological Review Districts, provided that the request is also part of a development plan or subdivision request requiring the Planning Commission's review. When deciding such variances the Planning Commission shall use the criteria for deciding variances as set forth in §14-3.16, except variances in PUD, PRC, and PRRC districts shall be evaluated based upon their appropriateness in relation to the overall development and its purposes and their impact upon surrounding properties. (Ord. No. 2002-12 § 1)

(4) Variances of Subdivision Regulations

The Planning Commission is the principal City administrative board reviewing and granting or denying requests for variances from all subdivision regulations set forth in Article 14-9. When deciding variances the Planning Commission shall use the criteria for deciding variances as set forth in §§14-3.7(F) or 14-8.2(G), as applicable. (Ord. No. 2002-12 § 2)

Subsection (3) states that when the variance is a part of the Subdivision request, the Planning Commission shall use the criteria in 14-3.16.

Subsection (4) is specific to variances to the Subdivision regulations, which are found in 14-9, "Subdivision Design, Improvement, and Dedication Standards," and has a different set of criteria to be used for deciding these variance requests. Those criteria are found in 14-3.7 (F) or 14-8.2 (G).

14-3. is the "Review and Approvals section, of which 14-3.7 is specific to "Subdivisions of Land," and (F) is "Variances from Subdivision Regulations."

Subsection (F) reads as follows: Variances from Subdivision Regulations

(1) Where the Planning Commission finds that extraordinary hardship may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation shall not have the effect of nullifying the intent and purpose of these regulations.

(2) In granting variances or modifications, the Planning Commission may require such conditions as will, in its judgment, assure substantially the objectives of the standards or requirements so varied or modified.

(3) The Planning Commission may grant variances to the requirements of the terrain management regulations as set forth in §14-8.2.

The variance requested in this application is a variance to Subdivision regulations. Item (1) in Subsection (F), above, states the criteria to consider when granting a variance to Table 14-9.2-1, Design Criteria for Street Types.

To aid the Planning Commission in determining whether “extraordinary hardship may result from strict compliance with these regulations,” Black’s Law Dictionary provides the following definition of “extraordinary”:

*“EXTRAORDINARY. Out of the ordinary; exceeding the usual, average, or normal measure or degree; beyond or out of the common order or rule; not usual, regular, or of a customary kind; remarkable; uncommon; rare. (reference Exhibit D)”*

In this case, the extraordinary hardship is related to the peculiar circumstances of the land as it has been developed restricting the availability of any expanded access. Substantial justice is served by allowing the property to be developed in conformance with the existing zoning and at the same density as surrounding properties. The intent and purpose of the regulations is preserved.

#### IV. ATTACHMENTS

##### Exhibit A – Graphics

1. Vicinity Map
2. Site Plan

##### Exhibit B – DRT Comments

1. Angelo Ortega, Fire Marshal (December 10, 2010 )
2. Stan Holland, P.E., Waste Water Management Division (November 23,2010)
3. Randall V. Marco, Solid Waste Division (December 20, 2010)
4. John J. Romero, Public Works Department/Traffic Engineering Division (December 13, 2010)
5. Noah Berke, Landscaping, Land Use Department/Technical Review Division (December 13, 2010)
6. R.B. Zaxus, P.E., Land Use Department,/Technical Review Division (December 13, 2010)
7. Antonio Trujillo, P.E. – Water Division Engineer

##### Exhibit C ENN Material

1. ENN Notes (Subdivision)
2. ENN Notes (Variance)
3. Early Neighborhood Notification Guidelines

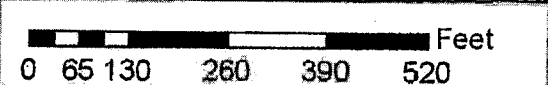
##### Exhibit D – Blacks Law Definition of “*Extraordinary*”

##### Attachments – Applicant Materials

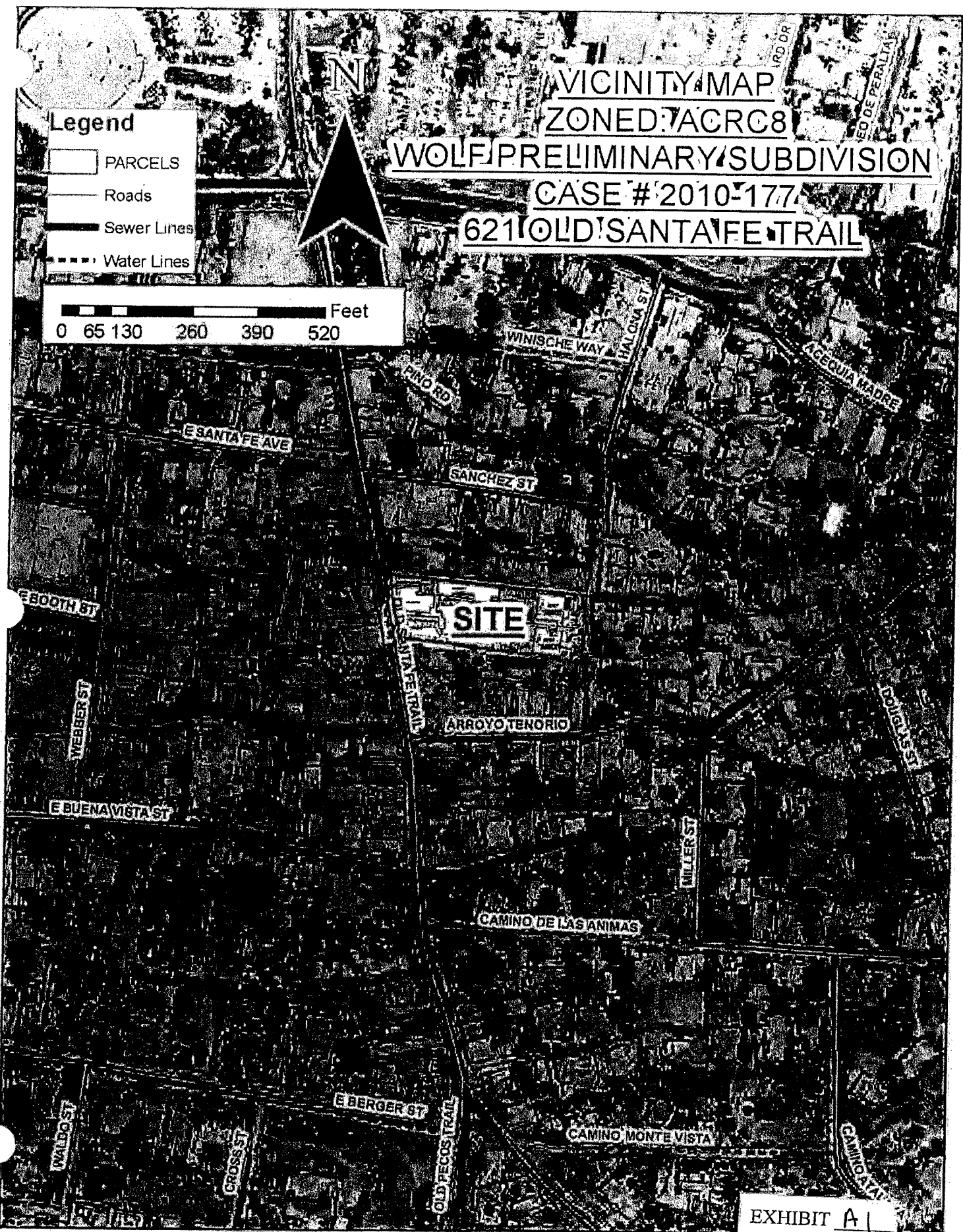


**Legend**

- PARCELS
- Roads
- Sewer Lines
- Water Lines



VICINITY MAP  
ZONED: ACRC8  
WOLF PRELIMINARY SUBDIVISION  
CASE # 2010-177  
621 OLD SANTA FE TRAIL





**Legend**

- PARCELS
- 2' Contours
- Roads
- Sewer Lines
- Water Lines

0 15 30 60 90 120 Feet



**PROPOSED SITE PLAN**  
**ZONED ACRC8**  
**WOLF PRELIMINARY SUBDIVISION**  
**CASE # 2010-177**  
**621 OLD SANTA FE TRAIL**

**SITE**

**EXHIBIT A 2**

# City of Santa Fe, New Mexico

## memo

**DATE:** December 20, 2010

**TO:** Dan Esquibel, Case Manager

**FROM:** Angelo Ortega, Fire Marshal A.O

**RE:** DRT Case # 2010-177 Wolf Preliminary Subdivision Plat

I have conducted a review of the above mentioned case for compliance with the International Fire Code (IFC) 2006 Edition. Below are the following requirements which shall be addressed prior to approval by Planning Commission. If you have questions or concerns, or need further clarification please call me at (505) 955-3126.

1. No requirements at this time however all standards shall meet International Fire Code 2006 Edition.



## MEMO

### Wastewater Management Division DEVELOPMENT REVIEW COMMENTS

#### E-MAIL DELIVERY

Date: November 23, 2010

To: Dan Esquibel, Case manager

From: Stan Holland, PE  
Wastewater Management Division

Subject: Case #2010-177 Wolf Preliminary Subdivision Plat

---

A Utility Service Application for sewer service has been submitted by the applicant. The nearest available public sewer line is located within Old Santa Fe Trail. The Applicant shall:

1. Add note to the plat that each lot shall be served by a separate sewer service line.
2. Show on the plat the appropriate private sewer service easements for Lots 2 and 3.

Please contact me at 955-4637 if you have any questions.

cc: File

ESQUIBEL, DANIEL A.

---

**From:** MARCO, RANDALL V.  
**Sent:** Monday, December 20, 2010 7:43 AM  
**To:** ESQUIBEL, DANIEL A.  
**Subject:** RE: Wolf Subdivision

Dan,  
I do not see any solid waste issues at this time. We can pick up on either Halona or the Old Santa Fe trail for residential.

Randall Marco  
Community Relations  
Solid Waste Division  
City of Santa Fe  
Office: 505-955-2228  
Cel: 505-670-2377  
Fax: 505-955-2217

-----Original Message-----

**From:** ESQUIBEL, DANIEL A.  
**Sent:** Friday, December 17, 2010 4:09 PM  
**To:** MARCO, RANDALL V.  
**Subject:** FW: Wolf Subdivision

Dan Esquibel  
Land Use Planner Senior  
505-955-6587  
[daesquibel@santafenm.gov](mailto:daesquibel@santafenm.gov)

-----Original Message-----

**From:** Monica Montoya [mailto:[monica@mnty.com](mailto:monica@mnty.com)]  
**Sent:** Friday, December 17, 2010 12:33 PM  
**To:** ESQUIBEL, DANIEL A.; MARCO, RANDALL V.  
**Subject:** Wolf Subdivision

Hi Dan and Randall

I hope this answers all your questions.

Monica

Montoya Land Use Consulting, Inc.  
726 Gregory Lane  
Santa Fe, NM 87505  
PH: (505) 412 1016  
Efax: (505) 629 1555

12/20/2010

EXHIBIT B3

**ESQUIBEL, DANIEL A.**

---

**From:** ROMERO, JOHN J

**Sent:** Monday, December 13, 2010 2:32 PM

**To:** ESQUIBEL, DANIEL A.

**Subject:** Wolf Preliminary Subdivision Plat

I have no comments regarding the Wolf Preliminary Plat.

-jjr

12/21/2010

EXHIBIT B4

# City of Santa Fe, New Mexico

# memo

**DATE:** December 13, 2010

**TO:** Daniel Esquibel, Land Use Senior Planner

**CC:** R. B. Zaxus, P.E., CFM, City Engineer  
Technical Review Division

**FROM:** Noah Berke, CFM, Planner Technician Senior  
Technical Review Division *NLB*

**RE:** **Landscaping Comments for case #2010-177, Wolf Preliminary  
Subdivision Plat**

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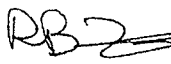
Below are comments for Wolf Preliminary Subdivision Plat request. These comments are based on documentation and plans dated October 13, 2010:

Landscaping Improvements are not required as per Article 14-8.4(B), until Subdivision Plat approval, Development Plan approval, Master Plan approval or at time of Building Permit submittal. In addition, properties located in the Business Capitol District (BCD), shall comply with Article 14-4.3(E).

# City of Santa Fe, New Mexico

# memo

DATE: December 13, 2010  
Dan Esquibel, Case Manager

FROM: Risana "RB" Zaxus, PE   
City Engineer for Land Use Department

RE: Case # 2010-177  
Wolf Preliminary Subdivision Plat

---

I reviewed a four page set of plans dated 10/13/10, and have the following comments to be regarded as conditions of approval:

- At the time of Final Subdivision approval, provide engineering drawings showing compliance with Article 14-8.2, Terrain and Stormwater Management.
- Provide two NAD 83 State Plane Coordinates to identify one of the property corners.

*City of Santa Fe*  
**memo**

**DATE:** December 21, 2010  
**TO:** Dan Esquibel, Land Use Planner Senior, Land Use Department  
**FROM:** Antonio Trujillo, Water Division Engineer  
**SUBJECT:** Case #2010-117 Wolf Preliminary Subdivision Plat

---

The subject 3-lot subdivision will require service line easements to be served from Old Santa Fe Trail. An agreement for metered service will have to be executed with the Water Division before water service is provided.

Fire service requirements will have to be determined by the Fire Department before approval of a building permit.





**City of Santa Fe  
Land Use Department  
Early Neighborhood Notification  
Meeting Notes**

<i>Project Name</i>	Wolf Preliminary Subdivision Plat
<i>Project Location</i>	621 Old Santa Fe Trail
<i>Project Description</i>	Three Lot Subdivision
<i>Applicant / Owner</i>	John and Mary Beth Wolf
<i>Agent</i>	Monica Montoya
<i>Pre-App Meeting Date</i>	September 23, 2010
<i>ENN Meeting Date</i>	November 3, 2010
<i>ENN Meeting Location</i>	Santa Fe Public Library (Main Branch Community Room)
<i>Application Type</i>	Preliminary Subdivision Plat
<i>Land Use Staff</i>	Dan Esquibel
<i>Other Staff</i>	
<i>Attendance</i>	Around 25 members of public and Applicant

**Notes/Comments:**

An Early Neighborhood Notification (ENN) meeting was held on November 3, 2010 to discuss the subdivision. There were approximately 30 people in attendance including the applicant, the applicant's agent and City staff. Concerns included construction traffic and other impacts of construction as well as access to the residential Lots from Halona Street, which is a private street in that location.



**City of Santa Fe  
Land Use Department  
Early Neighborhood Notification  
Meeting Notes**

<i>Project Name</i>	Wolf Preliminary Subdivision Plat
<i>Project Location</i>	621 Old Santa Fe Trail
<i>Project Description</i>	Variance to Subdivision Regulations
<i>Applicant / Owner</i>	John and Mary Beth Wolf
<i>Agent</i>	Monica Montoya
<i>Pre-App Meeting Date</i>	September 23, 2010
<i>ENN Meeting Date</i>	January 18, 2010
<i>ENN Meeting Location</i>	Santa Fe Public Library (Main Branch Community Room)
<i>Application Type</i>	Preliminary Subdivision Plat
<i>Land Use Staff</i>	Dan Esquibel
<i>Other Staff</i>	
<i>Attendance</i>	2 members of the public and Applicant

**Notes/Comments:**

An Early Neighborhood Notification (ENN) meeting was held on January 18, 2010 to discuss the variance request. Two neighbors attend the meeting at different times. Each left after their questions were addressed. One concern was raised which was the maintenance of the road. The applicant's stated that the Applicant is will in to contribute his fair share toward that concern.

September 2010

## EARLY NEIGHBORHOOD NOTIFICATION GUIDELINES

### Wolf Subdivision Santa Fe, NM

An application will be made to the City Planning Commission to create a three lot subdivision on property located at the south end of Halona Street. Two of the three lots will be adjacent to Halona Street and the third will front Old Santa Fe Trail.

Responses herein are submitted to satisfy Chapter 14 requirements under the Early Neighborhood Notification Ordinance procedures of Section 14-3.1(F). Every effort is made to address each point in full and to note where a particular issue is not applicable to this submission or covered in another paragraph. This document is provided to serve the purpose of providing information regarding the project to neighbors and neighborhood associations in the vicinity as required by the ENN ordinance.

### GUIDELINE CRITERIA RESPONSE

1. **Effect on character and appearance of the surrounding neighbors.**  
The character of Halona Street is predominantly residential in nature. At the south end where the subdivision will occur, walls and fences abut the right of way. Homes are accessed from entrance gates located at the entrance to each property. Driveways are predominantly visible.  
  
The visual effect of the subdivision will be minimal and similar to that which already exists. The subject property abuts Halona. One additional lot will abut Halona. It is intended that the existing streetscape continue. Designs for new homes are subject to zoning and Historic Design Guidelines.
2. **Effect on protection of the physical environment.**  
The Wolf Subdivision is proposed within City code requirements including but not limited to density, minimum lot size, parking, open space, lot to roof area ratios, among others. The terrain is flat with no flood plain boundaries nearby. Little change to the terrain is anticipated.
3. **Impacts on any prehistoric, historic, archaeological or cultural sites or structures, including acequias and the historic downtown.**  
Architecture of all new construction is subject to the Historic Design Review and archaeological regulations. All applicable ordinances will be applied prior to issuance of building permit.
4. **Relationship to existing density and land use within the surrounding area and with the land uses and densities proposed by the City General Plan.**  
The Wolf Subdivision is surrounded by both high density residential and commercial uses. The North and South properties are both zoned AC RC-8 (Residential Compound 8du/ac with an Arts and Crafts Overlay). Commercial uses front and access off Old



Lloyd & Associates  
ARCHITECTS

February 6, 2015

Lisa Martinez  
Land Use Department Director  
City of Santa Fe  
Santa Fe, NM 87501

**Re: 621 Old Santa Fe Trail**  
**Case no. 2010-177; Preliminary Subdivision Approval Extension**

Dear Lisa:

As agent for the owner of the property at 621 Old Santa Fe Trail I am requesting a one year Administrative Extension in accordance with Chp. 14-3.19(C)(2). This request is largely due to the fact that there is a new property owner and he wants to keep his options open for the future development of the property. The findings of fact were approved on March 3, 2011.

Please let me know if you require additional information or have any questions.

See attached letter.

Best regards,

A handwritten signature in black ink that reads 'Wayne S. Lloyd'.

Wayne S. Lloyd, AIA  
President


A I A


# City of Santa Fe, New Mexico

## memo

**DATE:** March 9, 2015 for the March 19, 2015 Meeting

**TO:** Planning Commission

**VIA:** Lisa Martinez, Director, Land Use Department  
Tamara Baer, ASLA, Planning Manager, Current Planning Division 

**FROM:** Zach Thomas, Senior Planner, Current Planning Division 

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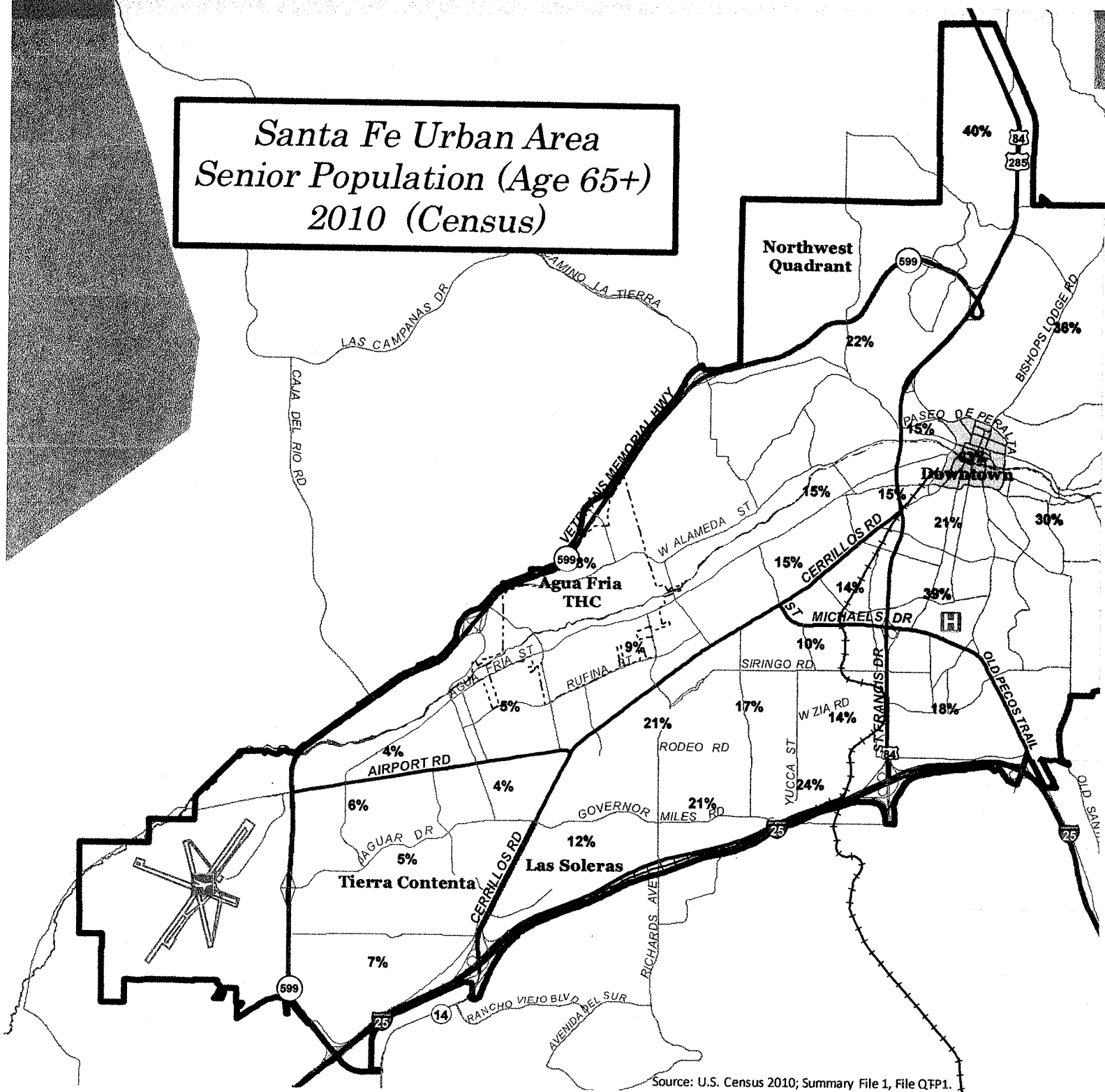
**Case #2014-119. Ross' Peak Final Subdivision Plat.** James E. Siebert & Associates, agents for Ross' Peak, LLC, request approval of a Final Subdivision Plat for 200 lots located on 31.72+/- acres on Tracts 12 and 13 of the Las Soleras Master Plan. Tract 12 is zoned R-12 and Tract 13 is zoned R-6. The tracts are located south of the Governor Miles Road and Rail Runner Road intersection, immediately east of the Arroyo de los Chamiso. The Preliminary Subdivision Plat was approved by the Planning Commission on August 7, 2014. (Zach Thomas, Case Manager)

### APPLICATION POSTPONMENT

The Land Use Department requests postponement of the case due to non-compliance with Traffic Engineering conditions of approval adopted by the Planning Commission on September 11, 2014.

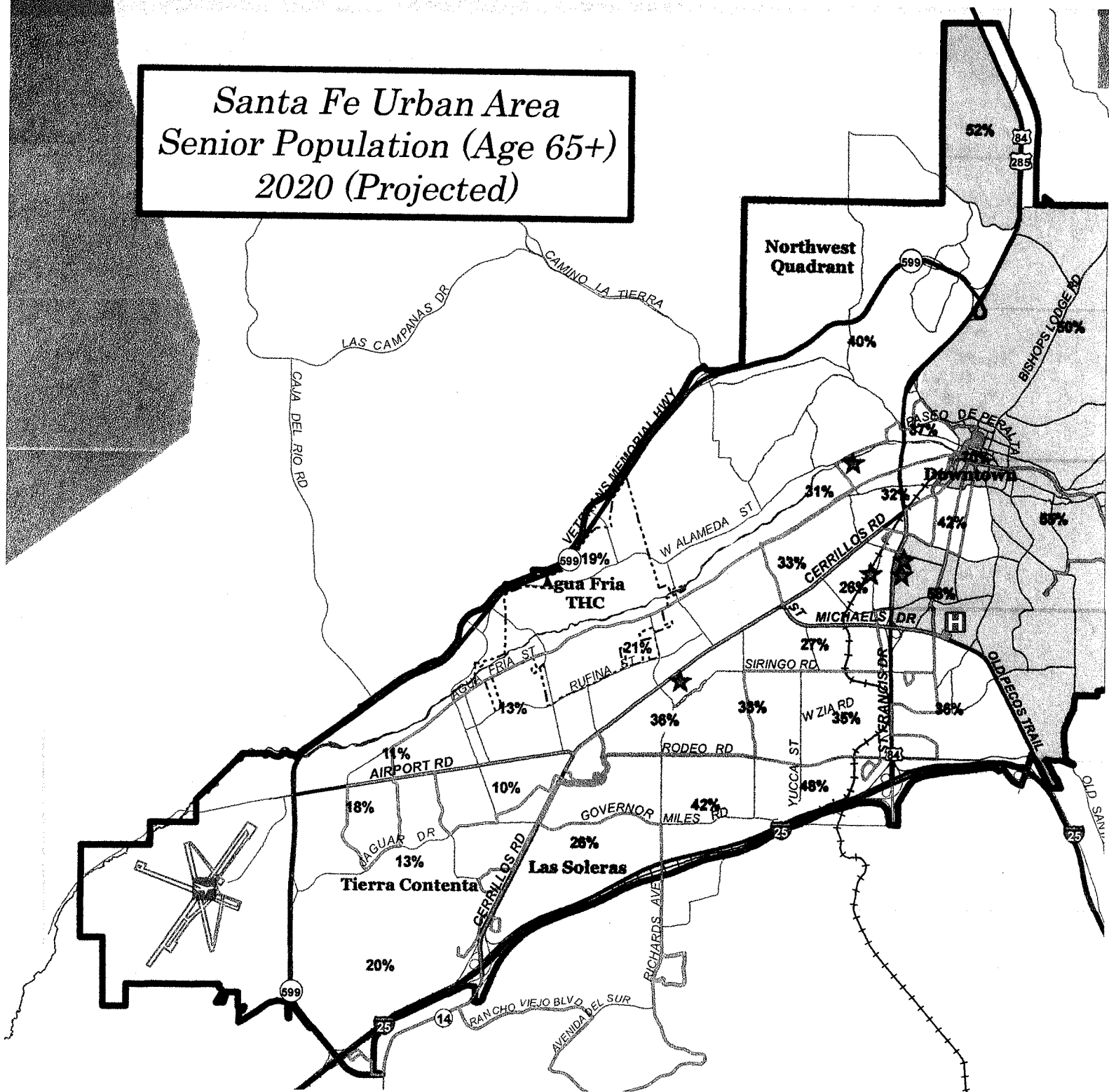
*Exhibit "6"*

# *Santa Fe Urban Area Senior Population (Age 65+) 2010 (Census)*



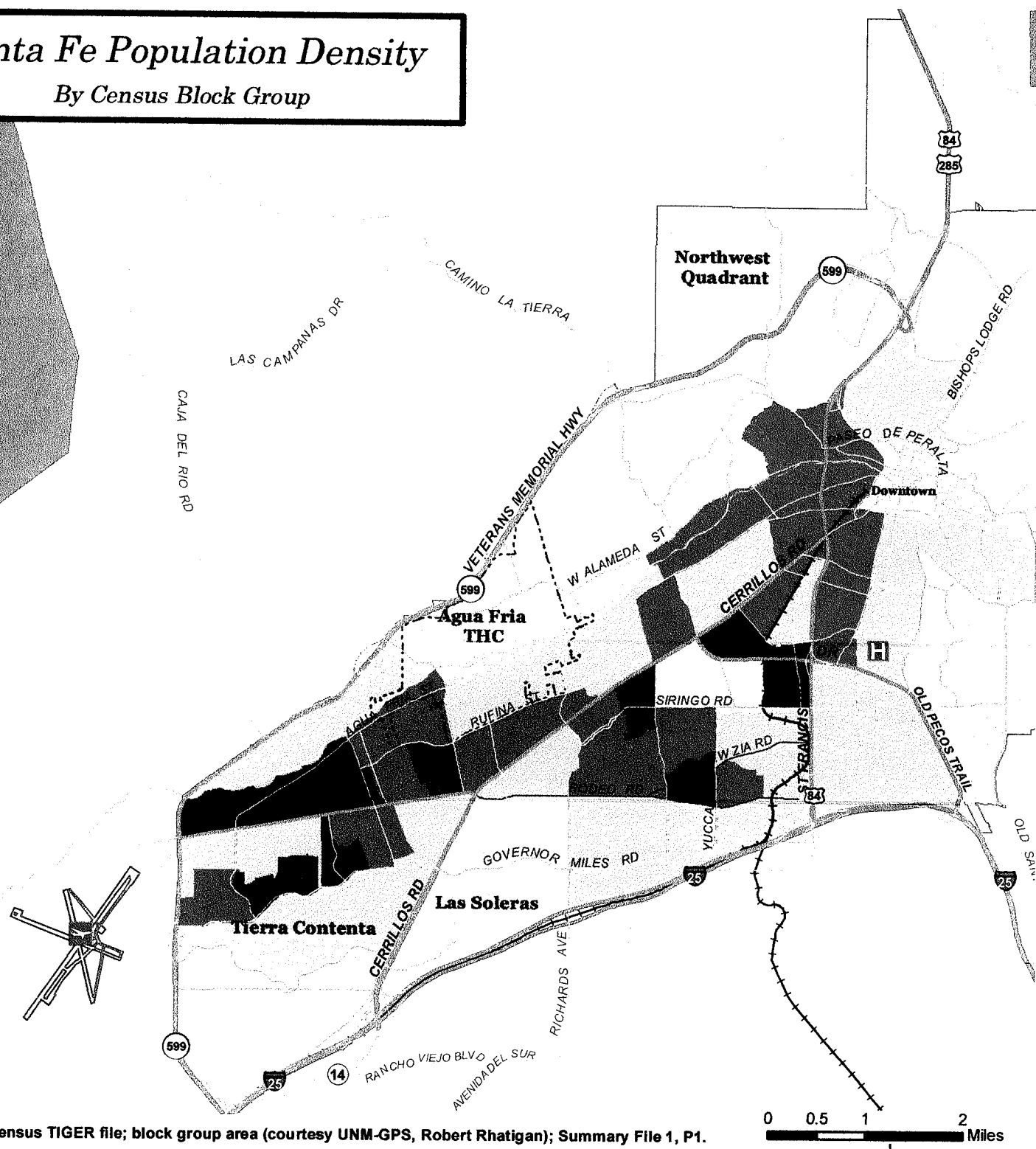
Source: U.S. Census 2010; Summary File 1, File QTP1.

*Santa Fe Urban Area  
Senior Population (Age 65+)  
2020 (Projected)*



# Santa Fe Population Density

By Census Block Group



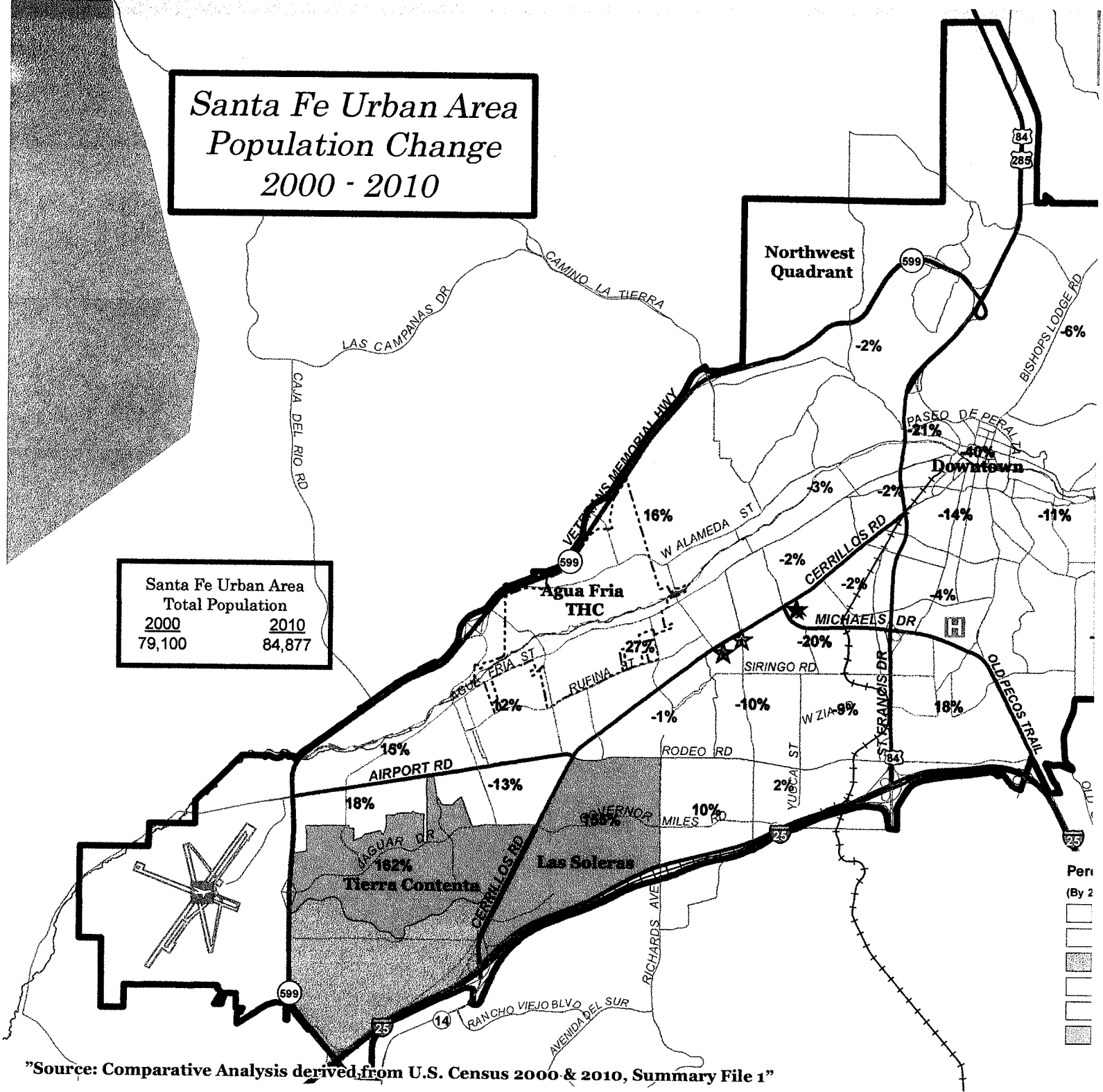
Source: 2010 Census TIGER file; block group area (courtesy UNM-GPS, Robert Rhatigan); Summary File 1, P1.



# *Santa Fe Urban Area Population Change 2000 - 2010*

Santa Fe Urban Area  
Total Population

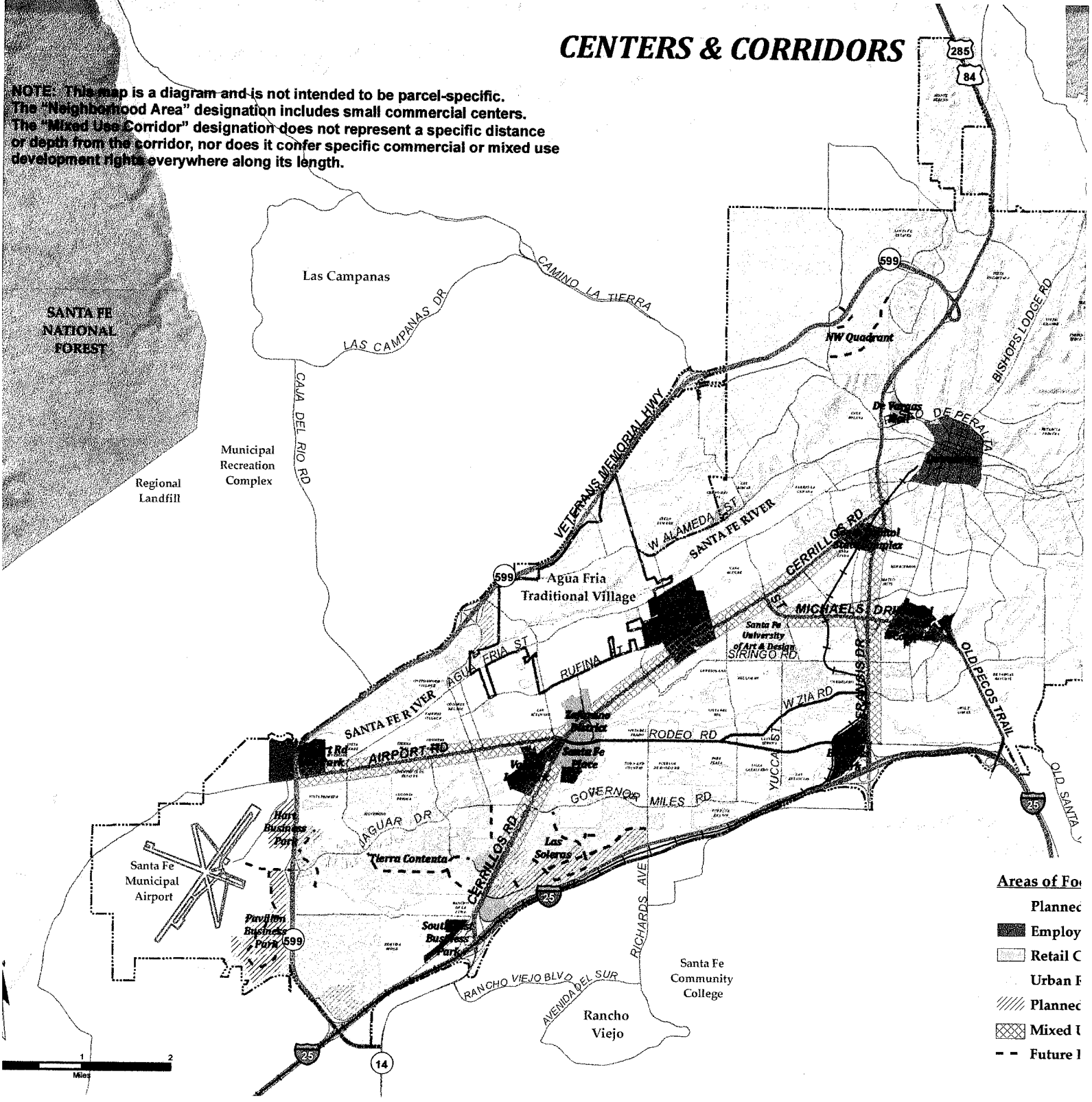
2000	2010
79,100	84,877



"Source: Comparative Analysis derived from U.S. Census 2000 & 2010, Summary File 1"

# CENTERS & CORRIDORS

NOTE: This map is a diagram and is not intended to be parcel-specific. The "Neighborhood Area" designation includes small commercial centers. The "Mixed Use Corridor" designation does not represent a specific distance or depth from the corridor, nor does it confer specific commercial or mixed use development rights everywhere along its length.



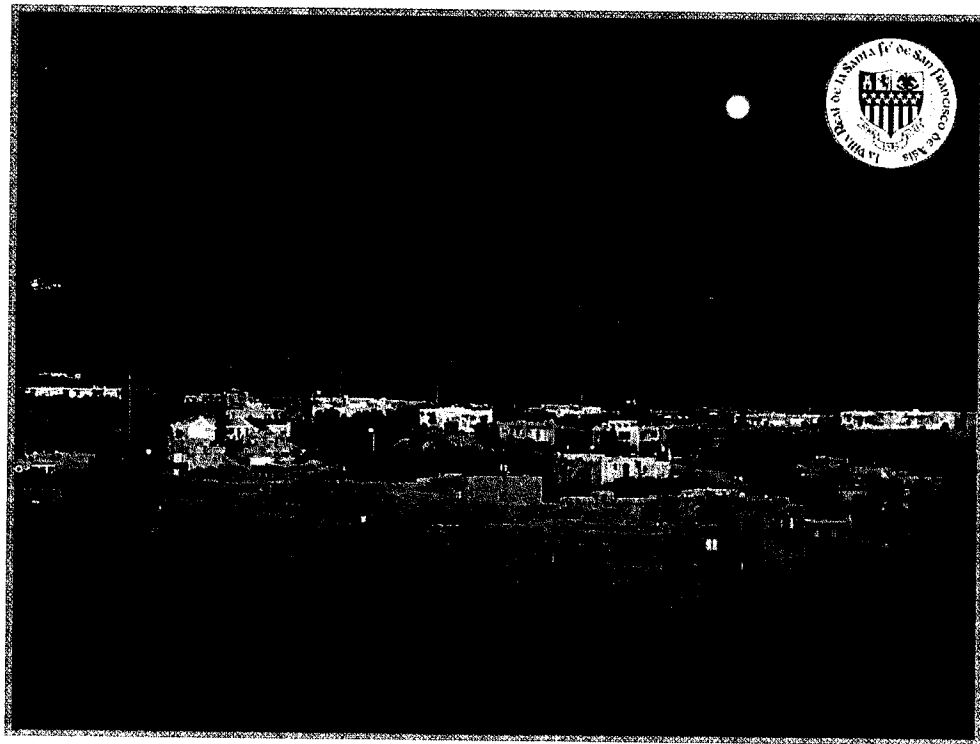
- Areas of Focus**
- Plannece
  - Employ
  - Retail C
  - Urban F
  - Plannece
  - Mixed I
  - Future I



# Housing Needs Assessment Update

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City of Santa Fe, New Mexico



FINAL REPORT

*Exhibit "B"*

**Final Report**  
March 19, 2013

## **Housing Needs Assessment Update**

**Prepared for**  
City of Santa Fe  
Housing and Community Development Department  
120 South Federal Plaza, 3<sup>rd</sup> Floor  
Santa Fe, New Mexico 87501

**Prepared by**  
BBC Research & Consulting  
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Denver, Colorado 80202-9750  
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**BBC**  
RESEARCH &  
CONSULTING

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# **EXECUTIVE SUMMARY**

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# EXECUTIVE SUMMARY

## Santa Fe 2012 Housing Needs Assessment

### Introduction

This section summarizes the primary findings from the 2012 Housing Needs Assessment, or 2012 HNA. The 2012 HNA was organized during the latter part of 2012 by BBC Research & Consulting (BBC) of Denver and Housing Strategy Partners of Santa Fe. Where possible, findings are compared with those from the 2007 HNA to show how the housing market—and affordability—have changed since the last HNA was conducted in Santa Fe. This section also addresses the main research questions posed by the city at the inception of the study.

### Primary Findings

- **During the past decade, Santa Fe has experienced modest population growth.** The city's population increased 11 percent in the last decade at a rate of approximately 1 percent per year.
- **Household composition has shifted.** Older, smaller households without children now comprise a greater percent of the city's population than in 2000. The city has far fewer residents under age 55: In 2000, 63 percent of the city's residents were younger than 55; this has dropped to 50 percent in 2010 and been offset by a gain in adults 55 and older.
- **Home prices continue to escalate, even factoring in the recent decline in the market.** The median home value in the city rose by 65 percent between 2000 and 2010, from \$183,000 to \$310,000. The city's homeownership rate increased slightly even as home purchases became less affordable and household incomes increased only modestly. These data suggest that many homebuyers are higher income households with established home equity, some new to the city.
- **Renters have lost purchasing power since 2000.** Renters' incomes were flat between 2000 and 2010 and the median rent (excluding utilities) increased by 25 percent, meaning that renters lost purchasing power during the decade. Similar to 2000, 41 percent of renters occupy single family detached or attached homes, which typically command higher rents. A comparison of rental supply and demand conducted for this study estimates that 3,000 renters earning less than \$25,000 cannot find affordable housing and are cost burdened.<sup>1</sup>
- **The vast majority of homeowners and, to a lesser extent, renters are satisfied with their housing.** Very few residents expect changes in their housing situation in the next five years. Renters were most likely to anticipate future housing changes, commonly a move out of the city. Of renters and in-commuters that have not purchased a home in the city, 43 percent cited lack of affordable housing as the primary reason. Among those who work within the city limits but live elsewhere, nearly 50 percent would not move into the city even if housing were available that they could afford. These workers are satisfied with their current place of residence. In contrast, one-third (38%) of in-commuters would move to Santa Fe if they could buy an affordable single family home. Affordable rental units appealed to less than 10 percent of in-commuters.

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<sup>1</sup> Families who pay more than 30 percent of their income for housing are considered cost burdened.

## Community Survey

In consultation with the City of Santa Fe, BBC adapted the 2007 Housing Needs Assessment (HNA) surveys for residents and employers. See Appendix A for a complete description of survey results.

### Summary Survey Findings

- The majority of resident survey respondents live in the City of Santa Fe. Only a small proportion of those living outside the city limits are former city residents. The majority of these former residents left the city because of housing affordability.
- Most homeowners (82%) and one-quarter of renters live in single family homes. Overall, most owners and renters are satisfied with the quality of their housing, with homeowners being slightly more satisfied.
- Among the many factors associated with choosing a home, the overall quality and condition was most important to homeowners and renters, followed by energy efficiency. Having a garage is more important to homeowners than to renters.
- The average monthly mortgage paid by homeowners is \$1,577 and renters pay an average of \$827 in rent.
- Most homeowners do not anticipate any changes in their living situation in the next five years. About two in five renters plan to purchase a home in the City of Santa Fe in the next five years.
- Among those who do not own a home in the City of Santa Fe, affordability was the reason cited by the greatest proportion of respondents. After affordability, a lack of down payment or an inability to obtain a mortgage were the factors noted by renters.
- With respect to homeownership programs, about two in five renters would consider buying a deed-restricted property and 65 percent would consider down payment assistance.
- Respondents were mixed in their evaluation of assistance programs for persons age 65 and older. Renters were more likely than homeowners to indicate a willingness to use these services, particularly those services tailored to renters, such as affordable rental housing or rental housing with services.

### Research Questions

*How has the opportunity to own a home changed since 2007? Have owners' incomes kept pace with home price increases? Is it easier or harder for renters to buy (since 2007)?*

Since 2007, renters have seen a slight improvement in their ability to buy in Santa Fe. However, that slight improvement does not offset the substantial decline in affordability between 2000 and 2007.



The 2007 HNA reported the median price of a single family home at \$346,125—up from \$191,875 in 1999.<sup>2</sup> The median single family home price in 2007 was almost seven times higher than the median household income (\$50,000). As such, the study concluded that incomes had not kept pace with rising home prices and the gap between what local households can afford to pay and what market prices demand had been increasing.

An analysis of renters' ability to buy relative to the median value of Santa Fe homes during select years is shown in Figure ES-1.<sup>3</sup> On average, since 2006, just 14 percent of the city renters made enough to purchase a median valued home. This is a marked change from 2000, when the median valued home was affordable to about one-third of the city's renters.

Household income would have had to increase by more than \$30,000 between 2000 and 2011 to have kept up with changes in for sale home prices. Instead, the median household income in Santa Fe increased by less than \$4,000.

Since 2007, the softening of the for sale market has improved the opportunity to own a home, but only for the highest income renters. Purchase of the median-valued home in 2011 would require an income of \$74,000 (down from \$83,000 in 2007). Just 14 percent of the city's renters earn this much.

**Figure ES-1.**  
**Renters' Ability to Buy, City of Santa Fe, 1999/2000–2011**

	1999/2000	2006	2007	2010	2011
Median Home Value	\$182,800	\$ 292,600	\$ 330,000	\$ 301,000	\$ 295,000
Income needed	\$45,857	\$73,402	\$82,784	\$75,509	\$74,004
Approximate percent of renters who can afford	34%	14%	12%	14%	14%

Source: BBC Research & Consulting.

***How has renters' purchasing power changed relative to changes in rental costs? How difficult is it for renters, especially low income renters, to find units they can afford? How has this changed since 2007?***

As mentioned above, renter incomes have remained flat since 2000 while the median rents (excluding utilities) have increased by 25 percent. An estimated 3,000 renters who earn less than \$25,000 per year cannot find affordable units and are cost burdened.

Affordability measured by area median income (AMI) has improved since 2007 but only because AMI has shifted upward. For example, 41 percent of Santa Fe rental units were affordable to households earning 50 percent of AMI (\$33,900), up from 25 percent in 2007. This does not mean that rents have declined, however—in 2007, half of units rented for \$792 or less per month; in 2011, 41 percent rented for \$859 or less per month as shown in Figure ES-2.

<sup>2</sup> These figures exclude condos and townhomes and are slightly higher than the median price of all homes in Santa Fe. Home price reflects the sale price or list price of homes sold or for sale in the given year.

<sup>3</sup> Home value reflects the estimated value of all homes in Santa Fe. This figure is not directly comparable to median home price which reflects the sale price or list price of homes sold or for sale in the given year.

In both 2007 and 2011, there was a shortage of rental units affordable to households earning 50 percent of AMI or less. In 2007, there were only enough affordable units for 69 percent of households at that income level. In 2011, there were only enough affordable units for 75 percent of households earning 50 percent of AMI or less.

For renters earning 30 percent of AMI it became more difficult for to find affordable units between 2007 and 2011. Within that income category, there were twice as many renters as units in 2007 and three times as many renters as units in 2011.

**Figure ES-2.**  
**AMI Distribution of Rents, City of Santa Fe, 2007 and 2011**

Income as a Percent of AMI	2007			2011		
	Max Affordable Rent	Distribution of Rents	Distribution of Renters	Max Affordable Rent	Distribution of Rents	Distribution of Renters
0-30% of AMI	\$396	9%	18%	\$515	10%	34%
31-50% of AMI	\$660	16%	18%	\$859	31%	20%
51-60% of AMI	\$792	25%	7%	\$1,030	16%	7%
61-80% of AMI	\$1,056	29%	17%	\$1,374	24%	11%
81-100% of AMI	\$1,320	13%	11%	\$1,717	9%	8%
More than 100% of AMI	\$1,321+	8%	30%	\$1,718+	10%	19%

Note: Affordable rent in 2007 based on HUD AMI of \$52,800; affordable rent for 2011 based on FY2010 HUD AMI of \$67,800.

Source: 2007 HNA, U.S. Census Bureau 2011 ACS and BBC Research & Consulting.

***Who has benefitted from the downturn in the housing market—workforce, retirees or second homeowners? Has the presence of outside investors changed, if at all?***

Data suggest that workers have not benefitted from the downturn in the market, at least in Santa Fe. Home prices in the city have dropped since 2007, but not significantly enough to affect affordability for low to moderate income buyers. In fact, just 38 percent of Santa Fe workers live in the city, down from 51 percent in 2002.

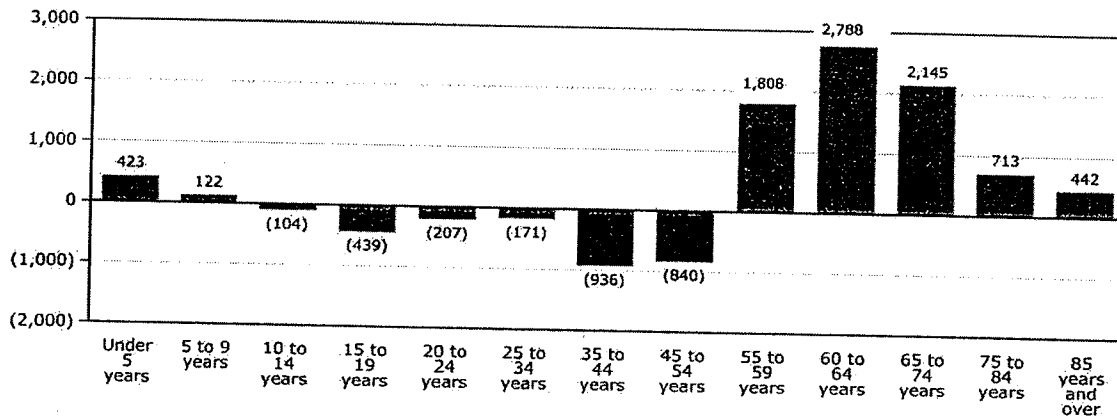
Instead, the market downturn has more likely benefitted retirees and second homeowners. This is evident in the demographic shift of the city away from younger adults and children toward residents aged 55 and older and from an analysis of residential real estate transactions in county assessor data. In 2011, almost one out of every four transactions was filed with an out-of-state address. While the average rate over the previous four years (2008–2011) was one out of every five transactions.

***How many middle-age professionals does Santa Fe have relative to comparable areas? Has the city lost this demographic over the past 10 years?***

Data from the 2008-2010 ACS suggest that about 25 percent of the city's residents are young adults (aged 25-44), compared to 28 percent in Albuquerque. However, 40 percent of residents moving into the city of Santa Fe between 2008 and 2010 were young adults, compared to only 35 percent moving into Albuquerque.

During the past decade, Santa Fe residents between the ages of 25 and 54 have declined in numbers, as the number of older residents has grown. The change in the number of residents by age group is shown in Figure ES-3.

**Figure ES-3.**  
**Change in Population by Age, 2000 to 2010**

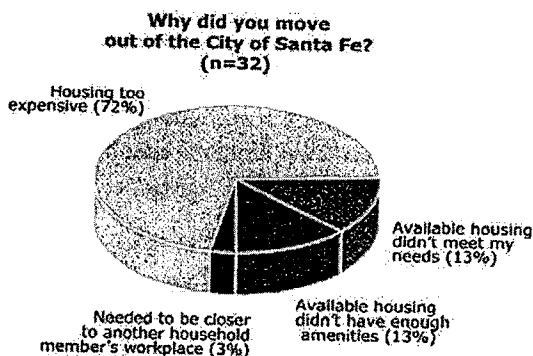


Source: 2000 Census and 2010 Census.

Single persons now make up 40 percent of households in the city, up from 36 percent in 2000. The increase in single adults during the past decade was offset by a decline in the proportion of households with three or more people, as well as married coupled with children.

It is unclear if the decline in young adults is related to affordability in the city: the 2010 ACS shows that young adults have incomes comparable to adults aged 45 to 64, who are generally at their peak earnings levels. Instead, the change in these age and households groups could be related to smaller numbers of individuals as well as families seeking more affordable and larger homes outside of the city.

**Figure ES-4.**  
**Reason for Moving Out of the City of Santa Fe**



Note: n=32. There were too few respondents to allow for reliable comparison between owners and renters.

Source: BBC Research & Consulting 2012 Resident Survey.

***What percent of in-commuters who used to live in the city moved to find afford housing?  
Has there been a change in commuting and employment since 2007?***

The 2007 HNA estimated that 54 percent of in-commuters used to live in Santa Fe but moved from the city to find affordable housing.

Of the survey respondents to the resident survey for the 2012 HNA, 22 percent once lived within city limits. Most moved out more than 5 years ago and moved because housing was too expensive, as shown in Figure ES-4.

The movement of workers from the city has affected commuting. As shown in Figure ES-5 below, fewer Santa Fe workers live in the city.

***Has employers' perception of the housing market changed since 2007? Are employers still facing difficulties recruiting and retaining qualified workers because of housing costs?***

According to survey results, nearly half of employers rated their ability to recruit and retain employees in 2012 as about the same as the past three years. For one-quarter, this task has gotten harder. Of those who believe it has gotten harder to recruit and retain employees, most named the high cost of living as the primary reason.

Employers were asked to characterize employees' experience finding high quality affordable housing in the city. Eighty-one percent said finding affordable rental housing was difficult or very difficult and 93 percent said finding affordable housing to buy was difficult or very difficult.

In 2007, 54 percent of employers said the availability of workforce housing is "one of the most serious problems in the city". In 2012, 57 percent said either it is "one of the more serious problems" or "the most critical problem."

In both 2007 and 2012, respondents to the employer survey were asked about reasons employees' left their job or refused job offers. In 2007, three quarters of respondents (76%) cited lack of housing or cost of living as reasons. In 2012, affordable housing and cost of living remained the most common reasons given for leaving or refusing to accept a job, although the proportion of respondents citing those reasons dropped to 48 percent.

As shown in Figure ES-5, less than half of workers in Santa Fe live in the city, and this proportion has dropped significantly from 2002 when it was about half. The data suggest that workers are increasingly commuting in from a variety of locations.

**Figure ES-5.**  
**Where Santa Fe Residents/Workers Live and Work**

	2002	2007	2010
<b>Where Santa Fe Workers Live</b>			
Santa Fe city, NM	51%	42%	38%
Albuquerque city, NM	9%	11%	9%
Rio Rancho city, NM	1%	4%	4%
Eldorado at Santa Fe CDP, NM	4%	4%	4%
Las Vegas city, NM	1%	1%	2%
La Cienega CDP, NM	2%	2%	2%
All Other Locations	32%	38%	42%
<b>Where Santa Fe Residents Work</b>			
Santa Fe city, NM	74%	65%	62%
Albuquerque city, NM	9%	11%	14%
Espanola city, NM	2%	3%	2%
Los Alamos CDP, NM	1%	1%	1%
Las Cruces city, NM	0%	0%	1%
Rio Rancho city, NM	1%	1%	1%
All Other Locations	13%	19%	20%

Source: U.S. Census Bureau Local Area Employment Dynamics, OntheMap, 2002, 2007 and 2010.

## Innovations in Affordable Housing

The economic downturn has affected the provision of affordable housing in Santa Fe, much like it has in other areas of the country, on several fronts. Federal funds are curtailed, with the City of Santa Fe's CDBG allocation expected to decline another 7 or 8 percent in 2013. Homeowners and potential homebuyers have lost jobs or their incomes are reduced resulting in higher numbers of foreclosures and increased difficulties in qualifying for mortgages. Many of Santa Fe's smaller builders have subsequently gone out of business, affecting both the income earning potential of workers in the construction industry but also reducing activity in related business sectors such as building suppliers and architecture and design.

While realtors and lenders report recent signs that activity is rebounding in the real estate market which indicates positive benefit for the economy as a whole, nonprofit providers point to ongoing challenges. Currently, with record low interest rates and real estate values that have not fully rebounded, homeownership opportunities for new buyers and move-up opportunities for existing homeowners would seem to be increased for many of Santa Fe's moderate-income residents. However, the nonprofits are not seeing increased capacity. For existing homeowners, it's not a good time to sell a current home to move up. Instead, many are opting to renovate or add space or refinance to make their situation more affordable or to better meet their needs. For potential homebuyers, the current economic climate has meant job losses or cutbacks, problems with credit, higher debts and other financial stresses. Habitat for Humanity reports that out of 20 enquiries regarding their program, only one family is typically qualified to move into homeownership.

Providers of emergency services note that anyone who had a precarious housing situation before the economy crashed has certainly fallen into homelessness or is in danger of doing so. Without comprehensive stabilization services, providers fear that many who are experiencing episodic or temporary homelessness will become permanently homeless. They note that the stereotypical vision of the mentally ill homeless man living under a bridge is rapidly shifting to encompass mainstream families and youth. Likewise, providers of supportive services are increasingly challenged to serve people with special needs, disabilities, victims of domestic violence and mental illness due to funding cutbacks and reduced philanthropic support.

Despite all of this, Santa Fe's nonprofit organizations, governmental agencies and the private sector have worked together to blend innovation, aggressive fundraising, and expanded services to implement the following:

**Expanding financial services for existing homeowners.** Homewise recently increased the financial services it provides beyond mortgage financing to income-qualified homebuyers to include refinancing for existing homeowners. As people have lost jobs or had their incomes reduced, their sustainability as homeowners is threatened. Likewise, financial stresses may lead to other health and emotional liabilities. Staff at Homewise reports assisting many homeowners with refinancing options to accommodate reduced incomes that result from divorce and other family changes.

**Providing additional rehabilitation services for existing homeowners.** In 2012, Habitat for Humanity was approved for HOME program funding from the NM Mortgage Finance Authority to run a house-by-house rehabilitation program in Santa Fe. Staff expects to have the first project underway in early 2013. This funding will support up to four rehabilitation projects per year for homeowners who earn less than 80 percent of the area median income (AMI).

**Focusing on energy-efficiency upgrades.** Homewise continues its focus on increasing long-term affordability by reducing energy costs through energy efficiency upgrades and home repair. Eligible upgrades and repairs include: roof repair, insulation, or replacement, stucco with insulation, new windows and doors, high efficiency heating and cooling systems, solar electric and hot water systems, water catchment and drip irrigation, insulation additions, and disability modifications. Not only are the environmental benefits of increasing energy efficiency obvious, but lowering monthly energy costs is a proven way to improve homeowner sustainability.

**Converting foreclosed or underdeveloped properties.** While detrimental in many respects, the current housing market in Santa Fe has presented opportunities for nonprofit builders and service providers to acquire below market properties for development or redevelopment. In 2011, Habitat for Humanity acquired eight townhome lots in Tierra Contenta that were in the process of foreclosure. Nearing completion, the finished homes are two-story townhomes with two-, three- and four-bedrooms. Likewise, Homewise purchased and is developing 38 lots in the Rincon del Sol development in Tierra Contenta. Homewise also purchased land in Santa Fe's northwestern sector, located just outside of the city limits. Totaling approximately 240 acres, the parcels have capacity for almost 300 homes, of which one in five will be priced affordably. The Housing Trust is redeveloping a former motel on Cerrillos Rd that had been vacant for years to provide much needed affordable rental housing. Likewise, another building, formerly home of a pet store called Pete's Pets, was purchased and renovated by the Interfaith Shelter to provide winter shelter and meals to homeless individuals and families.

**Building "green."** Reflecting the Santa Fe community's emphasis on sustainability, Santa Fe's nonprofit builders are pioneers in building green, many of their efforts preceding the City of Santa Fe's Green Building Code. Arroyo Chico, built by the Housing Trust, is a 17-home subdivision in Tierra Contenta that is one of the first neighborhoods to feature passive solar siting on a neighborhood-wide basis. ElderGrace, another community built by the Housing Trust was a pilot project for the LEED Neighborhood Design program and includes passive solar orientation, sustainable and healthy building materials, and rainwater harvesting. Homewise's Old Las Vegas Place development was the first newly constructed neighborhood in New Mexico to meet the State's Green Building Standard in addition to the city's Green Building Code. Likewise, the homes in Rincon del Sol are being built to the State's "Gold" standard, having a HERS rating in the mid-50s, exceeding the city's requirement.

Three multifamily projects were recently constructed or in the process of being constructed that reflect green building innovations. Village Sage, developed by the Housing Trust has a HERS rating of 64, uses water harvesting technologies in its landscaping, and features energy efficient insulation, appliances, lighting and windows. Villa Alegre, developed by the Santa Fe Civic Housing Authority, qualifies for LEED's Platinum certificate with solar photovoltaic cells supplying 40 percent of the development's electricity, and underground heat pumps addressing the homes' heating and cooling needs. The StageCoach Apartments, being redeveloped by the Housing Trust, also meets LEED standards in addition to the City of Santa Fe's Green Building Code.

The City of Santa also allows for "green" option upgrades in its inclusionary zoning pricing schedule. This way, a developer can add the cost of energy upgrades to the price of the home to partially offset the upfront investment, with the assumption that the long-term cost savings for the purchaser will result in lower overall housing costs.

**Creating rental opportunities that serve variety of needs and incomes.** Typically, subsidized rental housing is required to serve renters earning up to a certain income limit and the rents are determined by HUD's Fair Market Rent (FMR). For rental projects financed through low-income housing tax credits, this limit is generally 50-60 percent AMI and most renters are qualified right at that level, leaving un-served a significant number of renters. In Santa Fe, the Housing Trust is piloting an integrated housing model<sup>4</sup> in which various funding sources are co-mingled to provide not only low-income rental units, but also units reserved for homeless families and individuals, as well as market-priced units. Additionally, supported services, such as counseling, life skills training, employment assistance and referral to other services are provided on-site. The Village Sage, completed in 2010 provides 60 units and the Stagecoach Apartments, to be finished in 2013, will add another 66 units. Likewise, the Santa Fe Civic Housing Authority leveraged funds from Low-Income Housing Tax Credits in addition to Section 202 and other private and public funds to provide senior and family housing units, some of which are managed as public housing units and others that are privately managed, in addition to market-rate units.

**Making homelessness a temporary experience.** The draft Plan to End Homelessness in Santa Fe: Progress for 2012 to 2017 articulates a vision for connecting homeless people to services so that they can find permanent, affordable housing and the appropriate follow up services to maintain their housing situations. Homelessness is not a "one size fits all" situation and the plan recognizes the difference between situational homelessness, brought on by a job loss or family trauma, and chronic homelessness. Likewise, different sub-populations need different services and the plan distinguishes between homeless families, youth, veterans, disabled and the drug-addicted and/or mentally ill. The plan connects a vision statement to identified strategies, funding sources and partners for achieving the vision.

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<sup>4</sup> Also known as a "Renaissance Model" of rental housing development, this integrated housing approach was first piloted by the Colorado Coalition to End Homelessness.

**Increasing positive outcomes for homeless families, individuals, veterans and youth by connecting people to appropriate services and facilities.** In 2011, Interfaith Shelter renovated the Pete's Pets building, a former pet store, to provide the Santa Fe Resource and Opportunity Center. The facility offers shelter beds during cold season months (Nov – Apr) and also provides supported services to homeless people. From meals, showers, clothing and referral services, including legal services and other counseling. The 2012 Plan to End Homelessness further expands on this service by calling for interagency cooperation including follow up and referral actions. Another objective articulated in the plan is the establishment of an emergency response team to identify at-risk people, transport them to appropriate facilities and provide immediate access to services.

**Adapting regulation to address changing needs.** The City of Santa Fe amended its inclusionary zoning regulation (the Santa Fe Homes Program) to lower the requirement for affordably-priced homeownership units from 30 percent to 20 percent. Additionally, the city is considering a revision to the rental requirement to address emerging needs such as providing emergency rental assistance, rather than requiring the construction of units. Another innovation was the city's recent allocation of Capital Improvement Funds toward downpayment assistance. One in four reservations were made to homebuyers earning less than 50 percent of AMI and one-third to buyers earning from 50-80 percent AMI. This is evidence both of the demand for assistance and the readiness of homebuyers who earn less than the 80 percent AMI threshold and not able to access more conventional loan products.

## **Policy Priorities**

Several factors emerge from these analyses that are directly relevant to prioritizing current and future affordable housing policy actions. In general, Santa Fe's population characteristics have shifted since the 2000 Census and its economy has changed significantly since the 2007 HNA. Households are smaller, aging and increasingly headed by singles. While home sales prices are lower than they were in 2007, the gap between what people earn and how much homes are sold continues to widen. Median rents increased 25 percent since 2000, despite the economic downturn, yet renters' incomes remain flat. All of which speaks to Santa Fe's ongoing challenges to house its residents, particularly those at the bottom of the income spectrum. This report identifies the following factors as priorities for the city to consider in its ongoing and future policy development.

**Santa Fe's demographics are shifting.** Since the 2000 Census, Santa Fe's population has grown modestly at a rate of 11 percent, which is considerably lower than the rest of the state. The city's households are older, with one out of four headed by seniors and 50 percent of the overall population over 55 years old. This reflects a 13 percent decline since 2000 when 63 percent of the city's population was younger than 55. The median age of the city has also increased over the same time period from 40 years to 44 years. Likewise, the city's households are smaller, with single person households comprising 40 percent of the city's population today, up from 36 percent in 2000. Santa Fe's Spanish speaking households, in contrast, are younger by an average of 20 years, have more children and bigger household sizes.



***Policy Considerations:***

- Demand for newly constructed housing is likely to be less of an economic driver than in the past, especially in single-family suburban style neighborhoods;
- Future housing units need to accommodate the needs of aging householders — built to accessibility standards; located close to amenities, shopping, health care, and other community services; accessible to public transportation; designed to allow “aging in place”, on-site caregiving, flexible floor plans for later adaptation, etc.;
- Households may seek rental rather than homeownership options to reflect smaller households, changing financial circumstances, retirement objectives, live/work needs, etc.;
- There is need to support bi-lingual housing services, particularly for those with larger families and lower incomes.

**Gap between home sales prices and what buyers can afford continues to widen.**

Even with the recent downward correction of -9 percent, homes sales prices in Santa Fe were 65 percent higher in 2010 than in 2000. Roughly translated, this means that a homebuyer needs to earn \$30,000 more to purchase a median-priced home in Santa Fe’s present market. Likewise, current homeowners are not likely to be “moving up”, despite record low interest rates and depressed real estate values. Rather, building permit data show that homeowners are fixing up their current homes or enlarging them to meet their needs. In contrast, real estate transactions that are filed with out of state addresses at the County Assessor’s Office comprised one in every four transactions in 2011, indicating that a notable portion of the real estate market’s recent gains are influenced by the investor and second home market. These transactions are likely to put upward pressure on real estate values as they are 30 percent higher than the median value of all transactions.

With their incomes rising only 4 percent since 2000, renters are even less likely to become homebuyers in today’s market with only 14 percent able to afford the median-priced home. This compares to 2000 when 30 percent of renters were able to afford the median-priced home. According to the 2012 survey results, 42 percent of renters plan on buying a home in Santa Fe and one in five current homeowners would like a different home. Nineteen percent of the renters who responded to the survey cited lack of downpayment funds as the biggest barrier to purchasing a home.

***Policy Considerations:***

- There is an ongoing need for downpayment assistance in the form of no-interest, no payment second loans;
- Homebuyer counseling, training classes and other support services are proven to not only increase the “buyer readiness” of current renters but also improve the long-term success of low- and moderate-income homeowners;
- Incentives provided to builders to produce affordably priced homes, such as fee waivers, reduction in requirements, and streamlined review will provide momentum for renewed construction activity;

- Home repair and rehabilitation programs enable current homeowners to improve long-term affordability, provide energy efficiency upgrades, and adapt current homes to meet changing needs.

Almost half (46%) of Santa Fe residents, both renters and homeowners, are “cost-burdened” or paying more than one-third of their incomes for housing costs. Census data shows that the rate of cost burden has risen 67 percent since 2000 when about one-third of the city’s residents were cost-burdened. Additionally, 18 percent of the city’s population lives in poverty, compared to 12 percent in 1999. Forty percent (40%) of school age children live in poverty (compared to 16% in 2000) and Hispanics are more likely to live in poverty than whites (25% compared to 11%). Not surprisingly, renters in Santa Fe who earn less than \$25,000 (approximately 3,000 households) are unlikely to find decent housing within their budgets and most are very likely experiencing extreme housing cost burdens (over 50%). These renters are highly vulnerable to other economic stresses and are the most likely segment of population to fall into homelessness.

The situation for cost burdened homeowners is reflected in Santa Fe County’s high rates of foreclosure. However, foreclosure experts warn that the next wave of foreclosures is likely to be homeowners with moderate incomes as the longer term effects of the recession continue.

***Policy Considerations:***

- Preventing homelessness is the most cost effective way of addressing emergency housing needs. Assistance with emergency rent, mortgage, and utility payments, provision of rental vouchers, and other support services are critical to reducing homelessness and alleviating the effects of extreme cost burden.
- Continue supporting bi-lingual foreclosure prevention services and assistance with loan modification and refinancing;
- Expand use of HUD- and FHA-supported programs such as HARP, PRA and others;

**There is an ongoing mismatch between employment and housing opportunities.**

The percent of Santa Fe’s workers who are also residents has declined noticeably in recent years. Today, 38 percent of the city’s workers also live within its boundaries, compared to over half in 2002. Likewise, the number of city residents who commute to a job located outside of the city declined from 74 percent in 2002 to 62 percent in 2011. The 2012 survey indicated that in-commuters cite the lack of affordability as the primary reason they have not purchased a home in Santa Fe. One-third of these respondents would buy a home if it were priced affordably; however, only 10 percent of current renters would re-locate to be closer to their jobs in Santa Fe. Seven out of 10 survey respondents who no longer live within city limits moved out because housing was too expensive.

***Policy Considerations:***

- The city has an opportunity to better align affordable housing provision with economic development initiatives, particularly related to education, job creation and redevelopment. The high numbers of self-employed and creative class workers indicates a need for flexible work spaces that also accommodates residential uses.

**The biggest mismatch in market supply and demand is for very low income renters.**

Santa Fe's median rent increased by 25 percent between 2000 and 2010, while renters' incomes only increased 4 percent. The average rent for a 2 bedroom increased by 14 percent and a 3 bedroom by 12 percent since 2004. Half of all units rented for less than \$800/month in 2007 while 41 percent in 2011 rented for less than \$850/month. About 1/3 of Santa Fe's renter population earns less than 30 percent of the area median income (about \$17,000 for a family of 3), meaning that any rent greater than about \$500/month is unaffordable (including utilities). Only 10 percent of the units currently on the market are offered in this range and most of them are likely to be 1 bedroom or studios. Other than public housing and housing choice vouchers, managed by the local housing authorities, and units or vouchers for renters with special needs, subsidized rental options are extremely limited.

Another rental segment for which there is a mismatch is at the very high end of the market for renters earning more than 120 percent of the area median income (13% of all renters) but only 4 percent of total inventory. While this portion of the population does not need assistance, the mismatch is likely to drive up rents and eliminate some options for renters with moderate incomes.

***Policy Considerations:***

- Develop comprehensive support services for renters including homeless prevention, rental vouchers, deposit assistance, and referral resources for co-occurring situations related to poverty, disability and special needs.
- The city needs a revenue stream for rental support services. One way to do this may be to develop alternate forms of compliance to the current unit requirement in the Santa Fe Homes Program, such as an in-lieu of fee, or private/nonprofit partnerships.
- The city has an opportunity to facilitate partnerships between the nonprofit, for profit and governmental sectors to generate affordable housing. Current efforts that may be supported by the city include the development of multi-income LIHTC projects, proposed rehabilitation of public housing units and the redevelopment of commercial corridors to include affordable rental housing.

### SYNOPSIS OF SURVEY FINDINGS – SANTA FE

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The Santa Fe January 2015 apartment market survey is composed of 12 market-rate and 11 affordable communities totaling 3,627 units. By unit count, the survey consists of 58% market-rate and 42% affordable units. The large affordable percentage reflects a local government preference for affordable housing because of high home prices and a large population segment with moderate incomes.

The January 2015 combined market-rate and affordable property occupancy is 96.47%, a significant increase from 93.28% the prior January, and the highest occupancy since CBRE began surveying Santa Fe in May 2008. September 2014 market occupancy was 96.38% and January is usually the annually low point for occupancy. Continued strong occupancy indicates a more permanent supply/demand imbalance.

Market-rate occupancy was 96.64% in January 2015 compared to 92.84% a year earlier and 96.91% last September. Affordable occupancy was 96.23% in January 2015 compared to 93.88% a year earlier and 95.70% last September. Both market-rate and affordable occupancy is at record occupancy levels. The sole underperformer among unit types is the 374 studio units at 11.32% vacancy.

Overall Market rent at January 2015 was \$817 compared to \$783 a year ago, for a 4.34% increase. Market-rate rent at January 2015 was \$857 compared to \$802 a year ago, for a 6.86% increase. Affordable rent at January 2015 was \$762 compared to \$759 a year ago, for a 0.40% increase. Affordable property income limits continue to minimize rent increases for lower income Santa Fe residents.

Santa Fe's apartment market continues to gain ground lost during the 2009-2010 economic downturn. Average rent is up 4.48% since CBRE's first market survey in May 2008 and effective rent is up 8.09% over that period. A partial explanation of these gains is changes in ownership and management, and interior and exterior improvements at a number of the city's larger properties.

The Santa Fe market-rate development pipeline is composed of a 126-unit second phase addition to a recently completed 176-unit market-rate development west of Cerrillos Road. The first phase was the first large market-rate property built in Santa Fe since 1994. The developer also completed a nearby 127-unit affordable property in 2010 that met the city's affordability requirement for the 176-unit market-rate property and its second phase. The affordability contingency combined with high land and construction costs versus relatively low rents makes building a market-property difficult.

We believe that the Santa Fe survey rent and occupancy figures are accurate, but issue the following caveats with each survey edition: The Santa Fe May apartment market survey is composed of a relatively small sample of 3,627 units. The market-rate property population includes some large properties and the results of an individual CBRE market report can be skewed by a small number of properties with short-term increases or decreases in occupancy or with unusually aggressive short-term pricing programs.

- The reported rents are asking rents and they may be overstated for an individual property by a particularly aggressive concession program in place on the date the survey data is collected. This sort of anomaly would be immaterial with a larger market survey population.
- As previously mentioned, some of the individual affordable properties operate under a number of different programs that can result in a wide range of asking rents for a particular unit type. We average these individual unit type rents without regard to the number at each price point.
- Anyone analyzing a single property is advised to conduct their own detailed survey of direct competitors.

Exhibit "9"

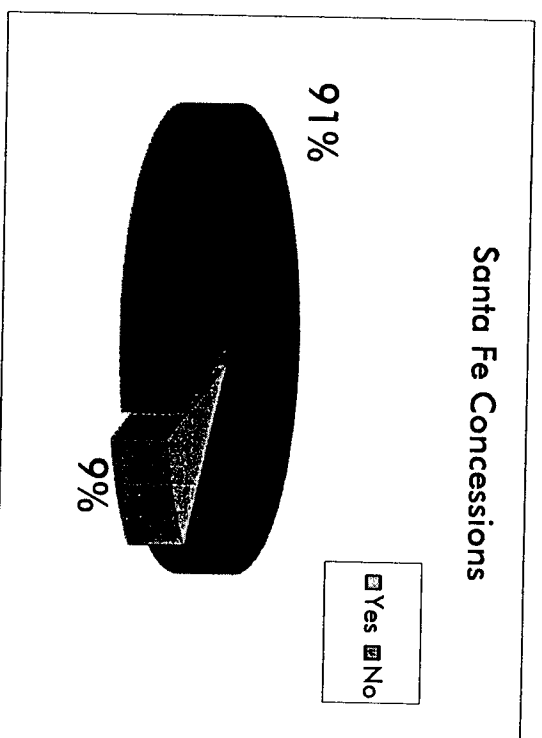
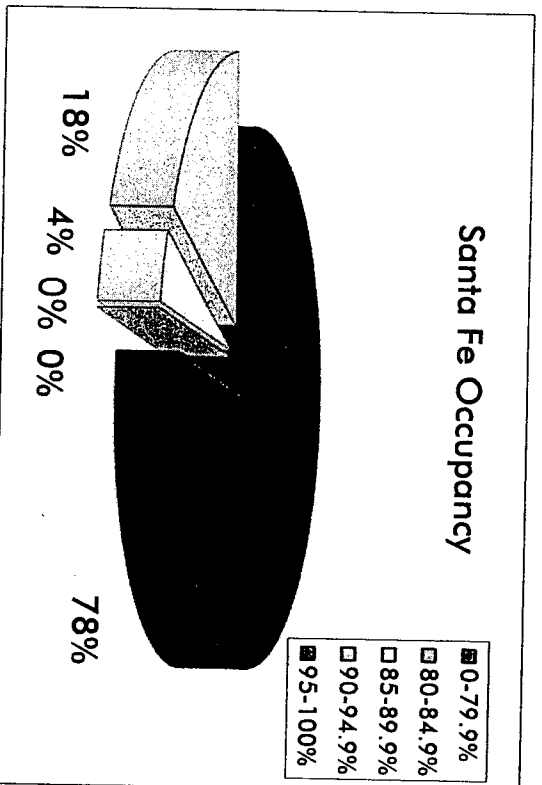
# Albuquerque/Santa Fe Apartment Market Survey

January 2015

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The percentage of Santa Fe properties offering concessions decreased from 36% in January 2014 to 9% in January 2015. The low number of properties offering concessions further demonstrates the strength of the market.

The percentage of Santa Fe properties with occupancy at 95% or better in January 2015 is 78%, a dramatic improvement from 41% a year ago. The percentage of properties with occupancy at 90% or better in January 2015 increased to 96% from 81% the previous year. The Santa Fe apartment market continues to experience performance metrics not seen in recent memory.

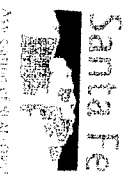


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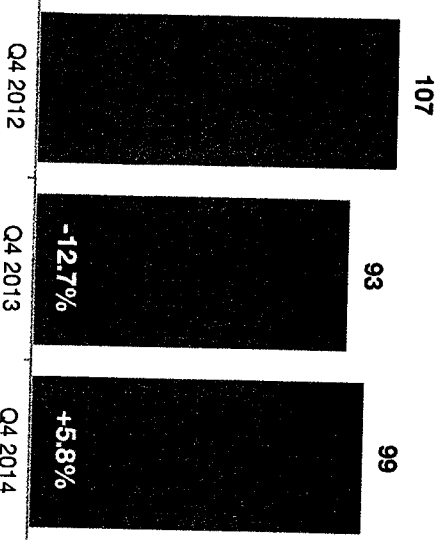
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# Housing Affordability Index

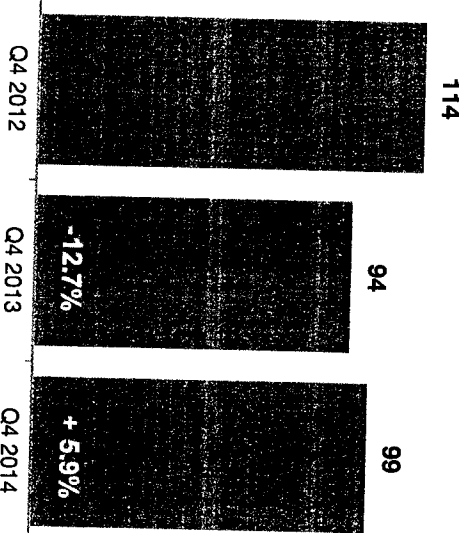
This index measures housing affordability for the region. An index of 100 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



## 4th Quarter

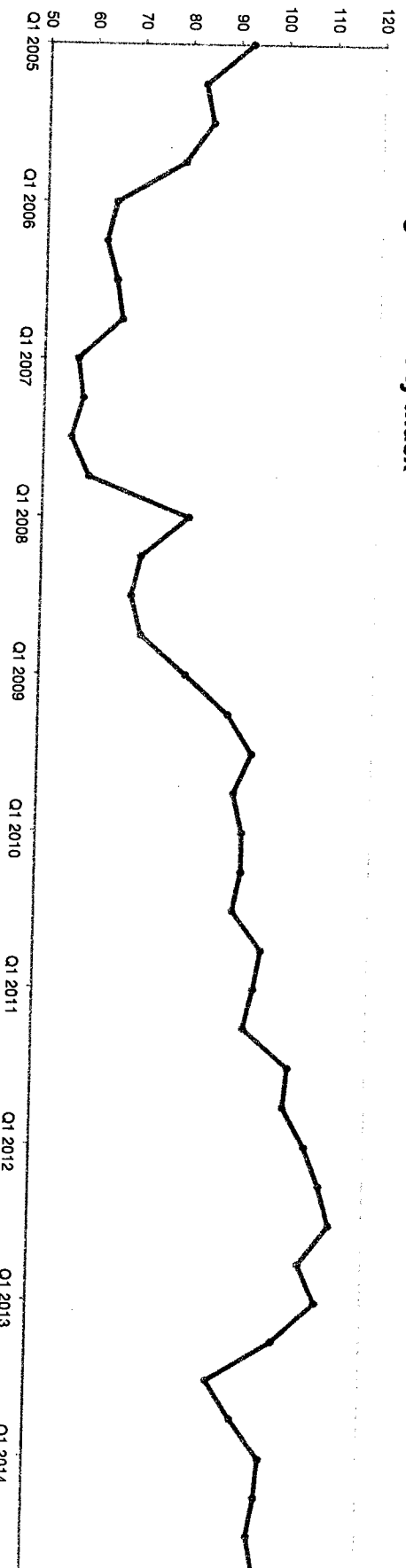


## Year To Date



Quarter	Prior Year	Current Year	+/-
Q4 2013	107	93	-12.7%
Q1 2013	108	110	+2.0%
Q2 2014	111	99	-10.9%
Q4 2014	93	99	+5.8%
12-Month Avg	105	100	-4.1%

## Historical Housing Affordability Index



All data from the Santa Fe Association of REALTORS® Multiple Listing Service. SFAA MLS does not guarantee, nor is it in any way responsible for the accuracy of the data provided in this report. Data maintained by SFAA MLS may not reflect all real estate activity in these areas. Includes activity for Alamosa and Del Mar. Powered by 10X Research and Marketing. Click for Quarter Page 1-10

Exhibit "10"