City of Santa Fe

Agenda

PLANNING COMMISSION
Thursday, June 20, 2019 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

A. ROLL CALL
B. PLEDGE OF ALLEGIANCE
C. APPROVAL OF AGENDA
D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS:
MINUTES: None
FINDINGS/CONCLUSIONS: None
E. OLD BUSINESS
F. NEW BUSINESS
G. STUDY SESSION

1. Presentation and discussion of Land Use Department Work Plan for Fiscal Year 2020. (Carol Johnson, Land Use Director)

2. Review and discussion of Planning Commission Position and Formal Recommendations adopted July 5, 2018. (Carol Johnson, Land Use Director)

3. Presentation and discussion of recent work products related to Affordable Housing. (Alexandra Ladd, Interim Economic Development Director)

4. Discussion of approach to land use policy framework. (Land Use Department staff and City Attorney's Office)

H. STAFF COMMUNICATIONS
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.**

RECEIVED AT THE CITY CLERK'S OFFICE	
DATE:	June 13, 2019
TIME:	10:06 AM

SUMMARY INDEX
PLANNING COMMISSION
June 20, 2019

ITEM	ACTION TAKEN	PAGE(S)
A. **Roll Call**	Quorum Present	1
B. **Pledge of Allegiance**	Recited	1
C. **Approval of Agenda**	Approved as published	2
D. **Approval of Minutes & Findings/Conclusions**	None	2
E. **Old Business**	None	2
F. **New Business**	None	2
G. **STUDY SESSION**		
1. **Work Plan for FY 2020**	Discussion	2-4
2. **Position & Formal Recommendations**	Discussion	4-5
3. **Affordable Housing Work Products**	Discussion	5-9
4. **Land Use Policy Framework**	Discussion	9-11
H. **Staff Communications**	Comments	11-12
I. **Matters from the Commission**	None	12
J. **Adjournment**	Adjourned at 8:00	12

PLANNING COMMISSION

Thursday, June 20, 2019 - 6:00pm
City Council Chambers
City Hall 1st Floor - 200 Lincoln Avenue

CALL TO ORDER

A regular meeting of the City of Santa Fé Planning Commission was called to order by Secretary Faulkner on the above date at approximately 6:00 p.m. in the Council Chambers at City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

A. ROLL CALL

Roll Call indicated the presence of a quorum for the meeting.

Members Present
Commissioner John B. (Jack) Hiatt, Chair [arriving later]
Commissioner Pilar Faulkner, Secretary
Commissioner Janet Clow
Commissioner Lee Garcia
Commissioner Brian Patrick Gutierrez
Commissioner Jessica Lawrence
Commissioner Dominic Sategna

Members Absent
Commissioner Mark Hogan [excused]
(One Vacancy)

Others Present:
Ms. Carol Johnson, Land Use Department Director
Ms. Sally Paez, Assistant City Attorney
Ms. Alexandra Ladd, Interim Economic Development Director
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Planning and Land Use Department.

B. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

C. APPROVAL OF AGENDA

MOTION: **Commissioner Garcia moved, seconded by Commissioner Lawrence, to approve the agenda as published. The motion passed by unanimous voice vote with Commissioners Clow, Faulkner, Garcia, Gutierrez, Hogan, Lawrence and Sategna voting in favor and none voting against.**

D. APPROVAL OF MINUTES AND FINDINGS/CONCLUSIONS

1. MINUTES: None

2. FINDINGS OF FACT AND CONCLUSIONS OF LAW: None

E. OLD BUSINESS

There was no Old Business.

F. NEW BUSINESS

There was no New Business.

G. STUDY SESSION

1. Presentation and Discussion of Land Use Department Work Plan for Fiscal Year 2020 (Carol Johnson, Land Use Director)

Director Johnson noted there have been no LRP subcommittee meetings for a long time and she is preparing to reconvene that soon. She asked if the whole Commission would like to take that on. No at-large appointments have been made yet. We emailed out and you have the work plan before you. It is quite ambitious. For year 1, this is a framework document to guide us. And we will drill down and discuss it further. In parallel with the three-year update of the Land Use Code. Compliance with state and federal regulations and a telecom update are needed; signage was addressed in a recent Supreme Court case from Gilbert Arizona. Then formatting issues and correcting information that is disjointed and not appearing where people would look for it.

Phase 2 will have more policy-based changes to the code and updating Historic Districts overlay. It will all have engagement, leading up to adoption of the revised code.

The principles are important because they lay the groundwork for the code. So while working on technical aspects; neighborhood or community conversations will occur. They are all around the three objectives we are working on. It all just started last week with a soft launch for the new permitting software system that replaces a 20 year old software that is no longer supported. It will help staff and community and provide added resources, if needed, to deal with everything.

For the soft launch, we are closing the department each day from 3-5 pm until July 22 to get it on-line. Then the department will be closed to the public for the week of July 22 with a big push to put all data into InterGov. On July 29 we will shut down the old system and put the new system online.

The September timeframe will bring an open citizen's portal so they can do self-service and research on-line. We won't have to do the records review any longer and free up staff time from that. Then a stage where people can apply for permits and architects can upload their plans. That should improve the system a lot. The workloads imbedded in InterGov will create a process that has not been articulated before. So the public has had difficulty engaging. And to further help the public, we are bringing on board a business analyst to update all forms and make them consistent with the new software.

The Commission has a copy of the org chart in the packet. We will bring on two assistant director positions with interviews next week and bring an org component that has been missing. Right now all staff report directly to her and that makes it difficult to do any planning. So it will be very helpful to me to have the two assistant directors.

We have 11 vacancies. Nick Schiavo is leaving the City Engineer position soon. We brought back Joe Barela in a contract role while we search for a new City Engineer and using a consultant to help. Also, we are adding an Engineer Associate as engineer in training under the P.E. That will help avoid the gap next time we have turnover.

Questions?

Commissioner Lawrence asked if there is any timeline for LRP.

Director Johnson said she would deal with it under #4.

Commissioner Garcia asked what the City will do for those who cannot submit online.

Director Johnson said for them, hard copies will be accepted.

Commissioner Sategna asked, when transitioning from HTE to InterGov, if all data stored in HTE would be stored as backup.

Director Johnson explained that building permits have been scanned for 10 years. All data in HTE will be converted to InterGov which is cloud based.

We will do a deep dive to make sure it is transitioned correctly. It is not possible to export to Excel and that held us back from doing trends and analysis because all would have to be re-inserted. With it, we have ability for reports to be used for performance metrics.

Commissioner Sategna said he has had lots of experience and transitions never go as planned. He wanted to make sure none of it was lost and suggested the City should hang on to it for a year or so. He was not familiar with this process.

Director Johnson said the City has been doing user acceptance training since January and there are some bugs, but it is more related to work processes. We have done three conversions without incident. The full details are scanned as a pdf file.

Commissioner Faulkner asked if the days they close would have an impact on developers.

Director Johnson said- the 2-hour closes have not impacted developers and the City is communicating extensively about the closure on July 22. It urges people to plan ahead for that week. There is no alternative, so the offices must be closed that week.

2. Review and Discussion of Planning Commission Position and Formal Recommendations adopted July 5, 2018. (Carol Johnson, Land Use Director)

Director Johnson said lots of high-level positions were mentioned in the adoption on July 5, 2018. That was 10 days before she joined the City. The text boxes have the specific recommendations. It shows how the City has made significant progress going forward. The most important was about climate change and how to address that in the LUD Code.

The 25-year sustainable plan was adopted. Kathryn Mortimer was funded through the Public Utilities Department and she has now moved to the Environment Division with Shirleen Sitton and is putting together a specific implementation plan from the Sustainability Plan for action plans in each department. She identified a number of actions in that plan that must be reflected in the LUD Code. She identified some of them. Those could result in amendments to the Code. Director Johnson believed this is the best approach for us to make amendments to the Land Use Code.

The Commission wanted Staff to rework the neighborhood notification process. Instead of communication with the community, there tends to be only one ENN meeting and waiting ten days for application.

The Commission wanted Staff to address traffic planning. Now, we have a new position to LUD - a Transportation Planner, who will focus on the future to be proactive in plans that will not create those problems.

We must fill the City Engineer position first, but it is approved.

The last bullet point was to review the LRP mission and priorities and that falls in with community conversation. In order to do that, we must fill the Assistant Director positions. The interviews are next week, and that position will develop the scope of work.

There were no questions.

3. Presentation and Discussion of Recent Work Products related to Affordable Housing (Alexandra Ladd, Interim Economic Development Director)

Director Ladd and Ms. Jacqueline Beam came forward.

Director Ladd provided a paper copy of her presentation.

A copy of the presentation is incorporated herewith to these minutes as Exhibit 1.

For the new Commissioners, she explained inclusionary housing and how the two codes intersect. She started with basic facts that affect the community - 40% of school-aged children live in poverty. 22% of Santa Fe land is undeveloped. R-7 is the lowest threshold for Affordable Housing and R-14+ for rental development. Almost 16% is zoned for Affordable Housing. She concluded that Santa Fe has a robust policy approach. Inclusionary zoning is Chapter 26.1 in the Code which requires a portion dedicated for Affordable Housing. Nexus is the offset of the demand for Affordable Housing that is created by new developments. The first inclusionary zoning was HOP (Home Opportunity Program) in 1988. SFHP in 2006 reworked HOP with a 30% requirement for home ownership and 15% for rental housing. It is more complex.

In 2014, amendments lowered the percentage to 20% for home ownership and in 2016 to the rental part. She briefly explained what triggers the inclusionary zoning provision. The State of New Mexico requires a minimum of 15% for Affordable Housing. She also explained the requirements for "fee-in-lieu."

Ms. Beam talked about the demand side and creating the demand for housing.
Funds for it come from: The Affordable Housing Trust Fund ($475,000); CDBG ($669,051); and the General Fund ($450,000).

Community Engagement & technology -

MetroQuest is an online survey app. We chose to use that process. It gathers opinions of community members that are not typically heard. It was successful with 232 participants and each one chosen was placed in the survey.

Chair Hiatt arrived at 6:42.

Director Ladd showed the demographics. The budgets were focused toward affordable rentals and a distribution that weighed against that. Sixty-eight comments were received, and the City will continue to use the app in the future.

Director Ladd said four initiatives are moving forward and are the Mayor's initiatives. One next week at Council will be the ADU initiative. The second is the Short-Term Rental Process improvements. The third is disposing of city-owned sites for housing in all four districts. The incentives will be pegged to affordability.

The fourth initiative is revision of the SFHP rental requirements in a menu of options and the sunset of the fee in lieu of program. She pointed out that market value sometimes is less than the subsidized price. The City is encouraging a moderately priced unit with a small incentive to that developer. The Planning Commission will see all of those.

Chair Hiatt apologized for his lateness and chaired the remainder of the meeting. He asked what the deadline is for those improvements.

Director Ladd said they started work on them in January and would finish in October.

Commissioner Faulkner asked if they would include stakeholders.

Director Ladd said they will do stakeholder groups and community groups and engage people early to interact with the proposals and a forum without going to a meeting.

Commissioner Lawrence asked, in discussing Metroquest, how they attract participants.

Director Ladd said they did the standard public relations processes and sent a link to all partners and stakeholders. They used the Santa Fe Housing Coalition and other networks.

When her Department has asked for public comment on HUD, there might be one person comment. But with this one, we got 232 people without any legwork. So we were encouraged by that. And we get more access to the app.

Commissioner Gutierrez had the same question on MetroQuest. He asked if it was 230 people who participated.

Director Ladd said 230 filled out the survey and 68 added comments.

Commissioner Gutierrez suggested using Next Door to get even more to participate.

Commissioner Sategna commented that Commissioner Faulkner was asking how we get that distributed across districts and Director Ladd mentioned the survey with questions that might help people decide. We don't have any control over the real estate market, but we do over city-owned land. We want people who feel there is not enough or too much Affordable Housing to provide a venue for those comments - whatever would make the area more livable.

Commissioner Sategna said he completed the survey and got no sense where projects would be located. He did not get a sense of how they would impact his district. So, he questioned what information Staff wants to get.

Director Ladd explained the survey was designed to respond to our requirement from HUD on community input. The survey was a way to know how the funds are deployed and people could give their opinions on that.

Commissioner Faulkner said when you make changes to the in-lieu-of policies that you go out to communities with the highest Affordable Housing densities to find out what is not working. Next Door is where everyone gets their information on Facebook. That doesn't reflect everyone so she would appreciate more community meetings for what the plan is. In her district, there will be pushback on apartments.

Director Ladd said, "That is an excellent suggestion and we will probably hit you up for help in organizing them. That is discouraging when no one shows up."

Commissioner Faulkner said she would commit to helping Staff on it.

Jaqueline Beam was present to talk about what is on the horizon including Tierra Contenta. The Division sees Tierra Contenta with the greatest potential for modeling and for a neighborhood that is self-contained with a hub for transportation, schools, and stores. In phase three, the Division hopes to bring it all together and that depends on where the Board heads for the future. We see cluster communities as the way we need to develop for Affordable Housing in all neighborhoods. We are looking at TC to be intergenerational living with parks and community centers as a choice neighborhood. It would include a high walkability score. Walkability is what you really want in a community.

She shared comments from the April 11 Open House. They are based on the

meeting with the public. Residents wanted to see these added into phase 3.

Director Ladd said they worked on a map and it is not quite finished. She shared some of the district statistics.

The last part of the presentation was on emerging needs and how their work will affect the housing market. She shared some of the comments from the meeting. One of them was that Support Services must be provided with Affordable Housing.

Commissioner Faulkner said for Tierra Contenta's Phase Three, she had to fight for two years to get the park and library that were promised. She added that an awesome plan without enforcement means nothing.

Director Ladd said it was an excellent point. We are discussing how to do that before development. We have SWAN Park now there as an anchor.

Chair Hiatt asked what they have in place to make developers follow through.

Director Johnson said it depends on the generation of the development. We struggle to implement some early development plans, like Las Soleras. They started in the County with different standards and documentation was not sufficient for what the City requires. Parks and other amenities are the biggest sticking points now. But, going forward, we have learned a lot.

So we identified where we need to be much more specific and looking at development standards for avoiding relearning.

Director Ladd asked Mayor Webber's input.

Mayor Webber said he just came to listen. He appreciated all the hard work.

He commented, "When people ask me for the agenda of the City, it is housing across the board and there is no single policy to meet that need going forward. Those who work here and commute from outside, we would like to have more of them living here and cannot find affordable options. The list from the team is a really good list. I just finished writing on it.

We are moving ahead with ADU, a list of enforcements on STR. Now that Mike Loftin and Kelly O'Donnell have done the work, to assess the data and implement remedies including enforcement.

The ADU is mixed up with STR which is not possible. Only long-term rentals.
And the inclusionary zoning is an attempt to keep developers honest. Director Ladd has crafted a new approach. I'll be meeting with homebuilders in the next couple of weeks. There is a map on approved developments that are not started.

The InterGov program will bring us into the 21st century. It will make life much better and make staff more efficient and effective.

I just came from a meeting where the County Commission Chair said the County also has land to put in the hopper to address housing needs. The School District is another source.

In Tierra Contenta III, it is being done with care and community input. Housing is part of the Midtown Link project. There is hope with it, that it will trigger the St. Mike's corridor. Then property owners on St. Mike's will begin to take action.

No single agenda item will solve the problem but as a package and together, the City has a good plan and the team in government to respond.

The variables are straightforward.. The City can help on land and indirectly with financing. We have discussed master leases with business community leaders. It makes them more bankable for financing with a percent of master leases."

Chair Hiatt thanked him for the hands-on approach - it is helpful. He added with regard to Tierra Contenta III that there is a master planning contract and the developer is from Texas with a very short timetable and will put meat on the bones. That spine infrastructure is critical and now up to $9 million. Mike Loftin wanted to propose a combination of sources for funding all of that. I know the Mayor is committed and he should call those four groups together in one room. They are the ones with the money and with TID or bond methods, that can happen.

Mayor Webber thought so. There is a partnership here. Done right, it will be a very successful project.

4. Discussion of Approach to Land Use Policy Framework. (Land Use Department Staff and City Attorney's Office)

Director Johnson suggested brainstorming as the approach for framework. People have long memories and there are many chances to not do it right, so the community engagement is the key to success.

She explained that she is looking for open conversation from the Commission on what the members feel is productive and rewarding. Minneapolis just completed their LRP 2040 plan. What they did right was laying a foundation for community engagement. The plan is 51 pages long and she could share that with the Commissioners. She asked what engagements Commissioners have had that would help.

Chair Hiatt recalled when he was the LUD Director, they talked about a plan and it

became overwhelming from the get-go. There were staff changes and vacancies and he couldn't say they accomplished much but he heard lots of horror stories about the consultants who had been hired. A group met with LRP and made recommendations that went to the back burner. Perhaps they could start with that.

Commissioner Lawrence liked being simple and straightforward A priority in engaging the community is to have a clear plan of action and know what you are seeking from the community. Getting burned out is the biggest threat. If their ideas are not acted on, there will be lots of frustration. She suggested highlighting the areas where the plan would be done.

Commissioner Clow felt direction is very important City Staff and the Commission need a framework to avoid a free-for-all. It is great that people coming in will do the more technical work and free the Director for this work. It would be great for the whole Commission to be involved in it.

Commissioner Sategna said, "I am pretty new, so I don't have many suggestions. I work efficiently when taking on complex issues by having personal conversations with larger stakeholders. That could be applied to the community - HOA's for example that represent larger areas and getting feedback.

Commissioner Faulkner knew the Staff all work hard and she liked the direction we are going in now.

Commissioner Garcia said we are looking at a vision where we want to be. For the housing crisis, we need an opportunity for people to be able to purchase a house, not just as a place to live, but to have a park nearby, a community center at the place where most of the children are. A chance to get to schools, a beautiful place to live. Building houses near the job centers is important. It gives a better opportunity for people to be business owners. He also liked our direction.

Commissioner Sategna said Commissioner Clow mentioned involving all Commissioners and I would be interested in the opinions of each staff member They care about their work which is different from the community needs. I would like to get their opinions of what they think is best.

Director Johnson said it was a perfect segue. There are three senior planners in the audience. Most planners do lots of application reviews and the LRP visioning makes our day and they are all very interested in getting engaged. With InterGov, we hired a project management team from outside who did not know our staff or what we were interested in. They were going south, and it became evident we needed to use our own staff and that turned the project around 180 degrees, making it successful.

The Minneapolis effort engaged many, many people in it. Santa Fe is a unique place and we should not lose sight of that.

Our LUD Code was pretty much off the shelf like many others. My challenge is what it would look like if it was truly a Santa Fe Land Use Code and a place where we look at how we regulate ourselves. Our regulations will evolve, and we should plan for that evolvement. I appreciate your feedback and it is clear you are very engaged already.

Chair Hiatt asked if he could direct a question to an audience member and was given permission.

Chair Hiatt asked Karen Heldmeyer what might be the best way to get information from HOAs. At one time, we had over 100 of them. With Neighborhood Network, he asked what she recommended.

Ms. Heldmeyer said everybody in the City is a stakeholder. Some associations are organized, and some are not. And some get organized only when an issue demands it. It is amazing how many NGOs we have in this town.

She noted that a week ago Monday, Mayor Webber called a meeting with Ed Archuleta. Out of the 40 groups invited, none of them had much to do with neighborhoods. The best discussions have been with those that involve people early by getting hold of the different groups and having a pretty free-wheeling discussion. She related that 5,000 people participated in the Railyard planning process. "You do have to really talk with people."

Ms. Mary Schruben thanked the Commission for this meeting. She had just participated in the event sponsored by Water Conservation for their public meeting process that involved over 500 people. They included businesspeople so she advised the Commission to not forget them. Addressing their biggest fear and their biggest happiness made a big difference.

H. STAFF COMMUNICATIONS

Ms. Paez will follow up on legislative items raised in the last couple of meetings. From the Midtown Link Ordinance on May 16, Commissioners asked about public comments at Finance and Public Works. The opportunity for that is at the discretion of the Chair.

Regarding the Summary Committee repeal, the Commission could have a special meeting here on that issue. And, in the future, if you want more public input you could do that. She has looked at ways to address those concerns

Director Johnson recapped the City enabling statute which says the Planning Commission makes recommendations to the Governing Body on planning for the City. This is your opportunity to get it right and if you don't feel one session was sufficient, you can recommend a continuance and direct staff to bring other proposals or have

another study session. That might be different from the way it was done in the past. Those committee meetings were sometimes scheduled at the same time. She agreed to recommend holding off on the repeal until the Commission has decided.

I. MATTERS FROM THE COMMISSION

There were no other matters from the Commission.

J. ADJOURNMENT

The meeting was adjourned at 8:00 p.m.

Approved by:

John B. Hiatt, Chair

Submitted by:

Carl Boaz for Carl G. Boaz, Inc.

OFFICE OF AFFORDABLE HOUSING

PROJECT HIGHLIGHTS & ON THE HORIZON PLANS

Jacqueline Beam, Planner 955-6574; jybeam@santafenm.gov

Alexandra Ladd, Director 955-6346, agladd@santafenm.gov

EXHIBIT "1"

FACTORS AFFECTING HOUSING NEEDS & DEVELOPMENT

- Almost 50% of Santa Fe's residents are "cost-burdened" by housing costs (paying more than 1/3 of their income).
- On any given night in Santa Fe, as many as 100 young people don't have a safe place to sleep.
- 17% of Santa Fe's residents live in poverty, with 40% of school age children in poverty.
- By 2020, nearly one out of every four (25%) Santa Fe residents will be age 65+.

- 22% (7,536 acres) of land within the city is vacant.
- Land Use zoning categories have a direct influence on the affordability of housing (development costs/# of units = per unit cost)
- R-7 is lowest threshold for affordable single family homeownership and R-14+ for rental development.
- Based on current zoning, 4,304 acres (15.7%) in the city can support affordable homeownership and 1,506 (5.5%) acres are zoned at densities that can support multi-family apartments.

POLICY & REGULATION

- **Inclusionary zoning** (IZ), also known as inclusionary housing refers to regulation that requires a given share of new construction to be affordable by people with low to moderate incomes. -*Wikipedia*
- **Goal:** encourage the development and availability of housing affordable to a broad range of household incomes
- **Nexus:** offset the demand for affordable housing that is created by new development

- **Housing Opportunity Program (HOP)** was City's first inclusionary zoning program, established in 1998. % requirement was based on market value.
- **Santa Fe Homes Program (SFHP)** was implemented in 2006, with a standard requirement of 30% for homeownership and 15% for rental housing.
- In 2014, amendments were made lowering the SFHP requirement to the current level of 20% for homeownership projects.
- In 2016, amendments were made to allow fee-in-lieu by right for multi-family rental - sunsets in 2020.

- SFHP triggered by but not limited to: annexation, rezoning, subdivision plat, increase in density, development plan, extension of or connection to city utilities for land outside the city limits, and building permits for two (2) or more dwelling units and manufactured home lots.
- Developer incentives: 15% density bonus, fee waivers/reductions for utility expansion charges, infrastructure and building permits, etc. (value of fee is secured by a lien held by the City)

Q: When can a developer "opt" to pay a fee-in-lieu?

A: NEVER. *Paying a fee is the required form of compliance under limited and very specific circumstances:*

1. The calculation results in a "fraction" of a unit
   Example: 23 units proposed X 20% = 4.6 = 4 units provided and a fractional fee paid for 0.6 units

2. Homeowner projects of 2 – 10 units

3. Multi-family, renter-occupied projects that pull building permits before January 2020

4. The Developer demonstrates to the Governing Body's satisfaction that an extreme financial hardship will result and proposes an alternate means of compliance that is acceptable AND better meets identified housing needs

FUNDING & PRIORITIZATION

BUILDING CAPACITY THROUGH FUNDING

- **Affordable Housing Trust Fund** $475,000

(capital costs of construction, acquisition, rehab, direct financial assistance, to qualified grantees)

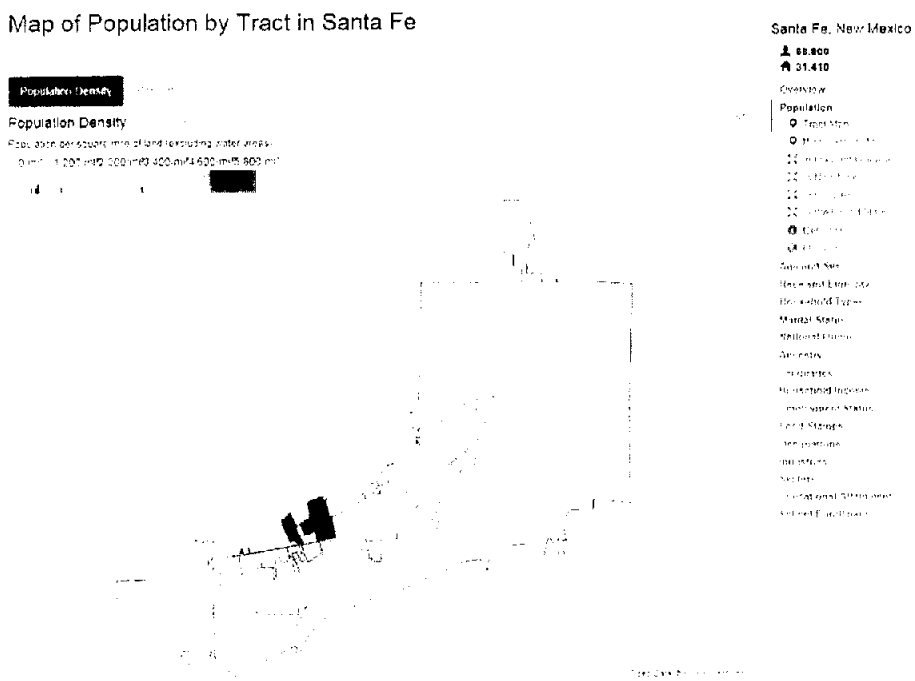
- **Community Development Block Grant** $659,051

(housing, public services, public facilities – low/mod income benefit or area benefit)

- **General Fund** $450,000

(fee for services contracts – homeowner services, rental ass't)

- Prioritizing projects that address Triple Bottom Line concerns
- Procurement that supports the Sustainable Santa Fe 2040 Plan
- RFP applications scored for Sustainability/TBL impacts



Triple Bottom Line: The Sustainable Santa Fe 25 Year Plan

In order to develop a community that prospers and thrives in the long term, the City of Santa Fe has adopted a 25 Year Sustainability Plan (https://www.santafenm.gov/sustainable_santa_fe#plan-PDFs) which is modeled from the best practices approach for sustainability through triple bottom line strategies. Triple Bottom Line involves understanding how policies and projects impact not only the financial bottom line, but also the well-being of society and the environment.

In 2019 AHTF and CDBG applications we are prioritizing applications that are addressing these important impacts by asking the following questions about a proposed policy or project:

Environment

- Will it reduce greenhouse gas emissions?
- Will it improve air quality?
- Will it decrease water use and increase water quality?
- Will it preserve green spaces and wildlife habitat?

Society

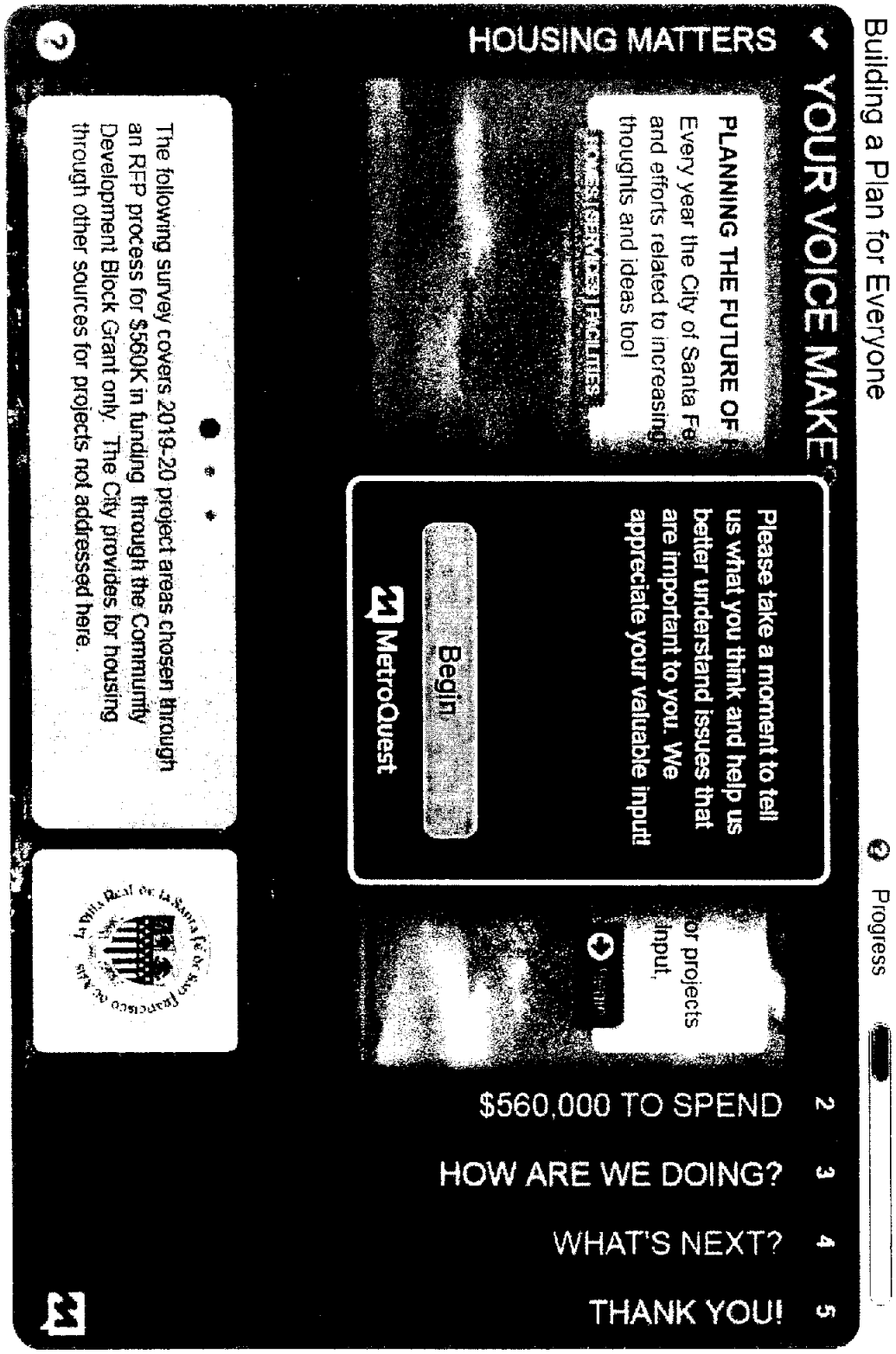
- Will it ensure that there is accessibility for disadvantaged groups?
- Will it include the leadership of disadvantaged groups?
- Will it harm disadvantaged groups?
- Will exclude some groups from the potential benefits?
- Will it promote financial security for low-income households?
- Will it strengthen human capacities?

Economy

- Will it create jobs that people can carry out with dignity?
- Will it increase wealth for all households?
- Will it create a more diverse economy?
- What percent of profits will stay within the community?
- Will it create opportunities for future jobs or businesses?
- Will it create short term or long term economic benefits?

COMMUNITY ENGAGEMENT & TECHNOLOGY

METROQUEST ONLINE SURVEY APP



Building a Plan for Everyone

Progress

HOUSING MATTERS

2 WHERE SHOULD THE $ GO?

$560,000 TO SPEND

3 HOW ARE WE DOING?

4 WHAT'S NEXT?

5 THANK YOU!

WHERE SHOULD THE $ GO?

What to do

IN THE FUTURE, WHERE WOULD YOU LIKE TO SEE THE DOLLARS AND FOCUS GO FOR THESE AREAS OF NEED?

Drag coins to invest in the categories you prefer

Done

More

Building a Plan for Everyone

Progress

✔ HOUSING MATTERS

2 $560,000 TO SPEND

3 HOW ARE WE DOING?

THIS YEAR'S CDBG PROJECTS

4 WHAT'S NEXT?

5 THANK YOU!

THIS YEAR'S CDBG PROJECTS
What to do

A Request For Proposals for projects was posted in January 2019 for $560K in Community Development Block Grant funding. These projects were awarded funding for meeting the City's highest 2019 priorities, including sustainability and livability features.

Evaluate 5 items or more by rating each 1-5 stars

Done

More

Building a Plan for Everyone

Progress

✔ HOUSING MATTERS

2 $560,000 TO SPEND

3 HOW ARE WE DOING?

4 WHAT'S NEXT?

POINT THE WAY!

5 THANK YOU!

POINT THE WAY!
What to do

Priorities change from year to year however housing continues to be a challenge due to market demand population increases and development affordability. We want to know your innovative ideas for providing more affordable housing solutions!

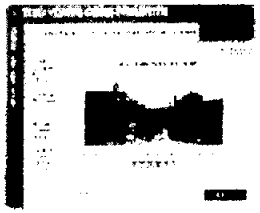
Please type your response into the box and click submit.

Submit

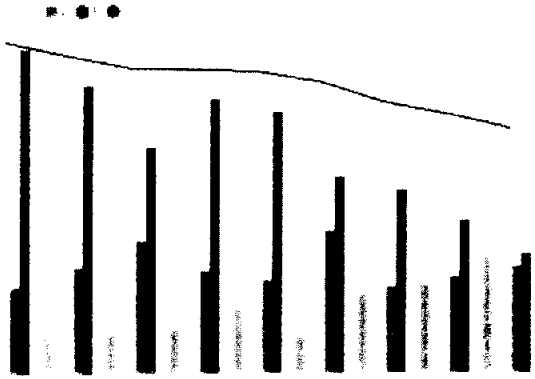
MetroQuest

Action Plan

Mar 29, 19 - Apr 24, 19



Rating distributions and avarages by panel.



Ratings 1595

MetroQuest

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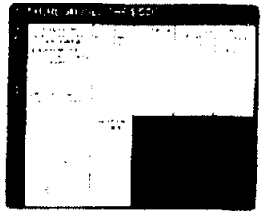
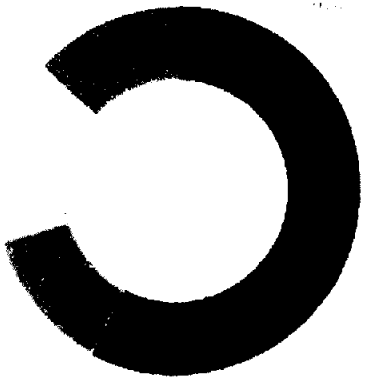


The total budget allocated to each category for all participants.



Data points 1366

2019-20 CDBG FUNDED PROJECTS AND AAP SURVEY COMMENTS:

Are there any projects mentioned in this survey or ideas regarding where the City should focus their attention & funding to improve access to and provide more affordable housing?

1. *I think focusing on more affordable for younger/single people would be great. It would encourage people to spend and live in town as opposed to taking our business to ABQ.*
2. *low interest loans for rehab for low income homeowners, for ADU's, acquisition and rehab of existing apartment complexes.*
3. *more projects like siler - make aesthetics and pattern language part of the equation mixed use and live work.*
4. *Raise the Minimum annual income requirement.*
5. *What an interesting way to get input.*
6. *Stop spending so much money and the homeless. Housing should be going to the elderly and the low income families.*
7. *Santa Fe is costly to live in and the young generation move to where they can afford to live taking their hard earned dollars with them. if they can afford to live here they will stay and spend their money here keeping the GRT here in Santa Fe.*
8. *Make Santa Fe more attractive to land developers*
9. *I'm not sure this is answering the questions. How about attempting to increase house hold spendable income by lowering electric costs. Perhaps you could provide opportunities for all income and credit ranges to renewable energy like solar energy.*
10. *affordable housing developments for lower income purchasers*
11. *Infill development! Need more dense housing close to the core areas.*
12. *The challenge is that Santa Fe is not "affordable" anymore. Building "affordable" housing for people who can't afford to live in Santa Fe regardless of housing opportunity is a waste of resources. Also, actual affordable housing always comes up against stiff resistance from NIMBY's and maybe rightfully so because it does increase incidence crime. So first, we must make Santa Fe affordable again, but Santa Fe is in a Class war. I'm a middle class professional and I can hardly afford Santa Fe now. I've been here for most of my life and this was not the case 20-25 years ago.*
13. *concentrate support for lower middle income families*
14. *rental housing made more affordable by access to bus, bike trails, shared cars, along with solar provided and paid off on monthly bills*
15. *Financial assistance for credit rebuilding, lower home loan interest rates for low to moderate income families, cap on housing costs throughout Santa Fe.*
16. *Seniors and disabled are immobilized by lack of affordable and accessible housing in the city limits. Housing first before everything else is needed. it is becoming an emergency for everyone i know.*
17. *Mold mitigation, roof replacement and repair, first time home owning*
18. *Mold mitigation, roof replacement and repair, first time home-owning, wet housing, housing for people with mental health issues*

MetroQuest

City of Santa Fe

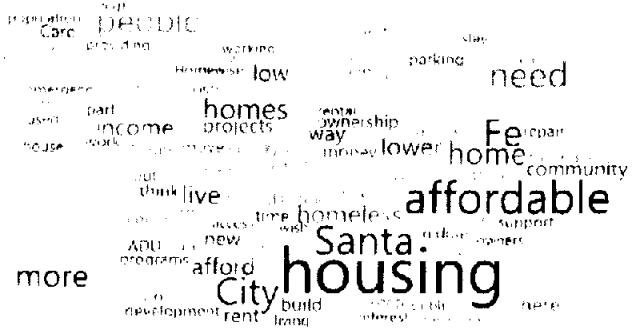
Action Plan

Mar 28, 19 - Apr 24, 19

Survey 4

Top words found in comments, showing more frequent words larger.

68



Comments: 68

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UPCOMING HOUSING INITIATIVES

- Amendments to the ADU ordinance (make more flexible, increase diversity of housing types across range of neighborhoods, allow owner to rent both units but only STR if living on site)
- STR Process/Regulatory improvements (better enforcement tools through contract with consultant, electronic tracking through EnerGov, coordinated data management)
- Disposition of City-owned sites for housing in all 4 Districts (affordable and market rate, rental and homeownership)
- Revision of SFHP rental req'm: provide "menu" of options (increased fee, incentivize "naturally-occurring" affordability, set aside deeply subsidized, supported units) – incentive tied to degree of affordability and term of compliance

ON THE HORIZON

TIERRA CONTENTA: A FIRST CHOICE COMMUNITY

Phase III (TC3) Development:

Bringing nature, opportunity and community together

CLUSTERED BUILT ENVIRONMENT DESIGN: FEATURING GATHERING, COMMERCE AND PARTICIPATORY COMMUNING FOR ALL AGES

INTERGENERATIONAL ACTIVITY CENTERS

CENTRALLY LOCATED SCHOOL, PARKS & COMMUNITY CENTERS WITH REGIONAL APPEAL

CONNECTION TO OUTDOORS, TRAILS, VIEW POINTS, URBAN FARM COMMERCE AND LANDSCAPING

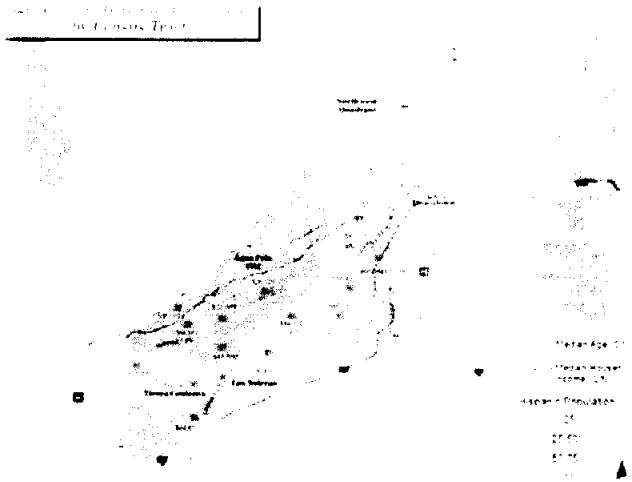
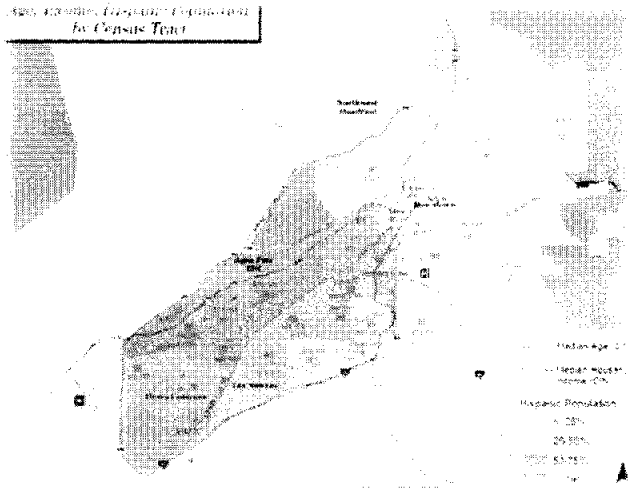
TIERRA CONTENTA – PHASE 3 Meeting WISH LIST

(April 11, 2019)

- Local Stores, coffee shop, restaurant, theater, grocery
- Childcare/Senior Housing or facility/Teen Center
- Good walking trail network, open space
- Small Parks, community gardens
- Water Conservation in home design, construction and infrastructure
- Well maintained and diverse landscape along streets
- Neighborhood organization to create solutions
- Easy-to-get-to transit hubs
- Better network of sidewalks and pathways
- Better control over motorized vehicles (ATVs in parks and trails)
- Homeowners Association that can develop enforceable covenants, appearance, safety and maintenance

EMERGING NEEDS

- Households are smaller and older, except for Spanish-speaking households which are larger and lower-income.
- Single family development is likely to be less of an economic driver than in the past as some residents will seek smaller homes located near transit, services and amenities. (Baby boomers & millennials)
- Emergency housing and very low cost rental options are only as effective as the supportive services provided in alignment with the home.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