



Santa Fe Trends 2006

**City of Santa Fe
Planning and Land Use Department**

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Jack Parsons, "Downtown Santa Fe"	pg 1
City of Santa Fe Water Division	pg 8
City of Santa Fe Trails Division	pg 11
City of Santa Fe Water Division	pg 12
Art Explosion Images	pg 14
Richard Macpherson	pg 17
Fleet Management	pg 19

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TABLE OF CONTENTS

INTRODUCTION	1
SUMMARY STATS	2
GROWTH	3
HOUSING	6
WATER	8
WASTE	9
TRANSPORTATION	10
AIR QUALITY	12
PARKS AND RECREATION	13
PUBLIC SCHOOLS	14
ECONOMY	16
FIRES AND EMERGENCIES	17
CRIME	18
CITY FINANCES	19
COST OF LIVING	20
CENSUS STATS	21

INTRODUCTION

This ninth annual report provides a statistical view of how the city is progressing on various issues. These trends provide a snapshot of important issues in and around Santa Fe, by providing annual data.

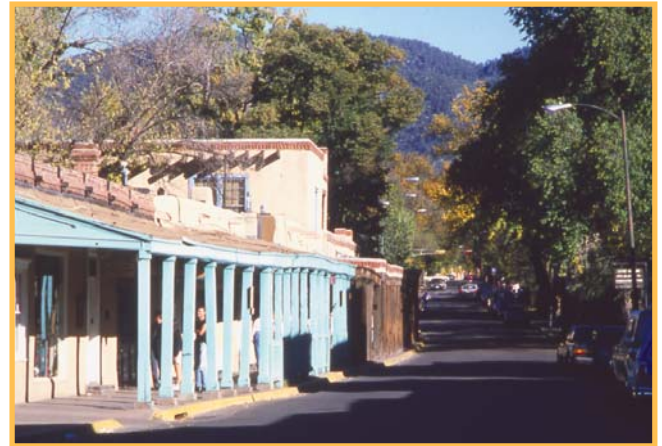
The report begins with a look at recent growth in the city and surrounding region, then addresses housing, water use, and transportation along with other issues. There are many issues that can be measured within a city or region. This report focuses on one or two measurements for each topic.

City staff collects readily obtainable information. This streamlines the process of producing and updating the report. However, it is recognized that different types of measurements may be important to add in future reports.

The “Census Stats” section at the end of the report includes a map of urban area census tracts, and Census 2000 data for each tract.

Numerical Goals for Trends

A few of the trends in this report are supplied with numerical goals or projections, usually stated in the city’s General Plan. Some cities have convened citizen task forces or committees to develop measurable goals or thresholds to provide a target for the city to achieve. Numerical targets can help focus the actions of city government and other community agencies.



A Word About Data

Numbers and statistics can be very useful, but they can also seem bewildering. While charts and graphs cannot explain the essence of a city as experienced by its citizens and visitors, numbers and data do provide us with insights that are important in our efforts to steer a positive course for our city. Readers can look at the trends of the various topics and develop a better knowledge of how well the city functions and performs.

Santa Fe and Tourism

Santa Fe attracts 1 to 2 million visitors each year. Area hotels, motels and bed and breakfasts offer 5,600 rooms, with 1,800 of the rooms located downtown. These lodging facilities generate over 1 million occupied room nights annually. The combination of day visitors and overnight visitors increases the city’s population significantly, especially during the summer months.

Trends discussed in this report should be read with the understanding that the large amount of tourism relative to Santa Fe’s size may affect various issues, such as housing prices and crime. The city’s outstanding record on water conservation is remarkable when considering all of the city’s visitors.

SUMMARY STATS

(For 2005)

Santa Fe Population	<u>US Census 2000</u>	<u>Jan. 1, 2006 (Estimates)</u>
City	62,203	66,500
Urban Area (includes city)	79,100	84,000
Central Region	104,192	115,000
County	129,292	144,000

- City size: 24,070 acres (37.6 square miles)
- City housing growth rate: 2.0% (644 new housing units, 61% of regional growth)
- Urban Area housing growth rate: 1.6% (679 new housing units, including city, 64% of regional growth)
- Regional housing growth rate: 2.1% (1,055 new housing units including City and Urban Area)
- Tierra Contenta: 268 new housing units (42% of all new residential construction in the city, and 25% of all new residential construction in the region during 2005)
- Median-priced single-family detached home (city): \$398,000 (MLS listings only)
(outside city): \$360,000 (MLS listings only)
- Median household income (city): \$45,500
- City water system demand: 9,575 acre feet, 111 gallons per person daily
(An estimated 77,000 residents are City water system customers)
- Water system average annual supply: 11,600 acre feet
- Transit ridership: 572,000 passenger trips
- Santa Fe public high schools 2003-2004 dropout rate: 7.2%

GROWTH

The discussion of growth in the Santa Fe area is divided into City Growth, Urban Area Growth, and Regional Growth.

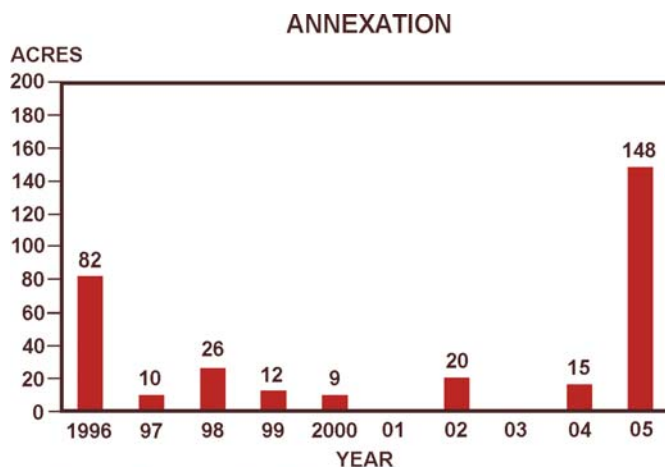
City Growth

By the end of 2005 the city contained 24,070 acres of land (37.6 square miles) within its corporate limits. According to Census 2000, the city's population was 62,203 as of April 1, 2000. As a result, the city's population grew 1.1% annually during the 1990s. The city has an overall population density of 1,663 persons per square mile. Albuquerque has a population density of 2,483 and Las Cruces 1,426 persons per square mile.

Annexation

The City has annexed approximately 192 acres this decade. During 2005 the city annexed 148 acres of land, including San Isidro Village between Rufina Street and Cerrillos Road.

City annexations during the 1990s included Pueblos del Sol (147 acres, 1992), Carlos Rey del Sur (52 acres, 1994), Nava Ade (146 acres, 1995), and part of the Rodeo Grounds (75 acres, 1996). A total of 671 acres was annexed during the 1990s, increasing the city's size by 3%.



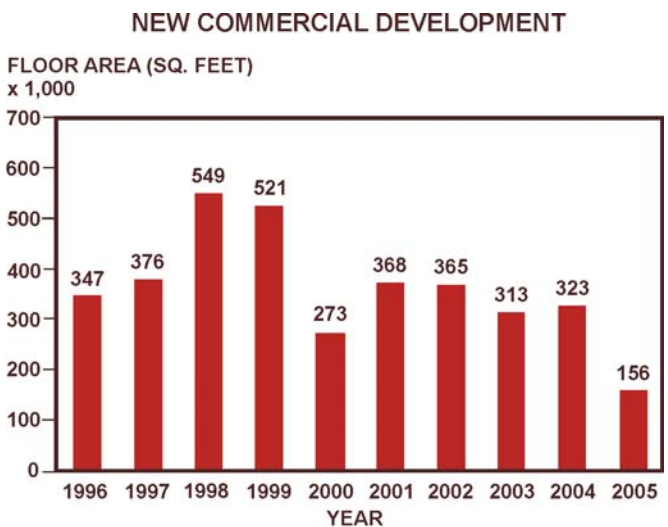
Source: Planning and Land Use Department.

Commercial Development

The City of Santa Fe tracks new commercial (non-residential) development by permit. Since 1996, the city has added 3.6 million square feet of building floor area, including churches, community buildings, stores, offices, etc. The 10-year annual average is approximately 359,000 square feet of new non-residential building construction. Annual averages include approximately 118,000 square feet of new office space (33%), 169,000 square feet of new retail-related development (47%), and 36,000 square feet of new industrial/warehouse development (10%).

During 2005, the city approved just 155,684 square feet of new commercial development, including an estimated 42,000 square feet of new office space and 45,000 square feet of new retail store development. New commercial construction included 68,000 square feet of additions to existing buildings, primarily in the institutional category including churches and schools.

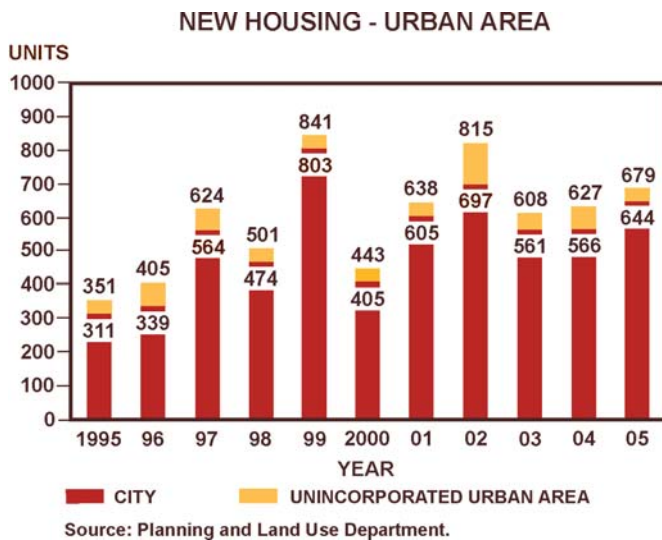
Approximately 9-12 acres are developed for every 100,000 square feet of commercial floor area constructed. As a result, 324-432 acres of land have been commercially developed in the city since 1996, or an average absorption rate of 32-43 acres, annually.



Source: Planning and Land Use Department.

Urban Area Growth

The urban area, as shown on Page 5, includes the city and immediately surrounding land generally bounded by I-25 to the south and NM 599 to the west/northwest. The urban area includes 43,500 acres or nearly 70 square miles in all. Annual growth of new residences (housing units) in the urban area consists of new residential permits granted within the city, and new residential permits granted in the unincorporated parts of the urban area.



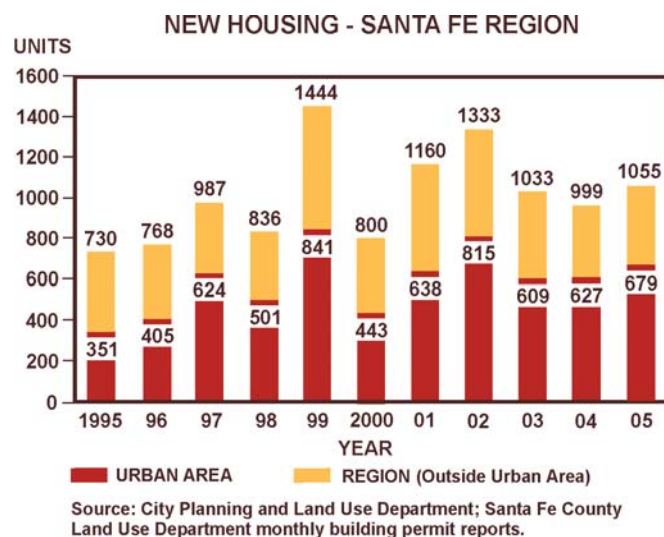
During 2005, an estimated 679 new housing units were permitted in the urban area (644-city, 35-county). This represents a growth rate of 1.6% in the urban area housing supply. The city added 566 new units, or 90% of all new residential construction in the urban area during 2005.

In September 2002, the city began a water offset program. Applicants with building permit requests that will increase water demand on the city's water system (new homes, apartments, office buildings, etc.) must replace older toilets with new low flow toilets in existing homes and businesses that are also connected to the water system. The goal is that new construction will not increase net demand on the water system.

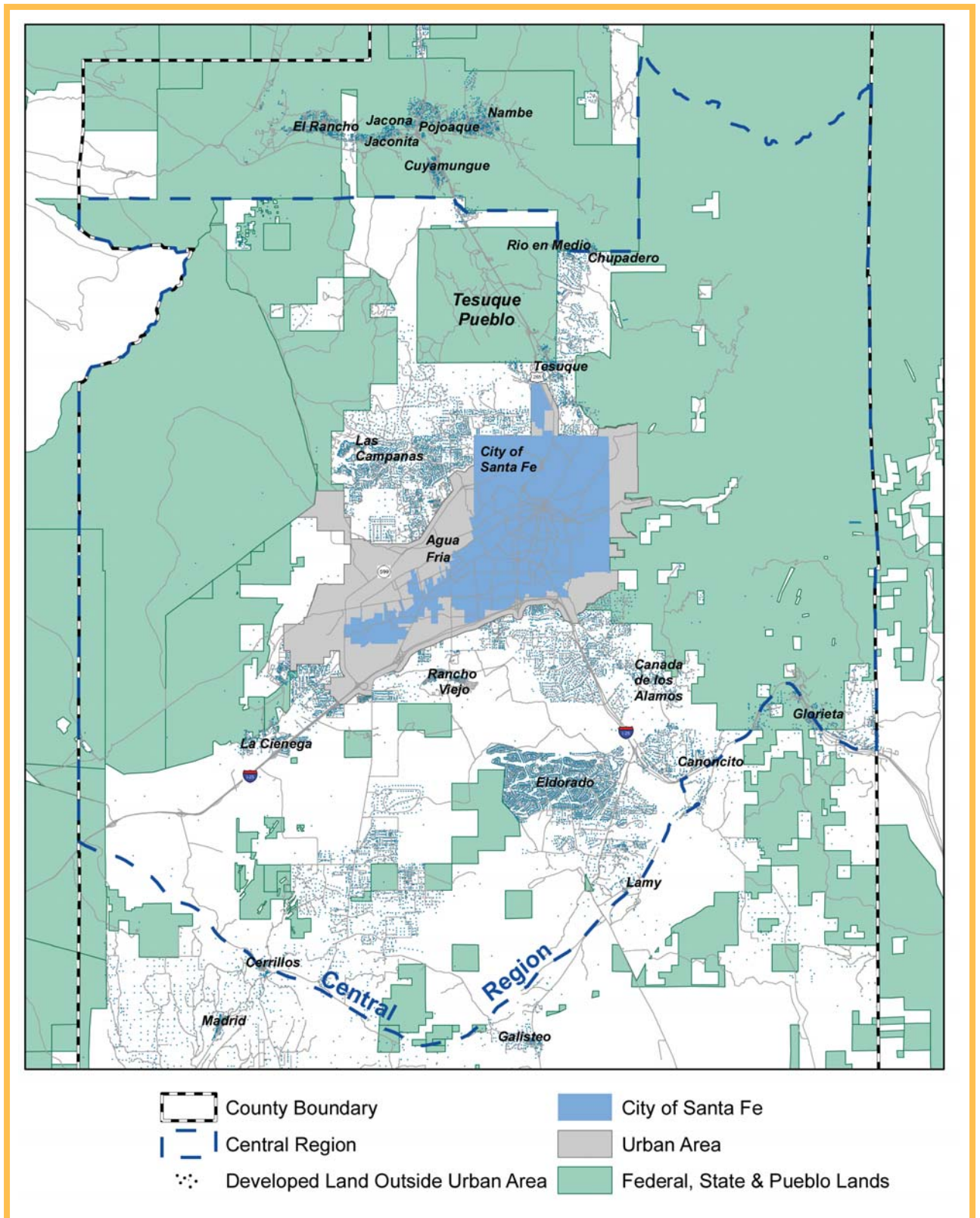
Regional Growth

During the 1990s, 12,606 new housing units were permitted throughout the central region, including the urban area (See map on page 5). According to Census 2000, 8,006 new units were added to the urban area and 4,600 new units were added beyond the urban area inside the central region, or 64% and 36% of all regional housing growth, respectively, between 1990 and 2000.

In 2005, there were 1055 new housing units permitted within the central region, including the city and urban area. This represents a 2.1% housing growth rate in the region. Census 2000 indicates that the central region (including the City of Santa Fe) was estimated to contain 104,192 residents and 47,459 housing units. During 2005, 376 housing units were approved for construction in that part of the region outside the urban area. This includes 149 new homes permitted in Rancho Viejo, 38 new homes in the Eldorado area, and 61 new homes in the Las Campanas area. Aldea de Santa Fe received permits for 60 new homes.



Santa Fe City, Urban Area, and Regional Boundaries

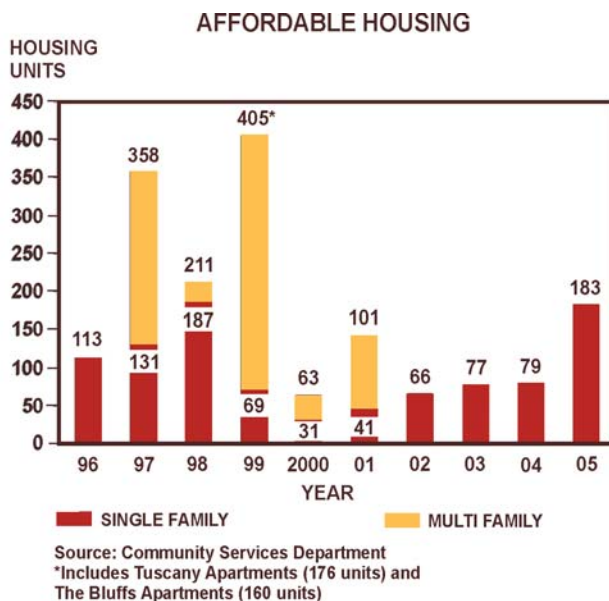


HOUSING

City government is actively involved in the local housing market. The city's affordable housing program has encouraged the construction of low-cost homes and rehabilitation of substandard units. This effort was spurred by decades of rapidly increasing home prices in Santa Fe that impacted a significant population of low income residents.

Affordable Housing

The chart below illustrates the number of new housing units constructed as affordable housing in the city annually. The figures include new single-family homes and new apartment units.



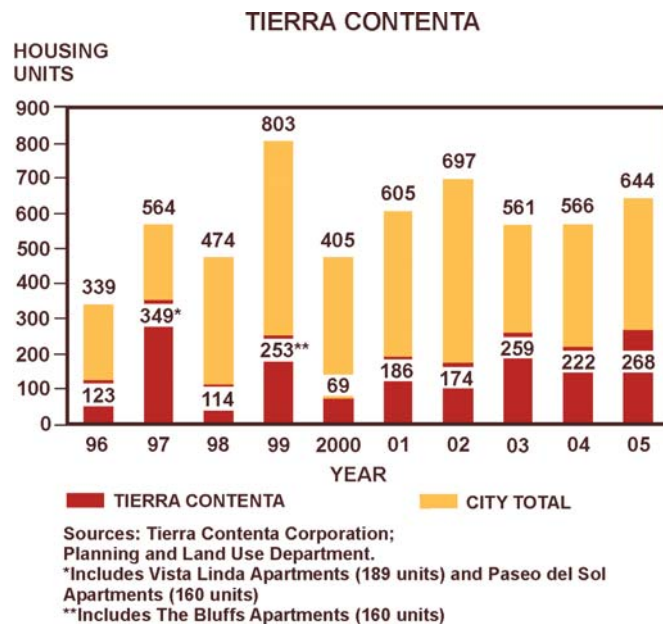
The city's definition of affordable housing means the monthly cost of a rental unit should not exceed 25% of the monthly income, for a family earning 80% of the area's median household income. The payments for a home should not exceed 30% of that household's gross income.

Since 1996, 1,656 affordable housing units have been built; 977 of these units are single family, mostly owner occupied. During 2005, 183 units (all single family units) were added to the city's affordable housing stock.

Tierra Contenta

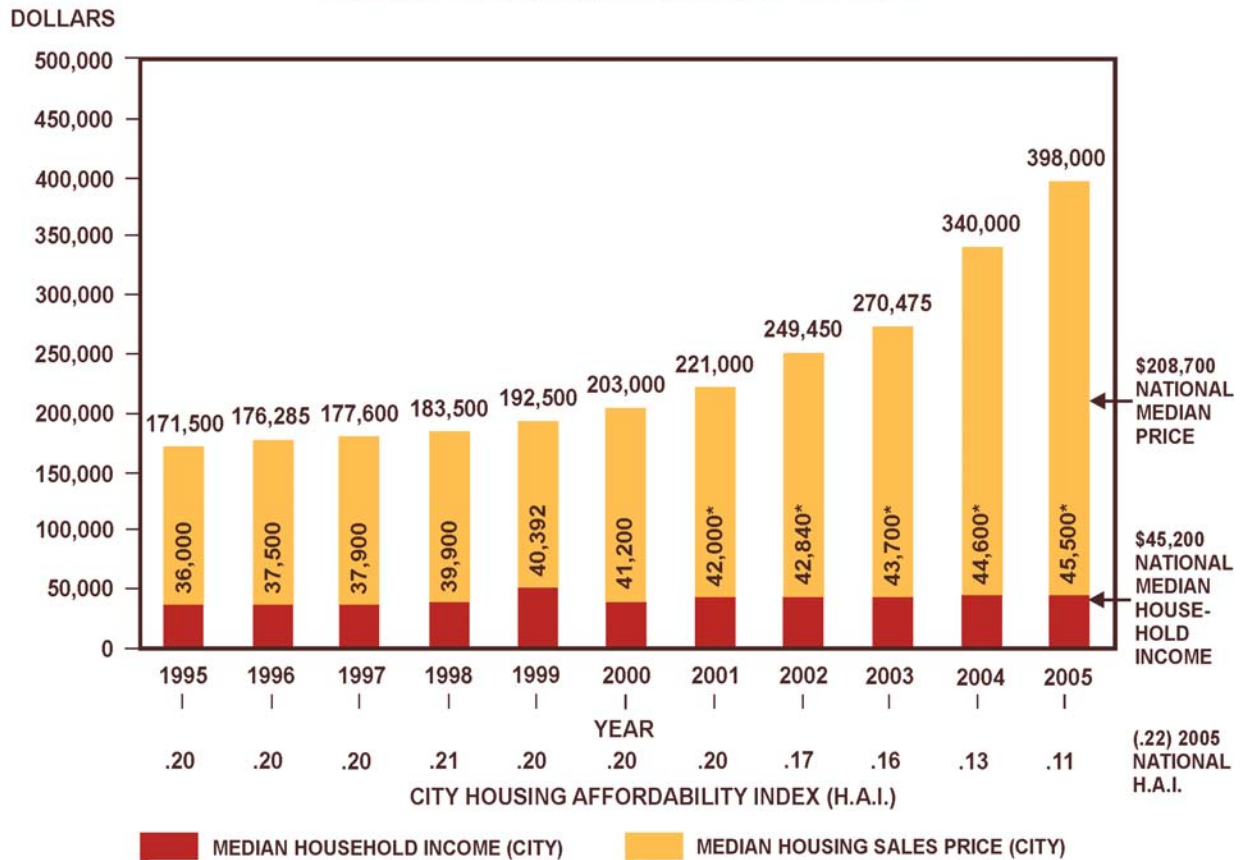
Tierra Contenta is a city-initiated master planned community of 1,400 acres, approved for a total of 5,800 housing units. Tracking the annual growth of Tierra Contenta is important as it may continue to absorb much of the city's growth during the next ten to twenty years.

The chart below shows how many total housing units (owner-occupied and rental) have been constructed in Tierra Contenta since the first homes were built in 1995. Tierra Contenta's growth is compared to the city's total growth in new units.



Since its beginning, 2,045 new housing units have been built or permitted for construction in Tierra Contenta. This represents 41%, or nearly half of all new homes built in the city since 1996. In 2005, a total of 268 new units were permitted for construction in Tierra Contenta, or 42% of the city's 644 new housing units.

HOUSING PRICES AND HOUSEHOLD INCOMES



Sources: Santa Fe Association of Realtors; National Association of Realtors; U.S. Bureau of the Census.
 *City staff estimates derived from Census 2000. (Using 2% annual increase.)

Housing Prices and Incomes

During 2005, the median sales price of homes listed in the Association of Realtors' Multiple Listing Service (MLS) jumped \$58,000 above 2004 and increased to an annual average of \$398,000. 4th quarter stats show that the most recent MLS median housing sales price was \$470,000. Meanwhile, median household income in the city increased to an estimated \$45,500 in 2005.

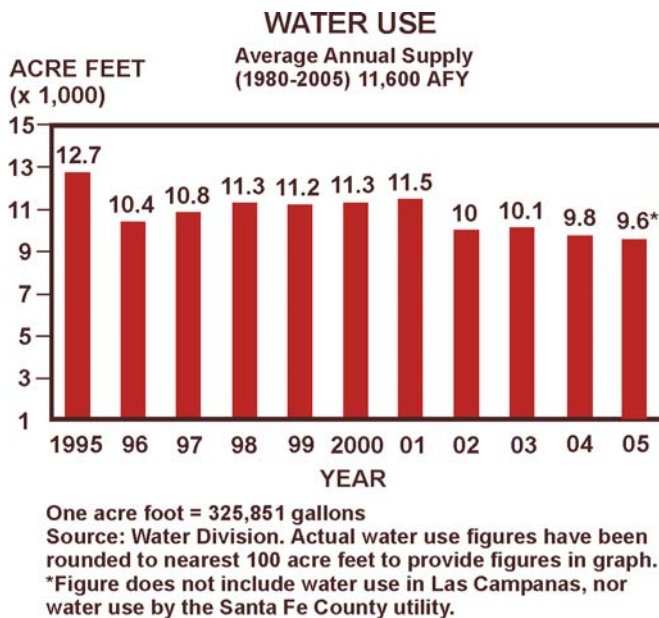
The median price of single-family detached homes stabilized between 1994 and 1997. However, median prices of MLS-listed homes has dramatically jumped in recent years. The median price, shown in the above chart, is the average of the four quarterly median prices reported by the Santa Fe Association of Realtors.

The association cautions that the MLS medians may over estimate actual median prices in Santa Fe, because they do not reflect all home sales.

When median housing price statistics are combined with median household income figures, a Housing Affordability Index (HAI) is created. This index simply divides an area's median household income by the median housing price for the same year and arrives at a ratio. Higher ratios indicate greater affordability of single family homes. The index hit a 10-year low at .11 in 2005 suggesting that housing affordability is an increasingly acute problem in Santa Fe.

WATER

Water is an important issue to Santa Feans. The city's high desert location and periodic droughts make water a key component of growth management planning efforts.



During 2005, city water customers held overall water demand to an impressively low 9,575 acre feet - the lowest annual demand since the 1980s. When considering that the water system serves approximately 77,000 residents, the average water demand* dropped to 111 gallons per capita daily in 2005. In addition to the water demand of city customers, Las Campanas used 462 acre feet of water, and the Santa Fe County water system used 350 acre feet through city master meters, and 16 acre feet through county wells.

The figures in the chart demonstrate the elasticity, or variability, of water use. Strong conservation efforts at home, work, and school, as well as pricing, can have a dramatic effect on the amount of water we use in our daily lives.

*Defined as the total amount of water used divided by the total population or number of dwelling units connected to the water system, divided by 365 days.



The city's water supply comes from three sources: reservoirs that collect and store mountain run-off from the upper Santa Fe River watershed, the city well field, and the Buckman well field. In wet years, the reservoirs provide 40% of the city's water supply. However, during 2002, the reservoirs produced only 740 acre feet, or just 7% of the total water supply. During 2005, the reservoirs produced 4,592 acre feet of water, or 46% of the City's 2005 supply.

In 2003 the city drilled four new wells #10-13 in the Buckman well field. In 2004, the State Engineer granted use of up to 1,500 acre feet of water from each of the four new wells. That decision has been appealed to state district court. The new wells will help reduce Santa Fe's vulnerability to drought.

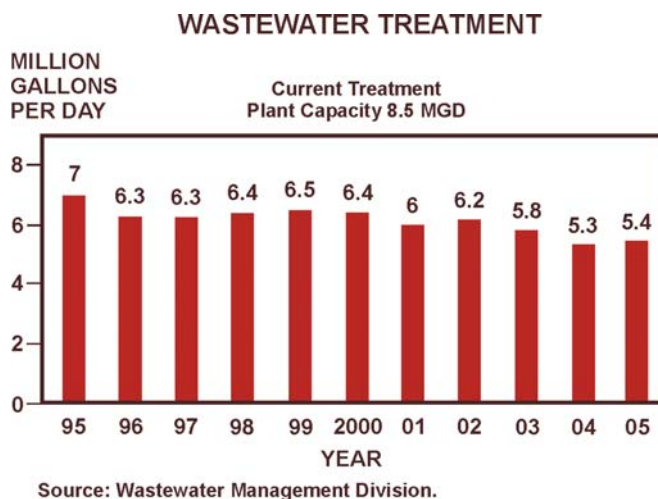
The city and county governments are working together with area pueblos and several federal agencies to construct a major water diversion system along the Rio Grande. The facility is projected to be constructed and operating by 2009.

WASTE

The need to recycle and re-use both wastewater and solid waste is important in moving toward a more sustainable community in Santa Fe. The ability of the city to work toward recycling and re-use now will help provide more options for the future of the entire region.

Wastewater System

Along with water supply, an adequate wastewater system is necessary for a growing Santa Fe. New wastewater lines must be extended and old lines replaced. An important indicator of the city's ability to absorb future growth is comparing the wastewater treatment plant's daily capacity with the average daily amounts of wastewater that are actually generated.



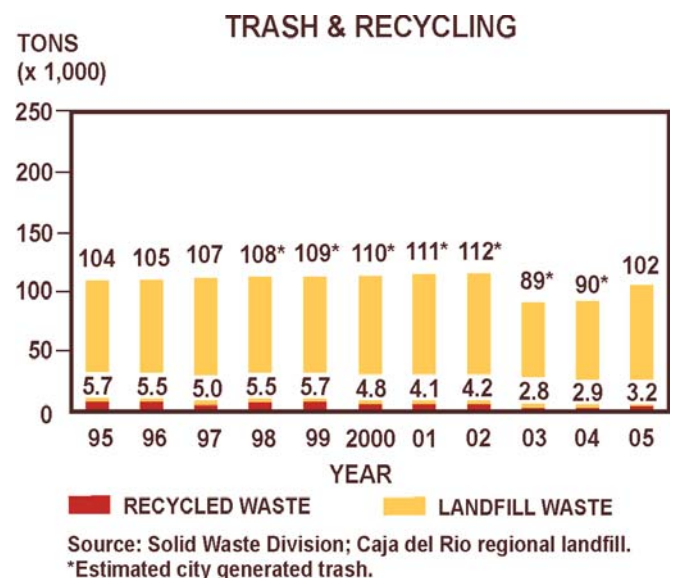
In 2005, the city treated an average of 5.4 million gallons of wastewater daily, including a daily peak of 8.3 million gallons. The city has the capability to treat an average of 8.5 million gallons of wastewater per day, and instantaneous peaks of 12-13 million gallons at the wastewater treatment plant located north of the airport. The city's average daily flows have been as high as 7.0 million gallons per day (1995), but have since decreased due in large part, to water conservation efforts.

Using treated wastewater effluent, especially at the regional landfill and at the new city golf course, will help reduce future demand for potable water. This approach to the city's treated effluent will keep users of large amounts of water, such as landfills and golf courses, from relying on valuable drinking water, reserving it for human consumption.

Solid Waste/Recycling

During 2005, the City of Santa Fe's recycling program diverted approximately 2,900 tons of material from being dumped into the new regional landfill. Recycling is an important part of the community's efforts at creating a sustainable future. The amount of waste recycled has ranged from 2,800 tons to 5,700 tons during the past ten years. In 2005, 3,200 tons of waste was recycled.

In 2003 and 2004, city-generated trash emptied into the landfill declined from previous years due to a decrease in trash being dropped off at the city's transfer station.



TRANSPORTATION

Road congestion, the connection of existing roads, and the construction of new roads are some of the most controversial issues in Santa Fe. The General Plan proposes a number of new roads to be built in the future. A primary objective of the Plan is to “reduce automobile dependence and dominance.”

During 2005, the state completed the re-paving and re-striping of St. Francis Drive. The re-striping created an additional lane in each direction between San Mateo and I-25. Traffic flow on St. Francis has improved, especially during morning and evening peak hours. Traffic signals were installed at Second and Lena Streets, at Siringo and Fifth Street, and on Llano at DeVargas Middle School.

Traffic Calming Program

The city initiated a traffic calming program during 2002. That includes speed reduction improvements, such as speed humps, traffic

circles, raised crosswalks and signage. During 2005, traffic calming projects were completed along the following streets: Osage, Lujan and Grant Avenue.

Traffic Volumes

The city’s major roadways are listed below with traffic volumes provided by year. In some instances traffic volumes are measured at different roadway locations. This may explain decreases in traffic volumes from one year to the next year. But the highest count along given roadways is used each year.

Road Congestion

The most congested roadways during the evening peak hours (4-6 p.m.) are estimated to be the following locations:

- Agua Fria, near Osage Avenue
- Cerrillos Road, near Second Street
- Old Pecos Trail, near Cordova

TRAFFIC VOLUMES

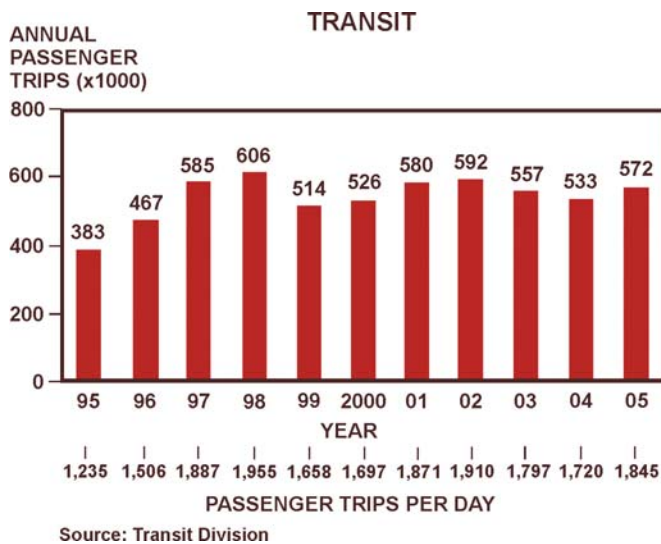
(Average Weekday Traffic/24-Hours)

Roadway	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
Cerrillos Rd.	53,500	55,400	55,150	55,700	56,000	55,000	55,000	60,200	59,600	53,200
St. Francis Dr.	50,600	51,850	52,550	53,900	51,400	52,800	54,800	54,800	54,800	51,400
St. Michael’s Dr.	37,900	38,300	38,500	39,200	40,550	40,550	40,550	40,550	40,500	38,000
Airport Rd.	31,600	31,350	35,950	36,750	37,000	37,000	37,000	30,700	36,700	32,600
Rodeo Rd.	25,800	32,500	32,500	33,600	34,600	34,600	34,600	31,700	30,450	32,950
Paseo de Peralta	27,500	27,500	27,700	27,200	27,200	27,200	27,200	27,200	27,200	27,200
Old Pecos Trail	20,200	21,700	21,100	21,200	21,800	23,400	22,700	22,750	22,700	25,700
Agua Fria	17,300	17,700	19,100	19,450	19,500	19,550	21,550	21,500	21,300	21,000
Siler Road									12,900	15,500
West Alameda	14,600	15,100	16,500	16,200	15,700	15,700	15,700	14,500	14,600	15,000
Zafarano						10,900	12,000	12,000	12,250	12,300
Veterans Memorial Hwy. (NM 599)						8,800	8,800	8,300	10,800	11,300
Osage									9,900	9,800
Rufina St.									8,800	9,300
Richards Avenue	6,500	6,200	6,300	7,400	7,400	7,400	7,800	7,450	8,100	9,700
Bishop’s Lodge	4,650	4,850	5,500	6,700	6,700	6,800	6,700	6,700	6,100	6,550
Hyde Park Rd.	4,600	4,650	5,500	4,650	4,700	5,600	5,600	5,600	5,600	5,600

Source: Public Works Department.

TRANSIT

The city's bus system, Santa Fe Trails, began service in January 1993. "Passenger Trips" provides the most useful indication of how much the system is being used. A "Passenger Trip" is defined as one person riding one direction only (not roundtrip), including all transfers needed to reach a destination.



During 2005, the number of passenger trips on Santa Fe Trails increased by 7% over 2004 from 533,000 to 572,000. New service was provided for city employees between City Hall and Fort Marcy, while the City Hall parking lot became the site of archaeological excavations to prepare for the new convention center. Santa Fe Trails also started local park-and-ride service between Santa Fe Place (formerly Villa Linda Mall) and DeVargas Mall for special events Downtown.

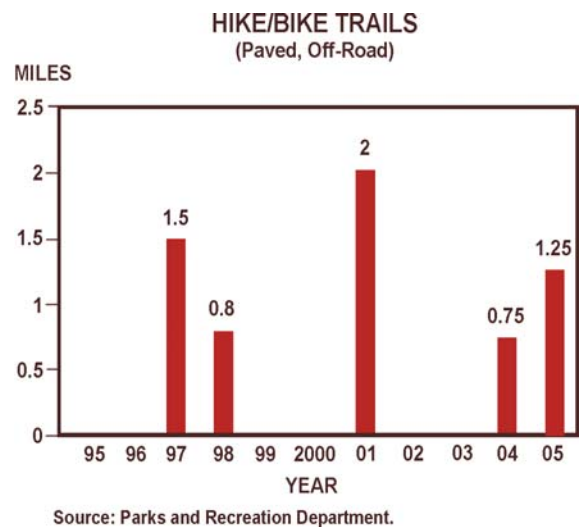
New Mexico's commuter rail project, "RailRunner", came closer to reality as the state DOT prepared to purchase the rail corridor between Belen and Raton as well as buying 10 new rail passenger cars and 5 new locomotives. Passenger service in the Albuquerque metro area is scheduled to start in 2006 with daily service to Santa Fe scheduled to begin in 2008.



Urban Hike/Bike Trails

Since 1990, the city has constructed 7.25 miles of paved, off-road Hike/Bike Trails and another 12 miles of designated bike routes have been established along Siringo Road, Old Pecos Trail, Don Gaspar Avenue, Galisteo Street, and Yucca Street. In addition, another 5 miles of roadway along Rodeo and Airport Roads have been striped to easily accommodate bicyclists.

During 2005, the city added 1.25 miles of paved off-road trails in Nava Ade and 2.3 miles of unpaved trails in Las Estrellas, formerly Santa Fe Estates, and in the Dale Ball Trail System.



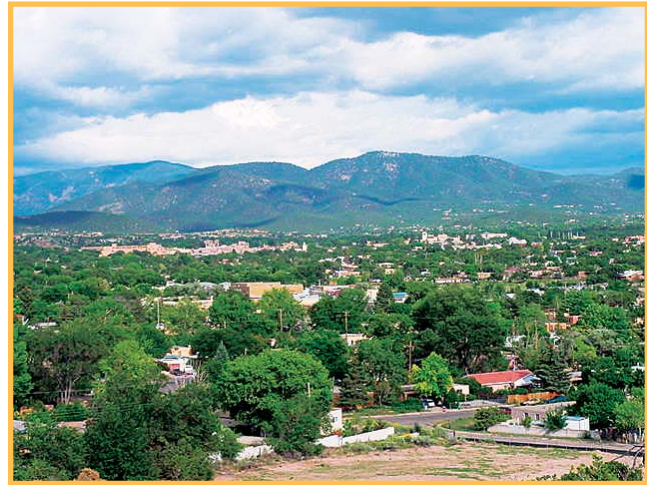
While the City of Santa Fe contains 8.5 miles of hike/bike trails, the City of Flagstaff, Arizona also contains 8.5 miles of paved, off-road trails and the City of Las Cruces, New Mexico has 12.5 miles of paved trails.

AIR QUALITY

The New Mexico Environment Department monitors Santa Fe's air pollutants in three locations. Particulate Matter (PM-10) is monitored at the P.E.R.A. building near Paseo de Peralta and Old Santa Fe Trail, and at the Harold Runnels State Office Building at St. Francis Drive and Alta Vista Street. Carbon monoxide (CO) is measured at Fire Station #3 located on Cerrillos Road near Third Street.

Santa Fe's air pollution levels fall well within the federal standards for acceptable levels of carbon monoxide and particulate matter. The chart below shows that the level of carbon monoxide dropped during the last decade. New Mexico Environment Department officials attribute this improvement to more fuel-efficient automobile engines.

The chart below shows the highest 8-hour average measurement of carbon monoxide in Santa Fe. The chart also indicates an average of the 5 highest 24-hour measurements of particulate matter. New federal standards for "fine" particulate matter (Pm 2.5) have resulted in additional monitoring for particles 2.5 microns in diameter. In 2005 the average of

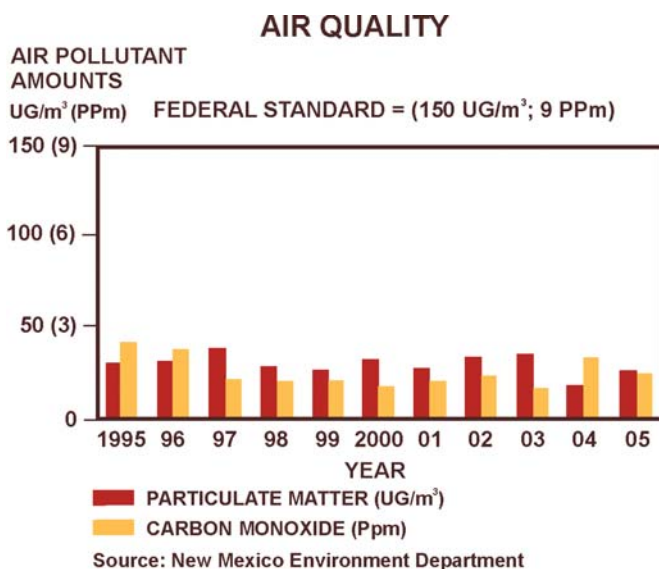


the 5 highest 24-hour measurements of Pm 2.5 was 11.3 ug/m³, well below the EPA threshold of 65 ug/m³.

Particulate matter is often associated with air pollution created by smokestack industry, prevalent in the eastern parts of the nation. Throughout much of the west, particulate matter is little more than windblown dust and dirt. However, these natural particles can aggravate respiratory problems.

Greenhouse Gases

Greenhouse gas emissions represent another air quality issue for Santa Feans. Carbon dioxide and methane are the most prevalent gases representing a threat to our environment. In unusually high concentrations, these gases trap abnormal amounts of heat in the atmosphere – a process that affects the climate of the entire world, often referred to as "global warming." Although these gases are naturally occurring, many events such as the burning of rain forests in South America may be speeding up global warming. U.S. cities and worldwide industries are also contributors to this problem, primarily through carbon dioxide emissions from internal combustion engines.



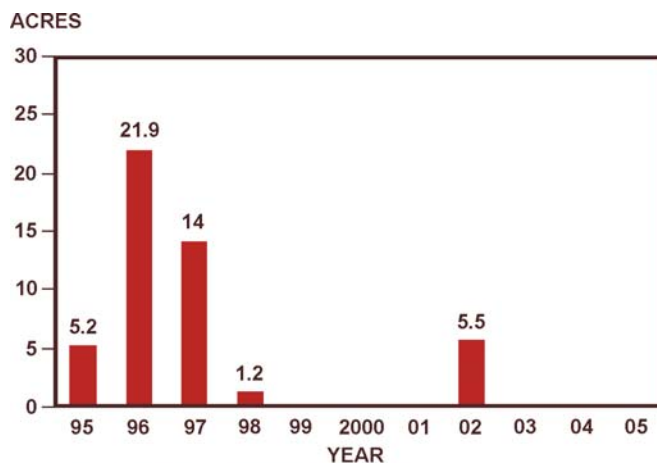
PARKS AND RECREATION

Park development in a growing city like Santa Fe is an important part of the overall quality of life, particularly for families with children. Parks have long been considered an integral part of city life. As Santa Fe grows, it will be important to follow and measure the progress the city makes in the development of new neighborhood and community parks.

PARK DEVELOPMENT (Neighborhood & Community Parks)

Year	Name (Acres)
1992	"Marc" Brandt (4.8)
1993	Las Acequias (5.1), Peralta (2.0)
1995	Franklin Miles (Additional 8.0)
1996	Wood Gormley* (2.5), Rancho Siringo (.5), Calle Alvarado (4.8), Frenchy's (14.1)
1997	Sweeney* (2.5), Cesar Chavez* (2.5), Pueblos Del Sol (9.0)
1998	Los Milagros (1.2)
1998	Ball fields developed at the MRC; Genoveva Chavez
2000	Community Center.
2002	Espinacitas (.25), Entrada (.25), Rugby Fields at MRC (5.0)
2003	Plaza Entrada, MRC Trails (9.0 miles), MRC/Agua Fria (2.0 miles from San Felipe to MRC Rugby Fields)

*Soccer Field Developed at Elementary School

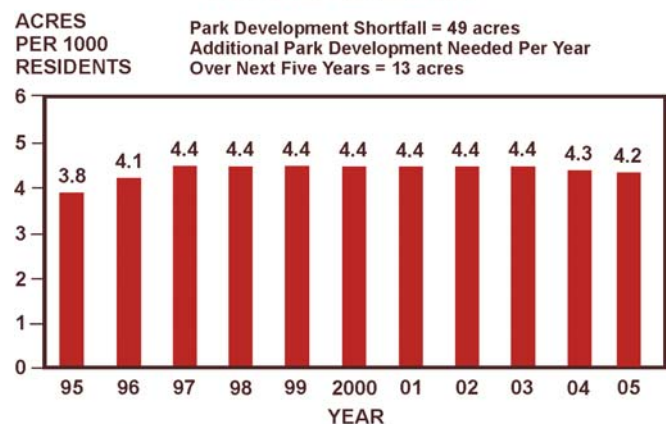


Source: Parks and Recreation Department.

Park Acreage per 1,000 Residents

The amount of park acreage developed per 1,000 city residents is an important indicator that reveals how close Santa Fe is to achieving its own code requirements of providing a combined total of 5 acres of developed neighborhood and community parkland per 1,000 city residents.

TOTAL DEVELOPED PARKLAND PER 1000 RESIDENTS



Park Development Shortfall = 49 acres
Additional Park Development Needed Per Year
Over Next Five Years = 13 acres

Source: Planning and Land Use Department.

Since 1990, Santa Fe has maintained a range of 3.8 to 4.4 acres of developed neighborhood and community parkland per 1,000 city residents. As of 2005, the "developed parkland per 1,000 residents" ratio slipped to 4.2 acres.

The city contains approximately 280 acres of developed neighborhood and community park land, but needs a total of 333 acres of developed parks, or 49 additional acres, to meet the goal (5 acres x 66.5; 66,500 city population = 333).

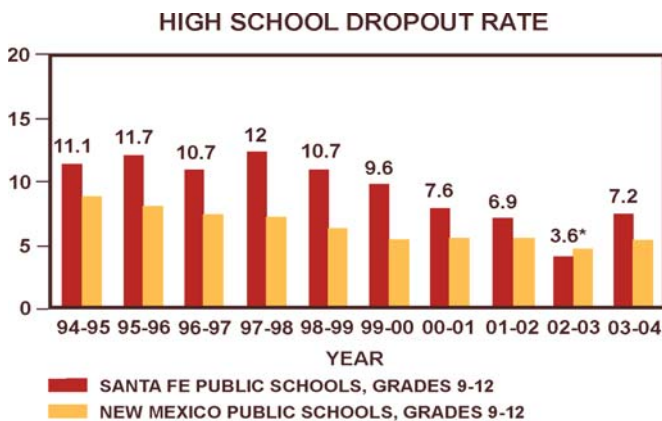
PUBLIC SCHOOLS

The Santa Fe Public School District's success is important to the community's quality of life. Statistics provided include the district's high school dropout rate and district enrollment figures.

High School Dropout Rate

The dropout rate reflects the importance of education in the community and may be a factor in issues ranging from crime rates to economic development and corporate job location. The Santa Fe Public School District calculates annual "event" dropout rates for grades 9-12.

Some observers are beginning to measure the "cohort dropout rate", which tracks an entering freshman class and determines the percent that drop out during the four-year high school program. Ultimately, high school graduation is a fundamental stepping stone to lifelong economic opportunity. The 2003-04 school year dropout rate was 7.2% for the Santa Fe Public High Schools. The state-wide dropout rate for New Mexico during the 2003-04 school year was 5.2%.



Sources: Santa Fe Public School District;
New Mexico Public Education Department.
*The 02-03 drop-out rate for Santa Fe Public schools may have been under reported.



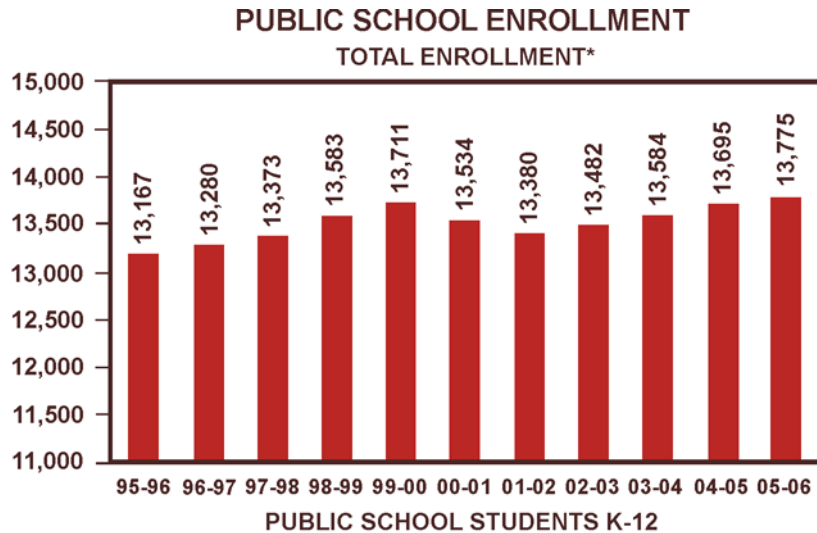
School District Enrollment

Tracking district enrollment provides an insight into the relative sizes of the elementary, middle school, and high school student populations. The year-by-year figures show changes at each level.

The number of elementary students has ranged from 7,431 during the 1995-1996 school year to 7,894 students during the 1997-1998 school year. Elementary and middle school, student numbers decreased from the 04-05 school year to the 05-06 school year. The number of high school students also decreased. Overall, the district experienced a net increase of 80 students from the 04-05 to the 05-06 school year, an increase of less than 1%. The overall increase is due to increased student numbers at the kindergarten level.

The district's student population has ranged from 12,819 to 13,775 students during the past ten years. While growth of the student population district-wide is modest, the district has experienced much higher growth in certain parts of the district, most notably in the Airport Road area. Ramirez Thomas Elementary School opened in August 2003, with 516 students, absorbing students from Sweeney, Chavez and Agua Fria Elementary Schools.

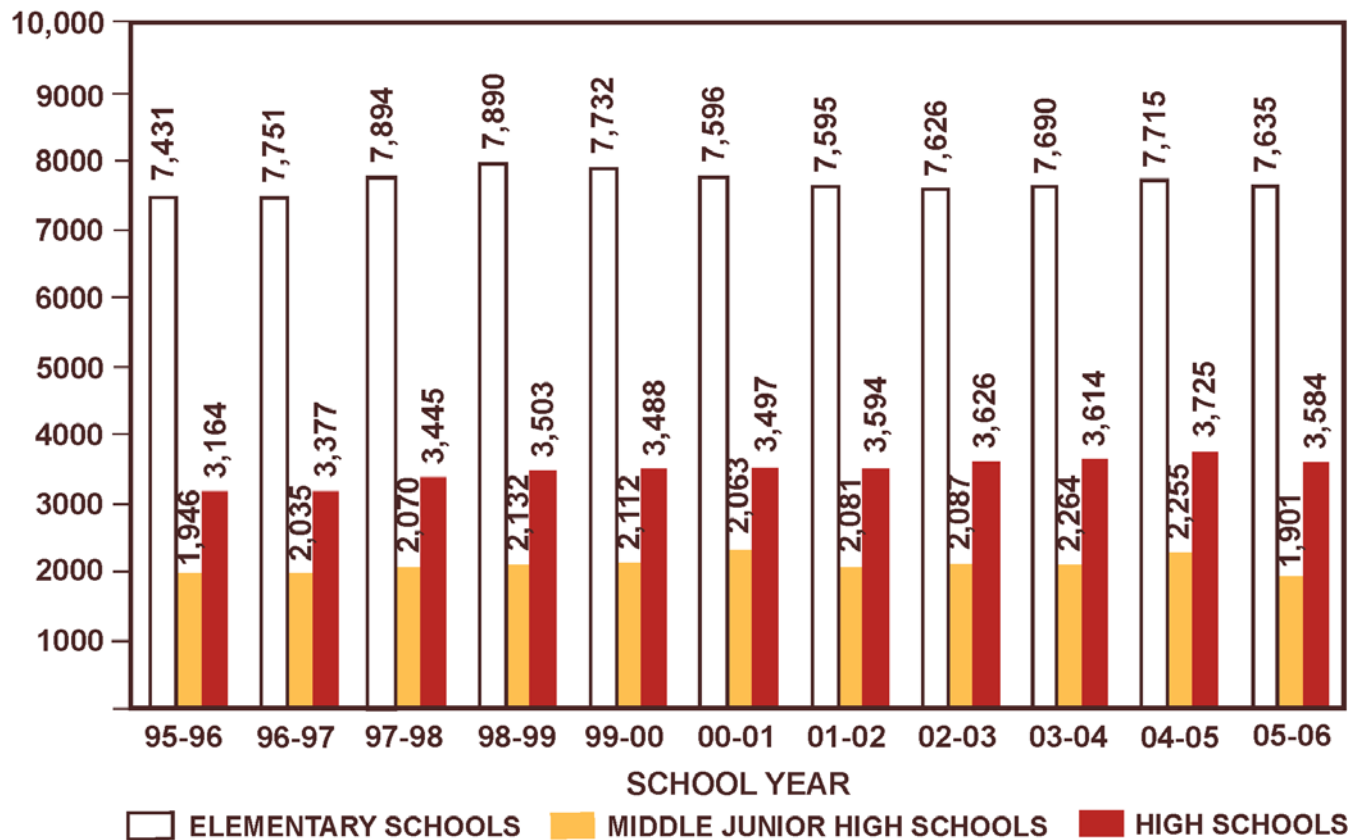
PUBLIC SCHOOL ENROLLMENT



*Figures include students in special education programs and charter schools.

Source: Santa Fe Public School District.

STUDENTS



Source: Santa Fe Public Schools. Includes enrollment at charter schools (excludes Kindergarten enrollment).

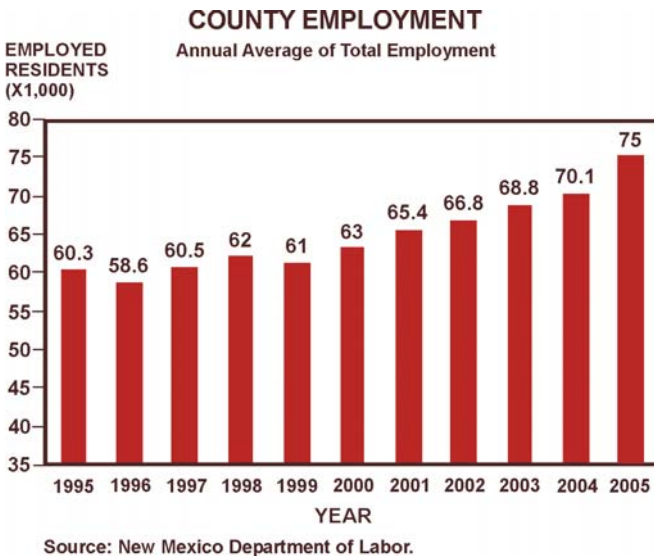
ECONOMY

Employment and job statistics are reported for each county annually by the New Mexico Department of Labor. These statistics include total employment as well as unemployment rates.

As of January 1, 2006 the minimum wage in the City of Santa Fe increased to \$9.50 per hour. This minimum wage is paid by employers located within the city limits that have 25 or more employees.

Employed Persons-Santa Fe County

The chart below shows total employment levels for Santa Fe County residents by year since 1995. As of 2005, there are 75,000 county residents employed inside and outside the



county.

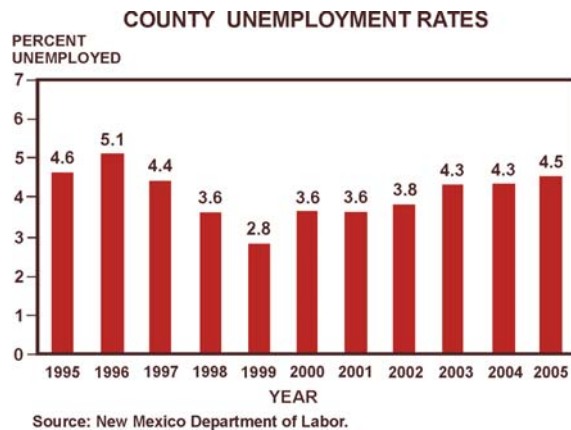
Jobs in Santa Fe County

There are 61,100 jobs located in the county. Jobs by leading sectors include the following:

- Government (fed., state, local) - 17,400 (28%)
- Retail/Wholesale - 9,500 (16%)
- Accommodation/Food Service - 8,000 (13%)
- Health Care/Social Assistance - 6,140 (10%)
- Construction - 4,600 (8%)

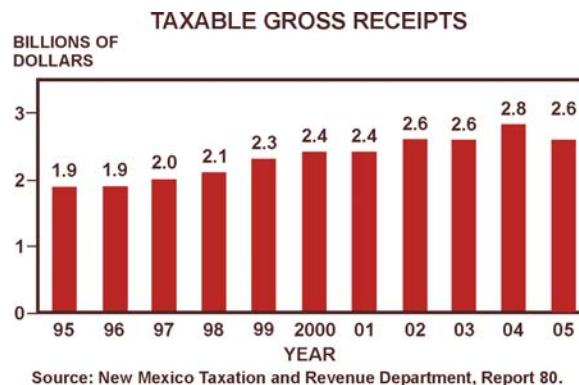
Unemployment

One measure of the economic health and vitality of a region is the unemployment rate — or those people actively searching but unable to find a job. Santa Fe County's average unemployment rate for 2005 increased to 4.5%, a slight increase over 2004 but still lower than the nation's average rate of 5.7% and New Mexico's rate of 5.1% (through October). By November 2005, both national and state unemployment rates dropped to 4.8%. While 75,000 county residents are employed, approximately 3,500 people were unemployed and looking for work during a typical month. Santa Fe County's unemployment rate hit the highest level in 9 years during 2005.



Gross Receipts

Economic activity within the city of Santa Fe generated an estimated \$2.6 billion in taxable gross receipts in 2005. The decline from 2004 may be due to the elimination of gross receipts tax on grocery items state-wide.



FIRES AND EMERGENCIES

The city began tracking “response time” to calls for fires and emergency assistance during 1998 using a new computer-aided dispatch system. This system will allow the city to analyze how quickly it responds to calls for help. Response time is a very important indicator to Fire/EMS departments nation-wide. It is a recommended goal that 85% of all calls for Fire/EMS assistance be responded to within 6 minutes. In many cases, help during the first 6-7 minutes is necessary in preventing major property loss and/or the death of a critically ill or injured person.

During 2005, the fire department responded to and fought 218 fires. The 10 year average is 280 fires per year. The city experienced 49 total structural fires in 2005. Brush and grass fires represent the most common fires in Santa Fe. One death occurred as a result of fire in Santa Fe during 2005.



Emergency medical responses comprise the vast majority of calls responded to by the Fire Department. During the 1990s, there was an average of nearly 6,100 EMS calls per year within the larger Santa Fe region. This equals an average of 17 calls each day. During 2005, the city's fire department responded to 7,956 calls (20 per day) for emergency medical assistance. Each day the city responds to an average of four vehicle accidents requiring medical attention.

FIRES

	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Structural Fires	108	50	45	51	57	33	58	43	54	49
Vehicle Fires	72	59	52	39	40	51	31	45	26	42
Brush/Other Fires	<u>213</u>	<u>166</u>	<u>245</u>	<u>187</u>	<u>213</u>	<u>181</u>	<u>191</u>	<u>162</u>	<u>119</u>	<u>127</u>
Total	393	275	342	277	310	265	280	250	199	218

EMERGENCY MEDICAL SERVICE (EMS) RESPONSES

	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Total EMS Responses	6,548	6,049	5,987	5,972	7,417	7,500	8,000	8,096	8,661	7,956
Vehicle Accidents w/medical attention*			1,116	1,076	1,102	1,130	1,172	1,453	1,505	1,164

Source: Fire Department.

*The large increase in vehicle accidents in 2003 and 2004 may be due to internal reporting procedures in the city fire department.

CRIME

Public safety and protection are vital to Santa Fe's quality of life. There are different ways to measure public safety. Tracking crime statistics in the city is a valuable tool in assessing public health and security.

The charts below provide annual crime statistics reported to city police. During 2005 burglaries and robberies declined, while homicides and reported rapes increased. There were also 9 suicides in the city in 2005.

The Federal Bureau of Investigation collects crime statistics and calculates national crime

rates. Santa Fe's 2005 crime figures can be adjusted to create a "per 100,000 population" rate. Santa Fe is compared to other U.S. cities of 50,000-100,000 population below. (Rates for other U.S. Cities are 2004 rates and are rounded.)

CRIMES PER 100,000 POPULATION

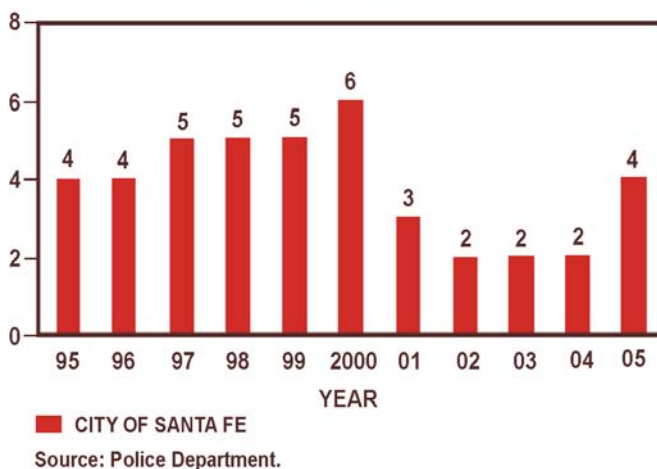
Homicide Rate: Santa Fe 6, other cities 4.3

Reported Rape Rate: Santa Fe 84, other cities 35

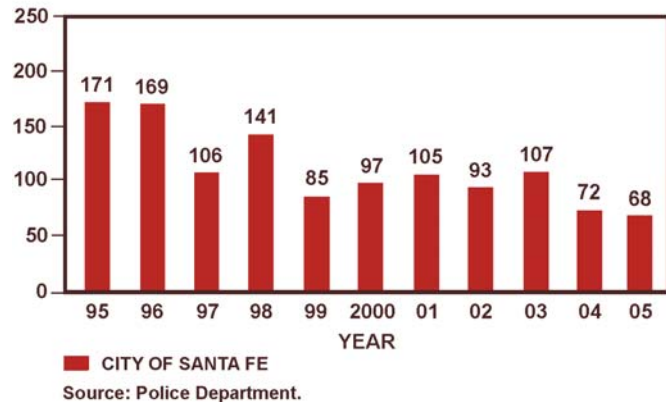
Robbery Rate: Santa Fe 102, other cities 141

Burglary Rate: Santa Fe 1000, other cities 791

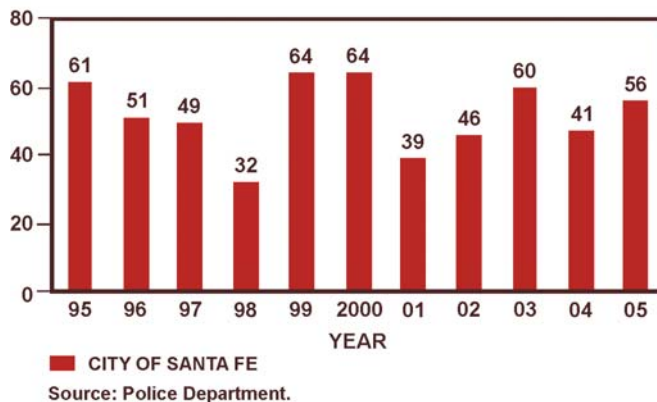
HOMICIDES



ROBBERIES



REPORTED RAPES



BURGLARIES (Residential and commercial buildings)



CITY FINANCES

According to the city's 2005-2006 annual budget, the City of Santa Fe has financial resources of \$222 million. While the city receives nearly \$81 million in gross receipts tax revenue, only \$1.8 million of the city's total revenue comes from property taxes. Santa Fe has the lowest residential property tax rate of the 10 largest cities in New Mexico (Approximately \$621 of residential property tax per \$100,000 of market value).

The city's financial resources for the 2005-2006 budget year come from the following:

• Gross Receipts Tax	\$80,500,000	(36%)
• Lodger's Tax	\$7,900,000	(4%)
• Franchise Tax	\$2,200,000	(1%)
• Property Tax	\$1,800,000	(1%)
• Other Tax	\$1,500,000	(1%)
• Federal and State Grants	\$19,700,000	(9%)
• Fees (water, sewer, parking, etc.)	\$87,800,000	(39%)
• Fines, Licenses & permits	\$3,600,000	(2%)
• Cash Reserves	\$11,000,000	(5%)
• Other Sources	\$5,800,000	(2%)
TOTAL	\$221,800,000	

Bonds and Borrowing

The city borrows money through the sale of bonds. There are two primary types of municipal bonds that cities use to borrow money:

1. General Obligation Bonds – These bonds, approved by voters, pledge increased property taxes for the repayment of the bonds. By law, Santa Fe could issue general obligation bond debt up to 4% (currently \$89 million) of the total tax-assessed land value in the city. The city currently has no general obligation bonds outstanding, and last put this type of bond issue on the ballot in 1980.

2. Revenue Bonds – These bonds are issued by the city to borrow money secured by gross receipts taxes and other fees and revenues the city collects, such as water and sewer fees. Revenue bonds require city council approval, but generally not voter approval. Santa Fe relies entirely on revenue bonds to borrow money. The city currently has revenue bond indebtedness (outstanding principal and interest) of \$173 million.

- \$102 million - gross receipts revenue bonds
- \$56 million - water enterprise bonds
- \$15 million - municipal recreation complex (MRC) bonds

City officials have preferred to use revenue bonds because the financial burden to pay for these bonds is shared by residents and visitors through the purchase of goods and services. General obligation bonds, on the other hand, rely on property taxes and therefore place the burden on local residents.



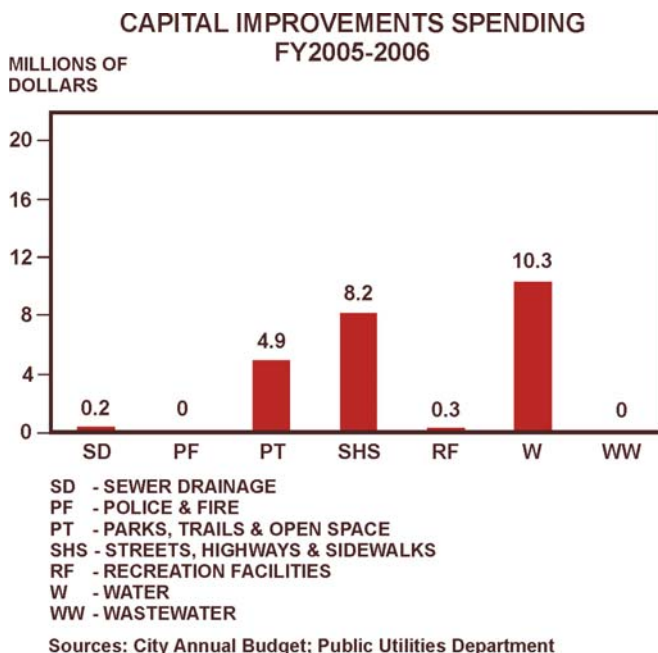
City Staffing

The city spends approximately one third of its total appropriated funds on salaries and benefits for all employees. The city currently employs 1,693 individuals, of which 1,337 are full-time. The general fund supports approximately half of the city staff, while enterprise funds (i.e. water, sewer, transit), grants, and other funds directly support the other half.

Capital Improvements

“Capital Improvement” is a term that refers to construction projects initiated by the city. These improvements often include projects such as park development, new water and sewer lines, road construction and maintenance, as well as the building of new fire and police stations.

City spending for various capital improvement categories during 2005-2006 is represented in the graph below.



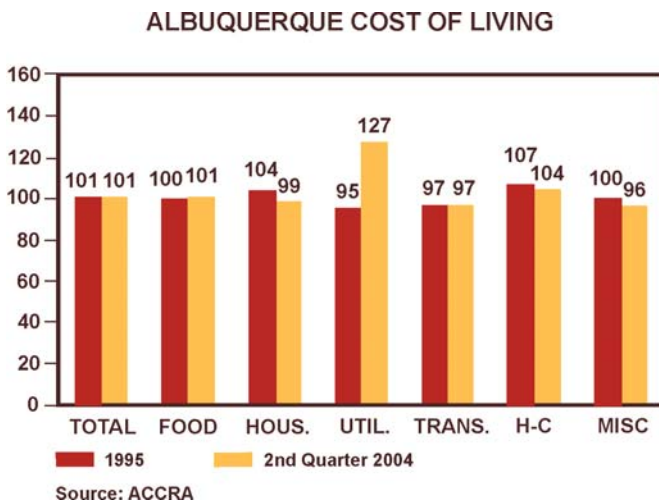
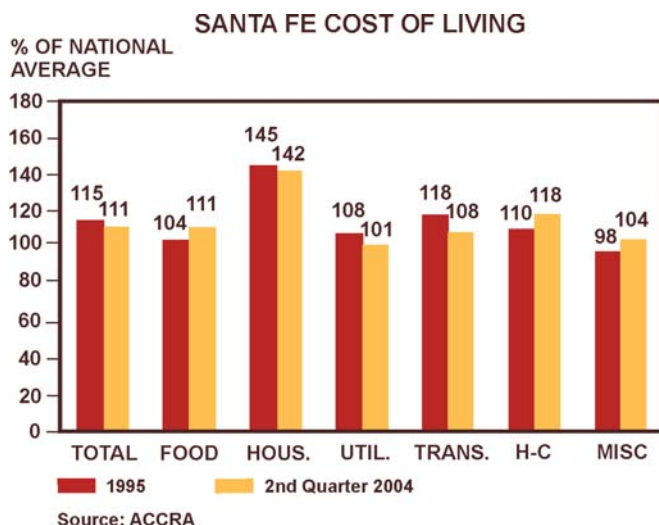
The \$8.2 million for roads included completion of the Old Pecos Trail project, reconstruction of the Osage Bridge, reconstruction of Camino de los Montoyas, reconstruction of the Zia Road Railroad crossing, and the planned Downtown Santa Fe River Trail improvements between Guadalupe and Galisteo. Another \$10.3 million will be spent on the water system, primarily on the Buckman Direct Diversion (BDD) project.

Capital improvements funding for the upcoming years will be focused on the water system and accessing the city's San Juan-Chama water supply.

Cost of Living

The cost of living index measures local prices against a national average in several categories including food, housing, utilities, transportation, health care, and miscellaneous goods and services.

Santa Fe and Albuquerque are compared against the nation, as a whole, with a value of 100 being the national average. Cost of living figures for 1995 and 2004 (through June) are provided for each city. Values in the charts below are rounded to the nearest whole number. The reporting agency, ACCRA, received no data from Albuquerque or Santa Fe during 2005.



CENSUS STATS

Population

The City of Santa Fe's population has grown very consistently since 1980 (see table below) adding 6,699 people between 1980-1990 then adding another 6,344 people between 1990-2000. The growth that many observe when they discuss Santa Fe has occurred outside the city limits. While growth within the city was steady during the last 20 years, growth on the city's fringe was not. In 1980 that portion of the urban area outside the city contained less than 3,000 people and just 7% of the urban area population. By 2000, there were nearly 17,000 people in that portion of the urban area outside the city, accounting for 21% of the urban area population. As the table indicates, even higher growth rates occurred outside the urban area.

Housing

The city's housing supply has grown by 50% since 1980, increasing from 20,154 units to 30,533 units in 2000. Housing growth rates can be very different from population growth rates, as can be seen by comparing the annual rates of increase in the tables below. For example, while the city's population growth rate was 1.1% annually between 1990-2000, the city's housing growth rate during the same period was double that pace at 2.2%. Smaller family size and more second homes used by part-time residents account for much of the difference.

The figures for each geographic area in the tables below include the figures from the geographic area directly above it (e.g. Urban Area figures include City figures).

POPULATION

	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>Annual Increase</u> <u>1990-2000</u>
City	49,160	55,859	62,203	634 (1.1%)
Urban Area	53,000*	66,104	79,100	1,300 (1.8%)
Region	62,125	82,134	104,192	2,206 (2.4%)
County	75,360	98,928	129,292	3,036 (2.7%)

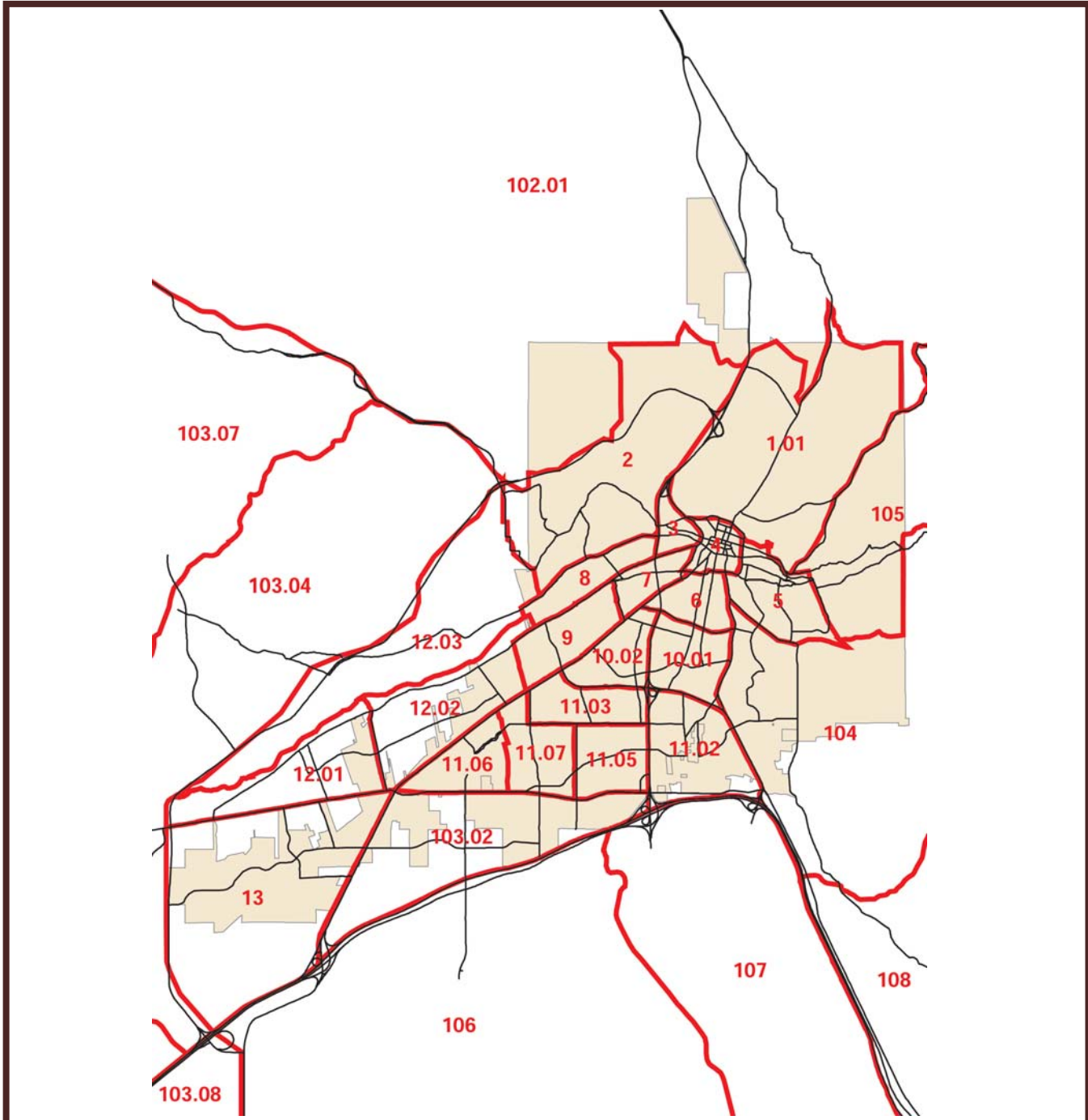
HOUSING UNITS




	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>Annual Increase</u> <u>1990-2000</u>
City	20,154	24,681	30,533	585 (2.2%)
Urban Area	21,810*	28,573	36,579	801 (2.5%)
Region	24,449	34,853	47,459	1,261 (3.1%)
County	28,314	41,464	57,701	1,624 (3.4%)

*Estimate.

Note: Percentages in parentheses are compounded average annual growth rates rounded to the nearest tenth of percent.

Santa Fe Area Census 2000 (Census Tract Map)



- 1.01** Census Tract Numbers
-  Tract Boundaries
-  Major Roads
-  City Limit Boundary

Santa Fe Urban Area Census Data by Tract, 1990 & 2000

Census Tract	Total Population		Children (Ages 0-17)	Median Age	Hispanic Population		Housing Units		Persons per Household ¹
	1990	2000	2000	2000	1990	2000	1990	2000	2000
1.01	4,106	4,185	508	52.7	896	799	2,504	2,853	1.92
2	3,526	3,581	541	44.3	1,531	1,339	1,705	1,947	1.97
3	2,044	1,814	286	38.3	1,238	939	982	1,089	1.85
4	536	556	22	73.9	125	131	320	374	1.35
5	3,295	2,574	311	48.8	883	705	1,820	1,864	1.78
6	2,469	2,400	324	42.7	709	676	1,369	1,476	1.79
7	2,353	2,139	328	39.5	1,566	1,142	965	1,125	2.01
8	3,120	3,067	641	39.0	2,040	1,708	1,222	1,445	2.22
9	3,397	3,668	770	39.5	1,967	2,138	1,358	1,604	2.32
10.01	2,147	2,089	310	54.2	681	685	986	1,049	1.89
10.02	3,454	3,541	944	29.9	2,357	2,460	1,399	1,459	2.56
11.02	1,566	2,727	525	40.4	240	952	751	1,434	2.08
11.03	2,455	2,366	396	29.5	1,167	1,165	860	839	2.34
11.05	2,824	2,672	574	38.9	1,182	1,091	1,137	1,219	2.20
11.06*	3,116	2,694	538	42.6	2,041	1,672	1,132	1,111	2.36
11.07*	5,953	5,689	1,207	38.4	3,462	3,207	2,106	2,362	2.51
12.01*	4,618	9,533	3,297	27.1	2,987	7,618	1,846	3,245	3.06
12.02*	3,243	4,026	1,181	30.2	2,508	3,182	1,311	1,750	2.67
12.03*	1,606	2,478	807	29.8	969	1,691	660	868	2.92
13*	3,171	8,211	2,748	27.6	2,351	5,836	968	2,924	2.93
103.02	3,336	4,483	955	43.9	1,115	1,767	1,398	2,091	2.26
104	2,267	2,880	475	49.0	278	359	1,102	1,458	2.15
105	1,502	1,603	265	48.3	620	526	672	889	2.15
102.01 (part)	-	124	14	-	-	6	-	104	1.65
TOTAL	66,104	79,100	17,967	41.2	32,913	41,794	28,573	36,579	2.35

Note: The following are new tract numbers for Census 2000.

* Tract 11.06 is the same as Tract 11.04, Block Group 3 from the 1990 Census.

* Tract 11.07 is the same as Tract 11.04, Block Groups 1 and 2 from the 1990 Census.

* Tracts 12.01 and 12.02 are approximately the same as Tract 12 from the 1990 Census.

* Tract 12.03 comprises parts of Block Groups 1 & 2, Tract 103.04 and part of Block Group 1, Tract 12 from the 1990 Census.

* Tract 13 is a new tract in Census 2000, comprising part of BG 3, tract 103.04 from the 1990 Census.

Figures in the table embed data from the 1990 Census into Census 2000 tract geography for the purpose of comparison.

¹ "Persons per household" is the population divided by the number of occupied housing units.

CENSUS 2000 ECONOMIC CHARACTERISTICS

<u>Census Tract</u>	<u>Median Per Capita Income</u>	<u>Median Household Income</u>	<u>Median Value of Owner Occupied Housing Units</u>	<u>Population Below Poverty Level (% of tract pop.)</u>	
1.01	\$45,121	\$58,571	\$366,800	276	(6%)
2	\$25,535	\$43,719	\$192,100	310	(8%)
3	\$18,853	\$23,150	\$187,200	439	(25%)
4	\$29,593	\$33,688	\$216,700	29	(6%)
5	\$40,644	\$48,750	\$375,600	137	(6%)
6	\$28,787	\$33,575	\$255,600	188	(8%)
7	\$22,766	\$33,347	\$148,600	310	(14%)
8	\$19,706	\$36,182	\$146,800	536	(17%)
9	\$19,886	\$37,850	\$152,000	497	(14%)
10.01	\$27,797	\$37,262	\$261,600	274	(14%)
10.02	\$13,778	\$26,522	\$153,800	1,114	(32%)
11.02	\$34,970	\$45,365	\$292,200	285	(10%)
11.03	\$16,488	\$43,958	\$139,800	371	(20%)
11.05	\$26,827	\$46,582	\$151,500	190	(7%)
11.06	\$18,868	\$38,175	\$137,200	241	(9%)
11.07	\$22,108	\$45,388	\$146,500	431	(8%)
12.01	\$13,104	\$34,743	\$ 73,100	1,443	(15%)
12.02	\$14,801	\$27,438	\$ 63,300	842	(21%)
12.03	\$15,793	\$37,188	\$ 57,900	551	(23%)
13	\$14,718	\$33,967	\$126,800	1,432	(17%)
103.02	\$31,342	\$59,114	\$205,200	209	(5%)
104	\$41,676	\$80,460	\$373,900	98	(4%)
105	\$50,973	\$63,036	\$392,700	130	(8%)
Urban Area Total				10,333	(13%)

HOUSING CHARACTERISTICS

<u>Census Tract</u>	<u>Total Housing Units</u>	<u>Single Family* Units</u>	<u>Multi-Family Units</u>	<u>Mobile Homes</u>	<u>Other Units</u>
1.01	2,853	2,411	442	0	0
2	1,947	1,181	729	37	0
3	1,089	694	395	0	0
4	374	95	270	0	9
5	1,864	1,498	366	0	0
6	1,476	965	494	10	7
7	1,125	960	147	18	0
8	1,445	1,207	182	56	0
9	1,604	1,333	139	132	0
10.01	1,049	661	388	0	0
10.02	1,459	689	763	7	0
11.02	1,434	565	855	14	0
11.03	839	484	355	0	0
11.05	1,219	806	403	10	0
11.06	1,111	849	217	34	11
11.07	2,362	1,942	420	0	0
12.01	3,245	1,157	494	1,594	0
12.02	1,750	531	388	831	0
12.03	868	333	25	502	8
13	2,924	1,100	963	861	0
103.02	2,091	1,980	81	30	0
104	1,458	1,411	39	8	0
105	889	859	24	0	6
102.01 (part)	104	104	0	0	41
TOTALS	36,579 (100%)	23,815 (65.1%)	8,579 (23.5%)	4,144 (11.3%)	41 (0.1%)

* Includes attached & detached units.