1. Introduction

This document is intended to help prepare an update to the City of Santa Fe’s 1999 General Plan by looking at recent and anticipated development trends and incorporating a vision for future growth. It is intended to reflect changing demographic and economic conditions in the community.

Planning Area

This document covers planning within the Santa Fe city corporate limits (population 84,099). A somewhat larger Urban Area also includes the Agua Fria Traditional Historic Community to the west and residential subdivisions east of the city, which remain under county jurisdiction. The city comprises approximately 53 square miles, or 84% of the Urban Area’s 63 square miles. Santa Fe is generally bounded by the city limits to the north, Sangre de Cristo Mountains to the east, Interstate 25 to the south and the municipal airport and state highway NM 599 (i.e. Veterans Memorial Highway) to the west.

Regional Location

The Santa Fe region is characterized by national forest and pueblo lands to the west, north and east while large tracts of privately owned land and smaller residential communities exist to the south (i.e. Eldorado, Madrid, Galisteo and Lamy).

Albuquerque, New Mexico’s largest city and economic center, is 60 miles to the southwest. Las Vegas is also about 60 miles from Santa Fe to the east around the southern tip of the Rocky Mountains. Los Alamos County and the National Laboratories are northwest of Santa Fe. Española is approximately 25 miles north of Santa Fe on U.S. Highway 84/285.

2015 Population

<table>
<thead>
<tr>
<th>City</th>
<th>MSA*/County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Santa Fe</td>
<td>84,099 (Santa Fe County)</td>
</tr>
<tr>
<td>Albuquerque</td>
<td>559,121 (Four Counties *)</td>
</tr>
<tr>
<td>Las Cruces</td>
<td>101,643 (Doña Ana County)</td>
</tr>
<tr>
<td>Rio Rancho</td>
<td>94,171 (Sandoval County)</td>
</tr>
<tr>
<td>Las Vegas</td>
<td>13,386 (San Miguel County)</td>
</tr>
<tr>
<td>Los Alamos</td>
<td>11,815 (Los Alamos County)</td>
</tr>
<tr>
<td>Española</td>
<td>10,066 (Rio Arriba County)</td>
</tr>
</tbody>
</table>

** Albuquerque MSA includes Bernalillo, Sandoval, Valencia and Torrance Counties.
Introduction & Community Profile

Demographic and Economic Data

Santa Fe’s senior age group (65+) will continue to grow in the years ahead based on the size of the 45-64 age group. Santa Fe’s Hispanic/Latino population (55.2%) and White, Non-Hispanic population (41%) comprise 96% of the city’s residents.

Santa Fe’s role as a historic capital city and seat of state government is reflected in its employment figures. The Government sector employs more than 1 in 4 workers, while the Retail/Wholesale sector and the Accommodation/Food Service sectors, often associated with Santa Fe’s history as a tourist destination, each employ 1 out of every 7 workers. These three sectors combine to employ nearly 60% of all those working in Santa Fe.

Employment levels increased steadily and reached a peak in 2007 before the recession. Regaining pre-recession employment is proving to be a gradual process.
Population Shift

Population Growth
Santa Fe has been growing to the southwest for decades and this trend will continue, but at a slower pace. Flat land that allows higher housing densities via smaller lots and smaller homes has provided a more affordable location for young families in Santa Fe.

Population Decline
Population decline has occurred to varying degrees throughout Santa Fe since 2000. In some cases, this is due to declining numbers of households with children. Some areas may be slow to recover population losses due to high housing costs, which reduces the number of young families able to afford the price of existing homes.

Future Trend
Tierra Contenta and Las Soleras will continue to absorb much of the city’s growth through 2030 and beyond. These two master planned areas together could have an additional 3,000-4,000 housing units constructed within them. Also, directly south of Tierra Contenta is another area of over 400 acres of undeveloped land.

Santa Fe Urban Area
Population Change
2000 - 2015

<table>
<thead>
<tr>
<th>Percentage Change (By 2010 Census Tract)</th>
<th>Population Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loss 10%-50%</td>
<td>1990</td>
</tr>
<tr>
<td>Loss &lt;10%</td>
<td>2000</td>
</tr>
<tr>
<td>Gain &lt;10%</td>
<td>2010</td>
</tr>
<tr>
<td>Gain 10%-50%</td>
<td></td>
</tr>
<tr>
<td>Gain &gt; 100%</td>
<td></td>
</tr>
</tbody>
</table>

Source: U.S. Census 2000, ACS 2015; UNM-GPS
Santa Fe’s most densely populated areas (7,000+ residents per square mile) are in Las Acequias and Tierra Contenta in the Airport Road area in the southwest part of the city.

Other high density areas (5,000-7,000 residents per square mile) exist along Airport Road, as well as in the central part of the city, in the Bellamah neighborhood west and south of Siringo Road, and on both sides of St. Michael’s Drive.

The city has lower population densities on the north and east sides due to hilly terrain and lower housing densities. The lower population densities in the extreme southwest part of the city represent areas that have yet to fully develop, but are capable of holding much higher densities in the future.
Santa Fe’s Aging Population

Growing Senior Population – The senior segment (age 65+) of Santa Fe’s population will continue to grow quickly, especially on the north and east sides of town, as more residents turn 65 and retirees continue moving to the area. Santa Fe’s senior population could double this decade, reaching 20,000 by 2020, accounting for nearly 25% of the city’s population.
Age, Income & Ethnicity

The map to the right shows Median Age, Median Household Income and percent of population that is Hispanic for each census tract. Moving from east to west across the city, Santa Fe generally reflects younger ages, lower incomes and greater proportion of Hispanic residents.

Younger median ages indicate that there are more children in those areas. When a younger Median Age is combined with significantly lower Median Household Incomes, there is a greater chance of children living in poverty. U.S. Census data* shows that child poverty (defined here as a minimum of 30% of children in households below poverty level) is prevalent in several areas of the city, as shown on the map at right. According to the census data, approximately 30% of all children under age 18 in Santa Fe live in households below the poverty line.

* American Community Survey; 2010-2014, 5-year estimate; file B17006.

Source: U.S. Census, American Community Survey, 2015, 5-year Estimates
Median Household Income; File S1903

$50,737 - Median Household Income (City)
43 - Median Age (City)
Hispanic Population
< 25%
25-50%
50-75%
> 75%
Residential Growth & Median Housing Prices

The map shows four quadrants within the City and how many housing units were approved from 2000-2015 in each quadrant, while also showing each quadrant’s 2015 median housing price.

The Southwest quadrant had the most housing approved from 2000-2015 (4,659 total housing units, or 70% of all new housing in the city during that time) and had, by far, the lowest median housing price in 2015 of $231,212. This quadrant is where most of the city’s larger housing tracts are located and also where flatter land allows for greater residential densities.

During 2000-2015, approximately 21% of the city’s new housing met the city’s definition of “affordable housing” (1,427 units of 6,683 total housing units).

Most of the Accessory Dwelling Units (or guesthouses) were permitted in the Northeast and Southeast quadrants due to larger lots and more space for additional units.

The inset “Median Housing Prices, 2000-2015” graph shows annual median price for all homes sold, city-wide. The lowest median price of $203,000 was in 2000. Median prices increased steadily to a high of $360,000 in 2007, and then dropped during to the recession. In 2015, the median price hit $285,000 and represents a midpoint between the 2000 and 2007 median prices.

Source: Santa Fe Association of Realtors; City Land Use Department.
SANTA FE NATIONAL FOREST

Introduction & Community Profile

Schools, Parks, Trails, Open Space, Recreational, Senior and Youth Centers

[Map showing locations of schools, parks, trails, open space, recreational complexes, and senior centers within the Santa Fe Urban Area.]

- Schools
- Senior Centers
- Recreational Complex
- Park - Existing
- Park - Proposed
- Open Space
- Trail - Paved
- Trail - Unpaved
- Trail - Proposed
- City Limits
- Santa Fe Urban Area

[Small legend with symbols for different locations and facilities marked on the map.]

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