LEGISLATIVE SUMMARY
Resolution No. 2015-____
Affordable Housing

SPONSOR(S): Councilors Maestas, Dominguez, Bushee and Trujillo

SUMMARY: The proposed resolution directs staff to seek solutions to Santa Fe’s housing affordability crisis, specifically as it relates to gentrification, inequity, and the widening gap between rich and poor in Santa Fe; providing a framework for housing and urban planning policy.

PREPARED BY: Rebecca Seligman, Legislative Liaison Assistant

FISCAL IMPACT: No

DATE: June 23, 2015

ATTACHMENTS: Resolution
              FIR
CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2015-____

INTRODUCED BY:

Councilor Joseph M. Maestas
Councilor Carmichael A. Dominguez
Councilor Patti Bushee
Councilor Ron Trujillo

A RESOLUTION

DIRECTING STAFF TO SEEK SOLUTIONS TO SANTA FE'S HOUSING AFFORDABILITY CRISIS, SPECIFICALLY AS IT RELATES TO GENTRIFICATION, INEQUITY, AND THE WIDENING GAP BETWEEN RICH AND POOR IN SANTA FE; PROVIDING A FRAMEWORK FOR HOUSING AND URBAN PLANNING POLICY.

WHEREAS, housing is an anchor for a stable, prosperous and just society; and

WHEREAS, Santa Fe leads the nation with innovative and progressive housing policies and the Governing Body wishes to continue to build on this legacy; and

WHEREAS, the negative effects of the economic recession in 2008 continue to be felt in Santa Fe in 2015 as low wage workers struggle to afford housing; and

WHEREAS, housing costs in Santa Fe are higher than the national average for similarly sized cities; and

WHEREAS the 2012 Plan to End Homelessness in Santa Fe acknowledges that "...homelessness is still a problem for many in Santa Fe and further work is necessary in order to develop a system that is able to end homelessness for any individual or family..."; and
WHEREAS, renter incomes in Santa Fe have remained relatively flat since 2000 while median rents have increased by 25%; and

WHEREAS, almost half of Santa Fe residents, both renters and homeowners, are considered “cost burdened” because they are paying more than one-third of their incomes on housing; and

WHEREAS, having a high housing cost burden means that families have less to spend on healthy food, healthcare, clothing, and building wealth through homeownership, savings, and/or retirement; and

WHEREAS, 40% of school age children, and 18% of the total population of Santa Fe live in poverty; and

WHEREAS, despite local, state and federal housing laws that prohibit discrimination based on race, gender, sexual orientation, age, family status and national origin, the 2011 Analysis of Impediments to Fair Housing Choice report found that one-third of community members felt they had experienced discrimination in housing transactions; and

WHEREAS, in addition to the protected classes above, community members often feel discriminated against because of previous felony convictions, poor credit history, use of social safety net services, veteran status and other factors; and

WHEREAS, economic inequity tends to disproportionately affect people of color as evidenced in the 2013 Housing Needs Assessment, “Hispanic residents are more likely than non-Hispanic whites to be living in poverty – 25% compared to 11%”; and

WHEREAS, the Governing Body does not wish to see the lack of affordable housing in Santa Fe lead to, or perpetuate, the widening gap between rich and poor, stratification of neighborhoods or segregation of people; and

WHEREAS, 62% Of Santa Fe’s workers commute from outside the city, with 72% citing high housing costs as their reason to live outside of Santa Fe; and
WHEREAS, limited public transportation options lead to car-dependence for many displaced workers who commute; and

WHEREAS, car-dependency coupled with fluctuating gas prices and long commute times can create a cycle of poverty, and decreased quality of life, for low-income people; and

WHEREAS, lack of affordable housing for Santa Fe’s workforce leads to lost tax revenue for the city, and therefore limits the ability of the Governing Body to adequately serve all city residents; and

WHEREAS, Santa Fe residents between the ages of 25 and 54 have declined in numbers over the past decade; and

WHEREAS, Chainbreaker Collective – a community organization composed of hundreds of members throughout the city – has created a comprehensive Resident’s Bill of Rights developed through a year-long grassroots community engagement campaign, targeting Santa Fe neighborhoods most impacted by the housing crisis; and

WHEREAS, through this process, community members have identified five key pillars that are indispensable if Santa Fe is to ensure everyone, and not just a portion of our population, has a decent home, access to economic opportunity, and the ability to thrive in our community; and

WHEREAS, these pillars are: 1) Affordability; 2) Quality, Sustainability and Health; 3) Accessibility, Fairness and Equity; 4) Stability, Permanence and Protection from Displacement; and 5) Community Control.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF SANTA FE that the City of Santa Fe shall consider the following five pillars as a framework to inform, guide and direct all future housing and urban planning decisions and policies:

1. Affordability – make housing in Santa Fe affordable relative to household income and
other reasonable expenses.

2. Quality, Sustainability and Health – ensure that housing in Santa Fe contributes to individual, family, community and planetary health.

3. Accessibility, Fairness and Equity – ensure that both rental and homeownership opportunities in Santa Fe are made accessible to historically marginalized populations and are well integrated socially and geographically.

4. Stability, Permanence and Protection from Displacement – ensure that residents living in Santa Fe’s established neighborhoods are protected from economic forces and changes in government policies that lead to displacement over the long term.

5. Community Control – ensure that Santa Fe’s housing is controlled through democratic structures and processes with particular emphasis and special protections allowed for neighborhoods that are composed of a majority of people of color and/or low income residents.

**BE IT FURTHER RESOLVED** that the Governing Body directs staff to:

1. Enage in dialogues across all appropriate departments to explore potential policy, budgetary and community partnership solutions to address Santa Fe’s widening gap between rich and poor, housing affordability, and inequity under the five pillars listed above.

2. Collaborate with Chainbreaker Collective and other community organizations that represent and/or serve workers, renters, low-income homeowners and/or people experiencing homelessness and/or displacement as specifically related to upcoming and ongoing planning processes. These include but are not limited to: updates of The Housing Strategic Plan/City Plan, the MPO’s transportation and pedestrian planning documents; redesign of the City’s neighborhood planning process; annual funding allocations related to housing and community development; the City’s general management of its land
assets; and the 2016 of the Analysis of Impediments to Fair Housing Choice.

3. Prioritize the needs of all low-income Santa Fe residents and prioritize the needs of renters when providing housing services and programming, particularly support services for those transitioning out of homelessness, rental assistance and subsidized rental units.

4. Ensure that findings provided in the upcoming 2016 update of the Analysis of Impediments to Fair Housing choice and best practice examples from other communities are incorporated into the pursuit of this resolution’s purpose and objectives so that patterns of discrimination and causes of displacement are addressed.

5. Work with Chainbreaker to discuss how existing City policies, programs, and legislation can be made more responsive to the problems in each of the Five Pillars and provide recommendations to the Governing Body.

6. Within sixty (60) days of the adoption of this resolution, identify two potential planning processes and initiate participation of Chainbreaker, and one potential long-range proposal, and report back to the Governing Body with these findings.

PASSED, APPROVED AND ADOPTED this ______ day of ________, 2015.

____________

ATTEST: JAVIER M. GONZALES, MAYOR

____________

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

____________

KELLEY A. BRENNAN, CITY ATTORNEY

Legislation/Resolutions 2015/Affordable Housing
City of Santa Fe
Fiscal Impact Report (FIR)

This Fiscal Impact Report (FIR) shall be completed for each proposed bill or resolution as to its direct impact upon the City's operating budget and is intended for use by any of the standing committees of and the Governing Body of the City of Santa Fe. Bills or resolutions with no fiscal impact still require a completed FIR. Bills or resolutions with a fiscal impact must be reviewed by the Finance Committee. Bills or resolutions without a fiscal impact generally do not require review by the Finance Committee unless the subject of the bill or resolution is financial in nature.

Section A. General Information

(Check) Bill: ______ Resolution: X

(A single FIR may be used for related bills and/or resolutions)

Short Title(s): A RESOLUTION DIRECTING STAFF TO SEEK SOLUTIONS TO SANTA FE'S HOUSING AFFORDABILITY CRISIS, SPECIFICALLY AS IT RELATES TO GENTRIFICATION, INEQUITY, AND THE WIDENING GAP BETWEEN RICH AND POOR IN SANTA FE; PROVIDING A FRAMEWORK FOR HOUSING AND URBAN PLANNING POLICY.

Sponsor(s): Councilors Maestas, Dominguez, Bushee and Trujillo

Reviewing Department(s): Housing and Community Development

Persons Completing FIR: Alexandra Ladd Date: 6/1/15 Phone: X6346

Reviewed by City Attorney:

Reviewed by Finance Director:

Section B. Summary

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

The resolution proposes a framework to guide housing and land use decisions and to make public participation processes more inclusive and reflective of underrepresented groups.

Section C. Fiscal Impact

Note: Financial information on this FIR does not directly translate into a City of Santa Fe budget increase. For a budget increase, the following are required:

a. The item must be on the agenda at the Finance Committee and City Council as a "Request for Approval of a City of Santa Fe Budget Increase" with a definitive funding source (could be same item and same time as bill/resolution)

b. Detailed budget information must be attached as to fund, business units, and line item, amounts, and explanations (similar to annual requests for budget)

c. Detailed personnel forms must be attached as to range, salary, and benefit allocation and signed by Human Resource Department for each new position(s) requested (prorated for period to be employed by fiscal year)*

1. Projected Expenditures:

a. Indicate Fiscal Year(s) affected – usually current fiscal year and following fiscal year (i.e., FY 03/04 and FY 04/05)

b. Indicate: "A" if current budget and level of staffing will absorb the costs

"N" if new, additional, or increased budget or staffing will be required

c. Indicate: "R" if recurring annual costs

"NR" if one-time, non-recurring costs, such as start-up, contract or equipment costs

d. Attach additional projection schedules if two years does not adequately project revenue and cost patterns

e. Costs may be netted or shown as an offset if some cost savings are projected (explain in Section 3 Narrative)

Finance Director:____
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* Any indication that additional staffing would be required must be reviewed and approved in advance by the City Manager by attached memo before release of FIR to committees. **For fringe benefits contact the Finance Dept.

### Revenue Sources:

a. To indicate new revenues and/or
b. Required for costs for which new expenditure budget is proposed above in item 1.

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3. Expenditure/Revenue Narrative:

Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of receipt of revenues/grants, etc. Explain expenditures, grant match(s), justify personnel increase(s), detail capital and operating uses, etc. (Attach supplemental page, if necessary.)

Section D. General Narrative

1. Conflicts: Does this proposed bill/resolution duplicate/conflict with/companion to/relate to any City code, approved ordinance or resolution, other adopted policies or proposed legislation? Include details of city adopted laws/ordinance/resolutions and dates. Summarize the relationships, conflicts or overlaps.

This resolution has potential to complement the City's neighborhood planning processes and to provide added community representation in upcoming planning updates.

2. Consequences of Not Enacting This Bill/Resolution:

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

None known.

3. Technical Issues:

Are there incorrect citations of law, drafting errors or other problems? Are there any amendments that should be considered? Are there any other alternatives which should be considered? If so, describe.

None known.

4. Community Impact:

Briefly describe the major positive or negative effects the Bill/Resolution might have on the community including, but not limited to, businesses, neighborhoods, families, children and youth, social service providers and other institutions such as schools, churches, etc.

This resolution has the potential to broaden the participation of underrepresented groups in the public policy decision making processes.

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