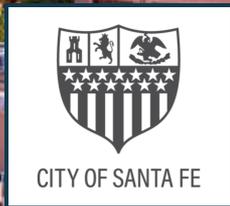


City of Santa Fe Affordable Housing Community Impact 2024 and 2025



Agenda

- Welcome
- Who We Are
- The Reality: Housing in Santa Fe
- What We've Accomplished
- Challenges and Constraints
- How the Community Can Engage
- Homewise Down-payment Assistance Program
- The Housing Trust and the City of Santa Fe Partnership
- Questions and Answers

Who We Are





CITY OF SANTA FE AFFORDABLE HOUSING



Mission: *The City of Santa Fe's Office of Affordable Housing mission is to create and support housing opportunities that maintain and enhance the economic, social, and cultural diversity of the community.*



Vision: Santa Fe's affordable housing vision is focused on creating a housing ecosystem where residents can live, work, and thrive in safe, decent, and affordable homes, with community collaboration, equitable planning, and long-term strategies at the heart of each effort.

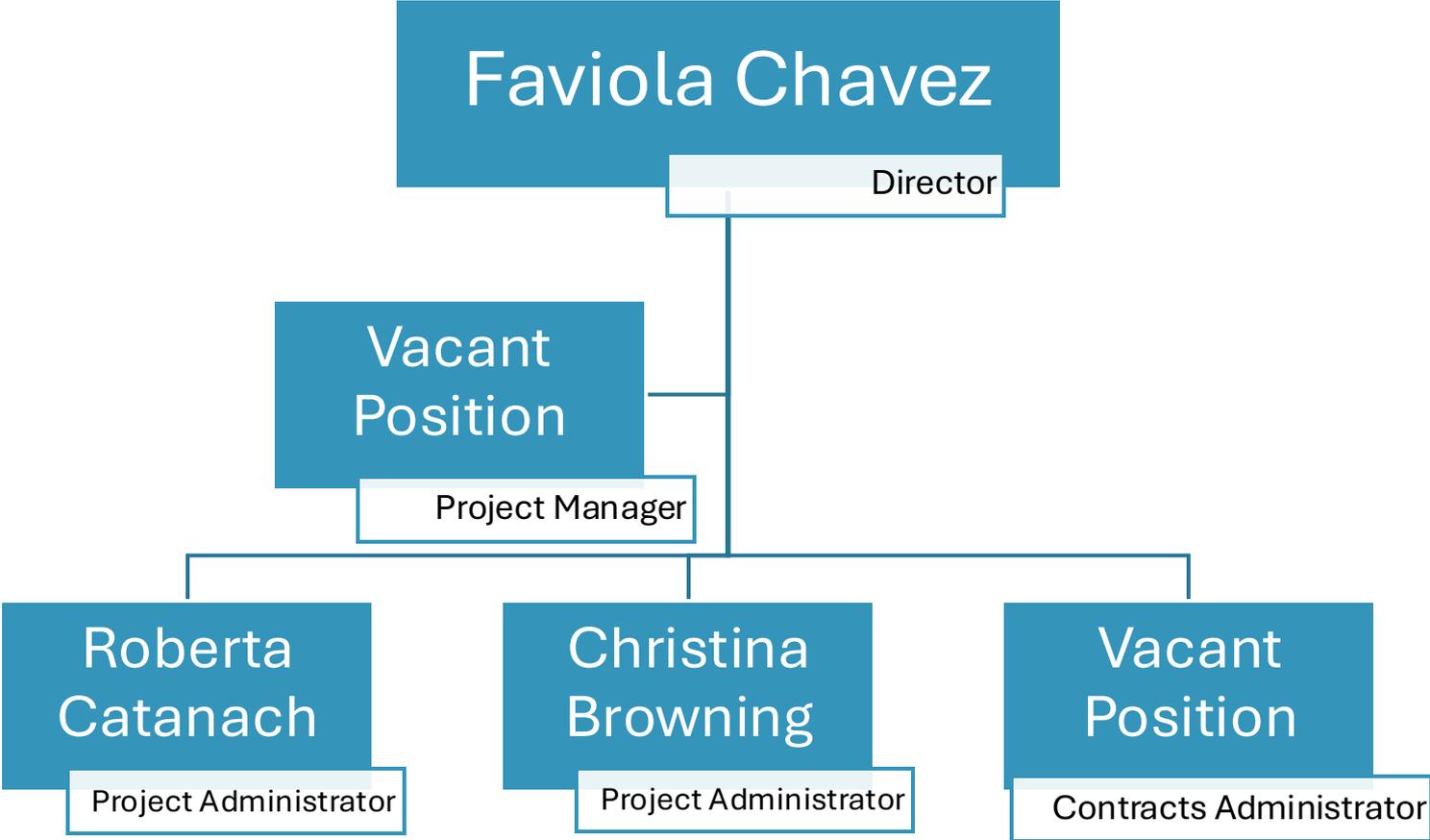
Six core priorities:

- Expand Affordable Rental Housing
- Expand Affordable Homeownership Opportunities
- Respond to Homelessness and Support Services
- Increase Housing Stability for All
- Ensure Sustainable Homeownership
- Support Health & Social Determinants Linked to Housing



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AFFORDABLE HOUSING

Santa Fe Affordable Housing Department Organization Chart



A field of 3D house models, mostly in shades of gray, scattered across a light gray background. One house in the middle-right area has a red roof, standing out from the others. The houses vary in size and orientation, creating a sense of a diverse housing market.

The Reality: Housing in Santa Fe

Santa Fe Key Metrics Since 2016



Rents increased
by 74%



Home prices
increased by 80%



Income increased
by 36%

Average Home Prices Comparisons

Source: National Association of REALTORS®, 2025



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County	Average Home Price	Median Mortgage
Santa Fe	\$509,290	\$2,018
Los Alamos	\$505,798	\$2,898
Coconino (Sedona AZ)	\$507,030	\$2,905
Boulder (CO)	\$775,959	\$4,446



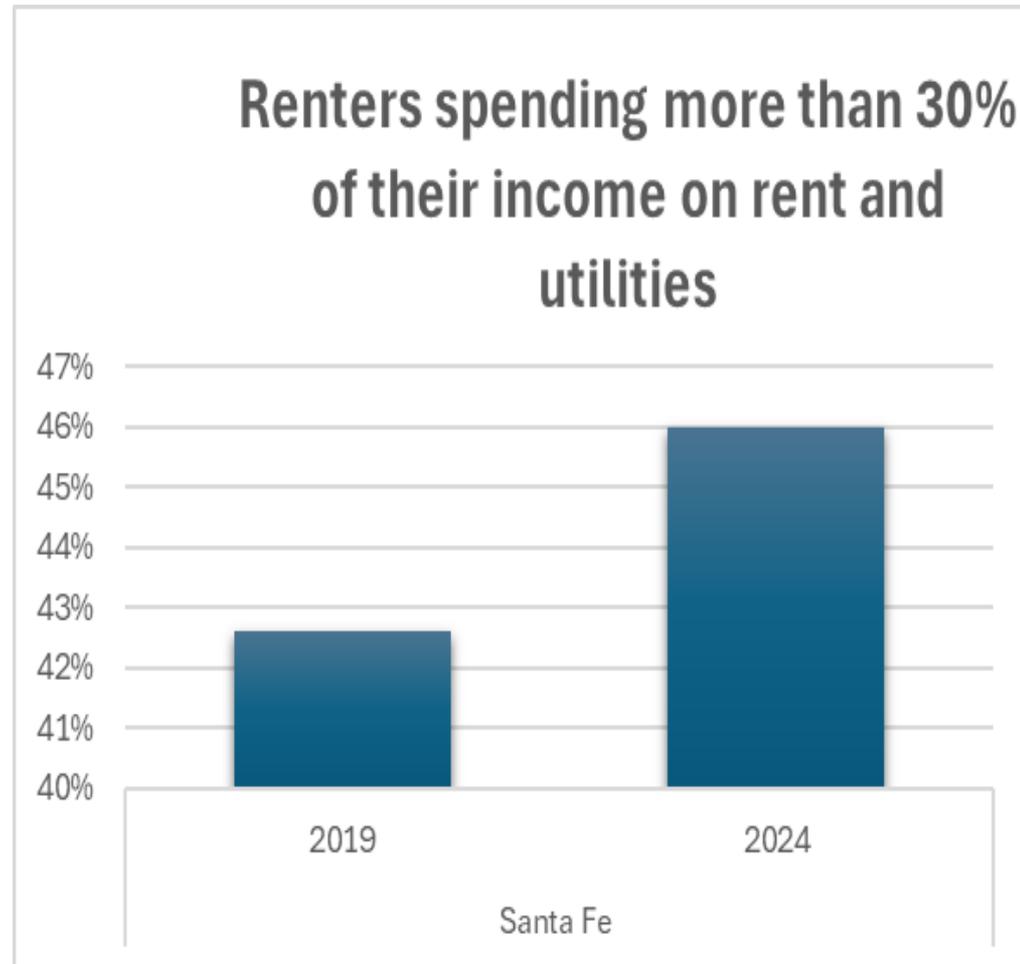
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AFFORDABLE HOUSING

- Poverty in Santa Fe slightly decreased from 12.8% in 2019 to 12% in 2024
- Total number of people in poverty also declined slightly
- Overall, poverty levels have remained fairly stable over time

Renter Housing Cost Burden (2019–2024)

Housing Cost Burden in Santa Fe

- **Cost-burdened:** Renters spending 30%+ of income on rent and utilities
- **Severely burdened:** Renters spending 50%+ of income on rent and utilities
- **Trend:** Show the cost-burdened renters has increased from 42.6% → 46.0%
- **Impact:** Nearly 1 in 2 Santa Fe renters face a housing cost burden



Source: Census
2010-2014 - 2020-2024 Data Contains: 1 Metro Area (show)
Santa Fe, NM Metro Area



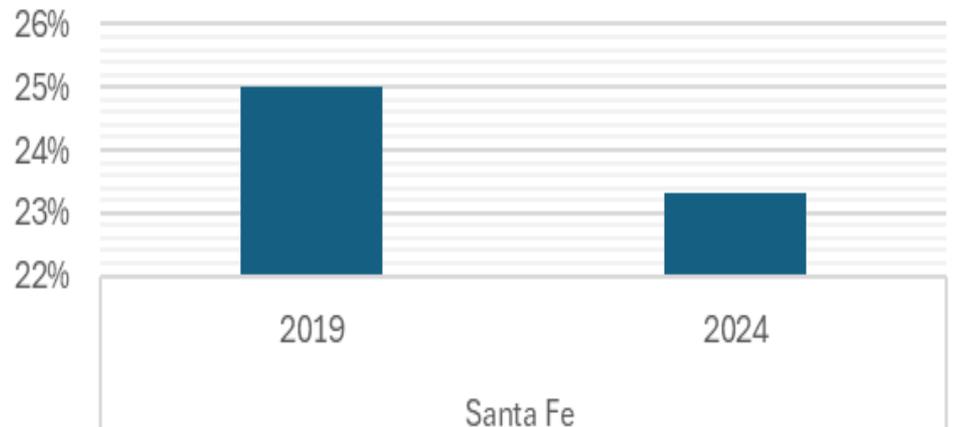
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Homeowner Housing Cost Burden (2019–2024)

Cost - burdened = spending 30% of their income on mortgage & utilities

- Decreased from 25.2% → 23.3%
- About 1 in every 4 homeowners are still struggling

Homeowner spend more than 30% of their income towards mortgage and utilities

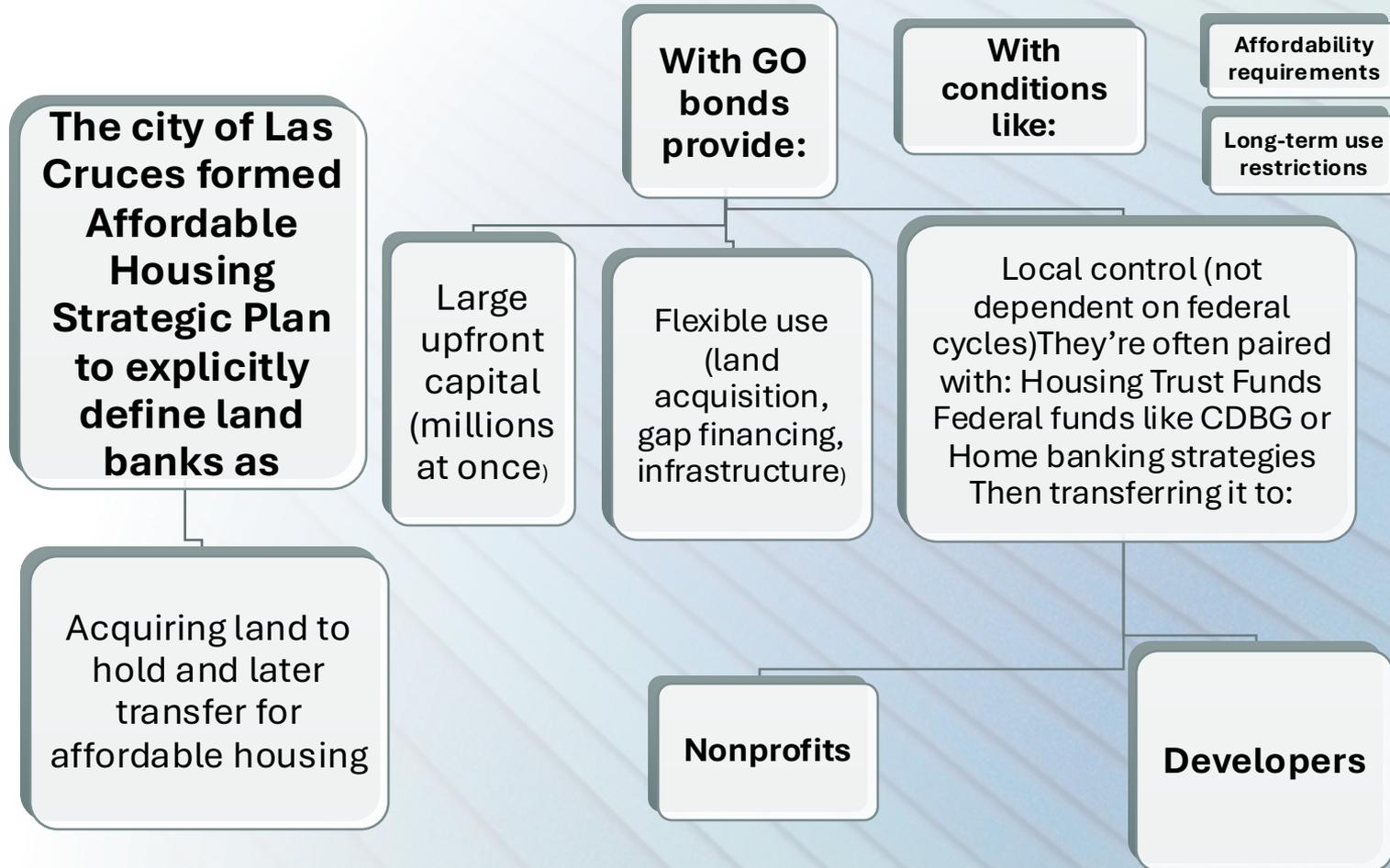


Source: Census
2010-2014 - 2020-2024 Data Contains: 1 Metro Area (show)
Santa Fe, NM Metro Area



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Lesson Learned From Other Municipalities: City of Las Cruces



Lessons Learned from other cities

Priority Reinvestment Development Effort (PRIDE)
City of Phoenix Housing Strategy Model

What is PRIDE?

A city-led program Phoenix combines:

Land Banking, Disposition Strategy and a Developer Pipeline All in one streamlined housing production system

Strategic land identification:

Vacant or underutilized city-owned parcels Land suitable for redevelopment Sites aligned with

revitalization goals

Policy & Structure

Established through City Council policy direction

Managed within existing departments:

Housing

Planning

Economic Development

Focus: Streamlined land disposition



Lessons Learned from other cities Continued

Priority Reinvestment Development Effort (PRIDE)
City of Phoenix Housing Strategy Model: Continued

Pipeline (RFP Process)

Competitive Requests for Proposals (RFPs)

Open to:

- Nonprofits
- Affordable housing developers

Projects evaluated on:

- Affordability levels
- Project readiness
- Community impact

Incentives that make projects work:

- Discounted or below-market land sales
- Long-term ground leases
- Gap financing (HOME, CDBG, local funds)
- Fee waivers + expedited approvals
- Reduces development costs significantly

Long-Term Affordability Outcomes:

- Affordability covenants (30–60 years)
- Income targeting (AMI restrictions)
- Ongoing compliance monitoring
- Ensures public land delivers lasting housing benefits

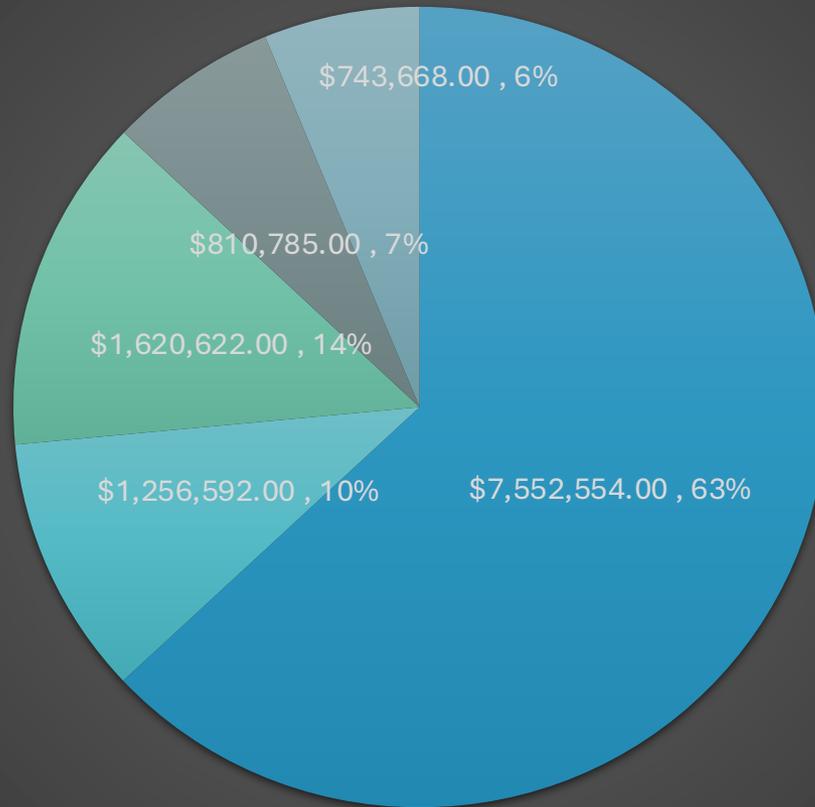
The background of the slide is a dense field of 3D house models. Most are rendered in various shades of gray, creating a textured, monochromatic effect. A single house model, located slightly to the right of the center, is rendered in a vibrant red color, making it a focal point. The houses vary in size and orientation, suggesting a diverse housing market or a collection of different property types.

What We Have Accomplished: Housing in Santa Fe

Funding Sources



2024 - 2025 Funding Sources



■ AH Trust Fund ■ CDBG ■ Fee in Lieu ■ Down Payment Assistance ■ Land Sales

2024 Outcomes: The Office of Affordable Housing Deployed total of \$4,450,465



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Impact 2024

Awardees and Subrecipients	Funding Source	Amount
Homewise Down Payment Assistance	AHTF \$	600,000.00
Life Link	AHTF \$	250,000.00
NM Coalition to End Homelessness	AHTF \$	222,554.00
Santa Fe Civic Housing Country Club	AHTF \$	400,000.00
Santa Fe Civic Housing Ocate	AHTF \$	600,000.00
Santa Fe Habitat for Humanity	AHTF \$	125,000.00
Santa Fe Recovery Center	AHTF \$	60,000.00
The Housing Trust	AHTF \$	600,000.00
The Housing Trust Down Payment Assistance	AHTF \$	500,000.00
Adelante	AHTF \$	60,000.00
St Elizabeth Shelter	AHTF \$	250,000.00
Youthworks	AHTF \$	210,000.00
Chainbreaker Collective	CDBG \$	75,000.00
Santa Fe Habitat for Humanity	CDBG \$	200,000.00
Interfaith Shelter Meals and Shelter	CDBG \$	35,000.00
Adelante	CDBG \$	35,000.00
Yourth Shelters and Family Services	CDBG \$	7,880.00
Yourth Shelters and Family Services	CDBG \$	20,000.00
Yourth Shelters and Family Services	CDBG	\$200,031.60

AHTF Total for 2024	\$	3,877,554.00
CDBG Subrecipient Total	\$	572,911.60
CDBG Program Admin	\$	50,205.40
CDBG Santa Fe Award	\$	623,117.00

2025 Anticipated Outcomes: The Office of Affordable Housing Deployed total of \$4,181,780

CDBG contract pending Governing Body Approval



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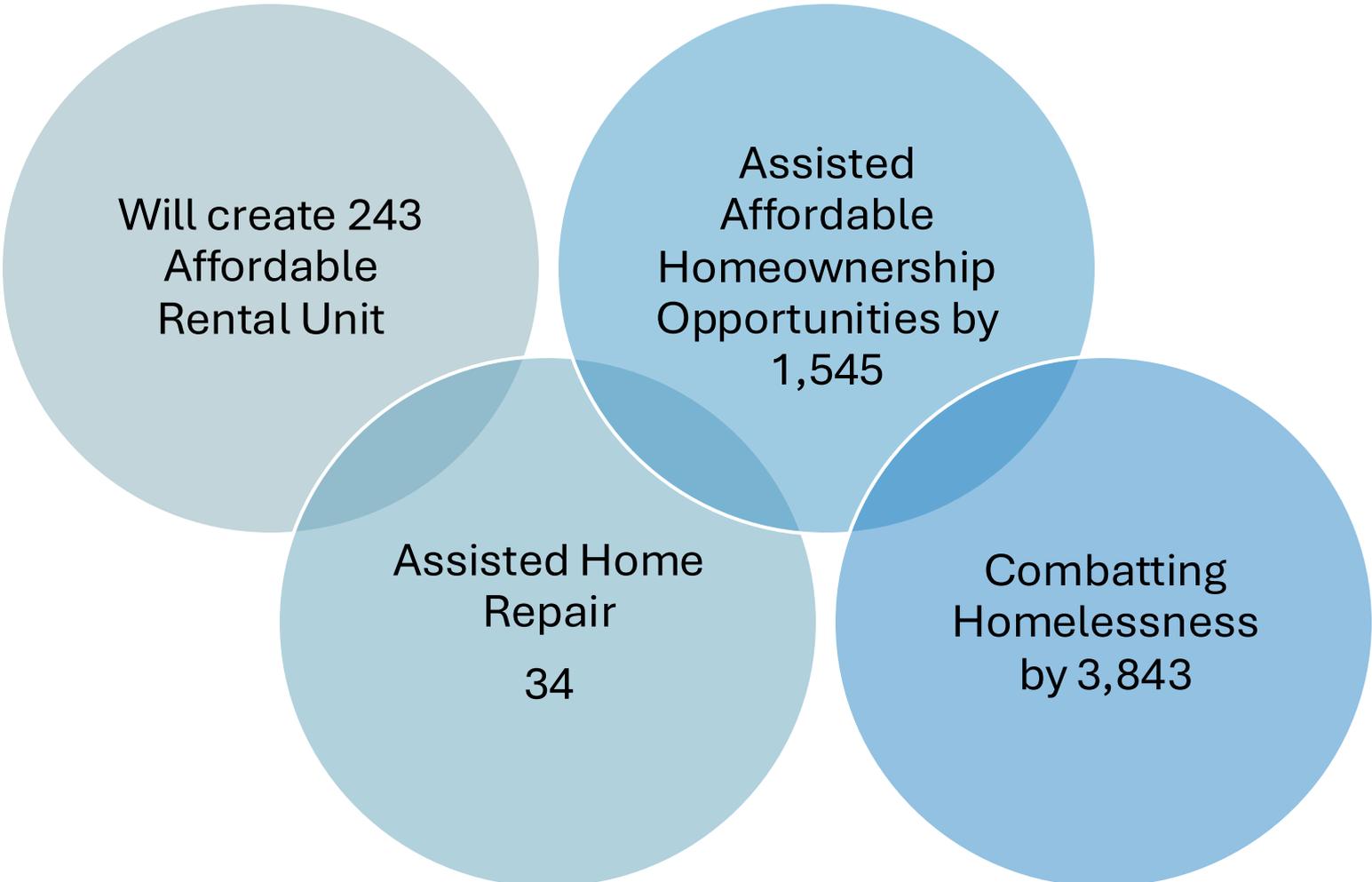
Impact 2025

Awardees and Subrecipients	Funding Source	Amount	Reprogramming	Year
TWG Affordable Housing Project - 4% LIHTC	AHTF	\$935,000		
TWG Affordable Housing Project - 9% LIHTC	AHTF	\$565,000		
SF Community Housing Trust: Development single family	AHTF	\$675,000		
Homewise: Spine Infrastructure multifamily and single family	AHTF	\$1,500,000		
Homewise: Energy Efficiency Program	CDBG	\$85,000		
The Housing Trust: Down Payment Assistance	CDBG	\$100,000	\$108,072	2023
The Interfaith Shelter Meals and Shelter	CDBG	\$45,000		
Santa Fe Habitat for Humanity Home Repair Program	CDBG	\$135,000		
SFPS – Adelante Expanded School Liaison Project	CDBG	\$40,000		
Youthworks Social Justice Kitchen Facility Renovation	CDBG	\$101,780	\$27,885	2024

AHTF Total for 2025	\$3,675,000
CDBG Subrecipient Total 2025	\$506,780
CDBG Program Admin	\$126,695
CDBG Santa Fe Award	\$633,475

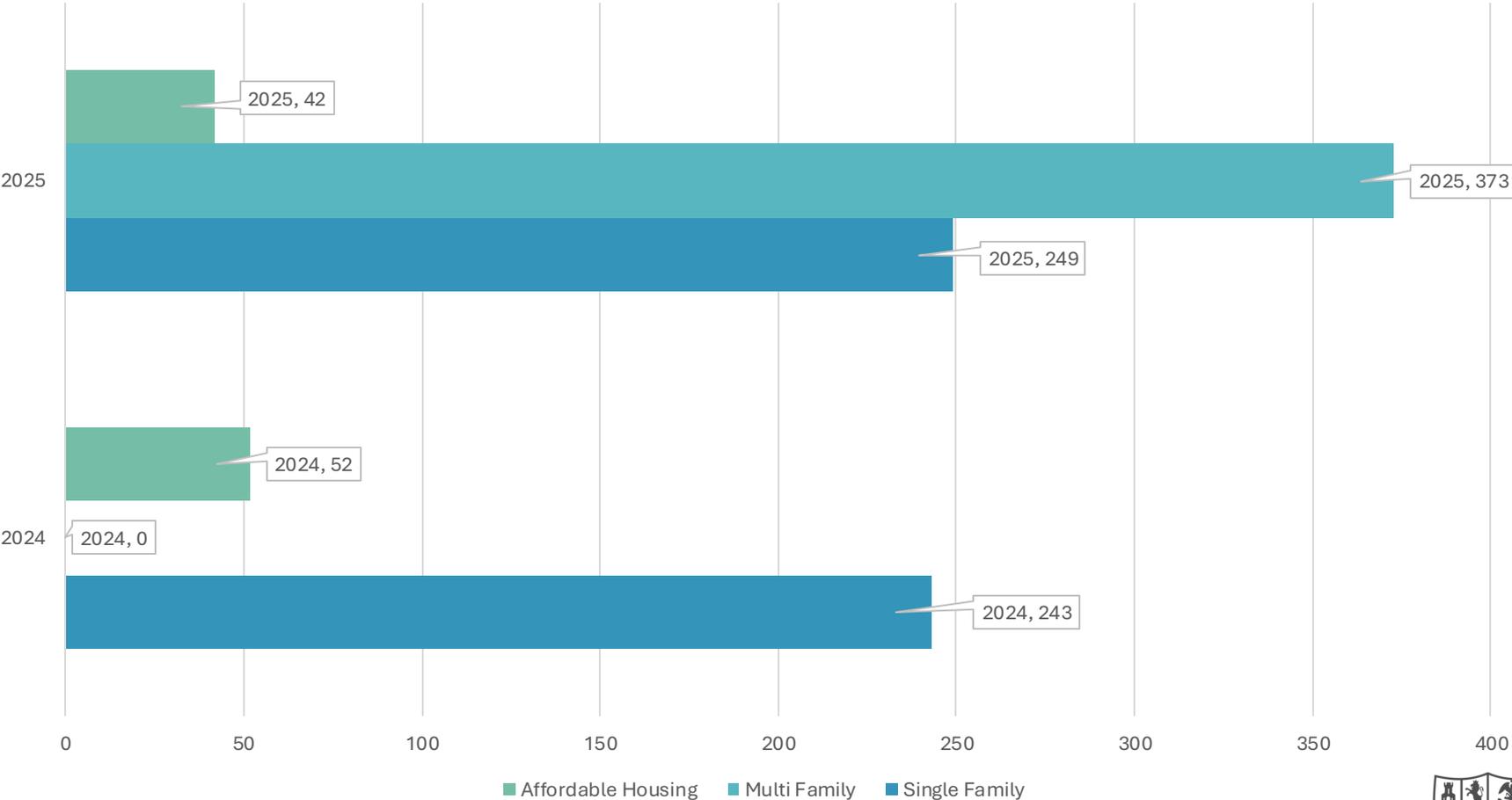
What this means For Santa Feans

The Office of Affordable Housing has served from 2024-2025 approximately:



Santa Fe Housing Permits Issued

Housing Permits Issued 2024 - 2025



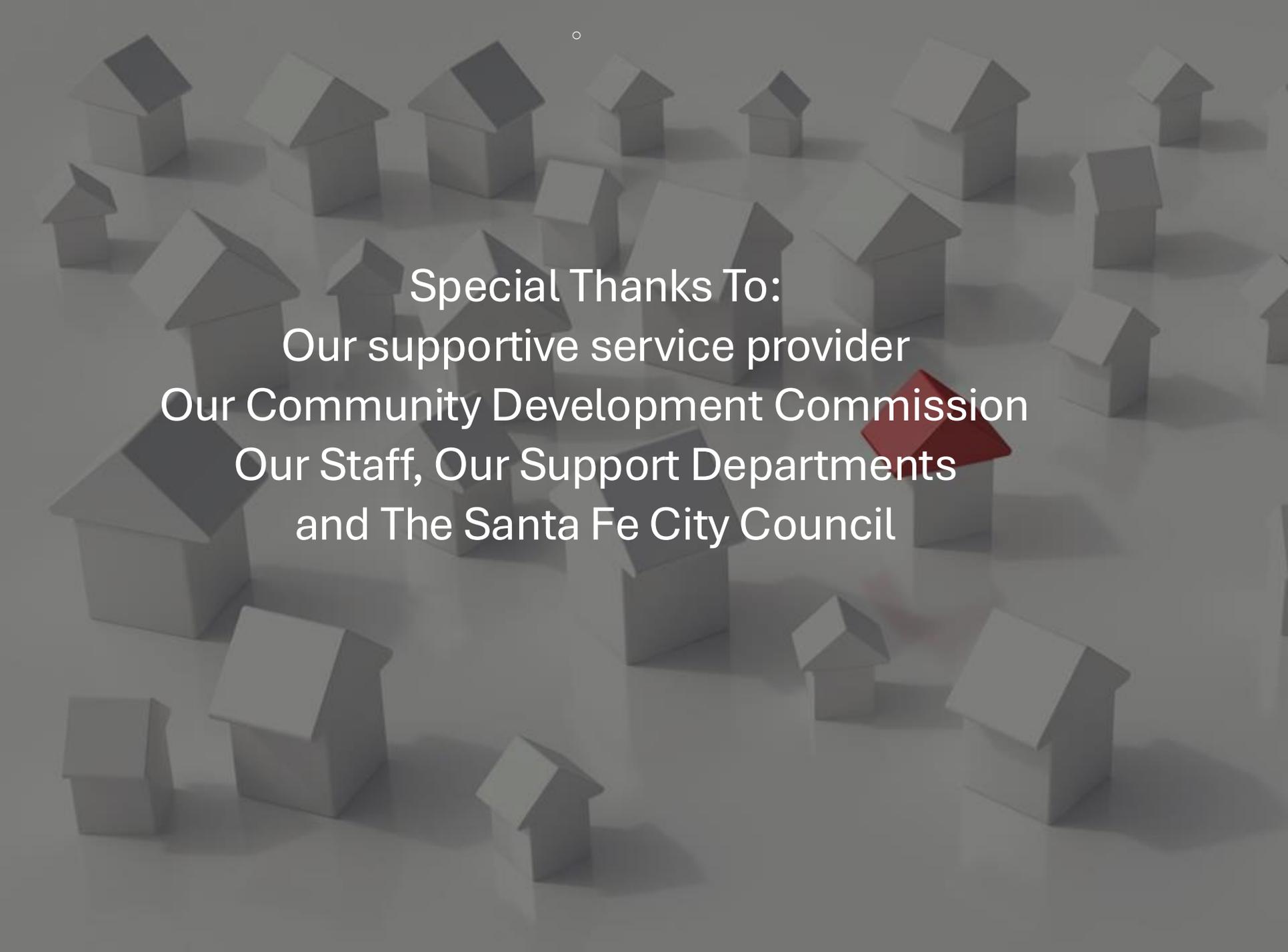


Santa Fe Housing Efforts



Land Use Development Code Phase 1 update allow developers to develop more homes on their parcels when they include additional affordable homes in their projects. The code changes enables “infill” on smaller parcels of land. The new code also eases some previous requirements for accessory dwelling units (ADUs), such as structural height. This update will provide for the more development of housing on small parcels.





Special Thanks To:
Our supportive service provider
Our Community Development Commission
Our Staff, Our Support Departments
and The Santa Fe City Council

Santa Fe Affordable Housing Programs



Affordable Housing Trust Fund provides funding for housing for Santa Fe residents earning less than 120% area median income (AMI). The Santa Fe **AHTF** has granted millions in proceeds to provide rental, downpayment and closing cost assistance. In addition, funds can be used to help acquire, construct, and renovate buildings into affordable housing opportunities.

The **Santa Fe Homes Program (SFHP)** is an inclusionary zoning program enacted in 2011, which requires developers to set aside a share of new homes for rent or purchase for residents with low to moderate incomes.

The **Community Development Block Grant (CDBG)** Program provides annual grants, to develop viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities, principally for low- and moderate-income persons.



Santa Fe Affordable Housing Programs



Source of Income Protections Santa Fe:

Santa Fe law prohibits housing discrimination based on **all lawful, verifiable sources of income**

Protected Income Includes:

- Wages & Employment Income
- Social Security
- Child Support
- Pensions & Retirement Income
- Housing Choice Vouchers (Section 8)
- Other Rental Assistance Programs

Santa Fe Fee-in-Lieu Program

Homeownership projects have the following pathways:

Projects with 10 or less units

Fee-in-lieu or 20% of project set aside for affordable units

Projects with 11 or more units

20% of project set aside for affordable units (fee-in-lieu) not eligible

Rental projects have the following pathways:

Fee-in-lieu

15% of project set aside for affordable units or a combination of fee and unit set-aside.

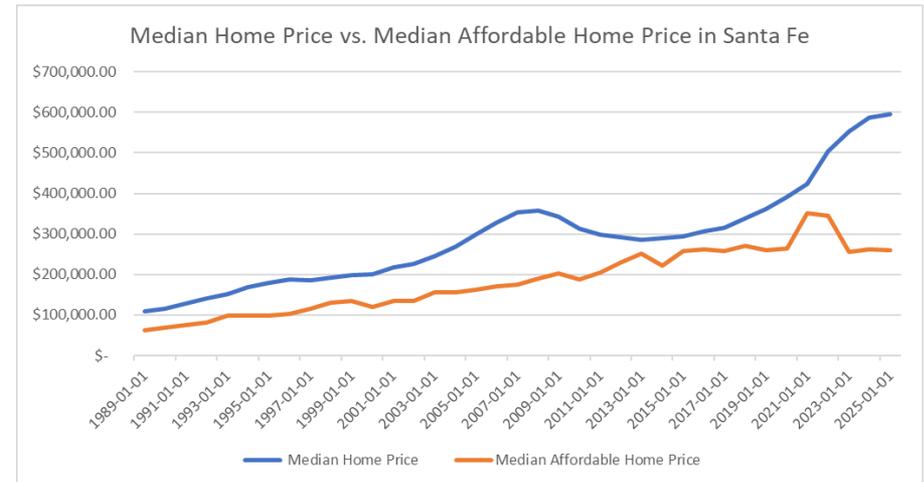




Challenges and Constraints: Housing in Santa Fe

The Need for Indexing

- **Rent growth:** Two-bedroom rents up 3.4% per year over 25 years vs. 2.7% CPI-W; post-pandemic, 22.9% growth in 2024 vs. 2.8% Consumer Price Index for Urban Wage Earners and Clerical Workers.(CPI-W)
- **Homeownership gap:** Median home (\$509K) requires \$172K income, more than twice the median household income (\$83K)
- **Displacement risk:** Stagnant wages vs. rising rents push out core workers, threatening community stability and long-term community resilience.



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How the Community Can Engage: Housing in Santa Fe

Next Steps

PUBLIC NOTICE – PY 2026 Annual Action Plan (AAP)

City of Santa Fe – Affordable Housing Department

Public Hearing & 30-Day Comment Period

Community input is encouraged during plan development

Comment Period: Will be Released Soon with public notice issued in the Newspaper

Submit Comments: contactoah@santafenm.gov

About the Annual Action Plan

The PY 2026 AAP outlines proposed projects and activities funded through Community Development Block Grant (CDBG) resources to address priority needs identified in the Consolidated Plan.

- **Estimated Funding (PY 2026)**

CDBG Allocation (Estimated): \$633,475

Program Income: \$190,222.58

Program Year: July 1, 2026 – June 30, 2027

Important Funding Note

- ***HUD has not yet finalized PY 2026 allocations***

- Estimates are based on prior year funding
- Final budgets will be adjusted in accordance with HUD Notice CDP-25-02
- All adjustments will remain compliant with federal regulations and funding caps

Proposed CDBG Budget

Administration: \$153,475

Public Services: \$85,000

Housing: \$510,222.58

Public Facilities: \$75,000



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Next Steps

Request for Proposals (RFP) Opening soon for Affordable Housing Trust Funds

CDBG funding for 2026-2027 will be released soon

And

Public meeting will be held at City Hall Council Chambers

April 15, 2026

With public comment opened for 30 days.

Written comments can be submitted to contactoah@santafenm.gov



Your Voice
Matters

*Su voz
Importa*

Go to Office of Affordable Housing webpage



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City of Santa Fe Invites Residents to Share Housing Priorities at Community Input Session

The City of Santa Fe Office of Affordable Housing invites residents to attend a free, bilingual Community Input Session on **Tuesday, March 24, 2026**, from 6:30–8 p.m. at the **Genoveva Chavez Community Center (Community Room)**.

[Read More](#) ▼

Language: English/Spanish (bilingual)

Registration: RSVP encouraged; walk-ins welcome. [Click here to register now.](#)

Survey If you can't attend, please fill out the 2026 Affordable Housing Survey. [Click here to take the survey](#)

Get Involved:

The Community Development Commission will have a few vacancies this year.

Apply with the following:

Send Resume and Letter of Interest: **Chair Alma Castro and Mayor Garcia**

Community Conversation Questions and Answers

