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.
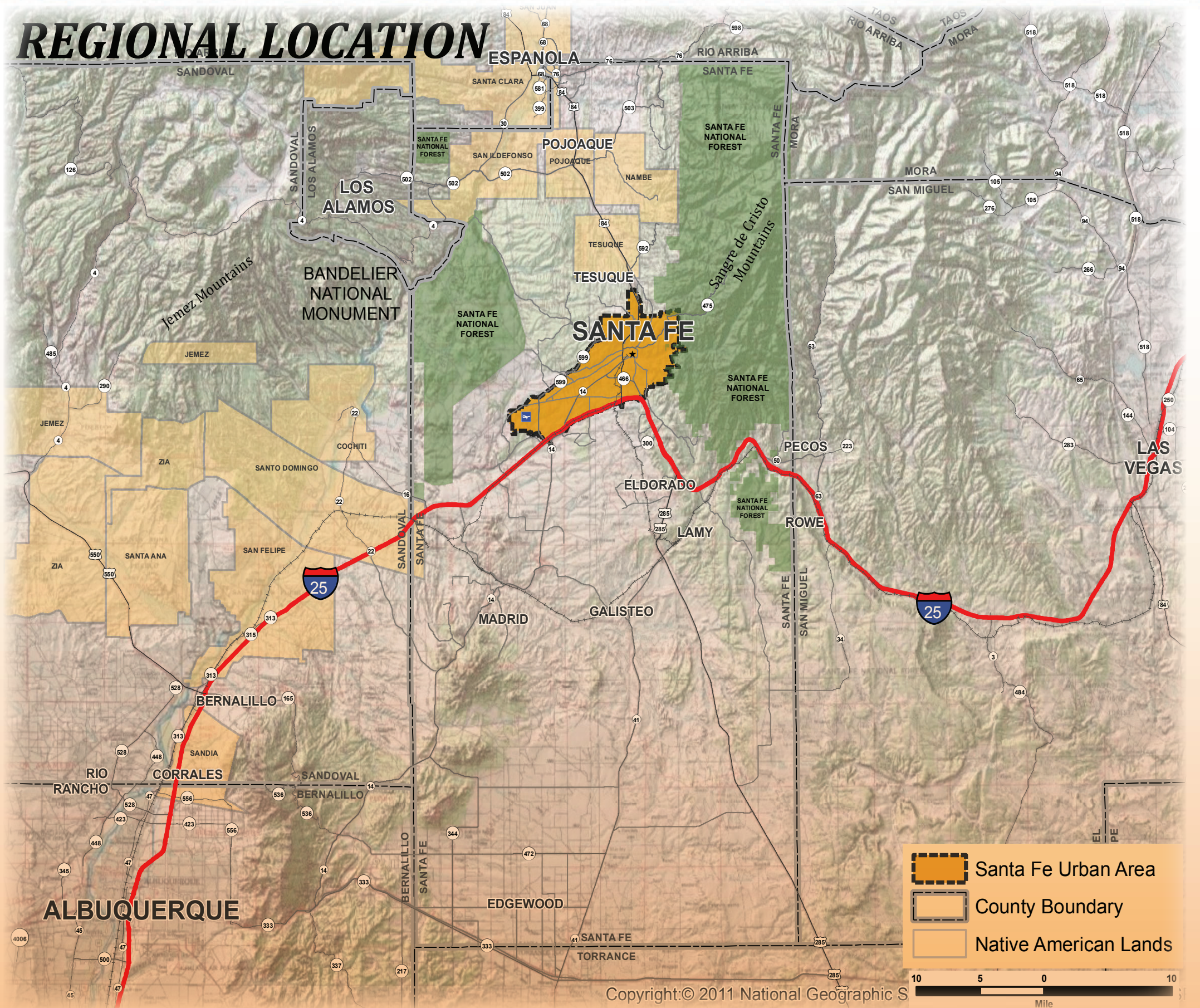
2015 Population

	City	MSA*/County	
Santa Fe	84,099	148,686	(Santa Fe County)
Albuquerque	559,121	907,301	(Four Counties**)
Las Cruces	101,643	214,295	(Doña Ana County)
Rio Rancho	94,171	139,394	(Sandoval County)
Las Vegas	13,386	27,967	(San Miguel County)
Los Alamos	11,815	17,785	(Los Alamos County)
Española	10,066	39,465	(Rio Arriba County)

* Metropolitan Statistical Area; U.S. Census 2015 city and county population estimates. U.S. Census Bureau, Population Estimates Program.
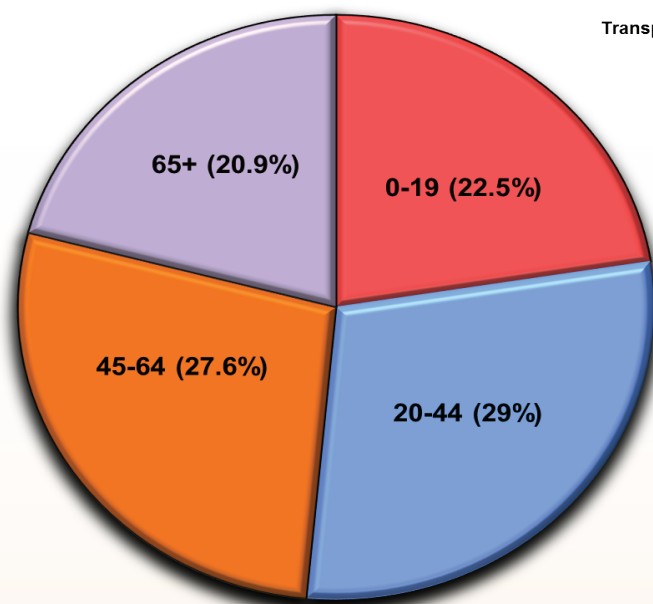
** Albuquerque MSA includes Bernalillo, Sandoval, Valencia and Torrance Counties

REGIONAL LOCATION

Santa Fe Urban Area
County Boundary
Native American Lands

Copyright:© 2011 National Geographic S
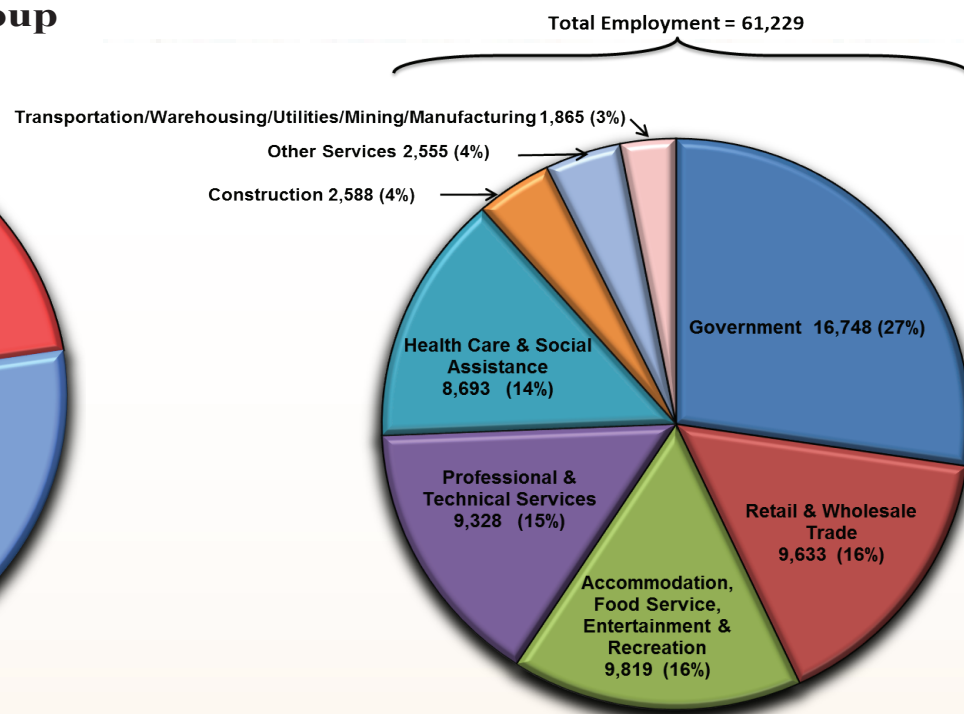
Demographic and Economic Data

City of Santa Fe
Population Percentage by Age Group

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.

- 65+ (20.9%)
- 0-19 (22.5%)
- 45-64 (27.6%)
- 20-44 (29%)

Source: U.S. Census (ACS, 2015)

Employment by Sector, Santa Fe County

Total Employment = 61,229

- Transportation/Warehousing/Utilities/Mining/Manufacturing 1,865 (3%)
- Other Services 2,555 (4%)
- Construction 2,588 (4%)
- Government 16,748 (27%)
- Health Care & Social Assistance 8,693 (14%)
- Professional & Technical Services 9,328 (15%)
- Retail & Wholesale Trade 9,633 (16%)
- Accommodation, Food Service, Entertainment & Recreation 9,819 (16%)

Source: New Mexico Department of Workforce Solutions (2015)

City of Santa Fe
Population by Race
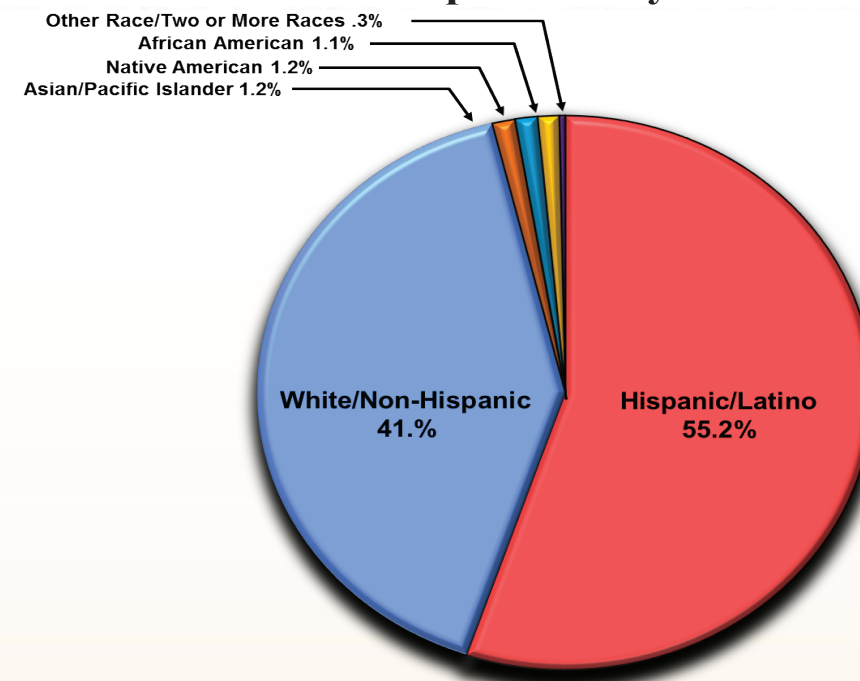
Santa Fe's Hispanic/Latino population (55.2%) and White, Non-Hispanic population (41%) comprise 96% of the city's residents.

- Other Race/Two or More Races .3%
- African American 1.1%
- Native American 1.2%
- Asian/Pacific Islander 1.2%
- White/Non-Hispanic 41.%
- Hispanic/Latino 55.2%

Source: U.S. Census (ACS, 2015)

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.
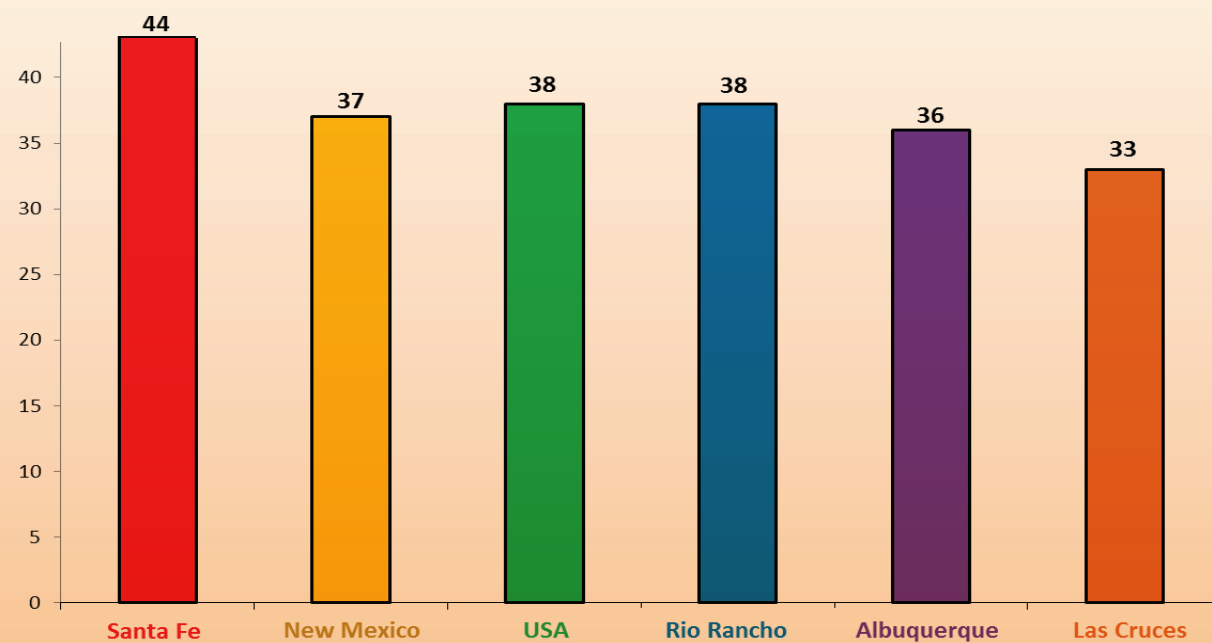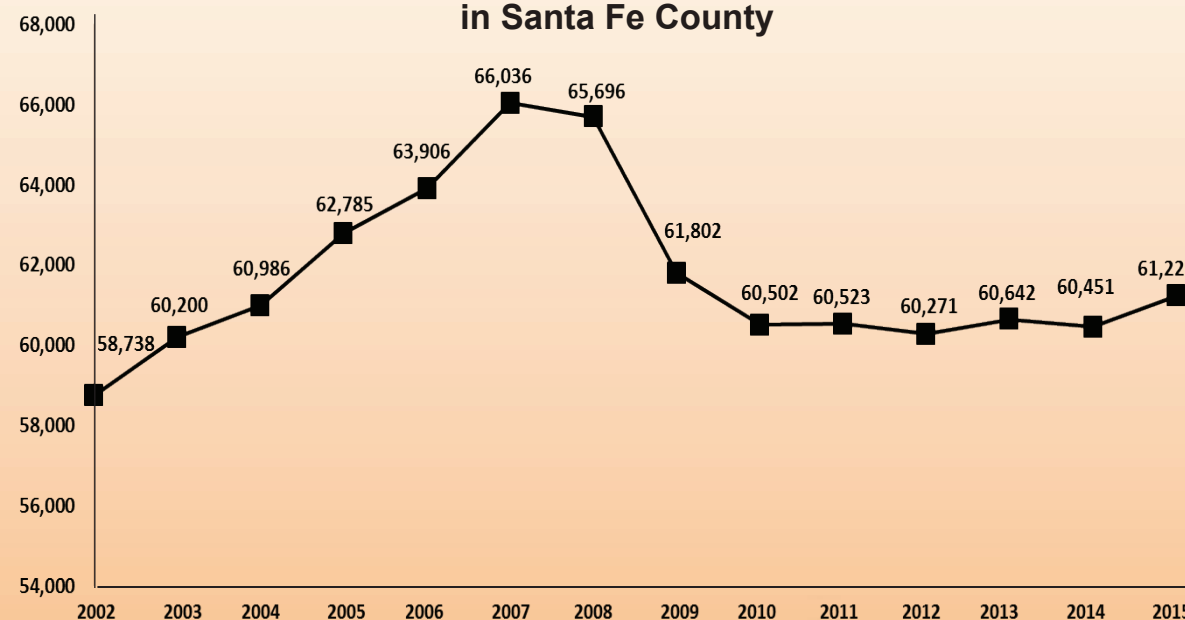
Median Age

Santa Fe's population is older than the state, the U.S. and other New Mexico cities. This disparity in median age with other New Mexico cities may continue to grow.

City	Median Age
Santa Fe	44
New Mexico	37
USA	38
Rio Rancho	38
Albuquerque	36
Las Cruces	33

Source: U.S. Census (ACS, 2015)

Total Employment by Year in Santa Fe County

Year	Employment
2002	58,738
2003	60,200
2004	60,986
2005	62,785
2006	63,906
2007	66,036
2008	65,696
2009	61,802
2010	60,502
2011	60,523
2012	60,271
2013	60,642
2014	60,451
2015	61,229

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

Source: New Mexico Department of Workforce Solutions.

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.
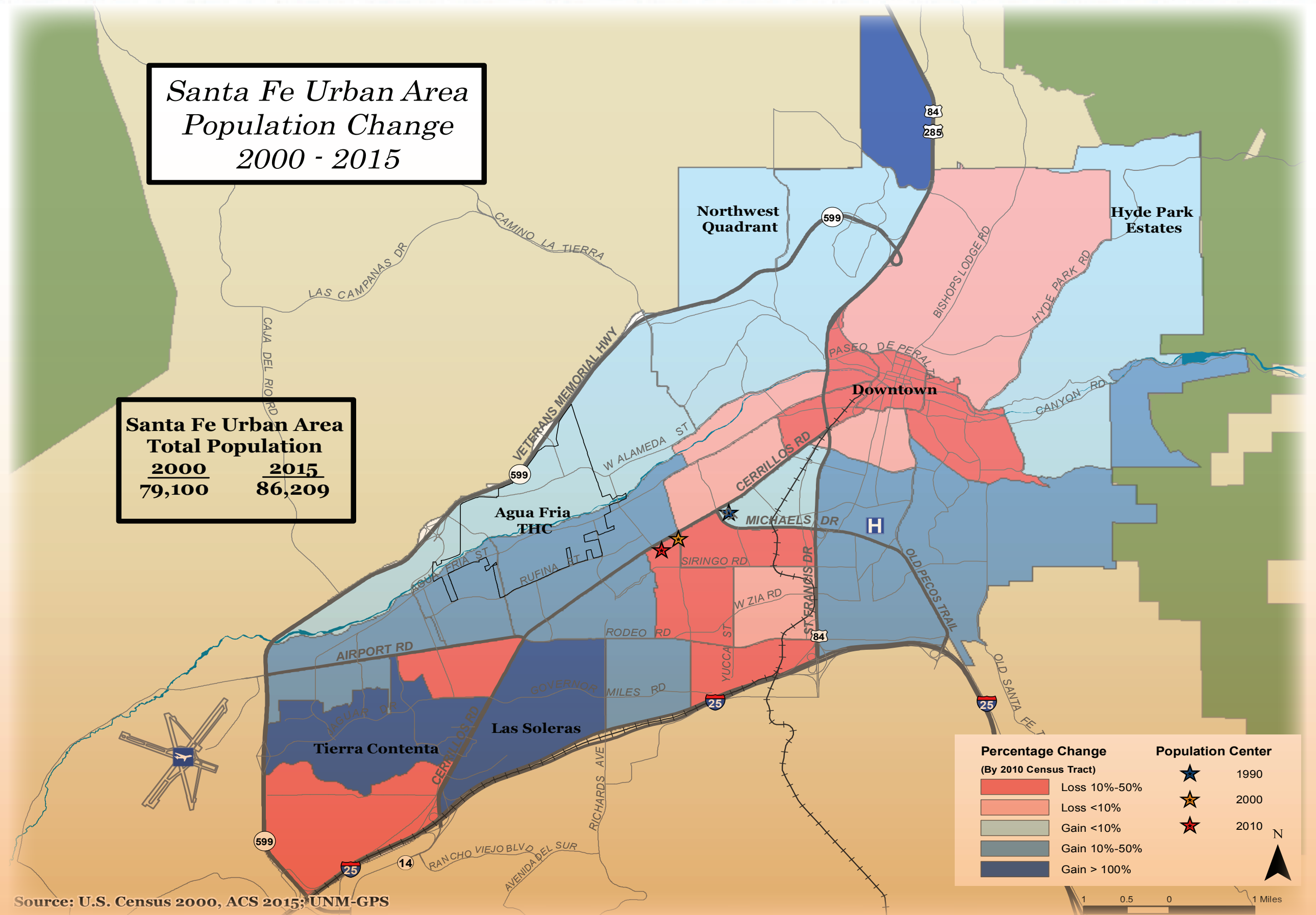
Santa Fe Urban Area Population Change 2000 - 2015

Santa Fe Urban Area Total Population

2000	2015
79,100	86,209

Northwest Quadrant

Hyde Park Estates

Downtown

Agua Fria THC

Las Soleras

Tierra Contenta

Source: U.S. Census 2000, ACS 2015; UNM-GPS

Percentage Change
(By 2010 Census Tract)

- Loss 10%-50%
- Loss <10%
- Gain <10%
- Gain 10%-50%
- Gain > 100%

Population Center

- 1990
- 2000
- 2010

N

1   0.5   0   1 Miles
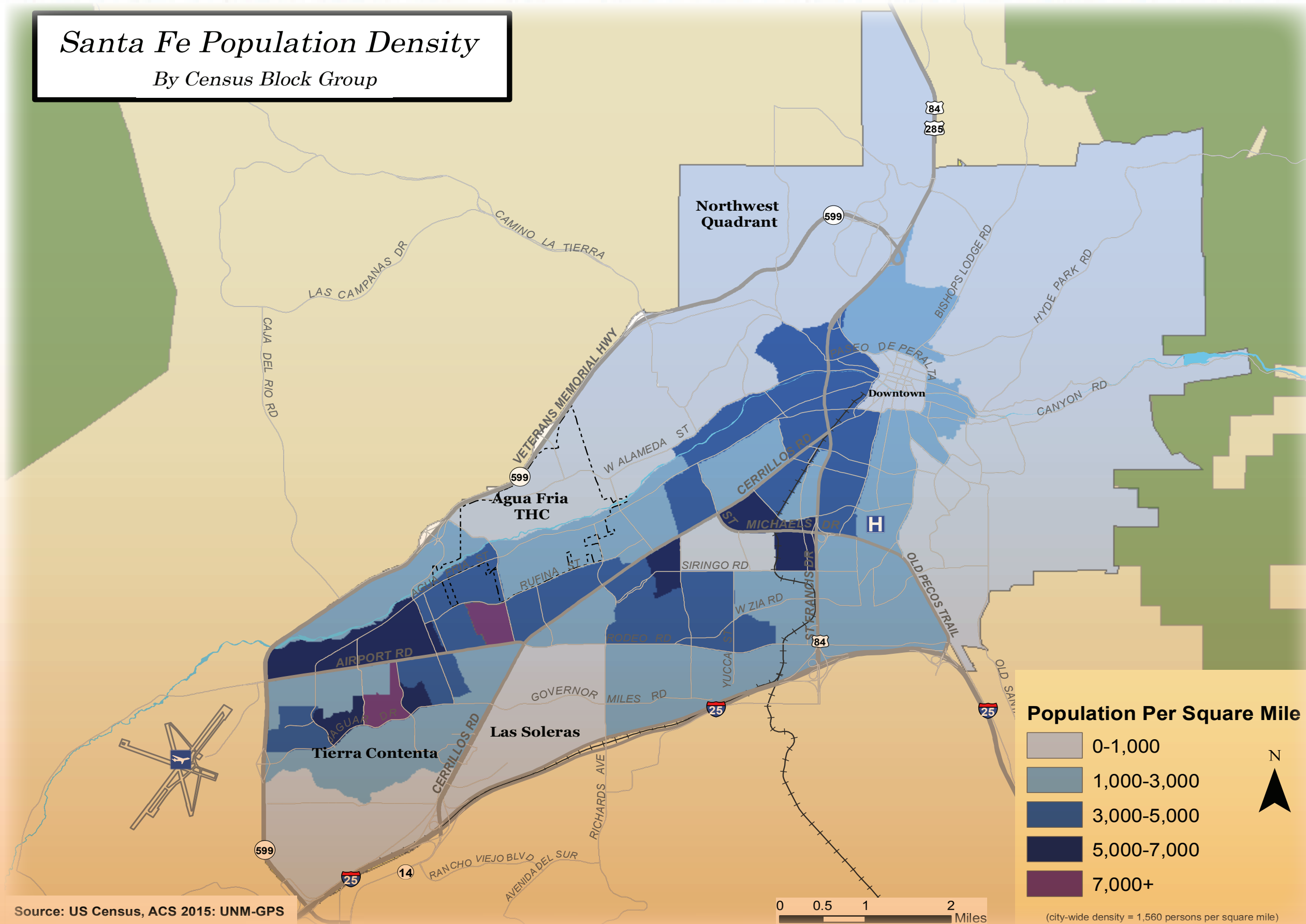
Population Density

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 Population Density
By Census Block Group

Northwest Quadrant

Agua Fria THC

Downtown

Tierra Contenta

Las Soleras

Population Per Square Mile

- 0-1,000
- 1,000-3,000
- 3,000-5,000
- 5,000-7,000
- 7,000+

N

Source: US Census, ACS 2015: UNM-GPS

0   0.5   1   2
Miles

(city-wide density = 1,560 persons per square mile)
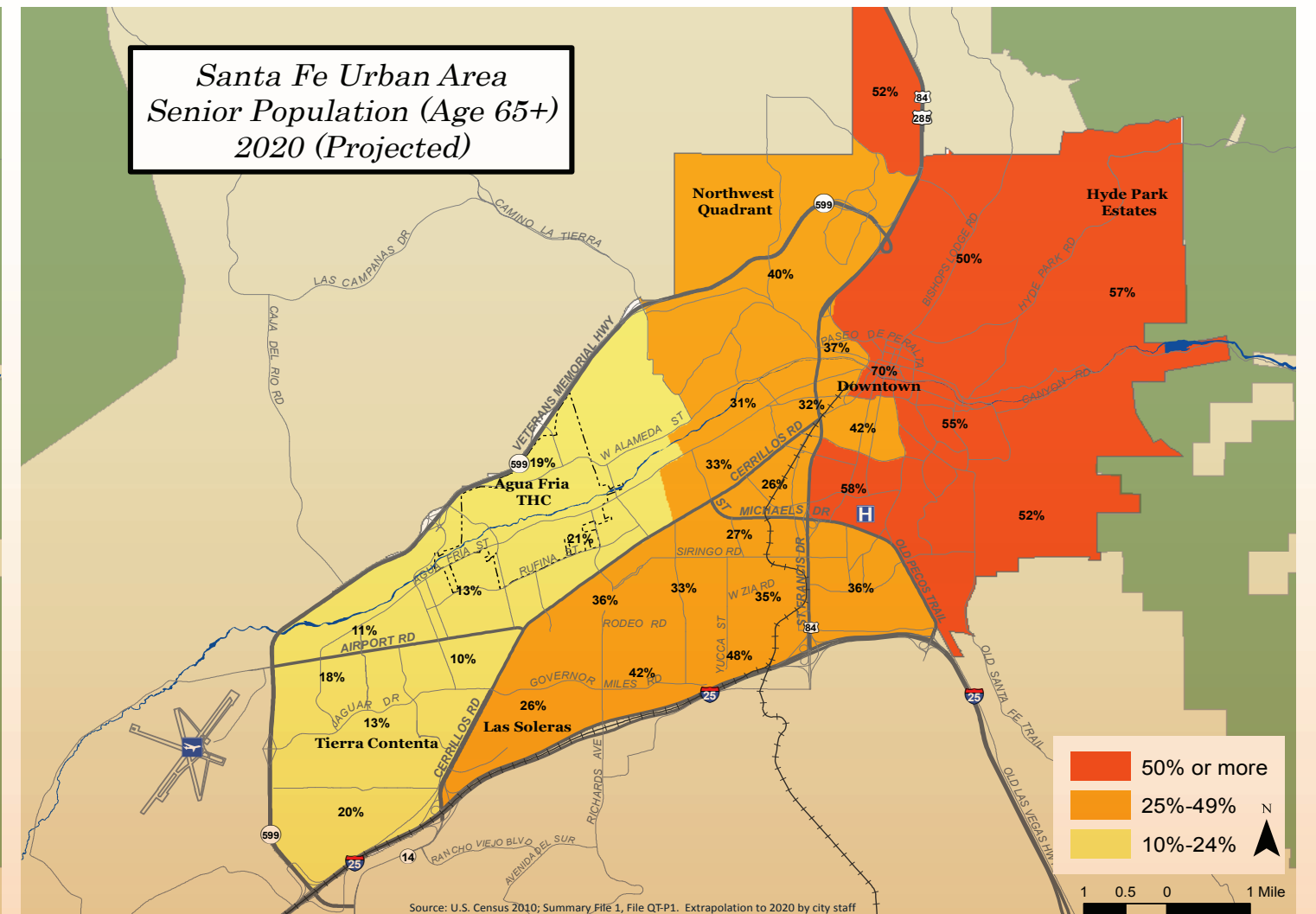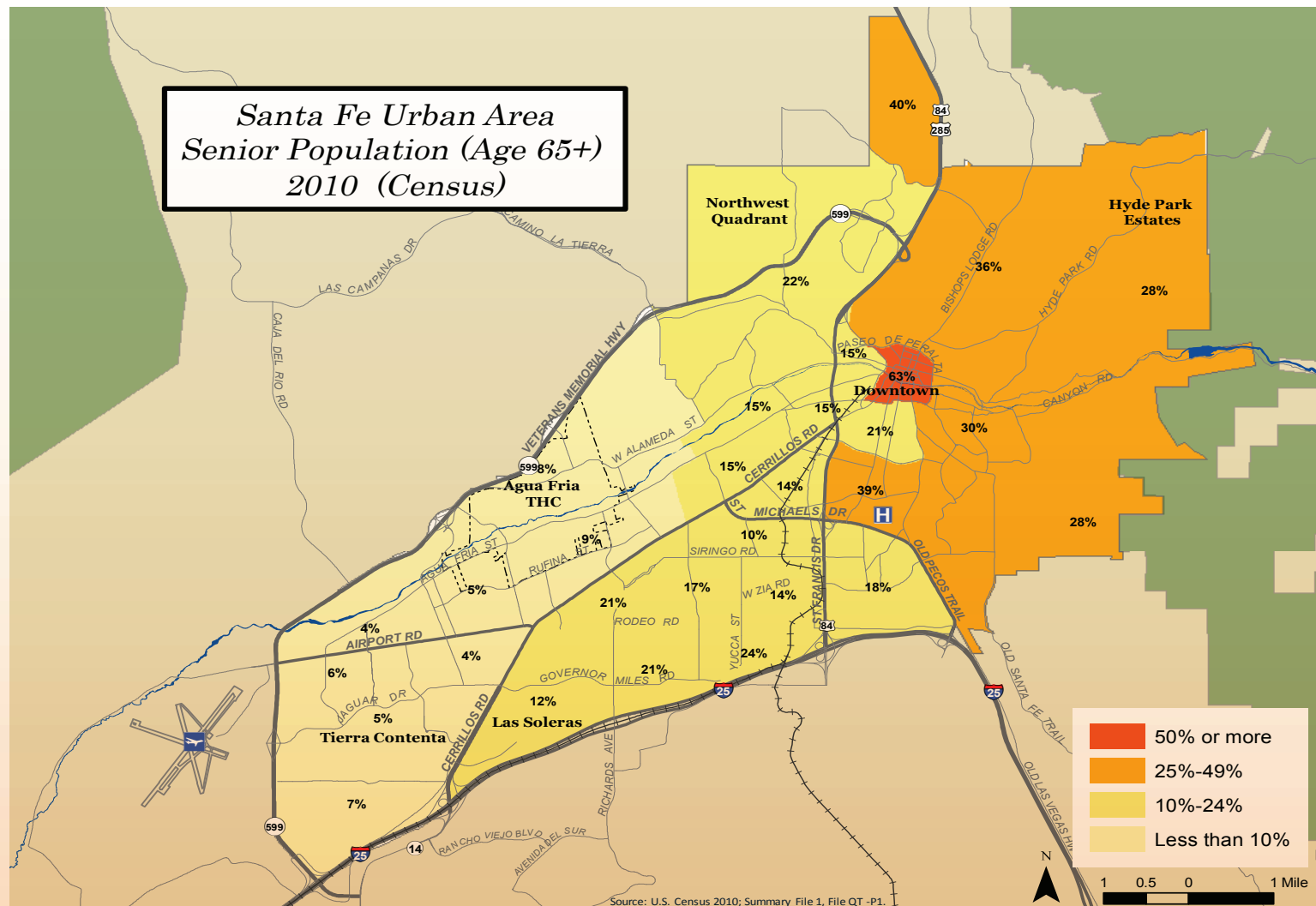
Santa Fe's Aging Population

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.

Santa Fe Urban Area Senior Population (Age 65+) 2010 (Census)

Legend:
- 50% or more
- 25%-49%
- 10%-24%
- Less than 10%

Source: U.S. Census 2010; Summary File 1, File QT -P1.

Santa Fe Urban Area Senior Population (Age 65+) 2020 (Projected)

Legend:
- 50% or more
- 25%-49%
- 10%-24%

Source: U.S. Census 2010; Summary File 1, File QT-P1. Extrapolation to 2020 by city staff
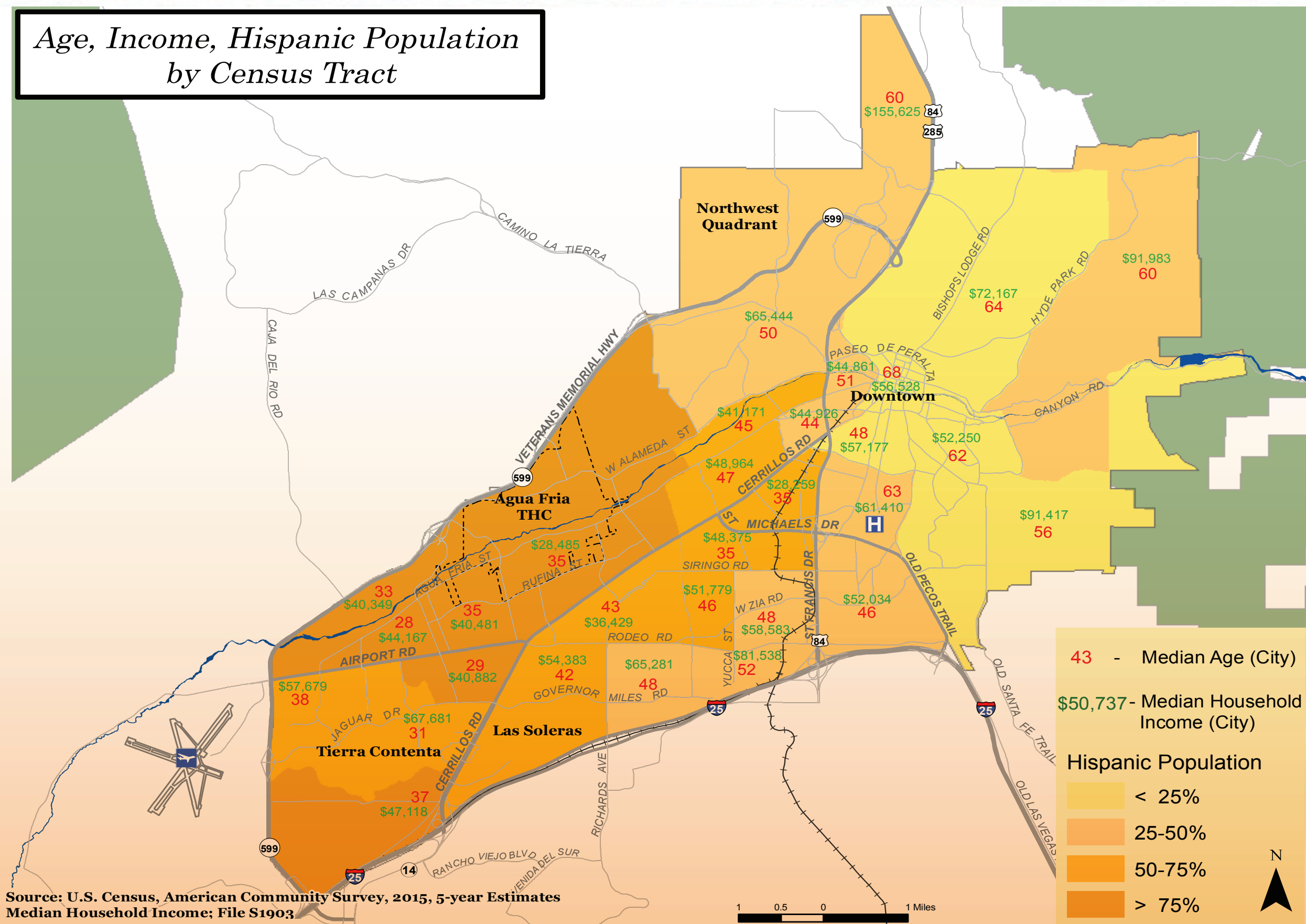
Age, Income & Ethnicity

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.

Age, Income, Hispanic Population by Census Tract

Northwest Quadrant

60
$155,625

$91,983
60

$72,167
64

$65,444
50

$44,861
51
$56,528

68

Downtown

$41,171
45

$44,926
44

$52,250
62

48
$57,177

$48,964
47

$28,259
35

63
$61,410

$48,375
35

$91,417
56

SIRINGO RD

$51,779
46

W ZIA RD
48
$58,583

$52,034
46

33
$40,349

35

28
$44,167

35
$40,481

43
$36,429

RODEO RD

$81,538
52

29
$40,882

$54,383
42

$65,281

48

$57,679
38

$67,681
31

37
$47,118

Agua Fria THC

$28,485
35

Tierra Contenta

Las Soleras

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

Legend

43 - Median Age (City)

$50,737 - Median Household Income (City)

Hispanic Population

	< 25%
	25-50%
	50-75%
	> 75%

N

1   0.5   0   1 Miles

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 mid-point between the 2000 and 2007 median prices.

**New Dwelling Units Built Between 2000-2015**

- Single-Family Dwelling Units (5,214)
- Multi-Family Dwelling Units (1,068)
- Accessory Dwelling Units (401)

Total Affordable Housing Units (1,427; 21% of 6,683 total units)

Median Housing Prices 2015

- Northeast ($723,000)
- Northwest ($410,825)
- Southeast ($550,000)
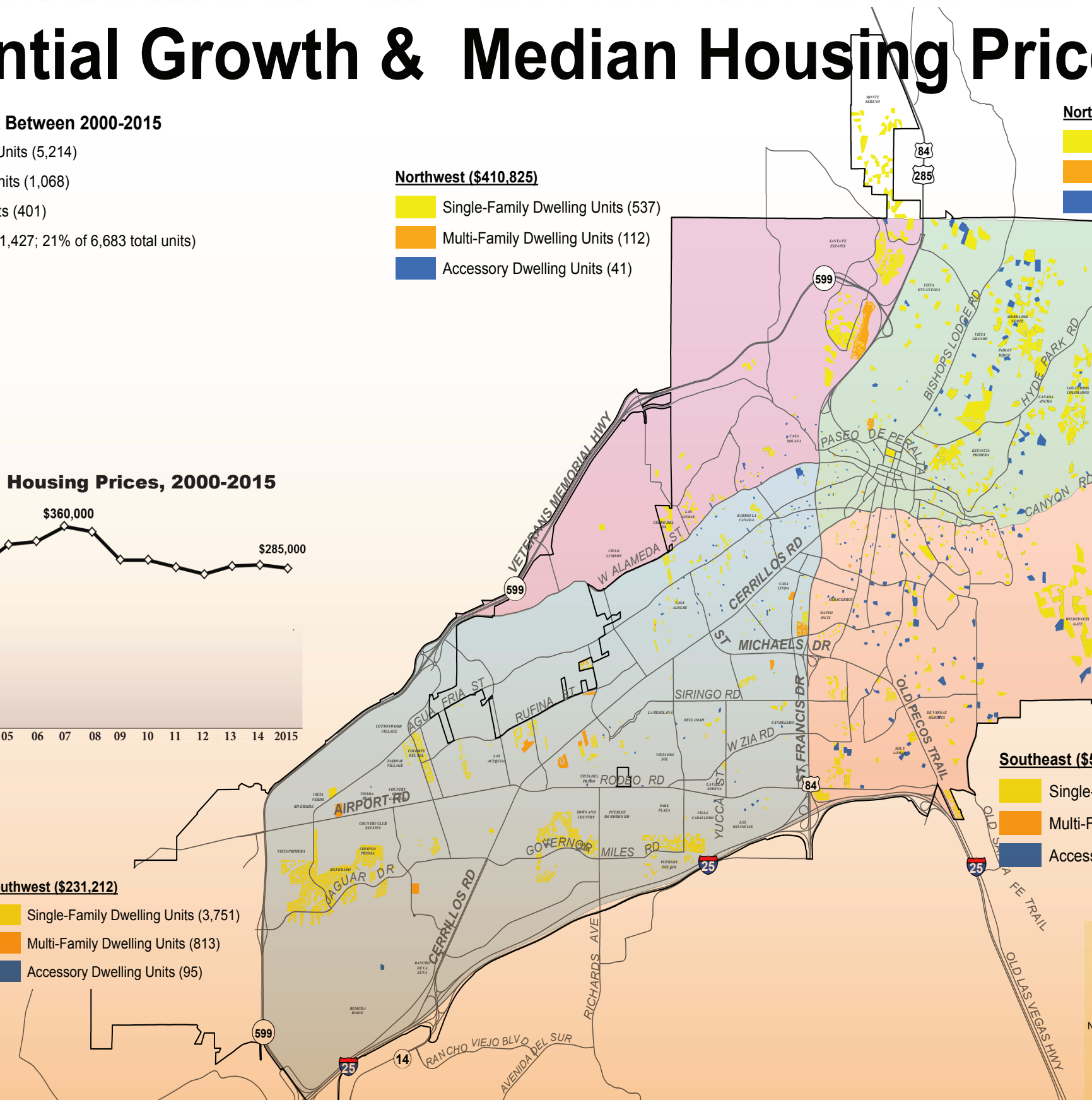- Southwest ($231,212)

Northwest ($410,825)

- Single-Family Dwelling Units (537)
- Multi-Family Dwelling Units (112)
- Accessory Dwelling Units (41)

Northeast ($723,000)

- Single-Family Dwelling Units (479)
- Multi Family Dwelling (126)
- Accessory Dwelling (126)
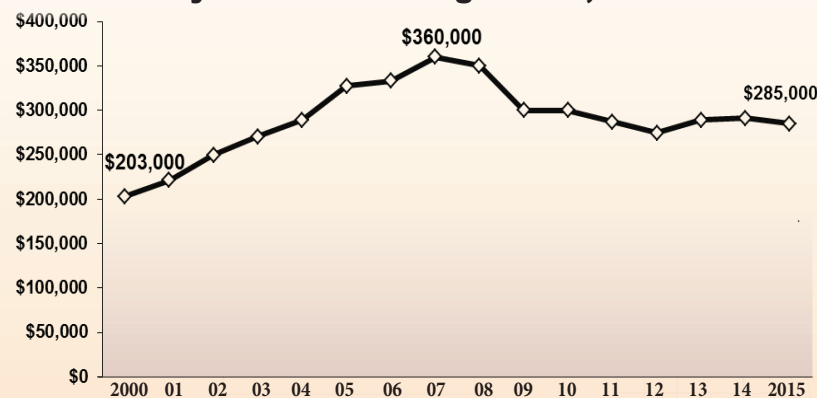
Southwest ($231,212)

- Single-Family Dwelling Units (3,751)
- Multi-Family Dwelling Units (813)
- Accessory Dwelling Units (95)

Southeast ($550,000)

- Single-Family Dwelling Units (447)
- Multi-Family Dwelling Units (17)
- Accessory Dwelling Units (139)

City Median Housing Prices, 2000-2015

$203,000 (2000)
$360,000 (2007)
$285,000 (2015)

Source: Santa Fe Association of Realtors; City Land Use Department.

Reference Scale: 1:0
Time: 3:50:05 PM
Date: Wednesday, December 07, 2016
Prepared By: Leonard Padilla (GIS Project Coordinator
City of Santa Fe GIS
200 Lincoln Ave. P.O. Box 909
Santa Fe, New Mexico 87504-0909
Coordinate System:
NAD 1983 StatePlane New Mexico Central FIPS 3002 F
Projection: Transverse Mercator
Datum: North American 1983
Disclaimer: This information is for reference only.
The City of Santa Fe assumes no liability
for errors associated with the use of these data.
Users are solely responsible for confirming data

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

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