

City of Santa Fe Affordable Housing Programs

Inclusionary Zoning. One of the city's most effective tools for spurring the provision of affordable housing is through its inclusionary zoning programs. The first city program, the Housing Opportunity Program (HOP), was implemented in the late 1990s. The program required that all new development trigger an affordability requirement so that either 11 percent or 16 percent of units built were sold to qualified homebuyers at a predetermined price point (reliant on homebuyer's family size, HUD income limits, etc.). HOP homebuyers on average earn 65 percent of area median income and no more than 80 percent of area median income.

In the mid-2000s, the city initiated a more stringent inclusionary zoning program, the Santa Fe Homes Program (SFHP) which mandates a 30 percent requirement for any application including annexation, rezoning, subdivision plat and increase in density. Three income tiers are served: 50-65 percent AMI; 65-80 percent AMI; and 80-100 percent AMI, with 10 percent of the total units serving each tier.

In 2010, in response to the economic slowdown, in particular the building and construction industries, the city further modified the requirement. Until June of 2014, SFHP requires that 20 percent of new homes proposed for construction are sold to income-qualified homebuyers. As with its other housing programs, the city relies on its nonprofit partners, Homewise and the Housing Trust to train, counsel and qualify the buyers. Additionally, homebuyers are often subsidized with downpayment assistance funded through CDBG, the state's Mortgage Finance Authority, or other sources accessed by the housing counseling agencies.

To date, approximately 100 HOP, 27 SFHP and 397 Low-Priced Dwelling Units (LPDU, affordable to 100% AMI) have been created.

Tierra Contenta. On an annual basis, 30 percent of all residential construction permitted in Santa Fe occurs in Tierra Contenta, a master-planned community of 1,400 acres. The Tierra Contenta Corporation, a nonprofit development entity, provides builder-ready tracts of land to both nonprofit and for-profit builders. More than 2,000 homes have been built since 1995, of which 40 percent are required to be affordable. Trends in home production in Tierra Contenta are shown in Figure I-33. With the current economic downturn, the construction of infrastructure is in hiatus, which has delayed the development.

Shelter and Emergency Housing. People who are homeless or at risk of becoming homeless in Santa Fe are comprised of the chronically homeless, families experiencing temporary or reoccurring homeless, veterans, youth, and those with special needs (mental, physical disabilities, substance abuse, etc.). Because of this diversity of needs, the City of Santa Fe and its nonprofit and governmental partners employ a multi-faceted approach to addressing homelessness. The ultimate goal is to help people obtain permanent housing, the services they need to maintain their housing situation and follow-up services.

The following programs provide the city's main services for the homeless:

St. Elizabeth - St. Elizabeth provides 28 year-round emergency shelter beds for men at its main facility, in addition to a library, TV room, laundry, showers and some case management. The organization also offers longer term and transitional shelter options. *Casa Familia* offers five family rooms, with 16 additional dormitory beds reserved for women, in addition to supportive services. *Casa Familia* can house up to 30 people per night. *Casa Cerrillos* contains 28 efficiency apartments for longer-term residency for people with physical, mental, and co-occurring substance-abuse issues. *Sonrisa Family Shelter* offers eight apartments where families can stay for up to two years while they stabilize their finances and find permanent housing.

Resource Opportunity Center - The ROC is open two days per week, serves 120 to 140 people per day and offers more intensive case management and legal services.

Interfaith Shelter - Several faith-based organizations support a seasonal shelter from November to May. The shelter offers meals, showers and laundry, in addition to beds and also some case-management services.

Life Link - Established in 1987 in a motel, Life Link has evolved into a highly effective mental health center. At *La Luz*, 24 transitional apartment units are provided to people with mental illness and other co-occurring disorders. The facility also offers extensive outpatient treatment, psycho-social rehabilitation, homeless prevention and rental assistance, peer support services and onsite healthcare screening. Additionally, an offsite facility called *Casa Milagro* offers permanent housing for 12 individuals.

Esperanza - Esperanza is a full-service organization offering counseling, case management and advocacy for survivors of domestic violence. The organization operates a shelter that can house up to 42 people, as well as 21 beds of transitional housing to allow clients to establish independence while still receiving supportive services. The organization also offers comprehensive non-residential counseling services.

Youth Shelters - On any given night, the organization estimates that 100 youth may be homeless on the streets of Santa Fe. Services are provided to homeless, runaway and in-crisis youth and their families including street outreach, emergency shelter, transitional living and counseling. Special initiatives are the Pregnant and Parenting Project, including referrals, case management, parenting skills and donated items and the Workforce Development Initiative, which helps youth with job readiness skills. Youth can stay at the emergency shelter for up to 30 days and in the transitional, apartment style living program for 18 months.

Rental Housing. Santa Fe has over 2,000 units of affordably priced rental housing serving families, the elderly and those with disabilities. The projects are funded through low-income housing tax credits (LIHTC), various HUD housing programs, (Section 8, Section 811, Section 202) and public housing funds. Current production of multi-family units in Santa Fe has continued, despite the recession, because of innovative uses of

development funds and productive partnerships between governmental, private-sector and nonprofit organizations.

Low Income Housing Tax Credit Properties (LIHTC). By far the most widely used funding source to provide multi-family housing, LIHTC-funded projects provide 1760 units of housing in Santa Fe. The properties are priced affordably to residents earning from 40 – 80 percent of the AMI, with most projects serving residents earning 60 – 65 percent of the AMI. Several properties use LIHTC funds in conjunction with other funding sources to serve a diversity of needs and income levels. Other sources include: the City’s Affordable Housing Trust Fund, HOME funds, CDBG, Section 202, and private funds.

Name of Complex	Address	Type	No. of Units
The Bluffs	6600 Jaguar Drive	Family	160
Cedar Creek	3991 Camino Juliana	Family	94
Country Club	5999 Airport Road	Family	62
Evergreen	2020 Calle Lorca	Family	70
Las Palomas	2001 Hopewell	Family	280
Paseo del Sol	4551 Paseo del Sol	Family	80
Tuscany at St. Francis	2218 Miguel Chavez	Family	176
Ventana de Vida	1500 Pacheco	Elderly	120
Casa Rufina	2823 Rufina	Elderly	120
Villa Real	501 W. Zia	Family	120
Vista Linda	6332 Entrada de Milagro	Family	109
Tres Santos	189 Pacheco St.	Family	136
Casa Vallita	3330 Calle Po Ae Pi	Elderly	106
Villas de San Ignacio	3493 Zafarano	Family	127
Campo Alegria	104 Camino del Campo	Elderly	28
Stagecoach Apartments	Cerrillos Rd.	Family	60
Villa Alegre	821 W. Alameda Rd.	Family	60
Villa Alegre - Senior	821 W. Alameda Rd.	Elderly	50
Village Sage	5951 Larson Loop	Family	60
Sangre de Cristo	1801 Espinacitas	Family	164
Santa Fe Apartments	255 Camino Alire	Family	64
Encino Villa	1501 Montano	Elderly	40
La Cieneguita	1601 La Cieneguita	Elderly	32
Villa Consuelo	1200 Camino Consuelo	Elderly	400

Rental Assistance Vouchers. The most widely used rental vouchers in Santa Fe are Housing Choice Vouchers (formerly Section 8) provided through the two area housing authorities. **Contact the Housing Authorities directly to apply for the waiting list and/or to determine your eligibility.**

Santa Fe Civic Housing Authority
 664 Alta Vista St
 (505) 988-2859

The County of Santa Fe Housing Authority

52 Camino de Jacobo

(505) 992-3060

[Visit County of Santa Fe Housing Authority](#)

Both agencies manage housing facilities and administer Housing Choice Vouchers (formerly Section 8). You must have established residency in Santa Fe to qualify for their services and contact them DIRECTLY to find out how to get on the waiting list.

Other Rental Assistance. Another form of rental assistance is provided through HUD's Shelter Plus Care program. Tenants must have verified disabilities and earn no more than 30% AMI for their household. ([City AMI Table](#)) Shelter Plus Care rental vouchers are administered either on a project basis or directly to tenants to use at privately-owned scattered sites. Life Link uses vouchers to subsidize rents at La Luz, as well as administering them to its clients who are able to live off site. For several years, the Housing Trust has administered vouchers to people living with AIDS and allocates project-based vouchers for its newly constructed subsidized rental projects, the Village Sage and the Stagecoach Apartments. Another Shelter Plus Care grant, initiated in 2012, is administered by St. Elizabeth at its Siringo Senior Housing site.

Home Purchase. Santa Fe's three primary nonprofit single-family-home developers are Habitat for Humanity, Homewise, and The Housing Trust. Through its general-fund contracts with three local nonprofit housing agencies – Habitat for Humanity, Homewise and the Housing Trust -- the City supports comprehensive homebuyer services. They include: homebuyer training and individual counseling, primary and secondary financing, down-payment assistance, and general financial-fitness assistance for clearing up credit issues and budgeting.

Habitat for Humanity - Like all Habitat affiliates, the Santa Fe office develops homes through a self-help model that brings together the future homeowner, a licensed contractor and a team of volunteers to build each home. The price of the home is thereby reduced by the 500 hours of "sweat equity" earned by the homeowner in helping to build the home. Habitat clients earn less than 50 percent of the area median income.

Homewise - Homewise was founded in 1987 as a nonprofit agency helping homeowners repair and renovate their homes. Since then, the organization has expanded into a full service homeownership center, offering homebuyer training and counseling, financial-fitness classes, mortgage financing and refinancing, ongoing home-repair services, and assistance with energy efficiency retrofits. The organization has also built many affordably priced homes in Santa Fe.

The Housing Trust - Formerly known as the Santa Fe Community Housing Trust, the Trust was established in 1991 to use the land trust model to increase affordability. Since then, the organization has expanded its model to provide a full range of homebuyer and

homeowner services including homebuyer training and counseling, reverse mortgage financing, rental assistance for special needs populations, and real estate development.

Homeownership. The city and its partners support homeownership through rehabilitation and home repair, energy efficiency upgrades, and foreclosure prevention and legal assistance.

Home Improvement Loans. Rehabilitation and home repair activities are funded primarily through CDBG, CIP, the City of Santa Fe Affordable Housing Trust Fund, state and federal rehab funds and some local funds.

Resources

Homewise

Habitat for Humanity

Foreclosure prevention and assistance. Foreclosure continues to be an issue for Santa Fe homeowners, especially those with low- and moderate-incomes. Seventy-five percent of all cases go to default. In 2011, several major lenders (Chase, Citibank, Bank of America, Wells Fargo, among others) agreed to a settlement agreement whereby they would fund loan modification/principal reduction for at-risk borrowers. However, local attorneys report that homeowners continue to be “dual-tracked” which means they communicate with their lenders about a loan modification, while the lender simultaneously instigates the foreclosure process.

Resources

The City supports foreclosure prevention and assistance services currently provided through the Northern NM Consumer Law Protection Center. Contact: 505-490-6415; kelly@khuddlestonlaw.com

If you have not missed any payments and have been told that you don't have enough equity in your home to refinance to a lower rate, the HARP program may work for you. For more information: [Making Home Affordable Program](#). **Make sure you seek advice from a HUD-approved lender or counseling agency.** They are listed on the HUD website. Both **Homewise** and the **Housing Trust** can provide assistance with the determining eligibility for a HARP refinance.

Reverse Mortgage Counseling. For homeowners with a lot of equity in their homes but limited incomes, a Home Equity Conversion Mortgage (HECM) may be an option. Particularly for aging homeowners, a HECM allows the homeowner to stay in their homes by providing a monthly income. **Make sure you seek advice from a HUD-approved lender or counseling agency.**

Resources

Santa Fe Homes Program. Through the Santa Fe Homes Program (SFHP), the City of Santa Fe requires that all new housing developments provide a percentage of the homes as affordable. Initially a 30% program, City Council passed changes to the Ordinance in 2011 to require 20% of all new developments be priced affordably for purchasers earning 80% or less of the Area Median Income. These changes are in

effect from June 21, 2011 through June 20, 2014. The percentage of affordable rentals (15%) remains the same. Another reduction in the requirement allows developers of ten units or less to pay a fee in lieu of providing affordable units.

Developers seeking development approval from the City of Santa Fe's Land Use Department must schedule a pre-application meeting with Alexandra Ladd to develop an affordable housing proposal. This proposal will outline the obligations of the developer in terms of providing affordable housing and is signed by the applicant and by City staff. The proposal is not legally binding but is used as a communication and clarification tool and is forwarded to land use staff. At the time the applicant is submitting final development documents, the proposal becomes an affordable housing agreement which is approved and signed by the City Attorney and City Manager and executed by the City Clerk. When the final development plans are recorded with the County Clerk, the affordable housing agreement is also recorded and any applicable fees are due to the City.

Santa Fe Home Program Resources

See the SFHP Information Sheet below for more information. In 2010, the Governing Body also approved changes to the Santa Fe Homes Program Ordinance and Administrative Procedures. The updated documents are posted below

- [Santa Fe Homes Program \(SFHP\) Ordinance](#)
 - [SFHP Administrative Procedures](#)
 - [Santa Fe Homes Worksheet for Developers](#)
 - [SFHP Information Sheet for Developers](#)
- [2013 Pricing Schedule and Fractional Fee Schedule](#)

Selling a Santa Fe Home Program Home. Likewise, the City will release a lien if the home is sold. The proceeds of the lien are to be paid back to the City based on the following equation:

- 95% of appraised value/sales price
- Payoff of 1st position financing
- sellers' closing costs
- capital improvements that increase the tax basis in the property
- = Remaining amount of lien paid back to the City.

If the property has appreciated significantly, the seller may owe the City its share of appreciation, as per the seller's original affordable housing agreement with the City. Contact Alexandra Ladd; agladd@santafenm.gov; 505-955-6346, for more information on selling a home that is encumbered with a City lien.

FUNDING

AFFORDABLE HOUSING TRUST FUND

The Affordable Housing Trust Fund was set up by the City to act as a repository for development fees generated through the affordable housing program, as well as for program income funds that are paid back to the City. Another source of funding are land sales revenues from Tierra Contenta. To supplement CDBG funding, the trust fund was

set up so that at least 51% of funds must be used for downpayment assistance. Other prioritized activities include rental assistance for very low income renters and real estate/infrastructure funding to support nonprofit development. Every two years, the City's Community Development Commission sets funding priorities and an RFP is released that is commensurate with the CDBG funding schedule as described in the preceding section. In order to achieve efficiency, the CDC will consider the applications for funding from the AHTF at the same time as CDBG funding requests. A funding cycle is initiated when there is a minimum of \$300,000 of available funds.

COMMUNITY DEVELOPMENT BLOCK GRANT

The City of Santa Fe is classified as an entitlement community by Department of Housing and Urban Development (HUD). There are five entitlement communities in New Mexico - Farmington, Las Cruces, Rio Rancho, Albuquerque and Santa Fe. The State of New Mexico's Department of Finance and Administration allocates the balance of New Mexico's CDBG funds for non-entitlement communities to use for capital improvements and infrastructure.

Entitlement communities can develop their own programs and funding priorities as long as their programs conform to HUD's CDBG statutory standards and program regulations. Funded activities must support the objectives of the five-year ***Consolidated Plan***.

CDBG Eligible Activities

The City of Santa Fe allocates its funding to qualified local agencies or nonprofit organizations. These entities are classified as sub-recipients and must report use of the funds to the City of Santa Fe on an annual basis. For more information regarding the classification of eligible projects, click to go to [HUD's CDBG page](#).

The City's **Community Development Commission (CDC)** allocates funding to eligible sub-recipients. CDBG funds may be used to support affordable housing, neighborhood revitalization, economic development, and provision of improved community facilities and services. Eligible activities include:

- Acquisition of real property
- Relocation and demolition
- Rehabilitation of residential and non-residential structures
- Provision of public facilities and improvements (water and sewer facilities, streets, neighborhood centers, etc.)
- Downpayment assistance toward the purchase of a home
- Payment for public services within certain limits

All CDBG-funded projects **MUST** address the needs of low-to-moderate-income residents of Santa Fe. Income levels for eligibility for all HUD programs are determined every year by HUD for every municipality and county jurisdiction in the nation. Click for [2013 CDBG AMI figures](#).

POLICY/RESEARCH

The *Consolidated Plan* is a 5-year plan that identifies housing and community needs, priorities, goals and strategies. The Plan outlines how funds (including federal, state and local) will be allocated to housing and community development activities. The *Annual*

Action Plan is submitted annually and describes how funds will be used for the upcoming fiscal year (July 1st through June 30th). The *CAPER* re-evaluates projects after the end of the fiscal year. An amendment is submitted when an activity is funded that is substantially different than described in the Annual Action Plan.

Resources

[Final Consolidated Plan and 2013 Action Plan](#)

[2008-2013 Consolidated Plan](#)

[2016-2017 FINAL Annual Action Plan](#)

[2014-2015 Consolidated Annual Performance Evaluation Report \(CAPER\) Public Hearing 9-30-15](#)

[2014-2015 Annual Action Plan-Substantial Amendment](#)

[2015-2016 Annual Action Plan-Substantial Amendment](#)

The Housing Needs Assessment Report

In 2012, the City completed a housing needs assessment to update a similar study completed in 2007. The study looked at demographics and housing needs, housing inventory, housing sales data and many more factors to determine affordability gaps and future policy implications from the findings. Since 2007, Santa Fe's household composition has shifted significantly toward older, single-person households. Despite the economic downturn, housing prices continue to rise and were 65% higher in 2010 than in 2000. Meanwhile the purchasing power of renters has declined -- incomes are flat, while rents have increased 25% since 2000. As many as 3,000 renters earning less than 25% of the Area Median Income are likely to be cost-burdened and not able to find affordable rental homes in Santa Fe.

Resources

- [Housing Needs Assessment \(2012\)](#)
- [Housing Needs Assessment Report \(2007\)](#)

Other Policy and Research

The Five-Year Strategic Housing Plan was completed in 2008 as a guide to the projects and programs intended to increase the supply, accessibility and quality of affordable housing through 2013.

- [The Five-Year Strategic Housing Plan](#)

The Coalition to End Homelessness updated its strategic plan from 2007 to emphasize homelessness prevention as the most cost-effective way to address homelessness.

- [Plan to End Homelessness \(2012\)](#)
- [Coalition to End Homelessness Report \(2007\)](#)

As a CDBG-entitlement community, Santa Fe is required to conduct an analysis of fair housing issues affecting access to housing in the community. This report is used to shape outreach campaigns about ending housing discrimination and empowering members of the community to report it.

[Analysis of Impediments to Fair Housing Choice Report](#)

Lastly, the City of Santa Fe also provides information on its website sharing both Fair Housing and Landlord Tenant Laws with detailed resources on how to file a complaint.