

What is “affordable” in Santa Fe?

- Paying no more than 1/3 of income toward housing costs (incl. utilities) – an “affordable” price is set according to the income of the homebuyer or renter.
- Income eligibility is determined by the Area Median Income (AMI) set by HUD and adjusted by household size.

HUD Area Median Income (AMI) as of April 2017					
Household Size	100% AMI	80% AMI	65% AMI	50% AMI	30% AMI
1	\$ 43,550	\$ 34,850	\$ 28,300	\$ 21,800	\$ 14,450
2	\$ 49,750	\$ 39,800	\$ 32,350	\$ 24,900	\$ 16,500
3	\$ 56,000	\$ 44,800	\$ 36,400	\$ 28,000	\$ 18,550
4	\$ 62,200	\$ 49,750	\$ 40,450	\$ 31,100	\$ 20,600
5	\$ 67,200	\$ 53,750	\$ 43,700	\$ 33,600	\$ 22,250
6	\$ 72,200	\$ 57,750	\$ 46,950	\$ 36,100	\$ 23,900

What factors affect housing needs?

- **Almost 50% of Santa Fe’s residents are “cost-burdened” by housing costs (paying more than 1/3 of their income).**
- **On any given night in Santa Fe, as many as 100 young people don’t have a safe place to sleep.**
- **17% of Santa Fe’s residents live in poverty, with 30% of school age children in poverty.**
- **By 2020, nearly one out of every four (25%) Santa Fe residents will be age 65+.**

What are Santa Fe's Housing Needs?

Rental Housing

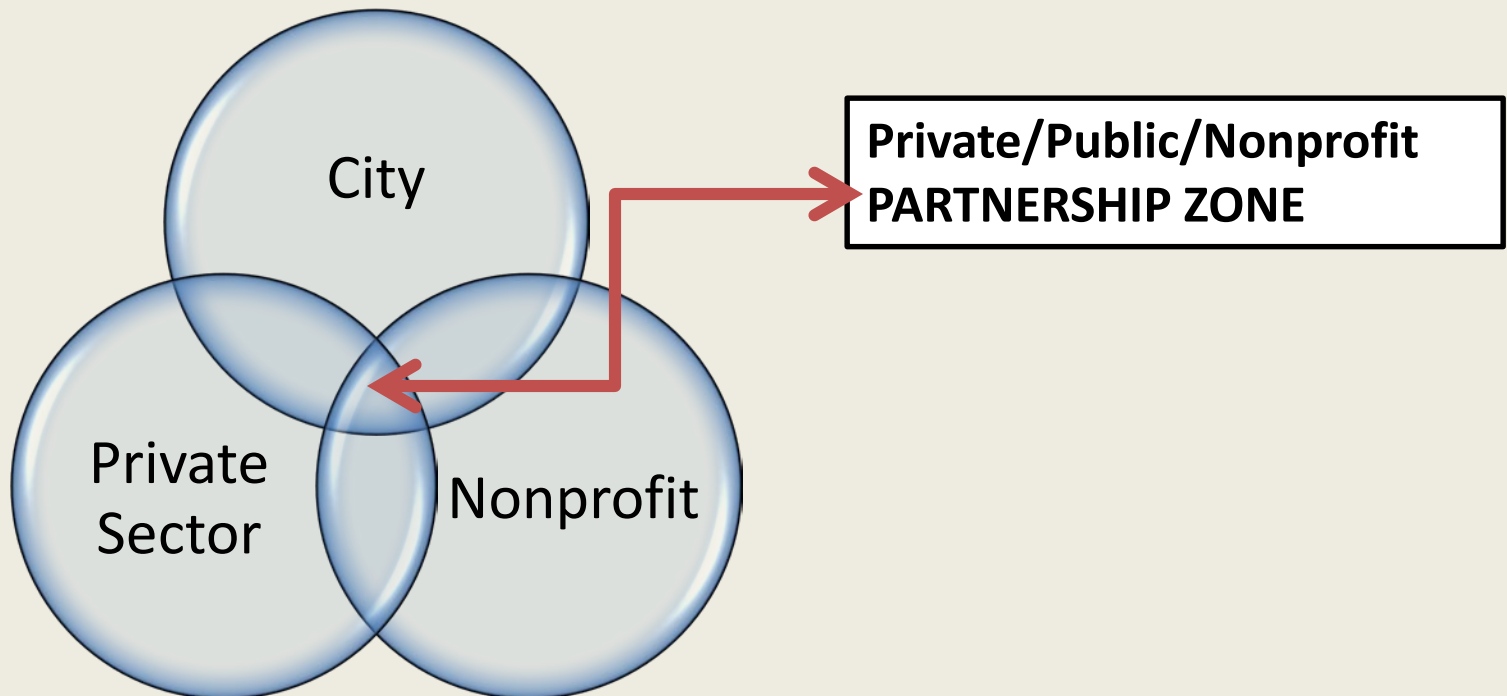
- 47% of Santa Fe's renters earn less than 50% of the area median income.
- These renters face the biggest mismatch between needs and available inventory – shortage of approx. 2,400 units.

Homebuyers/Homeowners

- Fewer than half of renters earning between 80-120% AMI can afford the median home value.
- Over 400 homes are in substandard condition and in probable need of rehabilitation.

What housing does the City provide?

None! the City's nonprofit partners, private sector developers and builders, the local housing authorities, rent-restricted apartment complexes and other facilities provide the units and services.



Regulation, Financing, Programming

- Santa Fe Homes Program (SFHP)
- Support for housing and community development through federal funds and programs:
 - CDBG (approx \$500K/annually)
 - Continuum of Care/Shelter Plus Care
 - Other HUD funds, LIHTC, CIP,
- Allocate down payment assistance, rental assistance, gap financing, home repair funding
- Use local funds to support programming and services provided by nonprofits through administrative contracts

Santa Fe Homes Program (SFHP)

Income Range	Required Rents (2 BR)	Required Sales Price (3 BR)	Required Percentage
1 (<50% AMI)	\$413		5% (rent)
2 (50-65%AMI)	\$623	\$131,500	5% (rent) 5% (for sale)
3 (65-80%AMI)	\$809	\$171,000	5% (rent) 10% (sale)
4 (80-100%AMI)		\$210,250	5% (sale)

- SFHP units are offered in proportion to market rate units by type and are dispersed throughout the development
- SFHP units match architectural features and landscaping of market rate units
- Projects with 2 – 10 units pay a fee instead of providing unit(s) *Formula=\$65,750*X unit fraction X.3 (70% Reduction)*

# of units in development	2	3	4	5	6	7	8	9	10
20% unit fraction	0.4	0.6	0.8	1	1.2	1.4	1.6	1.8	2
70% Reduced Fee	\$7,900	\$11,800	\$15,800	\$19,700	\$23,700	\$27,600	\$31,600	\$35,500	\$39,500

*based on ½ price of Tier 2, 3 BR home

Developer Cost Off-sets

- 15% Density Bonus
- Fee Reductions and Waivers (upfront) for development review, infrastructure permit fees, UECs, Capital Impact fees
- Reduced marketing/holding costs through partnership with nonprofit

2014 Amendments

- 20% reduction (from 30%) made permanent
- Fractional fee payment for 2 – 10 projects made permanent

2016 Amendments

- Paying fee-in-lieu for multi-family rental development by right, not alternate compliance (sunsets in 2020)

Emerging Housing Needs

- Households are smaller and older, except for Spanish speaking households.
- Single family development is likely to be less of an economic driver than in the past as some residents will seek smaller homes located near transit, services and amenities.
- Emergency housing and very low cost rental options are only as effective as the supportive services provided in alignment with the home.