



CASITAS BUILD COMMUNITY ADU FACTSHEET

We have a massive need for new rental housing in Santa Fe!

- 5900+ renter families are currently paying more than they can afford for housing
- 73% of households earning less than \$50,000 a year currently have an unaffordable rent
- Since 2009 rental vacancy rates have dropped from 10% to <2%, rents increased 30%+
- Over 5000 new rental units are needed to balance the market and slow rent escalation

Why Casitas and Guesthouses?

- Adding casitas has been the historic growth pattern for hundreds of years
- A way of creating new rental housing without large apartment complexes
- Makes existing housing more affordable by providing rental income to the homeowner
- Increased asset value is a wealth building strategy for owners with limited means
- They allow aging family members to live near relatives, provide for on-site caregiver
- Casitas increase options for affordable housing providers seeking voucher-eligible units
- A distributed development strategy that creates "invisible infill" in all areas of the city
- Increases property tax revenue for local governments
- Homeowner/developer model ensures "community control" of housing development capital
- Casitas utilizing existing roads, schools, trails, public transportation and utility infrastructure
- Lowers the cost of long-term maintenance of community infrastructure
- It's the #1 recommendation for expanding affordability from the Urban Land Institute (ULI).

What do the code changes propose to do?

- Increase the number of rental units available today by allowing both a guesthouse and main houses to be rented long-term on the same property
- Makes more properties eligible for new casitas and lowers the cost to build them by allowing on-street parking to count towards parking requirement, allowing second story guesthouses where allowed by zoning, and reducing aesthetic design requirements beyond what's required by zoning
- Creates new short-term rental rules that require an on-site owner-occupant to rent a casita

What more can we do to promote affordability?

- Create a "Low Priced Dwelling Unit" designation for affordable long-term rentals that provides development incentives in exchange for rent-controls or voucher preference
- Provide city support for new types of development financing that will make sure families with limited means can have equal access to wealth and income building

What are the common hypothetical arguments against this proposal?

The change in owner occupancy will create absentee slum lords.

There are already literally thousands of homes rented out by "absentee landlords." Having an additional unit has no impact on the quality or professionalism of a landlord. Eliminating the option of renting casitas because of a few bad apples is not good public policy.

Eliminating the off-street parking requirement will cause parking problems.

In many cases creating a new off-street parking spot requires a new curb-cut that eliminates an existing on-street public parking space that has already been paid for.

There hasn't been enough time for public review.

This proposal was introduced on March 13th, it will have three committee hearings, a public hearing at Planning Commission, and a final public hearing on May 27th a city council.

The Coalition is also working to organize more public listening sessions in concert with the city.