



SANTA FE
HOUSING
ACTION
COALITION

MUCH ADU ABOUT HOUSING

ADU Reform Legislation

ABOUT THE COALITION

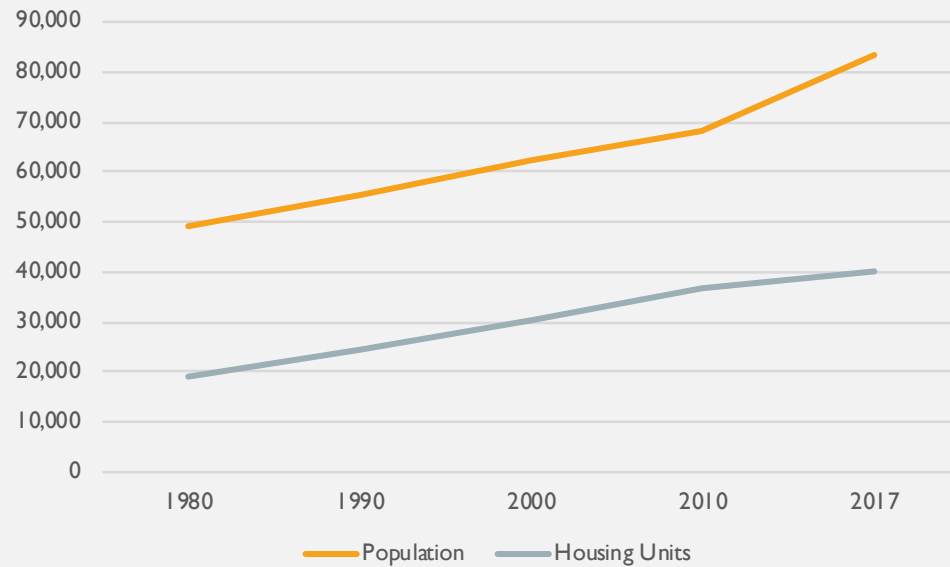
- WHY A HOUSING COALITION?
 - 10 years with no concrete action from the city
 - Widespread misinformation about affordable housing and land use policy
 - Need to represent people with higher barriers to participation
 - Align diverse interests towards concrete actions
- WHO IS THE COALITION?
 - 20 Community organizations, housing nonprofits, and large employers
 - Santa Fe Community Foundation is the fiscal agent

RENTAL HOUSING IN SANTA FE

- Worst rental housing conditions in Santa Fe's modern history
- 5900+ renter families cost burdened today
- 73% of renters earning less than \$50,000 a year paying unaffordable rent
- 86% of families below \$35,000 a year

HOUSING AND POPULATION DIVERGING

Housing Units and Population Santa Fe, NM



- Population and housing units out of sync
- 5 years of <5% vacancy
- Tight markets adjust to highest earners
- 43% 5 year rent increase

HOW THIS CAME ABOUT

- Mayor's Task Force on Affordable Housing and Livable Neighborhoods
- 22 organizations participated including:
 - All local affordable housing organizations
 - McCune ,Thornburg, and SF Community Foundations
 - Community and interest groups- Realtors, Homebuilders, Chamber and Neighborhood Network
- Comprehensive recommendations spanning homelessness through home repair
- This is just one of a suite of recommendations:

santafehousingaction.org/policy

WHY ADUs?

- Deficit of over 5000 units of rental housing, 3000 “affordable”
- Need to deploy all strategies possible
- Individual homeowners and every neighborhood participate in solving problem
- Provide alternatives to large complexes which have limited possible locations
- Utilize existing infrastructure social and physical
- Wealth building for existing homeowners
- Well suited for both aging in place or young renters

PROPOSED LAND USE CHANGES

- Land Use
 - Allow ADU's up to height allowed in underlying zoning (over garages)
 - Allow for more design flexibility dictated by underlying city requirements
 - Allow on street parking to count towards required parking spot but property must:
 - Have two existing off-street parking spots
 - A minimum 35' street width with legal parking on both sides
 - A legal sized parallel parking space on the subject property frontage
- Occupancy
 - Would allow both a main house and guest house to be rented
 - Would require an owner to live on-site to rent a unit short-term
 - Would be subject to city's separate permitting process for STR

WHAT THIS PROPOSAL DOESN'T DO

- Does not supersede zoning or design for a district, including historic overlays
- Does not allow for a taller height than allowed by code
- Does not supersede setbacks or the 10ft setback rule for two story building
- Does not automatically allow for short term rentals- separate permitting process, no on-street parking, must be owner occupied
- Prohibits lots splits unless primary dwelling unit requirements are met
- Does not allow for more than one guest house per property
- Does not supersede CC&R's

IMPORTANCE FOR HOUSING PROVIDERS

- We badly need rental housing supply that are “naturally” affordable due to size
- Need for housing units that are appropriate for rental vouchers and special needs clients that cannot live in large complexes
- Creates the possibility for new city incentive and financing programs for truly below-market and voucher preference units
- Successful in other communities: State of California, Portland, Bend, Ashland, Seattle, Vancouver, Austin, Missoula, Boulder to name a few

QUESTIONS?