


# GOVERNING BODY HOUSING POLICY STUDY SESSION

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Compiled research regarding  
housing policy requests

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# CONTENT

There have been multiple policy projects completed related to the topic of housing in the city of Santa Fe (“City”). These requests have spanned multiple interests related to housing. While affordable housing remains a significant throughline of all requests submitted to the Legislation and Policy Innovation Office, this presentation serves to highlight the overall commonalities between councilors’ policy requests related to housing. Some general recommendations are also given at the end of this presentation relating to how Governing Body members could legislatively implement their shared housing policy interests and goals.



# SUMMARY

The most notable throughline of policy requests relating to housing falls into the following categories: housing affordability, accessibility, and supply.

This being the case, the following slides will summarize the policy models and programs notably used in other municipalities that relate to these topics.



# POLICY MODELS

The policy models and programs that are meant to address affordability, housing supply, and housing accessibility regularly overlap. The policy models most frequently discussed and research in relation to councilor requests are the following:

- **Zoning Reform:**
  - Multiple concerns have been raised that current zoning standards are restrictive and make it difficult to build a) sufficient housing supply, and b) types of housing that tend to be more affordable, i.e., multi-family attached units.
  - Specific interests from Governing Body members have included prioritizing inclusionary zoning instead of upzoning, as inclusionary zoning often mandates affordable or specific density requirements for homes and reforming the zoning codes in downtown/historic areas to allow for more new and dense construction in those areas.



# POLICY MODELS CONTINUED – UNDERBUILT HOUSING TYPES

Multiple research projects into housing have revealed a marked gap in what types of housing the city of Santa Fe is lacking. Overall, data shows that majority of housing units are detached single family properties. Conversely, as of 2024 only 9.9% of homes in Santa Fe are attached single family homes, and only 4.4% are apartments with only 3 or 4 units in each building.

Increasing both supply and density of housing is regularly pointed to as a helpful strategy in making housing more affordable and accessible. Zoning reform presents itself as the clearest way for a municipality to incentivize or mandate the building of currently underbuilt housing.



# POLICY MODELS CONTINUED – SHORT TERM RENTALS

Multiple research projects have been drafted regarding the presence of Short-Term Rentals (“STRs”) in Santa Fe, and the effect that these properties have on the nature of housing in the city.

Most conversations and requests for research into STRs have centered around revisiting the City’s current STR Ordinance in order to do the following:

- Increase fees for violating provisions of the STR Ordinance
- Implement a cap on the allowable number of STRs within the City or particular districts of the City
- Finding methods to better understand the true ratio of STRs to long-term residences in Santa Fe.



# POLICY MODELS CONTINUED – TENANTS RIGHTS

There has been notable interest in how to bolster tenants' rights in the City. At present, most renters' rights in Santa Fe are governed by state of New Mexico statutes relating to tenants' rights and responsibilities. Because New Mexico municipalities are prohibited from implementing rent control of any kind, interest in tenants' rights has often been discussed under the following context:

- The creation of a landlord registry to track residential properties and violations committed by landlords.
- Creating a coordinated plan from city officials to advocate to state-level decision makers in reference to the state's ban on local-level rent control measures.



# RECOMMENDATIONS

It is fortunate that there is often overlap and commonality in goals amongst Governing Body members as it pertains to housing within the city of Santa Fe. Because this is the case, one potential course of action could be:

- Governing Body members and other local-level decision makers could draft and implement a strategic plan that designates a specified timeframe in which the City's shared housing policy goals can be implemented; however, the City has previously drafted an affordable housing strategic plan, so this action could risk being redundant.
- Plan a large legislative package that includes multiple shared housing policy goals in an organized tranche of Ordinances and Resolutions.



# PENDING LEGISLATION

## 1. Clarifying Requirements for SFHP Rental Units (4/25/23)

Bill

If item 4 (Update to Fee in Lieu and Affordability Req) is passed, we can delete this request altogether because these two overlap.

## 2. Amending Fair Housing Ordinance to Include Retaliation (5/12/23)

Bill

Cassutt, Castro

## 3. Modifying the Existing Base Fee Amount for the Santa Fe Homes Program (12/4/23)

Bill

M. Garcia

## 4. Short Term Rental Ordinance (7/16/24)

Bill

Cassutt, Feghali

Status: Currently in committee review

## 5. Rental Housing Registry (7/27/24)

Bill

Castro

## 6. Study on Housing Development on Northwest Quadrant (8/27/25)

Resolution

Castro, Faulkner, M. Garcia

## 7. Support of Rent Control (10/20/25)

Resolution

Castro

## 8. Amendments to Short Term Rental Requirements (5/19/26)

Bill

Feghali, Cassutt