

VIGIL, XAVIER I.

From: CARDENAS, GERALYN F.
Sent: Wednesday, January 15, 2025 1:36 PM
To: VIGIL, XAVIER I.
Subject: FW: Attempt to post a comment
Attachments: Pages from the City 5 Year Affordable Housing Strategic Plan.pdf

Respectfully,

Geralyn

Geralyn F. Cardenas
Assistant City Clerk
City of Santa Fe
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CITY OF SANTA FE
COMMUNITY ENGAGEMENT

From: SALAZAR, ANDREA X. <asalazar@santafenm.gov>
Sent: Wednesday, January 15, 2025 9:06 AM
To: Peter Ives <peternelsonives@gmail.com>
Cc: CARDENAS, GERALYN F. <gfcardenas@santafenm.gov>
Subject: FW: Attempt to post a comment

Good morning, Peter.

We will include this information in the packet. We have identified that an upload link is missing from the public comment section: <https://santafenm.gov/city-clerk-community-engagement/city-clerk-1/governing-body-public-comment>, and we will be including that on this page.

Thank you.

Andréa Salazar

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CITY OF SANTA FE
COMMUNITY ENGAGEMENT

From: Peter Ives <peternelsonives@gmail.com>

Sent: Tuesday, January 14, 2025 4:55 PM

To: Peter Ives <peternelsonives@gmail.com>

Subject: Attempt to post a comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have attempted to post a comment on the adoption of the Compliance Report on the Consolidated Plan for consideration tomorrow during the evening session, Item 21A. The directions on the agenda said to click on the bubble to submit a public comment, but there was no "bubble"

and despite my several efforts, I could not utilize the system. Therefore, I am providing my comments directly to you in the document attached by 5 pm today, Tuesday, January 14, 2025. The Consolidated Plan notes that 27 housing units were provided; the attachment (from the City's 5 year affordable housing strategic plan adopted by the GC in June 2024) notes the multiple thousands of units that are needed. I hope we can all find the way to doing much, much more.
Peter

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Peter N. Ives

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Consolidated Plan 2023 Goals

The Department of Housing and Urban Development (HUD) requires local governments receiving Community Development Block Grant (CDBG) funds to complete a Consolidated Plan every 5 years. The Consolidated Plan serves as a basis for the City's CDBG funding allocation process and for assessing performance on an annual basis.

The City's most recent Consolidated Plan was completed in 2023 through which the following priority needs and associated goals were identified as priorities for the expenditure of CDBG funds over the next five years. In order to ensure that uses of the City's local funds are aligned with federal funds, the principles presented in this Plan are required to be consistent with the Consolidated Plan.

Figure V-3.
Consolidated Plan Priority Needs and Goals Summary

Priority Need #1	<i>Ending Chronic Homelessness</i>
Goals	1A Increase Availability of Supportive Services 1B Expand Options for Overnight Shelter, including Non-Congregate 1C Increase/Improve Street Outreach and Support 1D Increase Availability of Permanent and Supportive Housing
Priority Need #2	<i>Ensuring Housing Stability for All (& Reducing Cost Burden)</i>
Goals	2A Expand Choice for Affordable Rental Opportunities 2B Expand Choice for Affordable Homebuying Opportunities 2C Improve Condition and Preserve Affordable Rental Housing
Priority Need #3	<i>Ensuring Homeownership is Sustainable</i>
Goals	3A Provide for Owner-Occupied Rehabilitation 3B Provide for Energy Efficiency and Accessibility Retrofits 3C Maintain Financial Stability for LMI Homeowners
Priority Need #4	<i>Improving Social Determinants of Health and Address Emerging Needs</i>
Goals	4A Increase Economic Opportunities for LMI Populations 4B Expand Public Facilities and Infrastructure for LMI Populations 4C Expand Access to Open Spaces, Parks and Transportation 4D Increase Programming to Prevent Displacement

Source: City of Santa Fe 2023-2028 Consolidated Plan.

Production Plan 2024

The combination of non-profits, market offerings, and public investments by the City of Santa Fe will continue working to meet the identified needs. Figure V-4 outlines the City of Santa Fe's proposed Production Plan for the next five years. The city's production goals aim to address a portion of the need based on the city's budget, capacity, and goals identified in the city's most recent Consolidated Plan.

**Figure V-4a
Production Plan – Very Low-Income Renter or Experiencing Homelessness**

Type of Housing Tenure with Qualitative Need with AMI Ranges	Current and Projected Quantitative Need	Five Year Service and Programming Goals	Five Year Production Goals
<p>Very low-income renter or experiencing homelessness - 30% AMI and under <i>Audience: All ages (youth, adult, seniors)</i></p> <p>Households need direct financial subsidy and social services to be navigated to and access appropriate units and ongoing support to maintain their housing situations.</p>	<p>3,000 households are currently likely to need supportive rental units.</p> <p>300 additional households will need supportive units by 2040.</p>	<p>Develop a centralized housing navigation hub to help residents with various housing insecurity find appropriate units from congregate and non-congregate shelter to permanent supportive housing (PSH)</p> <p>Support 300 unsheltered or unstably housed attain PSH through rental assistance, landlord liaison programs</p>	<p>Construction of 100 "special needs" rental homes in LIHTC projects, ADU's, or newly rehabbed multifamily projects</p> <p>Establishment of permanent non-congregate shelter facility with 60 rooms/beds to house up to 100 individuals (including children)</p> <p>Additional Safe Outdoor Spaces (SOS) (100 shelters) to accommodate non-traditional shelter options.</p>

**Figure V-4b
Production Plan – Severely Cost Burdened Renters**

Type of Housing Tenure with Qualitative Need with AMI Ranges	Current and Projected Quantitative Need	Five Year Service and Programming Goals	Five Year Production Goals
<p>Severely cost-burdened renter (paying more than 50% of their income on housing costs) - 80% AMI and under <i>Audience: All ages (youth, adult, seniors)</i></p> <p>Households need direct subsidy and robust support services to stay in affordably-priced units. They need rent restricted and/or subsidized units, monthly assistance, rapid rehousing support, arrears, and eviction prevention support.</p>	<p>3,500 households are likely to need financial assistance or price-restricted rents to afford their rental costs</p> <p>200 additional households will need support by 2040</p>	<p>Support 1,000 renters with eviction-prevention support, through the CONNECT program or community development partners</p> <p>Establish landlord-tenant counseling programs and supporting 50 households to prevent evictions or other court-involved proceedings</p> <p>Replace federal recovery fact funds with a dedicated funding stream (\$500,000) for local rental assistance and eviction prevention programs</p> <p>Reduce housing provider and private landlord concerns about renting to "higher risk" tenants through a pilot collaboration to cover damages and other liabilities</p>	<p>Construction of 300 rental homes in LIHTC, Section 811, ADUs, or small scale (20 homes or less) multifamily (includes master-planned areas - Midtown and Tierra Contenta)</p> <p>Preservation of long term affordability restrictions of 150 current units through building improvements or other recapitalization efforts</p> <p>10% increase in issuing building permits for market projects with set-aside affordable rental homes (especially in districts with fewer affordable homes)</p>

**Figure V-4c
Production Plan – Cost Burdened Renters**

Type of Housing Tenure with Qualitative Need with AMI Ranges	Current and Projected Quantitative Need	Five Year Service and Programming Goals	Five Year Production Goals
<p>Cost burdened renters (paying more than 30% of their income on housing costs) - 30-80% AMI <i>Audience: Adults and seniors</i></p> <p>Households can't afford to rent with the high market conditions and are not in the homeownership market. They need affordably priced units through landlord engagement and other "missing middle" strategies</p>	<p>2,500 households are likely to need financial assistance, restricted rents, or lower-market rental opportunities</p> <p>250 additional households will need support by 2040</p>	<p>Support 1,000 renters with tenant-based rental support, through the CONNECT program or community development partners</p> <p>Support 2,500 households with children with housing, social services, and other public service supports</p> <p>Develop a landlord engagement toolkit to complement the landlord engagement pilot program</p> <p>Engage 50 small-scale, local landlords in the landlord engagement pilot program</p>	<p>Construction of 300 rental homes in LIHTC, Section 811, ADUs, or small scale (20 homes or less) multifamily (includes master-planned areas - Midtown and Tierra Contenta)</p> <p>Increase affordable rental housing supply with 250 "naturally occurring" units by engaging small-scale, local landlords with:</p> <ul style="list-style-type: none"> ■ ADU conversions with set asides for dedicated vouchers ■ Other home repair programs ■ Converting existing rentals to long term tenant relationship

**Figure V-4d
Production Plan – Low- and Moderate-Income Renters, Prospective Homebuyers**

Type of Housing Tenure with Qualitative Need with AMI Ranges	Current and Projected Quantitative Need	Five Year Service and Programming Goals	Five Year Production Goals
<p>Low- and moderate-income renters, prospective homebuyers - 80 - 150% AMI <i>Audience: Adults</i></p> <p>There is a limited market for these renters to transition to homeownership. They need homebuyer support services and greater supply at the lower end of the market (either “naturally occurring” affordability or subsidized prices)</p>	<p>4,900 households cannot afford to buy a home and transition to homeownership</p> <p>250 additional households are likely to be facing this challenge in 2040</p>	<p>Continue investments in homebuyer education to support 4,000 residents' pathway to homeownership</p> <p>Expand capacity for alternative homeownership models (land trust, co-housing, employer assisted, shared equity) especially in master-planned communities (Midtown, Tierra Contenta)</p>	<p>350 newly constructed homeownership units, priced affordably as per SFHP or LPDU or other subsidy</p> <p>150 home purchases subsidized through mortgage assistance (new + existing)</p> <p>40 homes kept affordable through restricted sales, building improvements, conversions, or other housing preservation efforts</p> <p>Provide density bonuses, or other incentives, for market rate projects that include affordable homeownership homes in higher cost neighborhoods</p>

**Figure V-4e
Production Plan – Cost burdened Homeowners**

Type of Housing Tenure with Qualitative Need with AMI Ranges	Current and Projected Quantitative Need	Five Year Service and Programming Goals	Five Year Production Goals
<p>Cost burdened homeowners (paying more than 30% of their income on housing costs) 100% AMI and under <i>Audience: Adults and seniors</i></p> <p>Households need home repair and other housing quality improvements, including accessibility, “age in place” retrofits, energy efficiency upgrade, refinancing and foreclosure prevention services to be able to stay in their homes.</p>	<p>5,600 households may be vulnerable to not being able to maintain homeownership</p> <p>150 additional households are likely to be facing this challenge in 2040</p>	<p>Support 400 households with home repair and other homeowner housing upgrades</p> <p>Support 150 households with foreclosure prevention programs</p> <p>Engage 150 households with financial empowerment services to find financial assistance to reduce monthly housing costs – including HECM/ reverse mortgage financing</p>	<p>250 newly constructed “missing middle” homes for smaller households, including ADUs</p> <p>100 homes made or kept affordable through energy-efficiency upgrades, accessibility improvements, reverse mortgages</p>