

Santa Fe, New Mexico

The City of Santa Fe, one of the country's major tourist destinations, faced a housing affordability crisis in the early 1990s. At that time three-quarters of its residents could not afford a median-priced home, and housing costs were 40 percent above the national average. Santa Fe was experiencing dramatic rises in land and housing prices, while complicated development processes and restrictive land use policies further hampered efforts to provide affordable housing opportunities. The city aggressively supported affordable housing developments, enacted an innovative zoning policy to increase densities, reduced or waived a series of impact and review fees, adopted proactive policy to support affordable housing, reformed subdivision and land development standards, and streamlined its review and permitting procedures. Consequently, nearly 16 percent of all new homes built in Santa Fe during the last decade were affordable homes.

Specific Actions Taken:

- **Accelerates the processing of housing developments that include at least 25 percent affordably priced housing.**
- **Waives or reduces various impact, processing, and permitting fees for affordable housing developments.**
- **Exempts affordable housing developments from water utility expansion charges and related water utility building requirements.**
- **Provides density bonus for housing developments that include affordable units.**
- **Eases code requirements to allow accessory units and other alterations to encourage affordable housing options.**
- **Modifies site development and zoning requirements, such as reduced lot sizes and increased lot coverage, to promote affordable housing.**
- **Increases opportunities for use of HUD-Code housing, with appropriate design and site standards, to meet affordable housing goals.**