

March 27 2023 Indivisible Meeting Notes

RICANN

Talked about the shirtwaist factory fire article from Heather Cox Richardson.

- Frances Perkins - a really remarkable woman. Born 1880 and BS in chemistry and economics. This fire had an effect on her and it impacted her.
- She worked her entire life for labor, workers, etc. She pretty much wrote the New Deal.
- All of which to say that the work we are doing is hard and takes time. Francis Perkins worked her whole life on helping and uplifting the underserved.
- What we have going for us is that we have 100 of us.
- Ricann thanks us for that! Hang on.

AGENDA

- NNSA MEETING WIPP Project . April 4 Town Hall/Santa Fe Convention Center. 6:30 pm..
- Bev's room # is 412 Jayne and Janna went to visit her.
- Planned P Bfst of Champions . Talk to Cynthia about this event.. You have to register
- Girls' Inc. - Talk to Chris Waddill about this.
- Postcards Wisconsin should be in the mail. This is the most important election of 2023.
Hospital Film: We will have a date from April 21 - May 8
We'd like to organize a few people to speak. Ideas? Talking about hospital reform.
- HYPE
 - National Indivisible pilot program. We've been asked to participate. Also included are ABQ and Blue CD2
 - Purpose: counter what happens when R's take good news and make it bad. For instance, the Inflation Reduction Act - major environmental act right in their background.
 - Blue CD2 has put an interactive map on their website and click on your community and see what's happening in your background.
 - Public facing celebrations like ribbon cutting, barber shave signs. Canvassing and phone calls.
 - Questions remain about evaluating it.
 - Pam talked about an event a couple of years ago. Picnic where people/electeds talk about all the good stuff.

TODAY'S SPEAKERS

BOARD OF COUNTY COMMISSIONERS

CARLOS GEMORA - SITE SW SR. PLANNER, Before Sites, he was a planner for Santa Fe

Denise Benavidez, Santa Fe C, Affordable Housing administrator.

DANIEL works with Santa Fe County

Juan Torres - Economic Dev For Santa Fe County, Retired.

- Denise plan is required by MFA, a new plan is important. Used UNM to do data collection.
- Shows huge need, develop code, assist to go after funding, we have 14 or 16 developments in the pipeline.
- Targets all age groups and the need is large.
- Discussion to housing is the direct housing services side is the people base and the land use re relationship to nature and other stuff. It's not a land use plan, but it's really about planning.

PURPOSE

- Comply w MFA - Mortgage Finance Authority for affordable Housing.
- Can't get donations unless you use this act . This is evaluated by the mortgage supplier for you
- Data: census data, UNM Housing Data Report, Local Experts, 24 committee stakeholders.
Interviews with Public Affordable and Market Rate Developers
- Municipalities - NM has laws about giving public \$ away.
- NM constitution against using public funds for private.
- The MFA clearly defined for private enterprises.
- Donations means if you want to provide financial incentives.
- NM gave a pot of \$ to MFA. Any municipality must have a plan to distribute it widely. This is not a pot of \$ the ability to raise funds through bonds.
- People with behavioral needs are difficult for a municipality to give \$ away.

MIGRATION

- Community Changes: Applies to Santa Fe County Total.
- There are lots of people moving in and out. 9% leave every year.
- 2019: 11K move in (wealthy)and 11K move out (younger and less wealthy). Therefore, not a lot of population increase.

10 YEAR CENSUS

- Santa F C growth rate is low, slowest since 1910.
- Starting around 2010 has plummeted.
- 2007 was a drop - but since 2016 the city has shot up because of land use and multi-family housing. The city has increased dramatically. This is all about units permitted.
- County 2016 dropping in terms of units permitted.
- It's like a game of musical chairs. Not enough chairs, so people aren't moving in.

- South Meadows, most of it is possibly city.
- Housing Shortage at every level. There's a lot of displacement at every level. A Honda Civic going from 10 -20K. It's the same car but the investment increases.
- There's a shortage of around 17K units.
- Why are houses not being built in a more innovative and progressive way? A lot of builders say they would like to but the standards increase development. With difficult regulations, etc. it gets harder and harder to push the envelope. It's not done because no one is demanding a change.
- If we are not having a population increase why do we need these houses?

WHAT IS AFFORDABLE?

- Affordable - HUD numbers.
- Avg hslid making \$72K. 30% (the equation used to determine how much one should be spending for housing) would be around 1800/mo.
- Affordable. \$283K. Average - family of three.
- When we talk affordable we mean less. 80% Area Media Income - that would mean - \$1400/rent and 260K purchase. % of income being \$58K
- Some houses have these prices, but they have long waiting lists.
- County and City - we dictate to the developer what they can set the home price for.
- If there is a home appraised for 600K. The county deducts the amount to assist the client to get into an affordable home .Have to work with Mortgage companies
- MFA has come out with a great discount program. Asking developers to do more townhomes, etc. SAF goal is for greener homes.

- Median household home for sale is \$700k
- 5 years - income isn't keeping up with rising housing costs.
- Effect of density - single family \$700
- 10 units per acre - \$300
- The county promotes housing help with legislative
- Only 10% can afford the median priced household.
- 1 in 3 houses in SAF is cost burdened.
- If housing were more affordable we would see more affordable housing.

RECOMMENDATIONS

- Housing for purchase : 10 du/acre (dwelling units per acre)
- Housing for Rent 14-du/acre
- SAF will help developers to build affordable housing.
- Look at sustainable code and environment
- Implementing a housing trust fund
- Expansion and refinement of existing programs. More inclusionary units. Creative use of land.
- Difficult: money for units, voucher program not helping because we don't have enough units.

WHAT CAN WE DO? (SOS?)

Paul Olafson - created this plan.

- Get involved by sharing this information.
- It's not going to get solved quickly or by the government.
- Takes a committed effort and education to make changes.
- There's going to be higher density, etc. The biggest thing you can do is to be educated and active?
- Vacation rentals just added a gigantic demand. Limit them or increase the presence of them. The County is working on this issue.