

Affordable Housing- Related Pending Legislation

Orange = Cover Santa Fe Home Program updates

GREEN = Cover the concept of enforcing NMSA's Uniform Owner-Resident Relations Act ("UORRA")

	Request name, Sponsor and Legislation Type (Info from jotform)	What issue does this address? (Info from jotform if available)	Additional Notes
1	Clarifying Requirements for SFHP Rental Units • Bill • No Sponsor	This very old bill request was intended to accomplish non-substantive clarifications to the SFHP's Requirements for Rental Units, Section 26-1.22.	This request will be resolved if the current fee in lieu bill passes (Bill No. 2026-11).
2	Modifying the Existing Base Fee Amount for the Santa Fe Homes Program • Bill • M. Garcia	This legislation addresses the need to increase the base fee amount incurred by developers when paying a fee instead of developing affordable housing units.	This request will be resolved if the current fee in lieu bill passes (Bill No. 2026-11).
3	Amending Fair Housing Ordinance to Include Retaliation • Bill • Cassutt, Castro	This bill is Part II of Ordinance No. 2024-05, which included "source of income" as a protected class and prohibits discrimination for the use of things like housing vouchers. The hope was to prohibit retaliation as well.	Because retaliation is already against the state's "Uniform Owner-Resident Relations Act" ("UORRA"), there is an exploration of the idea of setting up an "Indigent Legal Fund". This request could be combined with the request below.
4	Establishment of Indigent Legal Fund • Resolution - Barrett, Bustamante	This resolution would establish a legal fund to assist low-income individuals in obtaining legal	See note above.

		services for renter/landlord disputes. The State landlord/tenant laws, while quite extensive, are often not enforced at the municipal level, requiring tenants to seek legal representation.	The Affordable Housing Trust Fund could potentially help cover the cost of these legal fees. This could require a bill, depending on the details of the goal.
5	Short Term Rental Ordinance • Bill • Cassutt, Feghali • Status: Currently in committee review		This bill potentially overlaps with work in the Chapter 14 rewrite. There has been some policy research on this topic completed for Councilor Cassutt that covered various approaches to regulating (or not regulating) STRs. These memos can be shared with councilors upon request.
6	Rental Housing Registry • Bill • Castro	This ordinance would create a registry and minimum standards for any rental in Santa Fe.	Albuquerque attempted to create a rental registry through Resolution, but it failed. Instead, they created a public list of out-of-state property owners with repeat violations instead.
7	Study on Housing Development on Northwest Quadrant • Resolution • Castro, Faulkner, M. Garcia	This resolution would look into increasing housing density to contribute to affordability.	
8	Amending Table 14-2.1-1, with Explanations in 14-2.6 • Bill • Castro, Cassutt, Feghali	This bill would address clarity and efficiency of the Historic Preservation Board and, therefore, make repairs and	

		maintenance more affordable and more efficient for homeowners.	
9	Hopewell Mann Neighborhood Stabilization Plan • Resolution • M. Garcia, Barrett, Bustamante	This legislation addresses the call for a Neighborhood Stabilization Plan in the Hopewell Mann neighborhood as requested in the Midtown Community Development Plan (Resolution No. 2023-05). This resolution adopts the Hopewell Mann Neighborhood Stabilization Plan which aims to alleviate gentrification pressure as the Midtown Redevelopment Site continues to develop.	This resolution is close to introduction. The Plan to be adopted in the resolution identifies strategies to preserve housing affordability. There may be ideas from this plan that can also be applied in other areas of policy exploration.