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CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2024-8

INTRODUCED BY:

Councilor Jamie Cassutt

Councilor Carol Romero-Wirth

Councilor Signe Lindell

A RESOLUTION

AMENDING THE MIDTOWN COMMUNITY DEVELOPMENT PLAN TO CLARIFY HOW THE CITY WILL USE WEIGHTED EVALUATION CRITERIA TO EXPRESSLY PRIORITIZE THE SELECTION OF PROPOSALS FOR RESIDENTIAL DEVELOPMENT PROJECTS THAT INCLUDE ON-SITE AFFORDABLE HOUSING UNITS AND/OR EXCEED THE MINIMUM HOUSING AFFORDABILITY AND COMMUNITY BENEFITS.

WHEREAS, the City of Santa Fe ("City") owns the Midtown Site, which is a 64-acre redevelopment area with the physical address of 1600 St. Michaels Drive, Santa Fe, NM 87505 (Midtown Site); and

WHEREAS, on November 20, 2022, the Governing Body adopted the Midtown Master Plan with Resolution 2022-68, and on January 25, 2023, the Governing Body adopted the accompanying Midtown Community Development Plan ("MCDP") with Resolution 2023-5, which are known collectively as the "Midtown Redevelopment Plans" for the redevelopment of the Midtown Site; and

1 **WHEREAS**, the City supported public planning sessions hosted by local community
2 organizations, resulting in an actionable set of recommendations to inform the Midtown
3 Redevelopment Plans; and

4 **WHEREAS**, housing affordability and creating a spectrum of housing prices, unit types
5 and tenures and the equitable distribution of affordable units throughout single residential
6 development projects, as well as throughout the Midtown Site where residential development is
7 proposed, are high community priorities for the redevelopment of the Midtown Site; and

8 **WHEREAS**, through the disposition of certain parcels of land at the Midtown Site the
9 Governing Body intends to maximize and leverage community benefits and housing affordability,
10 as called for in the MCDP, while maintaining project feasibility; and

11 **WHEREAS**, clarification on how weighted criteria will be used in the request for
12 proposals (“RFP”) process to meet Midtown Redevelopment Plan goals is necessary to increase
13 community understanding.

14 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
15 **CITY OF SANTA FE** that, the MCDP’s requirement that solicitations “[i]nclude requirements,
16 high priorities, and preferences” means that RFPs for housing proposals must use evaluation criteria
17 that are weighted to prefer proposals that surpass the minimum inclusionary housing requirement,
18 exceed the minimum in lieu fee payment amount, and/or achieve other community development
19 strategies identified in the Midtown Redevelopment Plans.

20 **BE IT FURTHER RESOLVED**, that, in the Equity Section of the MCDP, the following
21 language is incorporated as 5.b. of “Housing Affordability” under “Strategies”:

22 b. If a developer proposes not to construct inclusionary housing
23 units on-site, the developer shall submit the following in its
24 proposal:

25 i. an economic analysis that clearly indicates the financial

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infeasibility of constructing the inclusionary units on-site;
and
ii. an analysis that the proposed alternative will result in
higher levels of housing affordability on another parcel at
the Midtown site or a development proposal that yields
expanded community benefits, as those benefits are
described in the Midtown Redevelopment Plans.

BE IT FURTHER RESOLVED, that, in the Equity Section of the MCDP, the following
language is incorporated as paragraph 11 of “Housing Affordability” under “Strategies”:

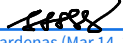
11. Monitor the total number of residential units developed at the Midtown
Site and adjust its land disposition and development strategies, as may be
necessary, to achieve the stated Midtown Redevelopment Plans' housing
affordability goals.

PASSED, APPROVED, and ADOPTED this 13th day of March, 2024.


Alan Webber (Mar 14, 2024 21:09 MDT)

ALAN WEBBER, MAYOR

ATTEST:


GERALYN F. CARDENAS (Mar 14, 2024 23:43 MDT)

GERALYN F. CARDENAS, INTERIM CITY CLERK

APPROVED AS TO FORM:


Erin McSherry (Mar 14, 2024 17:04 MDT)

ERIN K. McSHERRY, CITY ATTORNEY

Legislation/2024/Resolutions/2024-8(R)/Clarifying Midtown Redevelopment Plan