

1 **WHEREAS**, this Project is consistent with the Strategic Housing Plan lawfully adopted by
2 Ordinance No. 2007-23 pursuant to the express statutory authority conferred upon municipalities to
3 enact a housing code pursuant to Section 3-17-6A(8) NMSA 1978; to enact ordinances pursuant to its
4 police power, Section 3-17-1 B NMSA 1978; to provide for affordable housing pursuant to subsections
5 E and F of Art. 9, §14, of the N.M. Constitution and the Affordable Housing Act (§§ 10-6-27-1 through
6 6-27-8 NMSA 1978) and in particular to provide a portion of the cost of financing and/or authorizing
7 housing assistance grants for the purpose of affordable housing pursuant to Section 6-27-5 NMSA 1978
8 (2007), and pursuant to any and all such other authority as may be applicable including but not limited
9 to the city's recognized authority to protect the general welfare of its citizens; and

10 **WHEREAS**, it is the policy of the City of Santa Fe to provide incentives and encourage
11 proposals that support the production, acquisition and redevelopment of rental housing in mixed income
12 developments; and

13 **WHEREAS**, the City accepted the donation of a 4.5 acre parcel of land from Pulte Homes
14 along with additional cash, goods and services, proffered in compliance with that certain Santa Fe
15 Home Program Agreement dated January 13, 2016, (Item #16-0041 and attached hereto; and

16 **WHEREAS**, the City will also provide additional donation of City development fee/water
17 waivers and other valuable incentives to the Project; and

18 **WHEREAS**, the above referenced donations will be contributed to the Santa Fe Community
19 Housing Trust for the Project without debt or interest pursuant to the terms of a land use regulatory
20 agreement; and

21 **WHEREAS**, the Project will meet the City goals for creating housing that avoids common
22 illness triggers, uses less energy, and saves on utility and maintenance costs, while using eco-friendly
23 materials and strategies pursuant to the design of the Soleras Station as a Pilot Multifamily Project by
24 the WELL Build Institute for creation of a national healthy multifamily residential building certification
25 process by the United States Green Building Coalition (USGBC) and in the project's LEED building

1 certification; and

2 **WHEREAS**, major partners in the development of the Project now include the City of Santa
3 Fe, The Housing Trust; the New Mexico Coalition to End Homelessness and Pulte Homes, of which
4 only the Housing Trust will have any ownership interest in the Project after the development is
5 completed; and

6 **WHEREAS**, the City will provide 10% of the development costs for a competitive LIHTC
7 application for the Project by the Housing Trust as a direct grant to the Project subject to the terms of
8 a land use regulatory agreement requiring an affordability period of 45 years running concurrently with
9 requirements imposed by the New Mexico Mortgage Finance Authority; and

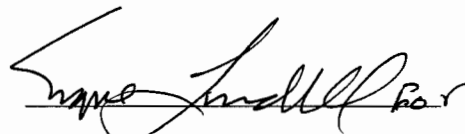
10 **NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE**
11 **CITY OF SANTA FE** that a substantial contribution to the Project with cash and measures to lower
12 development costs of the property by waiving building permit fees, providing water rights to the
13 Project, reducing the cost of extending the utility lines and meter charges for a total of approximately
14 \$2 million. The donation shall be granted subject to the terms of a land use regulatory agreement
15 specifying the requirement for consistency with the Low Income Housing Tax Credit program
16 requirements serving targeted low income clientele.

17 **BE IT FURTHER RESOLVED** that the Governing Body of the City of Santa Fe supports
18 The Housing Trust's LIHTC application for the Project.

19 **BE IT FURTHER RESOLVED** that the Governing Body on behalf of the City has given a
20 deed to the Housing Trust. The proper instrument was conveyed and filed with Santa Fe County to
21 convey the subject premises.

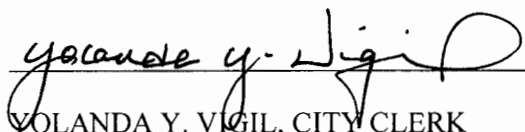
22 **BE IT FURTHER RESOLVED** that the Governing Body of the City of Santa Fe hereby
23 directs the City Clerk to record an executed copy of this resolution with the Santa Fe County Clerk.

24 PASSED, APPROVED and ADOPTED this 11th day of January, 2017.
25



JAVIER M. GONZALES, MAYOR

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2
3 ATTEST:

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5 
6 VOLANDA Y. VIGIL, CITY CLERK

7 APPROVED AS TO FORM:

8 
9
10 KELLEY A. BRENNAN, CITY ATTORNEY