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CITY OF SANTA FE, NEW MEXICO

RESOLUTION NO. 2021-38

INTRODUCED BY:

Mayor Alan Webber

Councilor JoAnne Vigil Coppler

Councilor Carol Romero-Wirth

Councilor Signe I. Lindell

A RESOLUTION

DONATING PROPERTY IDENTIFIED AS 635 ALTO STREET AND RESOURCES TO A DEVELOPER CERTIFIED AS A “QUALIFYING GRANTEE” UNDER THE NEW MEXICO AFFORDABLE HOUSING ACT FOR DEVELOPMENT OF AT LEAST FIVE (5) LOW-PRICED DWELLING UNITS.

WHEREAS, it is the policy of the City of Santa Fe (“City”) to provide incentives and encourage proposals that support the production, acquisition, and redevelopment of affordably-priced homes in mixed- income developments; and

WHEREAS, the “State of Housing Affordability” report released in December of 2020 by the Santa Fe Housing Action Coalition (“SFHAC”) estimates that about 75% of all renter households earning \$50,000 or less are “cost-burdened” or paying more than one-third of their monthly income toward their housing costs; and

WHEREAS, the SFHAC report cites local real estate sales data showing that home sales values increased by 20% from the same quarter in 2019; and

WHEREAS, the City intends to donate a lot as shown in the attached Exhibit A of a size

1 that is sufficient for the development of five (5) homes that meet the definition in SFCC 26-3 as
2 “Low Priced Dwelling Units” (“LPDU”) either as rental or homeownership homes; and

3 **WHEREAS**, the development of a lot located at 635 Alto Street has been contemplated
4 through several efforts, beginning in 2009, when the City hosted the “Greenworks Design
5 Competition” which called for designs for a multi-income, multi-unit structure that met all land use
6 and historic code requirements, achieved sustainability metrics as determined by “Green
7 Communities” standards, and was financially feasible to develop, even with the inclusion of two
8 very affordable units; and

9 **WHEREAS**, Resolution No. 2010-57 directed staff to move forward with one of the
10 selected designs to solicit architecture and project management services for completing due
11 diligence and architectural drawings for the construction of the structure; and

12 **WHEREAS**, the final design was presented and approved by the Historic Design Review
13 Board (Case #H-11-009) in 2011 (the “Project”); and

14 **WHEREAS**, the proposed land donation and the Project conform to the City of Santa Fe
15 Five-Year Strategic Housing Plan "Affordable Housing Element", which was adopted in
16 conformance to the Affordable Housing Act by Ordinance No. 2007-23 pursuant to the express
17 statutory authority conferred upon municipalities to enact a housing code in NMSA 1978, Section
18 3-1 7-6A(8).

19 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
20 **CITY OF SANTA FE**, that the City Manager shall create an Evaluation Committee and release a
21 Request for Qualifications that selects a “Qualified Grantee” to develop the Project based on the
22 following criteria:

- 23 • Funding Feasibility: the proposed project budget is realistic, funds are leveraged at a 3:1
24 ratio from other committed funding sources, revenue is sufficient to accomplish the
25 proposed project, and matching funds are secured.

- 1 • Need/Benefit and Project Feasibility: the project concept is responsive to current/future
2 market demand and the applicant provides a realistic timeframe for the completion of
3 proposed activities.
- 4 • Affordability: the proposed project effectively meets the income eligibility requirements
5 of the New Mexico Affordable Housing Act, and the applicant describes how affordability
6 targets will be achieved and monitored over time for compliance and how equity will be
7 secured.
- 8 • Organizational Capability and Management: the applicant adequately demonstrates
9 financial soundness and describes its organizational experience and expertise in this type
10 of housing construction, including work samples and funding commitments.
- 11 • Meet Affordability and Design Requirements: the applicant shall agree to build a code-
12 compliant, multi-unit structure that conforms to historic styles guidelines and offers at least
13 five (5) dwelling units that conform to the Low-Priced Dwelling Units (“LPDU”)
14 requirements established in SFCC Section 26-3.

15 **BE IT FURTHER RESOLVED** based on the above criteria the Evaluation Committee
16 will select a development partner and eventual owner of the lot located at 635 Alto Street, for
17 approval by the Governing Body.

18 **BE IT FURTHER RESOLVED** that the City Manager order a real estate appraisal of the
19 property.

20 **BE IT FURTHER RESOLVED** that the City Manager develop a Real Estate Donation
21 Agreement and Special Warranty Deed for Governing Body approval imposing a land use
22 restriction, which ensures an affordability period of no less than forty-five (45) years that runs
23 concurrently with any requirements imposed by any other subsidy provider, to be executed upon
24 transfer of the property.

25 PASSED, APPROVED, and ADOPTED this 30th day of June, 2021.

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ALAN WEBBER, MAYOR

ATTEST:



Kristine Mihelcic (Jul 6, 2021 13:27 MDT)

KRISTINE MIHELICIC, CITY CLERK

APPROVED AS TO FORM:



ERIN K. McSHERRY, CITY ATTORNEY

