1	CITY OF SANTA FE, NEW MEXICO
2	RESOLUTION NO. 2024-8
3	INTRODUCED BY:
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5	Councilor Jamie Cassutt
6	Councilor Carol Romero-Wirth
7	Councilor Signe Lindell
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10	A RESOLUTION
11	AMENDING THE MIDTOWN COMMUNITY DEVELOPMENT PLAN TO CLARIFY
12	HOW THE CITY WILL USE WEIGHTED EVALUATION CRITERIA TO EXPRESSLY
13	PRIORITIZE THE SELECTION OF PROPOSALS FOR RESIDENTIAL
14	DEVELOPMENT PROJECTS THAT INCLUDE ON-SITE AFFORDABLE HOUSING
15	UNITS AND/OR EXCEED THE MINIMUM HOUSING AFFORDABILITY ANI
16	COMMUNITY BENEFITS.
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18	WHEREAS, the City of Santa Fe ("City") owns the Midtown Site, which is a 64-acr
19	redevelopment area with the physical address of 1600 St. Michaels Drive, Santa Fe, NM 8750:
20	(Midtown Site); and
21	WHEREAS, on November 20, 2022, the Governing Body adopted the Midtown Maste
22	Plan with Resolution 2022-68, and on January 25, 2023, the Governing Body adopted the
23	accompanying Midtown Community Development Plan ("MCDP") with Resolution 2023-5, which
24	are known collectively as the "Midtown Redevelopment Plans" for the redevelopment of th
25	Midtown Site; and

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

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

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

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

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

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

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

i. an economic analysis that clearly indicates the financial

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1	infeasibility of constructing the inclusionary units on-site;
2	and
3	ii. an analysis that the proposed alternative will result in
4	higher levels of housing affordability on another parcel at
5	the Midtown site or a development proposal that yields
6	expanded community benefits, as those benefits are
7	described in the Midtown Redevelopment Plans.
8	BE IT FURTHER RESOLVED, that, in the Equity Section of the MCDP, the following
9	language is incorporated as paragraph 11 of "Housing Affordability" under "Strategies":
10	11. Monitor the total number of residential units developed at the Midtown
11	Site and adjust its land disposition and development strategies, as may be
12	necessary, to achieve the stated Midtown Redevelopment Plans' housing
13	affordability goals.
14	PASSED, APPROVED, and ADOPTED this 13th day of March, 2024.
14 15	PASSED, APPROVED, and ADOPTED this 13 <sup>th</sup> day of March, 2024.
	PASSED, APPROVED, and ADOPTED this 13 <sup>th</sup> day of March, 2024.  Alan Webber (Mar 14, 2024 21:09 MDT)
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15 16	Alan Webber (Mar 14, 2024 21:09 MDT)
15 16 17	Alan Webber (Mar 14, 2024 21:09 MDT)  ALAN WEBBER, MAYOR
15 16 17 18	Alan Webber (Mar 14, 2024 21:09 MDT)  ALAN WEBBER, MAYOR  ATTEST:
15 16 17 18 19	Alan Webber (Mar 14, 2024 21:09 MDT)  ALAN WEBBER, MAYOR  ATTEST:  Geralyn Cardenas (Mar 14, 2024 23:43 MDT)
15 16 17 18 19 20	Alan Webber (Mar 14, 2024 21:09 MDT)  ALAN WEBBER, MAYOR  ATTEST:  Geralyn Cardenas (Mar 14, 2024 23:43 MDT)  GERALYN F. CARDENAS, INTERIM CITY CLERK  APPROVED AS TO FORM:
15 16 17 18 19 20 21	Alan Webber (Mar 14, 2024 21:09 MDT)  ALAN WEBBER, MAYOR  ATTEST:  Geralyn Cardenas (Mar 14, 2024 23:43 MDT)  GERALYN F. CARDENAS, INTERIM CITY CLERK
15 16 17 18 19 20 21 22	Alan Webber (Mar 14, 2024 21:09 MDT)  ALAN WEBBER, MAYOR  ATTEST:  Geralyn Cardenas (Mar 14, 2024 23:43 MDT)  GERALYN F. CARDENAS, INTERIM CITY CLERK  APPROVED AS TO FORM:
15 16 17 18 19 20 21 22 23	Alan Webber (Mar 14, 2024 21:09 MDT)  ALAN WEBBER, MAYOR  ATTEST:  Geralyn Cardenas (Mar 14, 2024 23:43 MDT)  GERALYN F. CARDENAS, INTERIM CITY CLERK  APPROVED AS TO FORM:  Evin McSherry (Mar 14, 2024 17:04 MDT)

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