1	CITY OF SANTA FE, NEW MEXICO		
2	RESOLUTION 2017-3		
3	INTRODUCED BY:		
4			
5	Councilor Mike Harris		
6	Councilor Peter N. Ives		
7	Councilor Renee D. Villarreal		
8			
9			
10	A RESOLUTION		
11	CONTRIBUTING PROPERTY AND RESOURCES TO SANTA FE COMMUNITY HOUSING		
12	TRUST FOR THE DEVELOPMENT OF THE SOLERAS STATION LOW INCOME		
13	HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT.		
14			
15	WHEREAS, it is the intent of the parties that the contribution from the City of Santa Fe to the		
16	Soleras Station Low Income Housing Tax Credit ("The Project") meet the requirements of the		
17	Affordable Housing Act and Rules Section 5.4; and		
18	WHEREAS, the City of Santa Fe certifies to the Mortgage Finance Authority ("MFA") that		
19	the Santa Fe Community Housing Trust ("Housing Trust") is a qualified grantee in accordance with the		
20	requirements of the Affordable Housing Act and Rules, Section 5.4; and		
21	WHEREAS, the proposed donation conforms to the City of Santa Fe Strategic Housing Plan		
22	"Affordable Housing Element" adopted in conformance to the Affordable Housing Act; and		
23	WHEREAS, the City's Housing Needs Analysis, updated in 2016, demonstrate a housing		
24	shortage of at least 2400 units, affordable to households earning below 80%, and Soleras Station will		
25	serve renter households earning less than 80% of median income; and		

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

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

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

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

WHEREAS, the above referenced donations will be contributed to the Santa Fe Community

Housing Trust for the Project without debt or interest pursuant to the terms of a land use regulatory

agreement; and

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

certification; and

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

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

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

**BE IT FURTHER RESOLVED** that the Governing Body of the City of Santa Fe supports

The Housing Trust's LIHTC application for the Project.

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

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

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

1		mayor mall for
2		JAVIER M. GONZALES, MAYOR
3	ATTEST:	
4		
5	younde y- Dig	
6	COLANDA Y. VIGIL, CITY CLERK	
7	APPROVED AS TO FORM:	
8	1/1/1. 1 Bur.	
9	Willy A. Bellian	
10	KELLEY A BRENNAN, CITY ATTORNEY	
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		

M/Legislation/Resolutions 2017/2017-3 Housing Trust Soleras Station Project