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COMMUNITY DEVELOPMENT COMMISSION MEETING

October 18, 2017
3:30 p.m. to 5:00 p.m.
500 Market Street, Suite 200
Roundhouse Conference Room

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes: September 20, 2017
5. Discussion and Approval of Resolution entitled: "A RESOLUTION DIRECTING CITY STAFF TO PREPARE UNDEVELOPED CITY-OWNED REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF YUCCA STREET AND WEST ZIA ROAD FOR POSSIBLE FUTURE DONATION TO A QUALIFIED GRANTEE AS DEFINED BY THE NEW MEXICO AFFORDABLE HOUSING ACT FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL LOW INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT". (Councilor Peter Ives) (Matthew O'Reilly)
6. Items from the Commission
7. Items from the Floor
8. Adjournment

An interpreter for the hearing impaired is available through the City Clerk's office upon five days notice. Please contact 955-6521 for scheduling.

INDEX OF
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION
MEETING
October 18, 2017

ITEM	ACTION	PAGE (S)
CALL TO ORDER		1
ROLL CALL	Quorum	1
APPROVAL OF AGENDA	Approved	2
APPROVAL OF MINUTES: September 20, 2017	Approved [as amended]	2
DISCUSSION AND APPROVAL OF RESOLUTION ENTITLED: "A RESOLUTION DIRECTING CITY STAFF TO PREPARE UNDEVELOPED CITY-OWNED REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF YUCCA STREET AND WEST ZIA ROAD FOR POSSIBLE FUTURE DONATION TO A QUALIFIED GRANTEE AS DEFINED BY THE NEW MEXICO AFFORDABLE HOUSING ACT FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL LOW-INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT". (Councilor Peter Ives) (Matthew O'Reilly)	Approved	2-7
ITEMS FROM THE COMMISSION		7
ITEMS FROM THE FLOOR	None	7
ADJOURNMENT	Adjourned at 4:45 p.m.	7

MINUTES OF THE
CITY OF SANTA FE
COMMUNITY DEVELOPMENT COMMISSION MEETING
Santa Fe, New Mexico

October 18, 2017

A meeting of the City of Santa Fe Community Development Commission was called to order by Councilor Renee Villarreal, Chair on this date at 3:36 p.m. in the Market Station Offices, 500 Market Street, Suite 200, Caboose Conference Room, Santa Fe, New Mexico.

There was a quorum present to conduct official business as follows:

Members Present:

Councilor Renee Villarreal, Chair
Paul Goblet
Ken Hughes
John Padilla

Member(s) Absent:

Carla Lopez, excused
2 vacancies

Staff Present:

Alexandra Ladd, Director, Office of Affordable Housing
Matthew O'Reilly, Asset Development Director, Housing & Community
Development

Others Present:

Zach Thomas, Santa Fe Housing Trust
Jo Ann G. Valdez, Stenographer

APPROVAL OF AGENDA:

MOTION: A motion was made by Commissioner Goblet, seconded by Commissioner Padilla to approve the agenda.

VOTE: The motion passed unanimously by voice vote.

APPROVAL OF MINUTES: September 20, 2017

The following change was offered to the Minutes of the September 20, 2017 meeting:

Page 6, 3rd paragraph from the bottom, last sentence was changed to read:
*"She said she knows that they have done a couple of analysis' that shows the huge need for multi-family units, but we only have a couple of **areas** that will support that kind of housing."*

MOTION: A motion was made by Commissioner Goblet, seconded by Commissioner Hughes to approve the Minutes of the September 20, 2017 meeting as presented.

VOTE: The motion passed unanimously by voice vote.

DISCUSSION AND APPROVAL OF RESOLUTION ENTITLED: "A RESOLUTION DIRECTING CITY STAFF TO PREPAR UNDEVELOPED CITY-OWNED REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF YUCCA STREET AND WEST ZIA ROAD FOR POSSIBLE FUTURE DONATION TO A QUALIFIED GRANTEE AS DEFINED BY THE NEW MEXICO AFFORDABLE HOUSING ACT FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL LOW-INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT".
(Matthew O'Reilly)

Chair Villarreal introduced Matthew O'Reilly and guest, Zach Thomas of the Santa Fe Housing Trust.

Mr. Thomas said he was invited to attend the meeting by staff to answer any questions that the Commission might have about a Low-Income Housing Tax Credit Project.

Ms. Ladd mentioned that she invited all the providers who might be interested in doing a Low-Income Housing Tax Credit Project.

Mr. Thomas said Sharron Welsh sends her regards because she could not make it to today's meeting.

Commissioner Goblet asked how this evolved.

Matthew O'Reilly said this is explained in detail in the Memo that was in the Commissioners' packets.

(Copies of Memo from Matthew O'Reilly, Asset Development Director to the Governing Body dated October 12, 2017 were distributed. A copy is hereby incorporated to these Minutes as Exhibit "A".)

Mr. O'Reilly explained as follows:

BACKGROUND:

The Asset Development Office investigates underutilized city-owned real estate assets for their capacity to create jobs, housing opportunities, local amenities, and when possible, to generate city revenue. Much of the land owned by the city is not saleable or leasable, or is not appropriate for development or not readily developable physically or financially. For example, the vast majority of city-owned land is either located outside of the city limits, is developed with city buildings or being used for city operations, is deed-patent, or plat-restricted in some manner, or is undevelopable or difficult to develop due to limited or no road access, lack of utilities, or difficult terrain or land development code restrictions.

Mr. O'Reilly explained that the city receives properties in different ways: sometimes it is dedicated to the city on plats; sometimes it comes through a patent; sometimes the city gets deeds from properties that have restrictions on them; for instance: there are parts of the Salvador Perez property that are deed-restricted so that the only thing that can happen on certain parts of that property is a recreational facility. Therefore, they have to research the title and find out if they have deed restrictions. This particular site that is being discussed today has no deed restrictions or encumbrances that would prevent this development.

The site northeast of the W. Zia Road/Yucca Street intersection was previously identified by staff as one of the city's underutilized parcels. In early 2017, in response to inquiries and discussions with Councilor Ives, staff began to look at the site and others for opportunities to create affordable housing, specifically multi-family apartment housing. The memo included a list/summary of city-owned sites that are: 1) within the city limits; 2) are large enough to provide at least 5 dwelling units; and 3) are not already significantly developed with buildings or other facilities. In compiling the list, staff excluded all properties that did not meet the above requirements.

The list reveals a few possibilities, however, the parcel at W. Zia and Yucca is the site capable of supporting the greatest number of multi-family housing units and, as detailed in the Resolution, has other advantages over other sites.

Mr. O'Reilly said the parcel is part of a larger 30-acre property that once contained an air-strip. It was acquired by the city by warranty deed without restrictions as to use in 1968. The full parcel was bisected circa 1977 by the construction of W. Zia Road leaving approximately 9.2 acres remaining north of W. Zia Road. This area is further bisected by an arroyo and approximately 1.3 acres of flood plain. The area proposed for housing would be approximately 5.4 acres outside the flood plain and would not include or disturb the arroyo.

Mr. O'Reilly mentioned that this site has never been developed, except for the handball courts that were put in around 1979. In thinking about that, they talked to two groups in the city and one of them was the Parks Department. They asked them how they would feel about moving the handball courts to Ragle Park where they have bathrooms, paved parking and lighting. The Parks Department thought this was fine and they think they have identified a site at Ragle Park.

Mr. O'Reilly noted that some of the Councilors asked if it could go somewhere else but it is possible to relocate it right across the street. He said the intention would be that if the Resolution is approved and an RFP is put out to look for a Low-Income Housing Tax Credit developer, that would be one of the requirements - they would ask the developer to pay for the relocation of the handball courts.

He said there are also a couple of murals on the structure and they checked with Debra Garcia y Griego from the Arts Commission and she indicated that those murals are passed their time, in other words, it is time to remove those and they could be recreated at the new handball court.

Commissioner Hughes showed a digital photo of the site using the Google Earth app.

Mr. O'Reilly spoke about access to the property. The thought at the moment is to access the property from Yucca Street but again, a traffic study has to be done.

RESOLUTION

Mr. O'Reilly explained that the proposed Resolution directs staff to prepare the identified parcel for possible future donation for construction of a Low-Income Housing Tax Credit apartment project.

The attached Resolution is a Substitute Resolution that was prepared to incorporate modifications as directed by the city's Public Works, CIP and Land Use Committee on October 10. The Substitute Resolution contains revisions to clarify that the purpose of the Resolution is to prepare the subject property for possible future donation, not to actually donate it at this time. The Resolution directs staff to obtain a survey of the property, obtain a traffic study, to submit a General Plan Amendment/Rezoning application to the Planning Commission and City Council, and to identify a qualifying grantee developer for possible future donation of the land. The General Plan Amendment/Rezoning application would follow existing city land development code requirements, including notification, posting and Early Neighborhood Notification.

A subsequent, separate Resolution would be required to conform to New Mexico Mortgage Finance Authority requirements to actually donate the property to the identified grantee upon completion of these tasks by staff, and subject to approval of the General Plan Amendment/Rezoning by the Governing Body.

Mr. O'Reilly said there was some thought to try and get this done in time to submit an application for the Low-Income Housing Tax Credit in January (2018), but there is not enough time to do that. This gives the city time to get everything ready for the January 2019 application.

RECOMMENDATION

Staff recommends approval of the Substitute Resolution.

Questions/Discussion:

Commissioner Hughes asked how many units they are contemplating.

Mr. O'Reilly said the property is roughly 5.4 acres and he would expect that they would develop it out about 20 units per acre, so potentially 100 units total.

Commissioner Hughes asked where this was in the City Council committee process.

Mr. O'Reilly said the Resolution has been heard by the City Finance Committee two weeks ago and the City Public Works Committee heard it on Monday.

Commissioner Hughes asked what did they say.

Mr. O'Reilly said it was approved by both committees, with some objections.

Commissioner Hughes asked him what the nature of the objections were.

Mr. O'Reilly said it is not clear to him what the objections are but he thinks one of the objections or concerns was - of one of the Councilors - was that this was moving rather quickly. He said the reason they were trying to move quickly was because the Sponsor was hoping that this could be prepared in time for one of the Low-Income Housing Tax Credit developers to make an application in January 2018.

Chair Villarreal said some of the concerns had to do with engaging the public, other than the ENN (Early Neighborhood Notification); and what the community engagement could look like.

Ms. Ladd noted that some of the concern was how the original Resolution was written and it was rewritten to clarify that the Resolution directs staff to prepare the property for a "possible future donation".

Commissioner Padilla asked Mr. O'Reilly to explain what the difference would be if this property was owned by a private individual and he was pushing to get a General Plan Amendment/Rezoning done-would the process be different when a private individual is doing this and not the City?

Mr. O'Reilly said it is not different. It is the same process and the city must follow

its own rules. The only difference is that the city would prepare the property for development instead of asking the developer to prepare the property.

Commissioner Padilla mentioned that the Siler Road project had land that was donated by the city and they moved forward with the Low-Income Housing Tax Credit application but they were not successful. He said he understands donated land, which was a big plus previously, is starting to not have as many points assigned to this; however, if you have other value that is assigned to it, such as entitlements, infrastructure and so forth, this would help boost a possible submittal for approval through the Tax Credit application process. He asked if this is what they are seeing.

Mr. O'Reilly said it always did – the fees that the city normally waives for affordable housing, (permit fee waivers, impact fee waiver, etc.) were always countable towards the city's donation, along with the value of the actual land but the MFA is suggesting different ways of calculating that. He said having a donation by the city - regardless of how MFA scores that - still goes towards the bottom line of the developability of a project and this is really important in trying to move forward in building affordable housing here.

Ms. Ladd said in terms of the scoring, developers can get penalized if the per-unit costs are too high and the land donation can help to keep this in check a little bit.

Mr. Thomas said, realistically, it is not feasible to develop a project without a significant amount of local contribution. In the past, they have defined this very strictly as "local contribution" but it was a minimum of 10% to get the points you needed. They changed it this year and they are calling it "leverage" now. He said everything from the MFA's standpoint is gearing more towards a lower cost per unit with increased local leveraging through local contributions or other sources of financing.

Chair Villarreal mentioned that constituents have asked why the city does not have a plan around housing.

Mr. O'Reilly said the city has all kinds of plan – the General Plan; the affordable housing ordinances; and there are certain developments/projects planned for affordable housing in the city Master Plan and Tierra Contenta and Las Soleras are an example of that.

Commissioner Goblet thanked Mr. O'Reilly for the valuable information he has provided. He said there are not a lot of options or areas for this. There are only two properties on the list that are 2.5 acres.

Mr. O'Reilly said affordable housing can come in different forms; it can be affordable housing apartments that have the Low-Income Tax Housing credits attached to them; and it can also be single-family homes that are built affordable. He thinks the Councilor's intent here was to respond to the shortage of rental housing, the very high rents that are being paid now and the extremely high levels of occupancy in apartment complexes.

Commissioner Padilla asked Mr. O'Reilly what his thought was in terms of how the Councilors will address those people who will resist the project.

Mr. O'Reilly said he cannot answer how the Councilors will deal with that but he believes that this is the right thing to do and that's why he is proposing that. The city has been looking for a site for affordable housing for a long time and they just started to formalize that a little bit more and they would like to keep people here and families together.

Chair Villarreal would like to see some kind of open house where the non-profits can be involved and possibly the different groups can propose something. There are other ways to think of density and they could propose a visualization (based on the zoning) of what is possible.

Mr. O'Reilly said that was a great idea.

Commissioner Hughes said the RFP could contain this activity.

Commissioner Goblet said it is great to see the city being pro-active.

MOTION: A motion was made by Commissioner Hughes, seconded by Commissioner Padilla to approve the Resolution.

VOTE: The motion passed unanimously by voice vote.

ITEMS FROM THE COMMISSION

Commissioner Goblet said it was great for the Commission to have the information that Mr. O'Reilly provided and he would like to see something like this in regard to the HOP units and what has been fulfilled because he does not have any idea how many HOP units are out there. He said he would like to formally ask for this information.

ITEMS FROM THE FLOOR

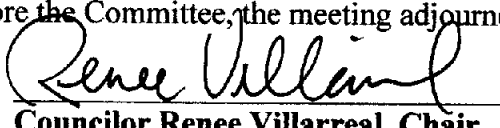
There were no items from the floor.

ADJOURNMENT

There being no further business before the Committee, the meeting adjourned at 4:45 p.m.

Respectively submitted by:


Jo Ann G. Valdez, Stenographer


Councilor Renee Villarreal, Chair

City of Santa Fe, New Mexico

memo

EXHIBIT


tabbber

A

DATE: October 12, 2017

TO: Governing Body

FROM:


Matthew S. O'Reilly, P.E.
Asset Development Director

ITEM

A RESOLUTION DIRECTING CITY STAFF TO PREPARE UNDEVELOPED CITY-OWNED REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF YUCCA STREET AND WEST ZIA ROAD FOR POSSIBLE FUTURE DONATION TO A QUALIFIED GRANTEE AS DEFINED BY THE NEW MEXICO AFFORDABLE HOUSING ACT FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL LOW INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT. (Substitute Resolution)

BACKGROUND

The Asset Development Office investigates underutilized city-owned real estate assets for their capacity to create jobs, housing opportunities, local amenities, and when possible, to generate city revenue. Much of the land owned by the city is not saleable or leasable, or is not appropriate for development or not readily developable physically or financially. For example, the vast majority of city-owned land is either located outside of the city limits, is developed with city buildings or being used for city operations, is deed-, patent-, or plat-restricted in some manner, or is undevelopable or difficult to develop due to limited or no road access, lack of utilities, or difficult terrain or land development code restrictions.

The site northeast of the W. Zia Road/Yucca Street intersection was previously identified by staff as one of the city's underutilized parcels. In early 2017, in response to inquiries and discussions with Councilor Ives, staff began to look at the site and others for opportunities to create affordable housing, specifically multi-family apartment housing. The attached list is a summary of city-owned sites that are: 1) within the city limits; 2) are large enough to provide at least 5 dwelling units; and 3) are not already significantly developed with buildings or other facilities. In compiling the list staff excluded all properties that did not meet the above requirements.

The list reveals a few possibilities, however, the parcel at W. Zia and Yucca is the site capable of supporting the greatest number of multi-family housing units and, as detailed in the Resolution, has other advantages over other sites.

The parcel is part of a larger 30-acre property that once contained an air-strip. It was acquired by the city by warranty deed without restrictions as to use in 1968. The full parcel was bisected circa 1977 by the

construction of W. Zia Road leaving approximately 9.2 acres remaining north of W. Zia Road. This area is further bisected by an arroyo and approximately 1.3 acres of flood plain. The area proposed for housing would be approximately 5.4 acres outside the floodplain and would not include or disturb the arroyo.

RESOLUTION

The proposed Resolution directs staff to prepare the identified parcel for possible future donation for construction of a Low-Income Housing Tax Credit (LIHTC) apartment project.

The attached Resolution is a Substitute Resolution that was prepared to incorporate modifications as directed by the city's Public Works, CIP and Land Use Committee on October 10. The Substitute Resolution contains revisions to clarify that the purpose of the Resolution is to prepare the subject property for possible future donation, not to actually donate it at this time. The Resolution directs staff to obtain a survey of the property, obtain a traffic study, to submit a General Plan Amendment/Rezoning application to the Planning Commission and City Council, and to identify a qualifying grantee developer for possible future donation of the land. The General Plan Amendment/Rezoning application would follow existing city land development code requirements, including notification, posting and Early Neighborhood Notification.

A subsequent, separate Resolution would be required to conform to New Mexico Mortgage Finance Authority (MFA) requirements to actually donate the property to the identified grantee upon completion of these tasks by staff, and subject to approval of the General Plan Amendment/Rezoning by the Governing Body.

This procedure would match recent procedures that the city has followed when it donated of other city-owned properties for identical affordable housing uses, such as the recent city approvals of donations of property for LIHTC apartments to The Housing Trust in Las Soleras (4+ Acres) and to NM Inter-Faith Housing for the Arts & Creativity Center on Siler Road (5 Acres).

RECOMMENDATIONS

Staff recommends approval of the Substitute Resolution.

_____ CHECK HERE IF NO FISCAL IMPACT

1	2	3	4	5	6	7	8
Expenditure Classification	FY 2017/18	"A" Costs Absorbed or "N" New Budget Required	"R" Costs Recurring or "NR" Non-recurring	FY 2018/19	"A" Costs Absorbed or "N" New Budget Required	"R" Costs - Recurring or "NR" Non-recurring	Fund Affected

Personnel*	\$ _____	_____	_____	\$ _____	_____	_____	_____
Fringe**	\$ _____	_____	_____	\$ _____	_____	_____	_____
Capital Outlay	\$ _____	_____	_____	\$ _____	_____	_____	_____
Land/ Building	\$ _____	_____	_____	\$ _____	_____	_____	_____
Professional Services	\$ 13,000	A	NR	\$ _____	_____	_____	GF
All Other Operating Costs	\$ _____	_____	_____	\$ _____	_____	_____	_____
Total:	\$ 13,000			\$ _____			

* Any indication that additional staffing would be required must be reviewed and approved in advance by the City Manager by attached memo before release of FIR to committees. **For fringe benefits contact the Finance Dept.

2. Revenue Sources:

- a. To indicate new revenues and/or
b. Required for costs for which new expenditure budget is proposed above in item 1.

1	2	3	4	5	6
Type of Revenue	FY _____	"R" Costs Recurring or "NR" Non-recurring	FY _____	"R" Costs - Recurring or "NR" Non-recurring	Fund Affected

_____	\$ _____	_____	\$ _____	_____	_____
_____	\$ _____	_____	\$ _____	_____	_____
_____	\$ _____	_____	\$ _____	_____	_____
Total:	\$ _____		\$ _____		

3. Expenditure/Revenue Narrative:

Explain revenue source(s). Include revenue calculations, grant(s) available, anticipated date of receipt of revenues/grants, etc. Explain expenditures, grant match(s), justify personnel increase(s), detail capital and operating uses, etc. (Attach supplemental page, if necessary.)

This Resolution is the first legislative step toward construction of the LIHTC housing project. It directs staff to prepare the property for donation to a qualified grantee but does NOT transfer ownership of the property or grant fee waivers at this time. The fiscal impacts of the Resolution are therefore limited to the costs associated with survey platting, a traffic study, and posting/advertising of the Future Land Use Map amendment and rezoning applications. Section C.1 of this FIR estimates a total city expenditure of \$13,000 for these tasks. A subsequent Resolution will be brought to the Governing Body once a qualified grantee is identified and an LIHTC application to NMMFA is imminent.

Section D. General Narrative

1. **Conflicts:** Does this proposed bill/resolution duplicate/conflict with/companion to/relate to any City code, approved ordinance or resolution, other adopted policies or proposed legislation? Include details of city adopted laws/ordinance/resolutions and dates. Summarize the relationships, conflicts or overlaps.

None identified.

2. Consequences of Not Enacting This Bill/Resolution:

Are there consequences of not enacting this bill/resolution? If so, describe.

A multi-family LIHTC project cannot be developed on the subject property without adoption of this Resolution.

3. Technical Issues:

Are there incorrect citations of law, drafting errors or other problems? Are there any amendments that should be considered? Are there any other alternatives which should be considered? If so, describe.

None identified.

4. Community Impact:

Briefly describe the major positive or negative effects the Bill/Resolution might have on the community including, but not limited to, businesses, neighborhoods, families, children and youth, social service providers and other institutions such as schools, churches, etc.

The city's 2016 Housing Needs Analysis identified a shortage of over 2,400 rental units in Santa Fe affordable to those earning less than 80% of Santa Fe's area median income (AMI). Clearly, affordable housing is needed in all geographic areas of the city. This Resolution anticipates donation of an underutilized site well suited to a LIHTC apartment project adjacent to a major city park, elementary school, high school, major trail system, and adequate utility and transportation infrastructure in an area of the city where such affordable rental housing does not exist.

PARCEL NAME	ADDRESS	AC	FEE	LEASE	ZONING	RESTRICTIONS	UTILITIES	ACCESS	FEASIBILITY	REMARKS
East Central portion of Santa Fe Grant	Canyon Rd (south of ROW)	221.42	yes	N/A	R-1	City Open Space; MDT Zone; Escarpment	N/A	No Road; Landlocked	NO (Not developable without significant \$)	NOT APPROPRIATE OR READILY DEVELOPABLE
South Tract-West portion of NE quadrant	Approx.	88.62	yes	N/A	R-1	MDT Zone; Escarpment; 30%	N/A	Requires significant road & utility extensions	NO (Not developable without significant \$)	NOT APPROPRIATE OR READILY DEVELOPABLE
South Tract-West portion of NE quadrant	Hyde Park Rd	31.72	yes	N/A	R-1	MDT Zone; Escarpment; 30%	N/A	Requires significant road & utility extensions	NO (Not developable without significant \$)	NOT APPROPRIATE OR READILY DEVELOPABLE
North Tract-West portion of NE quadrant	Hyde Park Rd	141.99	yes	N/A	R-1	MDT Zone; Escarpment; 30%	W/S/G	Limited 45' wide frontage @ Hyde Park; Requires significant road & utility extensions	NO (Not developable without significant \$)	NOT APPROPRIATE OR READILY DEVELOPABLE
East Portion of NE quadrant	Hyde Park Rd	117.94	yes	N/A	R-1	MDT Zone; Escarpment; 30%	W/S/G	Road nearby but requires significant road & utility extensions	NO (Not developable without significant \$)	NOT APPROPRIATE OR READILY DEVELOPABLE
Portion of Tract F (SE Corner)	Adjoin 786 Calle Mejia	2.50	yes	yes (Partial)	R-1	MDT Zone; Current Lease encumber 0.75 AC; In use by NNDOT & City for Parking	W/S/G	GOOD: Calle Mejia (single)	1.75 to 2.5 AC	GOOD SITE. NO PLAT/DEED RESTRICTIONS. EX. LEASE & NMDOT USE MUST BE CONSIDERED. NO ADJ. HOMES, BUT HIGH-DENSITY RES. NEARBY. REZONE TO C-2 COULD YIELD 60+ DU.
Sun Mountain	Off Camino Cruz Blanca	237.43	yes	N/A	R-1	City Open Space; Escarpment; 30%	N/A	No Road; Landlocked	NO (Not developable without significant \$)	NOT APPROPRIATE OR READILY DEVELOPABLE
NW Quadrant SF Grant	Veterans Memorial Hwy	1,399.15	yes	Partial	R-1	City Open Space; Escarpment; 30%		Requires significant road & utility extensions	NO (Not developable without significant \$)	NOT APPROPRIATE OR READILY DEVELOPABLE
NW Quadrant SF Grant, portion of Tracts G & G-2	Buckman Rd north of Paseo de Vistas	1,004.48	yes	N/A	R-1	City Open Space; Escarpment; 30%		Requires significant road & utility extensions	NO (Not developable without significant \$)	NOT APPROPRIATE OR READILY DEVELOPABLE
NW Quadrant SF Grant Parcel 2	North El Rancho Rd	47.17	yes	N/A	R-1	MDT Zone; Escarpment; 30%	W/G	Substandard road access; Requires significant road & utility extensions	DIFFICULT: Approx. 19 AC N. of Paseo de Vista	POSSIBLE BUT DIFFICULT FOR AFFORDABLE APARTMENTS
Industrial Park Lands	S. Meadows Rd	12.03	yes	Tied up by GL to NM DPS (Partial)	R-5 / I-1	City DWI Lot; NM DPS Impound Lot; NM DoIT Storage; PD Officer Rental; Adjacent to Apartment Complex	W/S/G/E	GOOD: Camino Entrada & S. Meadows Rd.	NOT WITH EX. LEASE. Approx. 2.5 AC along S. Meadows. Near to Ortiz Middle School	GOOD SITE ONCE LEASE EXPIRES

PARCEL NAME	ADDRESS	AC	FEE	LEASE	ZONING	RESTRICTIONS	UTILITIES	ACCESS	FEASIBILITY	REMARKS
Monica Lucero Park	Avenida Las Campanas	10.69	yes	N/A	R-5	Contains undeveloped acreage; A few golf holes; Adjacent to 2 Homes	W/S/G/E	GOOD: Camino Consuelo (Small Road)	Approx. 2.6 AC	GOOD SITE. NO PLAT/DEED RESTRICTIONS. GOOD BUFFERING BY PARK & ARROYO. COULD RELOCATE FOLF HOLES TO THE EAST. REZONE TO R-12 COULD YIELD 30 UNITS.
Old Fort Marcy Park aka Prince Park	Kearney Ave & Hyde Park Rd	10.09	yes	N/A	R-2	Contains undeveloped acreage; Adjacent homes; terrain challenges	W/S/G/E	GOOD: Kearny Ave.	Approx. 2 AC	POSSIBLE BUT DIFFICULT FOR AFFORDABLE APARTMENTS
Ragle Parcel	2530 W Zia Rd	34.50	yes	yes	R-1	9.2 AC N. of Zia (1.3 AC Flood Zone); 1,600 SF Handball Court	W/S/G/E	GOOD: W. Zia Rd. & Yucca (Large roads with capacity)	Approx. 5.4 AC	GOOD SITE. NO PLAT/DEED RESTRICTIONS. GOOD BUFFERING. COULD RELOCATE COURTS TO RAGLE-PROPER. REZONE TO R-21 TO MATCH ADJ. DEV. COULD YIELD 100 UNITS.
Frank Ortiz Park	160 El Camino de las Cruces	134.29	yes	yes	R-1	Unbuildable: Environmental contamination and geotech problems				NOT APPROPRIATE OR READILY DEVELOPABLE
635 Alto St	635 Alto St	10,910 SF	yes	N/A	R-21	Small				5 DU POSSIBLE
3672 Quail View Lane	3672 Quail View Lane		yes	N/A	R-1	Small	S only			NOT APPROPRIATE OR READILY DEVELOPABLE
College of Santa Fe	1600 St. Michaels Dr	4.444 ac, 4.028 ac & 3.763 ac	yes	yes	R-5	Flood Zone reduces developable area	W/S/E	GOOD: Alumni Drive	Approx. 2.0 AC separate from leasehold	GOOD SITE. MIDDTOWN LINC. COULD YIELD 40 AFFORDABLE APARTMENT DU W/OUT STRUCTURED PARKING
School Site B	Camino de Los Montoyas	15.00	yes	N/A	R-1	Part of expired NWQ Master Plan	N/A	No road access		NOT APPROPRIATE OR READILY DEVELOPABLE
Tract 1 w/in Sec 33, T 17 N, R 9 E	2950 Agua Fria St (Silver Yards)	13.98	yes	N/A	I-2	In use by Env. Serv. Div. & Fire Dept.	W/S/G/E	FAIR: From Agua Fria (Small Road)	Approx. 2.5 AC @ North end	POSSIBLE BUT NOT READILY AVAILABLE DUE TO CITY USAGE

City of Santa Fe, New Mexico

LEGISLATIVE SUMMARY

Resolution No. 2017-__

Yucca - Zia LIHTC Property Donation

SPONSOR(S): Councilor Ives

SUMMARY: The proposed resolution directs city staff to prepare undeveloped city-owned real property located at the northeast corner of Yucca Street and West Zia Road for possible future donation to a qualified grantee as defined by the New Mexico Affordable Housing Act for the development of a multi-family residential Low Income Housing Tax Credit project pursuant to the Affordable Housing Act.

PREPARED BY: Rebecca Seligman, Legislative Liaison Assistant

FISCAL IMPACT: Yes

DATE: October 12, 2017

ATTACHMENTS: Substitute Resolution
Resolution
FIR

CITY OF SANTA FE, NEW MEXICO

RESOLUTION 2017-__

INTRODUCED BY:

Councilor Peter N. Ives

A RESOLUTION

DIRECTING CITY STAFF TO PREPARE UNDEVELOPED CITY-OWNED REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF YUCCA STREET AND WEST ZIA ROAD FOR POSSIBLE FUTURE DONATION TO A QUALIFIED GRANTEE AS DEFINED BY THE NEW MEXICO AFFORDABLE HOUSING ACT FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL LOW INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT.

WHEREAS, the City of Santa Fe's Housing Needs Analysis, updated in 2016, demonstrates a rental housing shortage of at least two thousand four hundred (2,400) dwelling units affordable to households earning below eighty percent (80%) of area median income; and

WHEREAS, the use of land for development of multi-family residential rental housing is the most efficient and effective method to produce affordable rental housing serving renter households earning less than eighty (80%) of area median income; and

WHEREAS, the City's Asset Development Office has identified City-owned real property located in City Council District 2 at the northeast corner of Yucca Street and West Zia Road (the

1 Property) that is well suited for development as multi-family residential rental housing; and

2 **WHEREAS**, the Property is over five (5) acres in size and has been undeveloped for many
3 years except for a small (1,600 square-foot) pair of handball courts that can easily be reestablished at
4 Ragle Park, an adjacent ~~developed~~ City park where users are better served by public restrooms, paved
5 parking, adequate lighting, and other on-site municipal recreational facilities; and

6 **WHEREAS**, the Property, in addition to its advantageous adjacency to Ragle Park, is in close
7 proximity to Chaparral Elementary School, Santa Fe High School, and the Arroyo Chamiso Trail, is
8 proximate to adequate municipal and private utility and transportation infrastructure and, is capable of
9 supporting development of multi-family residential rental dwelling units at a density of at least twenty
10 (20) dwelling units per acre as a Low-Income Housing Tax Credit (LIHTC) project (the Housing
11 Project); and

12 **WHEREAS**, the City [~~intends to donate~~] contemplates possible donation of the Property to a
13 qualified grantee (Developer), as defined by the New Mexico Affordable Housing Act (the Act), with
14 a proven record of successful LIHTC development and administration of federal rental assistance in
15 the City of Santa Fe, for development of the Housing Project in accordance with City ordinances and
16 state law, including conformance with the City's Strategic Housing Plan and the City's Affordable
17 Housing Trust Fund ordinance (§26-3 SFCC 1987) adopted in conformance with the Act; and

18 **WHEREAS**, in addition to the value of the donated land, the City [~~intends to~~] may contribute
19 additional financial donations in the form of waivers of City impact fees, development water budget
20 fees, development application fees, plan review fees, construction permit fees, water and waste water
21 utility expansion charges and other valuable incentives to a Developer for development of the Housing
22 Project; and

23 **WHEREAS**, the City intends that the total of all City potential contributions to the Housing
24 Project will [~~constitute at least ten percent (10%) of the Housing Project's development costs in order~~
25 ~~to~~] ensure the most competitive LIHTC application for the Housing Project; and

1 WHEREAS, the City intends that its [~~donated~~] potential contributions [~~shall~~] would constitute
2 a direct grant to the Housing Project subject to successful award of low-income housing tax credits and
3 to the terms of a land use regulatory agreement requiring an affordability period of forty-five (45) years
4 running concurrently with requirements imposed by the New Mexico Mortgage Finance Authority
5 (NMMFA); and

6 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
7 **CITY OF SANTA FE** that City staff is directed to:

8 (1) Obtain, process, and record survey plat(s) necessary to establish a legal lot of record
9 for possible future transfer of the Property to a Developer contingent on the Developer successfully
10 obtaining award of low-income housing tax credits within [~~one of next~~] two NMMFA application
11 cycles; and

12 (2) Conduct an Early Neighborhood Notification meeting and [P]repare and submit to
13 the City's Planning Commission and the Governing Body concurrent applications for: a) General Plan
14 Future Land Use Map Amendment to change the designation of the Property from "Parks" to
15 "Residential (12-29 Dwellings per Acre)" and, b) rezoning of the Property from R-1 to R-21; and

16 (3) Identify a Developer that is a qualified grantee, as defined by the New Mexico
17 Affordable Housing Act (the Act), with a proven record of successful LIHTC development and
18 administration of federal rental assistance in the City of Santa Fe, and assist the Developer with their
19 LIHTC application to the NMMFA for the Housing Project as required, including, if necessary and at
20 the appropriate time, preparation and submittal of a requisite City of Santa Fe Resolution to the
21 Governing Body and other donation documentation required to satisfy NMMFA requirements
22 necessary to award low-income housing tax credits to the Housing Project.

23 PASSED, APPROVED and ADOPTED, _____ day of _____, 2017.
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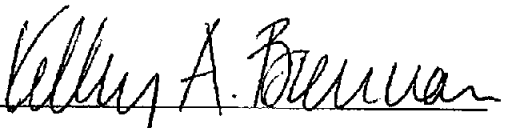
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JAVIER M. GONZALES, MAYOR

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:



KELLEY A. BRENNAN, CITY ATTORNEY

CITY OF SANTA FE, NEW MEXICO

RESOLUTION 2017-__

INTRODUCED BY:

Councilor Peter N. Ives

A RESOLUTION

DIRECTING CITY STAFF TO PREPARE UNDEVELOPED CITY-OWNED REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF YUCCA STREET AND WEST ZIA ROAD FOR DONATION TO A QUALIFIED GRANTEE AS DEFINED BY THE NEW MEXICO AFFORDABLE HOUSING ACT FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL LOW INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT.

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10 (20) dwelling units per acre as a Low-Income Housing Tax Credit (LIHTC) project (the Housing
11 Project); and

12 **WHEREAS**, the City intends to donate the Property to a qualified grantee (Developer), as
13 defined by the New Mexico Affordable Housing Act (the Act), with a proven record of successful
14 LIHTC development and administration of federal rental assistance in the City of Santa Fe, for
15 development of the Housing Project in accordance with City ordinances and state law, including
16 conformance with the City's Strategic Housing Plan and the City's Affordable Housing Trust Fund
17 ordinance (§26-3 SFCC 1987) adopted in conformance with the Act; and

18 **WHEREAS**, in addition to the value of the donated land, the City intends to contribute
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22 Project; and

23 **WHEREAS**, the City intends that the total of all City contributions to the Housing Project will
24 constitute at least ten percent (10%) of the Housing Project's development costs in order to ensure the
25 most competitive LIHTC application for the Housing Project; and

1 **WHEREAS**, the City intends that its donated contributions shall constitute a direct grant to the
2 Housing Project subject to successful award of low-income housing tax credits and to the terms of a
3 land use regulatory agreement requiring and affordability period of forty-five (45) years running
4 concurrently with requirements imposed by the New Mexico Mortgage Finance Authority (NMMFA);
5 and

6 **NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE**
7 **CITY OF SANTA FE** that City staff is directed to:

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9 for future transfer of the Property to a Developer contingent on the Developer successfully obtaining
10 award of low-income housing tax credits within one of next two NMMFA application cycles; and

11 (2) Prepare and submit to the City's Planning Commission and the Governing Body
12 concurrent applications for: a) General Plan Future Land Use Map Amendment to change the
13 designation of the Property from "Parks" to "Residential (12-29 Dwellings per Acre)" and, b) rezoning
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18 LIHTC application to the NMMFA for the Housing Project as required, including, if necessary and at
19 the appropriate time, preparation and submittal of a requisite City of Santa Fe Resolution to the
20 Governing Body and other donation documentation required to satisfy NMMFA requirements
21 necessary to award low-income housing tax credits to the Housing Project.

22
23 PASSED, APPROVED and ADOPTED, _____ day of _____, 2017.
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JAVIER M. GONZALES, MAYOR

ATTEST:

YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:

KELLEY A. BRENNAN, CITY ATTORNEY

City of Santa Fe Fiscal Impact Report (FIR)

This Fiscal Impact Report (FIR) shall be completed for each proposed bill or resolution as to its direct impact upon the City's operating budget and is intended for use by any of the standing committees of and the Governing Body of the City of Santa Fe. Bills or resolutions with no fiscal impact still require a completed FIR. Bills or resolutions with a fiscal impact must be reviewed by the Finance Committee. Bills or resolutions without a fiscal impact generally do not require review by the Finance Committee unless the subject of the bill or resolution is financial in nature.

Section A. General Information

(Check) Bill: _____ Resolution: X (A single FIR may be used for related bills and/or resolutions)


Short Title(s): A RESOLUTION DIRECTING CITY STAFF TO PREPARE UNDEVELOPED CITY-OWNED REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF YUCCA STREET AND WEST ZIA ROAD FOR DONATION TO A QUALIFIED GRANTEE AS DEFINED BY THE NEW MEXICO AFFORDABLE HOUSING ACT FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL LOW INCOME HOUSING TAX CREDIT PROJECT PURSUANT TO THE AFFORDABLE HOUSING ACT.

Sponsor(s): Councilor Ives

Reviewing Department(s): Asset Development Office; Housing and Community Development

Persons Completing FIR: Matthew O'Reilly Date: 8/28/17 Phone: 955-6213

Reviewed by City Attorney:  Date: 9/20/17
(Signature)

Reviewed by Finance Director:  Date: 9.25.17
(Signature)

Section B. Summary

Briefly explain the purpose and major provisions of the bill/resolution:

The Resolution directs city staff to prepare a city-owned a 5+ acre parcel of land located at the northeast corner of West Zia Road and Yucca Street for development a of multi-family, low-income housing tax credit (LIHTC) apartment project. Specifically, the Resolution directs staff to survey the property, submit amendments to the city's Future Land Use Map and rezone the property, and to identify a qualified grantee developer to receive donation of the land who has demonstrated experience in the successful development of LIHTC projects and administration of federal rental assistance programs.

Section C. Fiscal Impact

Note: Financial information on this FIR does not directly translate into a City of Santa Fe budget increase. For a budget increase, the following are required:

- a. The item must be on the agenda at the Finance Committee and City Council as a "Request for Approval of a City of Santa Fe Budget Increase" with a definitive funding source (could be same item and same time as bill/resolution)
- b. Detailed budget information must be attached as to fund, business units, and line item, amounts, and explanations (similar to annual requests for budget)
- c. Detailed personnel forms must be attached as to range, salary, and benefit allocation and signed by Human Resource Department for each new position(s) requested (prorated for period to be employed by fiscal year)*

1. Projected Expenditures:

- a. Indicate Fiscal Year(s) affected – usually current fiscal year and following fiscal year (i.e., FY 03/04 and FY 04/05)
- b. Indicate: "A" if current budget and level of staffing will absorb the costs
"N" if new, additional, or increased budget or staffing will be required