

# City of Santa Fe, New Mexico

# memo

Date: June 10, 2026

To: Michael Garcia, Mayor

Cc: Brian Moya, Interim City Manager

Via: Sam Burnett, Public Works Department Interim Director

From: Sean Moody, Capital Projects Manager

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## **ITEM AND ISSUE**

Five projects proposed by others for inclusion in the Infrastructure Capital Improvements Plan FY2028-2032 (“ICIP”).

## **BACKGROUND AND SUMMARY**

Each year, the city compiles a list of capital projects which it wishes to complete within the next five to seven years. The project list is included as an exhibit to a resolution to adopt the ICIP. Once adopted, the ICIP becomes a primary resource for the state legislature and external funding authorities to make capital outlay decisions affecting the grants and loans which the city may receive.

Following the 2026 legislative session, new law was enacted to restrict the legislature from appropriating capital funding over \$100,000 for any project which is *not* included in an ICIP. Subsequently, five proposals have been received from entities outside of city government. The five proposals are presented as exhibits to this memorandum. City staff makes no representation as to the worthiness of the proposers, projects or proposals, nor to the advisability of including any within the ICIP. It is within the authority of the governing body to include in its adopting resolution any of the five described projects, or any other capital project it would like to consider for final action.

## **ACTION**

For presentation only; no action requested.



# Five Projects Proposed by Others

Projects not currently listed in the Infrastructure Capital Improvements Plan FY2028-2032



San Ignacio Flats Affordable Housing

Casa de Todos Affordable Housing

Interfaith Resource & Opportunity Center

Las Soleras Drive Bridge & Road Extension



# Las Soleras Bridge and Road Extension

Project #: 28-0345

Status: Draft

Start Date: 7/1/2029

Entity: City of Santa Fe

Entity Code: 01001

## Project Overview

<b>Project Title</b>	Las Soleras Bridge and Road Extension	<b>Contact Name</b>	Marcos Esquibel
<b>Type</b>	Local	<b>Contact Email</b>	mpesquibel@santafenm.gov
<b>Category</b>	Roads & Bridges	<b>Contact Phone</b>	(505) 955 - 2408
<b>Subcategory</b>	Bridges		
<b>Start Date</b>	7/1/2029		
<b>Priority</b>	2029-00		

## Project Location

<b>Address</b>	Las Soleras Drive
<b>City</b>	Santa Fe
<b>Zip</b>	87501

## Legislative Language

to construct a road and bridge to extend Las Soleras Drive from Cerrillos Road to Beckner Road in Santa Fe in Santa Fe County

## Scope of Work

<b>Done to Date</b>	N/A
<b>Needed to Complete</b>	N/A

construct a road and bridge to extend Las Soleras Drive from Cerrillos Road to Beckner Road in Santa Fe, NM. There is only one phase for this project which is anticipated to take approximately 12 months from start to completion. Shovel-ready.

## Responsibilities

<b>Fiscal Agent</b>	City of Santa Fe
<b>Own</b>	City of Santa Fe
<b>Own Asset</b>	City of Santa Fe
<b>Own Land</b>	City of
<b>Operate</b>	City of Santa Fe
<b>Maintain</b>	City of Santa Fe

## Additional Questions

Project class

Local

<b>How many years is the requested project expected to be in use before needing renovation/repair or replacement?</b>	16 years or more
<b>Estimated number of beneficiaries to be served by the project?</b>	12,000 to 15,000
<b>Are the majority (at least 51%) of the estimated beneficiaries low and moderate income?</b>	Yes
<b>Will the project target a specific group of beneficiaries?</b>	No
<b>Will the project upgrade or improve sustainability in your operations and/or renewable energy implementation?</b>	No
<b>Which specific group(s) of beneficiaries will the project target?</b>	☐
<b>If the project is completed successfully, describe the impacts it will have for community members and constituents.</b>	This project will greatly improve the access, traffic safety, connectivity and livability for Southside residents.
<b>Does the project benefit all citizens within a recognized region, district, or political subdivision?</b>	Yes
<b>Explain how it benefits all citizens, and include/confirm the number of people that will benefit (you may reference your answer to Estimated Beneficiaries).</b>	The project would directly directly benefit around 12,000 souths side Santa Fe residents, including those accessing the Presbyterian hospital.
<b>Regionalism: Does the project directly benefit an entity other than itself?</b>	Yes
<b>If Yes, briefly list the other entity and how it benefits (200 characters max).</b>	This project is a vehicular and pedestrian improvement project that bridges the Arroyo de los Chamisos providing convenient access to and estimated 12,000 south side Santa Fe residents.
<b>Has the project had public input and buy-in?</b>	Yes
<b>Is the project necessary to address population or client growth, and will it provide services to that population or clientele?</b>	Yes
<b>Are there oversight</b>	Yes

**construction and completion on budget?**

**If Yes, explain the oversight mechanisms (e.g., working with an engineer through RCPP; following ISC procurement code).** As a condition of acceptance of any legislative appropriation or grant for this project, the City of Santa Fe will require an agreement with the project owner which will ensure that all grant conditions for the expenditure of public funding are satisfied including, as applicable, ownership and control of property and improvements, land use code, public procurement, anti-donation, anti-discrimination, prevailing wage, subcontractor fair practices, insurance, bonding, audits etc.

**Other than temporary construction jobs, does the project maintain or advance the region's economy?** No

**If No (or not applicable), briefly explain.** Residential development

**Does the project eliminate a risk or hazard to public health and/or safety that makes corrective action urgent and unavoidable?** No

**If No, briefly explain (e.g., risk not applicable or not addressed by this project).** Not addressed by this project

**Budget**

Activities: construction | Duration: 12 months

Category	Funded to Date	2029	2030	2031	2032	2033	Total Cost
Construction / Renovation	\$2,500,000.00	\$750,000.00	\$2,850,000.00	\$0.00	\$0.00	\$0.00	\$6,100,000.00
<b>Totals</b>	<b>\$2,500,000.00</b>	<b>\$750,000.00</b>	<b>\$2,850,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,100,000.00</b>

**Secured Funding - Other Sources**

Funding Source	Amount Secured	Date Received	Date Expired	Expended	Comments
OTHER – Other	\$2,500,000.00	2023-01-01		\$0.00	Private funding
OTHER – Other	\$1,280,000.00			\$0.00	Private funding
<b>Totals</b>	<b>\$3,780,000.00</b>			<b>\$0.00</b>	

**Budget Summary**

<b>Total Project Budget</b>	\$6,100,000.00
<b>Total Secured Funding</b>	\$3,780,000.00
<b>Total Potential Funding</b>	\$0.00
<b>Still Needed</b>	\$2,320,000.00



# Resource & Opportunity Center

Project #: 28-0449

Status: Submitted

Start Date: 7/2/2028

Entity: City of Santa Fe

Entity Code: 01001

## Project Overview

<b>Project Title</b>	Resource & Opportunity Center	<b>Contact Name</b>	Beverly Kellam
<b>Type</b>	Local	<b>Contact Email</b>	bev@interfaithsheltersf.org
<b>Category</b>	Domestic Shelter	<b>Contact Phone</b>	(505) 670 - 0632
<b>Subcategory</b>	Homelessness		
<b>Start Date</b>	7/2/2028		
<b>Priority</b>	2029-00		

## Project Location

<b>Address</b>	1 Emblem Road
<b>City</b>	Santa Fe
<b>Zip</b>	87507

## Legislative Language

to construct, equip, and furnish a community building to provide emergency shelter & homeless services in Santa Fe, Santa Fe county

## Scope of Work

<b>Done to Date</b>	Site acquisition
<b>Needed to Complete</b>	construct, equip and furnish a community building

Construct, equip and furnish a facility to provide 125 congregate, semi-congregate and non-congregate shelter beds together with on-site supportive services aimed at helping residents move to and maintain permanent housing.

## Responsibilities

<b>Fiscal Agent</b>	City of Santa Fe
<b>Own</b>	Interfaith Community Shelter Group, Inc.
<b>Own Asset</b>	Interfaith Community Shelter Group, Inc.
<b>Own Land</b>	Interfaith Community Shelter Group, Inc.
<b>Operate</b>	Interfaith Community Shelter Group, Inc.
<b>Maintain</b>	Interfaith Community Shelter Group, Inc.

## Additional Questions

<b>Project class</b>	Local
<b>How many years is the requested project expected to be in use before needing renovation/repair or replacement?</b>	16 years or more
<b>Estimated number of beneficiaries to be served by the project?</b>	1,140
<b>Are the majority (at least 51%) of the estimated beneficiaries low and moderate income?</b>	Yes
<b>Will the project target a specific group of beneficiaries?</b>	Yes
<b>If Yes, please explain which specific group(s) the project will target (brief explanation).</b>	Individuals needing support for housing and shelter.
<b>Will the project upgrade or improve sustainability in your operations and/or renewable energy implementation?</b>	No
<b>If the project is completed successfully, describe the impacts it will have for community members and constituents.</b>	The project will provide access basic survival services during daylight hours on a regular basis and act as the "entry point" for Santa Fe's homeless response system, offering ample indoor and outdoor space for guests to congregate inside the perimeter of the facility. The project will support outreach teams and provide on-site medical and behavioral health services, substance abuse treatment, hygiene facilities, nutritious meals, and safe indoor/outdoor spaces which promote dignity and health stabilization.
<b>Does the project benefit all citizens within a recognized region, district, or political subdivision?</b>	Yes
<b>Explain how it benefits all citizens, and include/confirm the number of people that will benefit (you may reference your answer to Estimated Beneficiaries).</b>	Homelessness affects everyone including businesses, residents and visitors; not just the unhoused.
<b>Regionalism: Does the project directly benefit an entity other than itself?</b>	Yes
<b>If Yes, briefly list the other entity and how it benefits (200 characters max).</b>	With a shared understanding that homelessness affects everyone in the community, and that Santa Fe needs a unified front-door response, the project is supported by a broad coalition of residents, faith-based communities, business and civic leaders and elected officials. The following providers of homeless services have committed to establishing a regular, physical presence at the project: • The Life Link (behavioral health, housing navigation, access to permanent housing) • La Familia/Healthcare for the Homeless (behavioral and medical healthcare) • Santa Fe Recovery Center (addiction and substance use disorder treatment) • St. Elizabeth's Shelters and Supportive Housing (transitional and permanent housing) • Street

organizations including Santa Fe Chamber of Commerce, Santa Fe Lodgers Association, healthcare partners, and frontline outreach providers have endorsed the project.

<b>Has the project had public input and buy-in?</b>	Yes
<b>Is the project necessary to address population or client growth, and will it provide services to that population or clientele?</b>	Yes
<b>Are there oversight mechanisms that ensure timely construction and completion on budget?</b>	Yes
<b>If Yes, explain the oversight mechanisms (e.g., working with an engineer through RCPP; following ISC procurement code).</b>	As a condition of acceptance of any legislative appropriation or grant for this project, the City of Santa Fe will require an agreement with the project owner which will ensure that all grant conditions for the expenditure of public funding are satisfied including ownership and control of property and improvements, land use code, public procurement, anti-donation, anti-discrimination, prevailing wage, subcontractor fair practices, insurance, bonding, audits etc.
<b>Other than temporary construction jobs, does the project maintain or advance the region's economy?</b>	Yes
<b>If Yes, explain the economic impacts (e.g., sales of produce, income for families, protection of water rights/property values).</b>	This collaborative model ensures equitable access to shelter, healthcare, behavioral health, housing navigation, and case management for Santa Fe's most vulnerable residents and their animal family members.
<b>Does the project eliminate a risk or hazard to public health and/or safety that makes corrective action urgent and unavoidable?</b>	Yes
<b>If Yes, explain the risk/hazard and how the project mitigates it (e.g., reduces flood risk, prevents damage to private property).</b>	Policies and procedures to address public safety and law enforcement issues will be established and implemented with local law enforcement agencies.

## Budget

Activities: planning, design, construction | Duration: 12 months

Category	Funded to Date	2028	2029	2030	2031	2032	Total Cost
Construction / Renovation	\$0.00	\$14,586,982.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,586,982.00
Construction Documents	\$876,979.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$876,979.00
Land Acquisition	\$465,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$465,000.00
<b>Totals</b>	<b>\$1,341,979.00</b>	<b>\$14,586,982.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$15,928,961.00</b>

### Secured Funding - Other Sources

Funding Source	Amount Secured	Date Received	Date Expired	Expended	Comments
OTHER - Other	\$1,341,979.00			\$1,341,979.00	Self-funded by owner
<b>Totals</b>	<b>\$1,341,979.00</b>			<b>\$1,341,979.00</b>	

### Budget Summary

<b>Total Project Budget</b>	\$15,928,961.00
<b>Total Secured Funding</b>	\$1,341,979.00
<b>Total Potential Funding</b>	\$0.00
<b>Still Needed</b>	\$14,586,982.00

# Casa de Todos Affordable Housing

Project #: 28-0384

Status: Submitted

Start Date: 0000-00-00

Entity: City of Santa Fe

Entity Code: 01001

## Project Overview

<b>Project Title</b>	Casa de Todos Affordable Housing	<b>Contact Name</b>	Faviola Chavez
<b>Type</b>	Local	<b>Contact Email</b>	fachavez@santafenm.gov
<b>Category</b>	Housing	<b>Contact Phone</b>	(505) 690 - 4192
<b>Subcategory</b>	Housing		
<b>Start Date</b>	0000-00-00		
<b>Priority</b>	N/A		

## Project Location

<b>Address</b>	4323 Airport Road
<b>City</b>	Santa Fe
<b>Zip</b>	87507

## Legislative Language

to plan, design, and construct infrastructure including roads, water, wastewater, and storm water, as well as up to 68 new affordable homes with homeownership income targets of 30-80% AMI, within the Casa de Todos subdivision located in Santa Fe in Santa Fe County

## Scope of Work

<b>Done to Date</b>	N/A
<b>Needed to Complete</b>	N/A

Plan, design, and construct Casa de Todos Subdivision infrastructure as well as up to 68 new affordable homes with homeownership income targets of 30-80% AMI. The project would be completed in 2 phases. Phase 1 will include construction of infrastructure within Lilac Lane, including the road and utilities, as well as 8 to 12 affordable homes along previously built Casa de Todos Lane infrastructure. The phase will be completed within 12 months. Phase 2 will be to design and construct up to a remaining total of 68 new affordable homes within the entire Subdivision. This phase will take 4 years to complete, building between 12 to 15 homes a year. The affordable homes provided would include 4 bedroom detached, 3 bedroom detached, 3 bedroom attached, 2 bedroom detached, and 2 bedroom attached designs to provide the broadest mix of housing options, including the "missing middle" housing types wanted in the City of Santa Fe. The homes will be site built with a stucco exterior finish located within the Casa de Todos Subdivision.

## Responsibilities

<b>Fiscal Agent</b>	City of Santa Fe
<b>Own</b>	Habitat for Humanity
<b>Own Asset</b>	Habitat for Humanity

<b>Own Land</b>	Habitat for Humanity
<b>Operate</b>	Habitat for Humanity
<b>Maintain</b>	New homeowners / purchasers

## Additional Questions

<b>Project class</b>	Local
<b>How many years is the requested project expected to be in use before needing renovation/repair or replacement?</b>	16 years or more
<b>Estimated number of beneficiaries to be served by the project?</b>	272
<b>Are the majority (at least 51%) of the estimated beneficiaries low and moderate income?</b>	Yes
<b>Will the project target a specific group of beneficiaries?</b>	Yes
<b>If Yes, please explain which specific group(s) the project will target (brief explanation).</b>	Homeowners with 30%-80% AMI
<b>Will the project upgrade or improve sustainability in your operations and/or renewable energy implementation?</b>	Yes
<b>If yes, in what ways will the project improve sustainability?</b>	Santa Fe Habitat also prioritizes long-term affordability through sustainable construction. Our homes are built to net-zero standards using all-electric systems, solar energy, and a well-sealed and highly insulated building envelope which keeps monthly utility costs low for homeowners. Completing Casa de Todos Subdivision with up to 68 homes allows us to demonstrate our commitment to sustainable construction.
<b>Which specific group(s) of beneficiaries will the project target?</b>	["Other"]
<b>If the project is completed successfully, describe the impacts it will have for community members and constituents.</b>	This project will directly benefit up to 68 homeowners and families of all backgrounds and lifestyles. Each homeowner will establish equity immediately following the signing of their mortgage. The project will offer a variety of home types to meet the needs of diverse homeowners, helping to create a balanced and inclusive neighborhood. The return on investment for this project extends beyond the development itself. By transforming underutilized land into permanent affordable homeownership opportunities, the project creates long-term community value through increased property tax revenue, workforce retention, neighborhood stability, and economic activity. Investing in affordable housing generates lasting benefits for the city and county by creating stable households, strengthening the local economy, and supporting sustainable community growth for generations to come.

<b>Does the project benefit all citizens within a recognized region, district, or political subdivision?</b>	No
<b>Even though it does not benefit all citizens, explain who benefits and why (include the number of people that will benefit).</b>	The project will directly benefit up to 68 homeowners and families of all backgrounds and lifestyles. Each homeowner will establish equity immediately following the signing of their mortgage. The project will offer a variety of home types to meet the needs of diverse homeowners, helping to create a balanced and inclusive neighborhood.
<b>Regionalism: Does the project directly benefit an entity other than itself?</b>	Yes
<b>If Yes, briefly list the other entity and how it benefits (200 characters max).</b>	Each homeowner will establish equity immediately following the signing of their mortgage. The project will offer a variety of home types to meet the needs of diverse homeowners, helping to create a balanced and inclusive neighborhood.
<b>Has the project had public input and buy-in?</b>	Yes
<b>Is the project necessary to address population or client growth, and will it provide services to that population or clientele?</b>	Yes
<b>Are there oversight mechanisms that ensure timely construction and completion on budget?</b>	Yes
<b>If Yes, explain the oversight mechanisms (e.g., working with an engineer through RCPP; following ISC procurement code).</b>	As a condition of acceptance of any legislative appropriation or grant for this project, the City of Santa Fe will require an agreement with the project owner which will ensure that all grant conditions for the expenditure of public funding are satisfied including, as applicable, ownership and control of property and improvements, land use code, public procurement, anti-donation, anti-discrimination, prevailing wage, subcontractor fair practices, insurance, bonding, audits etc.
<b>Other than temporary construction jobs, does the project maintain or advance the region's economy?</b>	Yes
<b>If Yes, explain the economic impacts (e.g., sales of produce, income for families, protection of water rights/property values).</b>	here are several ways the project advances the regional economy including homeowners paying additional property taxes for up to 68 homes on the currently vacant land. Stable housing with an affordable mortgage allows a homeowner to have more disposable income to spend in the City. By living in the City of Santa Fe and not commuting, homeowners and families spend locally on goods and services.
<b>Does the project eliminate a risk or hazard to public health and/or safety that makes corrective action urgent and unavoidable?</b>	Yes
<b>If Yes, explain the risk/hazard and how the project mitigates it (e.g., reduces flood risk,</b>	The project develops vacant land with desert grasses and vegetation that currently is a potential fire danger to the adjacent neighborhood houses, by designing and providing defensible space around the newly built homes. Also, with the the large

prevents damage to private property).

size of the property people can congregate undetected for unlawful behavior to occur or generate from.

## Budget - Phase 1

Activities: planning, design, construction, ffe | Duration: 48 months

Category	Funded to Date	2028	2029	2030	2031	2032	Total Cost
Bidding	\$5,000.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
Construction / Renovation	\$1,550,000.00	\$4,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,050,000.00
Construction Documents	\$80,000.00	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110,000.00
Land Acquisition	\$1,400,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,400,000.00
Project Planning	\$55,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55,000.00
<b>Totals</b>	<b>\$3,090,000.00</b>	<b>\$4,535,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$7,625,000.00</b>

## Budget - Phase 2

Activities: planning, design, construction, ffe | Duration: 48 months

Category	Funded to Date	2028	2029	2030	2031	2032	Total Cost
Bidding	\$0.00	\$0.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$30,000.00
Construction / Renovation	\$0.00	\$0.00	\$4,500,000.00	\$4,500,000.00	\$4,500,000.00	\$4,500,000.00	\$18,000,000.00
Construction Documents	\$0.00	\$0.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$180,000.00
<b>Totals</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$4,552,500.00</b>	<b>\$4,552,500.00</b>	<b>\$4,552,500.00</b>	<b>\$4,552,500.00</b>	<b>\$18,210,000.00</b>

## Secured Funding - State Capital Outlay

Appropriation ID	Amount Secured	Expiration	Obligated	Expended	AIPP	Reversion
NMMFA	\$1,550,000.00	2030-06-30	\$0.00	\$0.00	\$0.00	\$0.00
<b>Totals</b>	<b>\$1,550,000.00</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

## Secured Funding - Other Sources

Funding Source	Amount Secured	Date Received	Date Expired	Expended	Comments
OTHER – Other	\$140,000.00	2026-05-01		\$140,000.00	ReStore income
OTHER – Other	\$1,400,000.00	2025-12-01		\$1,400,000.00	Land purchase
<b>Totals</b>	<b>\$1,540,000.00</b>			<b>\$1,540,000.00</b>	

## Potential Funding Sources

Funding Source	Requested Amount	Applied For	Date Applied	Comments
LFUNDS- Local Funds	\$750,000.00	Yes	2026-05-15	Requested for FY 2027
OTHER – Other	\$1,200,000.00	No		ReStore annual income
OTHER – Other	\$3,300,000.00	No		Owner's mortgage income
OTHER – Other	\$1,000,000.00	No		Fundraising & Donations
<b>Total</b>	<b>\$6,250,000.00</b>			

**Total Project Budget**            \$25,835,000.00

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**Total Secured Funding**        \$3,090,000.00

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**Total Potential Funding**      \$6,250,000.00

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**Still Needed**                      \$22,745,000.00

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# San Ignacio Flats

Project #: 28-0643

Status: Submitted

Start Date: 0000-00-00

Entity: City of Santa Fe

Entity Code: 01001

## Project Overview

<b>Project Title</b>	San Ignacio Flats	<b>Contact Name</b>	Ahmed Abdelhameed
<b>Type</b>	Local	<b>Contact Email</b>	ahmed.abdelhameed@ulyssesdevelopment.com
<b>Category</b>	Housing	<b>Contact Phone</b>	(720) 615 - 4452
<b>Subcategory</b>	Housing		
<b>Start Date</b>	0000-00-00		
<b>Priority</b>	2028-00		

## Project Location

<b>Address</b>	4680 San Ignacio Road
<b>City</b>	Santa Fe
<b>Zip</b>	87507

## Legislative Language

to construct and equip an affordable multifamily housing development, including associated site infrastructure, roadway and utility improvements, drainage, and related site work for San Ignacio Flats in Santa Fe in Santa Fe County

## Scope of Work

<b>Done to Date</b>	N/A
<b>Needed to Complete</b>	N/A

Site infrastructure, grading and earthwork, drainage, utilities, access road improvements, and building construction including foundations, framing, mechanical, electrical, and plumbing systems, and exterior and interior construction necessary to deliver completed, occupiable residential units.

## Responsibilities

<b>Fiscal Agent</b>	City of Santa Fe
<b>Own</b>	San Ignacio Owner LLC
<b>Own Asset</b>	San Ignacio Owner LLC
<b>Own Land</b>	San Ignacio Owner LLC
<b>Operate</b>	San Ignacio Owner LLC
<b>Maintain</b>	San Ignacio Owner LLC

## Additional Questions

<b>Project class</b>	Local
<b>How many years is the requested project expected to be in use before needing renovation/repair or replacement?</b>	16 years or more
<b>Estimated number of beneficiaries to be served by the project?</b>	420 to 640 individuals
<b>Are the majority (at least 51%) of the estimated beneficiaries low and moderate income?</b>	Yes
<b>Will the project target a specific group of beneficiaries?</b>	Yes
<b>If Yes, please explain which specific group(s) the project will target (brief explanation).</b>	Other
<b>Will the project upgrade or improve sustainability in your operations and/or renewable energy implementation?</b>	Yes
<b>If yes, in what ways will the project improve sustainability?</b>	San Ignacio Flats will improve sustainability in both project operations and building performance through a comprehensive set of environmentally responsible design and construction strategies. The development incorporates all electric building systems, high performance building envelopes, and energy efficient mechanical systems, which reduce overall energy consumption, improve indoor air quality, and lower long term utility costs for residents. The project also includes water efficient site design, such as drought tolerant landscaping and irrigation strategies, reducing water usage and long term maintenance needs. Site planning leverages existing infrastructure as an urban infill development, minimizing environmental impact and maximizing prior public investment. In addition, San Ignacio Flats integrates sustainable design principles with resident well being, including improved thermal comfort, healthier indoor environments, and reduced operating costs, which together support long term housing affordability. Overall, the project significantly enhances sustainability by reducing energy use, improving efficiency, and delivering durable, cost effective housing aligned with long term environmental and operational goals.
<b>If the project is completed successfully, describe the impacts it will have for community members and constituents.</b>	San Ignacio Flats will deliver up to 170 high quality affordable homes, reducing housing cost burden and enabling working households and families to live closer to jobs, services, and transit. The project will strengthen community stability by supporting multigenerational living, accessibility for special needs populations, and workforce retention, while also revitalizing an underutilized site and contributing to long term economic and social well being in Santa Fe County through a sustainable, contextually-sensitive design.
<b>Does the project benefit all citizens within a recognized region, district, or political subdivision?</b>	Yes
<b>Explain how it benefits all citizens, and include/confirm the number of people that will</b>	San Ignacio Flats benefits the broader Santa Fe County community by increasing the supply of affordable housing and supporting workforce retention in a high cost market. While the project will directly serve up to 170 households (estimated 420

<b>benefit (you may reference your answer to Estimated Beneficiaries).</b>	640 residents, 1 – 1.5 persons per bedroom), the impact extends to the wider regional population by reducing housing cost pressures, supporting local employers, and strengthening economic stability. Additionally, its location along a transit accessible, amenity rich corridor improves access to services and infrastructure that benefit both residents and the surrounding community.
<b>Regionalism: Does the project directly benefit an entity other than itself?</b>	Yes
<b>If Yes, briefly list the other entity and how it benefits (200 characters max).</b>	The project directly benefits Santa Fe County and the City of Santa Fe, as well as the surrounding Las Acequias neighborhood. San Ignacio Flats supports regional housing goals by increasing the supply of affordable housing, strengthening workforce stability, and leveraging existing public infrastructure investments. Additionally, the project complements nearby developments such as the County's Nueva Acequias community, creating opportunities for coordinated services and shared community benefit. By delivering 170 affordable units and supporting hundreds of residents, the project contributes to broader regional outcomes including economic stability, reduced housing cost burden, and improved access to jobs, services, and transit.
<b>Has the project had public input and buy-in?</b>	Yes
<b>Is the project necessary to address population or client growth, and will it provide services to that population or clientele?</b>	Yes
<b>Are there oversight mechanisms that ensure timely construction and completion on budget?</b>	Yes
<b>If Yes, explain the oversight mechanisms (e.g., working with an engineer through RCPP; following ISC procurement code).</b>	As a condition of acceptance of any legislative appropriation or grant for this project, the City of Santa Fe will require an agreement with the project owner which will ensure that all grant conditions for the expenditure of public funding are satisfied including, as applicable, ownership and control of property and improvements, land use code, public procurement, anti-donation, antidiscrimination, prevailing wage, subcontractor fair practices, insurance, bonding, audits etc. The Project includes multiple oversight mechanisms to ensure timely construction and completion within budget. San Ignacio Flats is advancing through the City of Santa Fe permitting and entitlements process, which provides structured review timelines, defined approval milestones, and ongoing coordination with City staff. In addition, the project will follow Housing New Mexico requirements, including adherence to Qualified Allocation Plan and LIHTC timelines such as achieving financial closing within approximately six months of application and meeting established construction and compliance milestones. These public processes, combined with UDG's internal project management controls and lender oversight, provide a structured framework for monitoring progress, controlling costs, and ensuring timely delivery.
<b>Other than temporary construction jobs, does the project maintain or advance the region's economy?</b>	Yes
<b>If Yes, explain the economic impacts (e.g. sales of produce</b>	In addition to temporary construction jobs, San Ignacio Flats will support and strengthen the regional economy through permanent operational employment

income for families, protection of water rights/property values).

workforce development, and long term housing stability. The project will create permanent, locally hired property management, maintenance, and support positions, contributing to sustained local employment. The development also advances workforce capacity by incorporating apprenticeship and training programs through local partners, helping build a skilled construction and trades workforce in the region. By delivering affordable housing near jobs and transit, the project supports workforce retention, reduces employee turnover for local employers, and enables residents to remain in the Santa Fe economy. Together, these impacts contribute to long term economic stability and growth in the region.

Does the project eliminate a risk or hazard to public health and/or safety that makes corrective action urgent and unavoidable?

Yes

If Yes, explain the risk/hazard and how the project mitigates it (e.g., reduces flood risk, prevents damage to private property).

The Project addresses an existing public safety concern by redeveloping a currently vacant and underutilized site that has attracted littering and unwanted activity. By transforming the property into an active residential community, San Ignacio Flats will eliminate conditions that contribute to unsafe or undesirable use, improve site visibility and oversight, and enhance overall neighborhood safety. The development will also incorporate planned infrastructure, lighting, and community space, creating a well maintained and actively used environment that supports residents and surrounding neighbors. In addition, the project includes the preservation and documentation of an archaeological site, ensuring responsible stewardship of cultural resources while enabling safe and appropriate site use. Overall, the project mitigates existing conditions that negatively impact public health and safety by activating the site and integrating it into the surrounding community.

## Budget

Activities: construction | Duration: 36 months

Category	Funded to Date	2028	2029	2030	2031	2032	Total Cost
Construction / Renovation	\$67,000,000.00	\$6,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$73,000,000.00
<b>Totals</b>	<b>\$67,000,000.00</b>	<b>\$6,000,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$73,000,000.00</b>

## Secured Funding - Other Sources

Funding Source	Amount Secured	Date Received	Date Expired	Expended	Comments
OTHER – Other	\$2,500,000.00	2026-04-30		\$0.00	Partnership private equity
OTHER – Other	\$5,300,000.00	2026-04-30		\$0.00	As allowed by Housing NM
OTHER – Other	\$700,000.00	2026-04-30		\$0.00	Projected revenue during lease-up
OTHER – Other	\$3,800,000.00	2026-04-30		\$0.00	Bond debt to fill gap
OTHER – Other	\$27,300,000.00	2026-04-30		\$0.00	Construction loan
OTHER – Other	\$27,400,000.00	0026-04-30		\$0.00	Syndicated 4% LIHTC Equity
<b>Totals</b>	<b>\$67,000,000.00</b>			<b>\$0.00</b>	

## Potential Funding Sources

Funding Source	Requested Amount	Applied For	Date Applied	Comments
LFUNDS- Local Funds	\$2,000,000.00	Yes	2026-05-15	City - AHTF
<b>Total</b>	<b>\$14,026,875.00</b>			

Funding Source	Requested Amount	Applied For	Date Applied	Comments
SGRANT - State Grants	\$6,000,000.00	Yes	2026-05-15	Housing RFI - Dept of Workforce Solutions
NMFAL – NMFA Loan	\$5,026,875.00	Yes	2026-05-15	NMFA - Housing Development Revolving Fund
LFUNDS- Local Funds	\$1,000,000.00	Yes	2026-05-01	County - Developer Assistance Program
<b>Total</b>	<b>\$14,026,875.00</b>			

## Budget Summary

<b>Total Project Budget</b>	\$73,000,000.00
<b>Total Secured Funding</b>	\$67,000,000.00
<b>Total Potential Funding</b>	\$14,026,875.00
<b>Still Needed</b>	\$6,000,000.00



# New Mexico Innovation Hub Sitework

Project #: 28-0187

Status: Draft

Start Date: 7/1/2027

Entity: City of Santa Fe

Entity Code: 01001

## Project Overview

<b>Project Title</b>	New Mexico Innovation Hub Sitework	<b>Contact Name</b>	Phillip Gesue
<b>Type</b>	Local	<b>Contact Email</b>	pgesue@pereholdings.com
<b>Category</b>	Roads & Bridges	<b>Contact Phone</b>	(917) 892 - 0060
<b>Subcategory</b>	Streets		
<b>Start Date</b>	7/1/2027		
<b>Priority</b>	2028-00		

## Project Location

<b>Address</b>	1600 St. Michaels Drive
<b>City</b>	Santa Fe
<b>Zip</b>	87501
<b>County</b>	Santa Fe



## Legislative Language

to design and construct land improvements on parcels J-1a, J-1b, and O at the Midtown campus in Santa Fe, santa fe county

## Scope of Work

Done to Date

N/A

**Needed to Complete** N/A

Design and construct infrastructure land improvements on land owned by the City of Santa Fe (parcels J-1a, J-1b and O) adjacent to 1055 Midtown Calle Central.

The project will consist of: demolition, grubbing, and grading at the site, the design of site infrastructure improvements, and the construction of infrastructure including utilities, a roadway, and sidewalks. The project will be completed in two phases.

Phase I will include easements, archaeological survey, environmental assessment, demolition and site clearing, grubbing, grading, and the design and construction of utilities, roadway and sidewalks connecting to existing infrastructure, with some of the work being done concurrently. Phase I will be completed in 18 months. Phase II will consist of construction of the improvements. Phase II will be completed within an additional 18 months.

## Responsibilities

<b>Fiscal Agent</b>	City of Santa Fe
<b>Own</b>	City of Santa Fe
<b>Own Asset</b>	City of Santa Fe
<b>Own Land</b>	City of Santa Fe
<b>Operate</b>	City of Santa Fe
<b>Maintain</b>	City of Santa Fe

## Additional Questions

<b>Project class</b>	Local
<b>How many years is the requested project expected to be in use before needing renovation/repair or replacement?</b>	16 years or more
<b>Estimated number of beneficiaries to be served by the project?</b>	5000
<b>Are the majority (at least 51%) of the estimated beneficiaries low and moderate income?</b>	Unknown
<b>Will the project target a specific group of beneficiaries?</b>	No
<b>Will the project upgrade or improve sustainability in your operations and/or renewable energy implementation?</b>	Yes
<b>If yes, in what ways will the project improve sustainability?</b>	Improvements will facilitate improved utility efficiency and work in concert with the planned stormwater infrastructure improvements by the City.
<b>Which specific group(s) of beneficiaries will the project target?</b>	[]

<b>If the project is completed successfully, describe the impacts it will have for community members and constituents.</b>	Additional pedestrian and vehicular access will provide the public with better transit to future buildings that will consist of affordable housing and offices for companies that will be job-creating employers.
<b>Does the project benefit all citizens within a recognized region, district, or political subdivision?</b>	Yes
<b>Explain how it benefits all citizens, and include/confirm the number of people that will benefit (you may reference your answer to Estimated Beneficiaries).</b>	The project will benefit all of the projected 1000 families at the Midtown site, including the future residents of the affordable housing to be constructed on a portion of the site, as well as all future employees of the employers operating their businesses at the future commercial buildings.
<b>Regionalism: Does the project directly benefit an entity other than itself?</b>	Yes
<b>If Yes, briefly list the other entity and how it benefits (200 characters max).</b>	The project facilitates the construction of new affordable housing and commercial buildings that will be occupied by employers that will bring hundreds of jobs to Santa Fe and the surrounding areas.
<b>Has the project had public input and buy-in?</b>	Yes
<b>Is the project necessary to address population or client growth, and will it provide services to that population or clientele?</b>	Yes
<b>Are there oversight mechanisms that ensure timely construction and completion on budget?</b>	Yes
<b>If Yes, explain the oversight mechanisms (e.g., working with an engineer through RCPP; following ISC procurement code).</b>	As a condition of acceptance of any legislative appropriation or grant for this project, the City of Santa Fe will require an agreement with the project owner which will ensure that all grant conditions for the expenditure of public funding are satisfied including, as applicable, ownership and control of property and improvements, land use code, public procurement, anti-donation, anti-discrimination, prevailing wage, subcontractor fair practices, insurance, bonding, audits etc.
<b>Other than temporary construction jobs, does the project maintain or advance the region's economy?</b>	Yes
<b>If Yes, explain the economic impacts (e.g., sales of produce, income for families, protection of water rights/property values).</b>	The project improvements directly pave the way for the future lease of City property, which will bring both affordable housing and hundreds of future jobs to the region.
<b>Does the project eliminate a risk or hazard to public health</b>	No

**corrective action urgent and unavoidable?**

**If No, briefly explain (e.g., risk not applicable or not addressed by this project).**

The project will include any environmental remediation required at the site, although this is anticipated to be non-urgent. Should any issues of hazard be identified, they will be quickly remediated.

**Budget - Phase 1**

Activities: planning, design, construction | Duration: 12 months

Category	Funded to Date	2028	2029	2030	2031	2032	Total Cost
Archaeological Studies	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
Bidding	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00
Conceptualization	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
Construction Documents	\$0.00	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00
Design Development	\$0.00	\$12,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,500.00
Easements and Rights of Way	\$0.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,000.00
Environmental Studies	\$0.00	\$7,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,000.00
Schematic Design	\$0.00	\$12,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$12,500.00
<b>Totals</b>	<b>\$0.00</b>	<b>\$137,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$137,000.00</b>

**Budget - Phase 2**

Activities: construction, ffe | Duration: 12 months

Category	Funded to Date	2028	2029	2030	2031	2032	Total Cost
Construction / Renovation	\$0.00	\$505,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$505,000.00
Furnishings	\$0.00	\$642,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$642,000.00
<b>Totals</b>	<b>\$0.00</b>	<b>\$1,147,000.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,147,000.00</b>

**Budget Summary**

<b>Total Project Budget</b>	\$1,284,000.00
<b>Total Secured Funding</b>	\$0.00
<b>Total Potential Funding</b>	\$0.00
<b>Still Needed</b>	\$1,284,000.00