

# Las Estrellas Tract 6A Overview and Update

*Supporting Housing Affordability in Santa Fe*

August 13, 2025



CITY OF SANTA FE

# Mission and Purpose-

## Office of Affordable Housing Mission:

- To increase and preserve the supply of **affordable housing options** in the City of Santa Fe.
- The Office works to ensure that **residents of all incomes**—especially low- and moderate-income households—have access to **safe, stable, and affordable housing** through policy, funding, and partnerships.

## Presentation Purpose:

- Provide background on City ownership and disposition of Tract 6A.
- Share updates on the RFQ process.
- Clarify misunderstandings, outline next steps and commitment to public transparency and community input.



# Las Estrellas 6A RFQ: Purpose & Background

## Purpose of the RFQ

- Identify a **qualified development partner** to build **permanently affordable housing** on City-owned land (Tract 6A), aligned with Santa Fe's housing goals.
- Ensure a **transparent, competitive process** to select a partner who can deliver **high-quality, income-restricted housing** that meets community needs.

## Background

- **2019:** City **reacquired 248 acres** in Las Estrellas by ending a 90-year-old development agreement with Santa Fe Estates, Inc.
  - Includes **nine tracts** governed by the Las Estrellas Master Plan and City/State residential development regulations.
- **January 25, 2023:** Governing Body adopted **Resolution 2023-4** (sponsored by Councilors Garcia & Villarreal, and Mayor Webber).
  - Called for a strategy to **sell or donate Tract 6A (19.736 acres) for affordable housing.**
  - Directed staff to pursue a **donation or sale aligned with affordability goals**



# Tract 6A RFQ and Donation Agreement Timeline

**Jan 2023:** Governing Body adopts Resolution 2023-4, directing the City to:

- Remove Tract 6A from the residential covenants *or*
- Request the HOA/MA to limit assessments on Tract 6A

**Dec 2023:** City issues Request for Qualifications (RFQ)

**Feb 2024:** Two proposals received and evaluated

**Mar 2024:** Successful proposer selected

**Apr 2024:** Office of Affordable Housing begins donation agreement negotiations

**Jan 2025:** City enters into PSA with Attorney Garrison as Declarant

**Apr 2025:** Draft donation terms finalized:

- **At least 40%** of homes for low- to moderate-income households
- **Minimum 45-year** affordability restriction recorded in deeds
- RFQ and proposal incorporated into donation agreement

**July 2025:** COSF hosted a community meeting to facilitate feedback from community



# Community Engagement

- **Feb 13, 2025:** City staff, representing the Office of Economic Development, City Attorneys Office, the Office of Affordable Housing, and Land Use, met with Las Estrellas residents at City Hall to discuss concerns raised by the public.
- **Apr 17, 2025:** Johanna Nelson, Director of the Office of Economic Development and Interim Director of the Office of Affordable Housing met with the HOA via Zoom.
- **May 2025:** Johanna Nelson, Director of the Office of Economic Development and Interim Director of the Office of Affordable Housing met with HOA President David Mordhorst. They agreed to begin monthly check-ins.
- **Jun 18, 2025:** Residents are emailed an update, which summarized non-confidential information from the June 12 Governing Body executive session.
- **Jul 2, 2025:** Residents emailed a notice of the packet submission to the City Clerk's Office, which includes upcoming committee and Governing Body meeting dates.
- **Jul 3, 2025:** Residents emailed the packet of materials submitted to the City Clerk's Office. Although not posted online until July 25, the packet was made available early via authorization from the City Attorneys Office.
  - Note: Until July 3, 2025, the City was unable to release specific details about the RFQ, Homewise's submission, and the agreement due to confidentiality requirements.



# What Happens After the RFQ Process?

- Respondent was selected through a public RFQ process.
- Next steps unfold in two distinct phases:
  - **Disposition Consideration**
  - **Development Planning and Engagement**
- Each phase includes separate approvals and opportunities for public input.



# Two-Phase Disposition and Development Framework

## Phase 1: Consideration of Disposition

- City evaluates and approves potential donation of land.
- Donation agreement includes affordability, development, and legal conditions.
- No development approvals at this stage.

## Phase 2: Development Planning and Public Engagement

- If donation is approved, Respondent begins detailed planning.
- Includes full Planning Commission review and neighborhood engagement.
- All standard City approval processes apply.



# Tract 6A – Residential Covenant Removal Request

- Tract 6A is currently subject to the Las Estrellas Residential and Master Covenants.
- **Jan 2020:** City terminated a 1930 agreement with Santa Fe Estates, regained 248.03 acres, and became the **Declarant** (authorized to enforce/amend covenants).
- As Declarant, the City oversees both **Master (non-residential)** and **Residential Covenants**.
- **Jan 2025:** Attorney Jake Garrison contracted to act as Declarant and draft amendments.
- **Respondent requests removal** of Tract 6A from Residential Covenants to:
  - Meet a **40% affordability** requirement
  - Allow **smaller, more affordable homes** (<2,000 sq ft)
  - Offer **below-median market-rate prices**
- Draft agreement includes:
  - **45-year affordability restriction** recorded via land use/deeds



# Next Steps

- August 2025: The Office of Affordable Housing and Asset Development will present the draft donation agreement for Tract 6A to the Quality of Life Committee, Finance Committee, and ultimately the Governing Body for approval.
- *Ongoing*: Policy review will continue in parallel to ensure alignment with procurement and land use requirements.
- *If approved*: Respondent will begin Phase 2, which includes community engagement, detailed site planning, design work, and permitting.
- *Throughout* Phase 2: The City will ensure transparency, accountability, and multiple opportunities for meaningful public input.



# Stay Involved & Informed

- **Questions or Feedback?**
  - Email: [contactoah@santafenm.gov](mailto:contactoah@santafenm.gov)
- **Stay Updated:**
  - Sign up for project updates and our newsletter:  
<https://santafenm.gov/housing>
- Quarterly Housing Community meet-up: Save-the-date: September 16, 2025

**We value your input.**

**Your voice helps shape the future of housing in Santa Fe.**



CITY OF SANTA FE

# Regulatory Framework



1974 Santa Fe Urban General Plan

Recommended development of the Northwest Sector



1977 Resolution in Support of Goals for  
Redevelopment of a New Community on  
City-Owned Land:

"That the City Council of the City of Santa Fe supports development of the City's northwest quadrant land so as to provide new opportunities for Santa Feans now unable to afford adequate housing"



1979 Master Plan



### **Plan 83**

Recommended development of the Northwest Sector



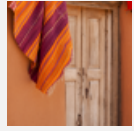
### **1977 Resolution in Support of Goals for Redevelopment of a New Community on City-Owned Land:**

"That the City Council of the City of Santa Fe supports development of the City's northwest quadrant land so as to provide new opportunities for Santa Feans now unable to afford adequate housing"



### **1996 Master Plan, 2005 Master Plan Amendment**

# Regulatory Framework



## General Plan Update - 1999

### Guiding Policies

Financial and Management Structures to improve availability of affordable housing

Expand interjurisdictional activities to cooperate in public and private efforts to achieve affordable housing



## 2003-2009

Feasibility Studies and Master Planning for Affordable Housing in the Northwest Quadrant



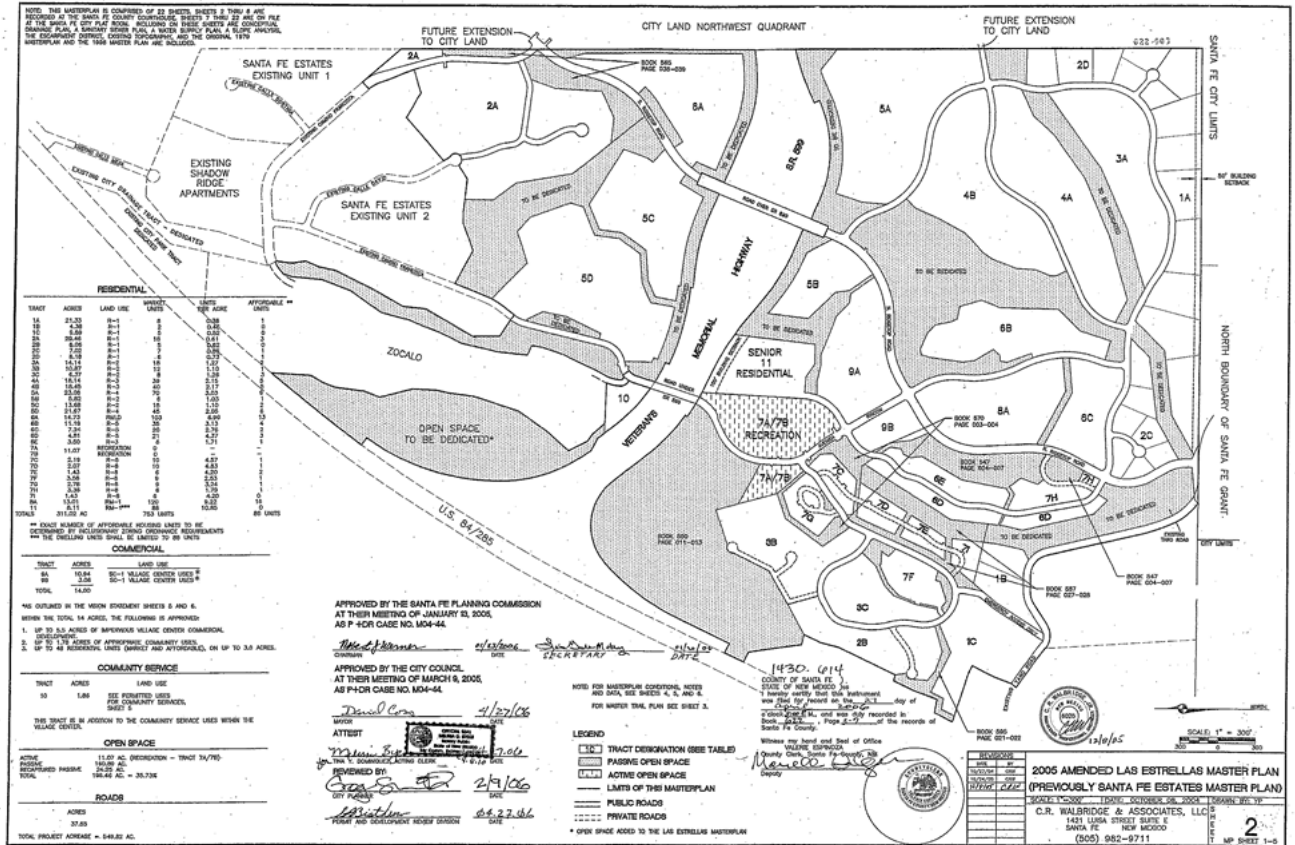
## 1996 Las Estrellas Master Plan, 2005 Master Plan Amendment

# Regulatory Framework

# 2006 Master Plan

## Entitled Number of Units for Tract 6A

- 103 Units/6.99 du per acre



# Development Review Process



## ENN

Public Meeting  
Feedback  
Publicly Noticed



## Application Submittal

Complete?  
Development Review Team  
Introduction



## Technical Review

Planning  
Transportation  
Civil Engineering  
Outside Agencies



## Commission Meeting

Presentation of Application  
Staff Report & Analysis  
Recommendation  
Publicly Noticed



homewise<sup>®</sup>

Homewise Proposal  
for Las Estrellas



# Homewise Mission

Our mission is to help create successful homeowners and strengthen neighborhoods so that individuals and families can improve their long-term financial wellbeing and quality of life.



# FY2025 Key Results

## FINANCIAL & HOMEBUYER COACHING:



**2,422**

clients who received free 1:1 coaching in English and Spanish

## HOME PURCHASE:



**458**

homeowners created who are building wealth and improving their financial wellbeing

## HOMEWISER HOMES:



**38** energy-efficient homes sold

**6** homes renovated

## ENERGYWISE:

**82** clients who received grants to make energy efficiency upgrades

## HOME IMPROVEMENT:

**54** clients who were able to invest in their homes with upgrades

# Miraflores

- 56 homes
  - 22 are deeply affordable for homebuyers under income thresholds
  - 34 market rate homes priced below the area median home prices
- 6 models ranging from 1 – 4 bedrooms
- Community open space complete with a pergola, picnic tables, and a native plant garden to support pollinators
- Within walking distance of SWAN Park



# Desert Sage

- 82 homes
  - 33 are affordable to households under certain income thresholds
  - 49 are priced below area median home prices
- 7 models ranging from 2 – 4 bedrooms
- Mountain views, open space, trails
- Near Santa Fe Community College

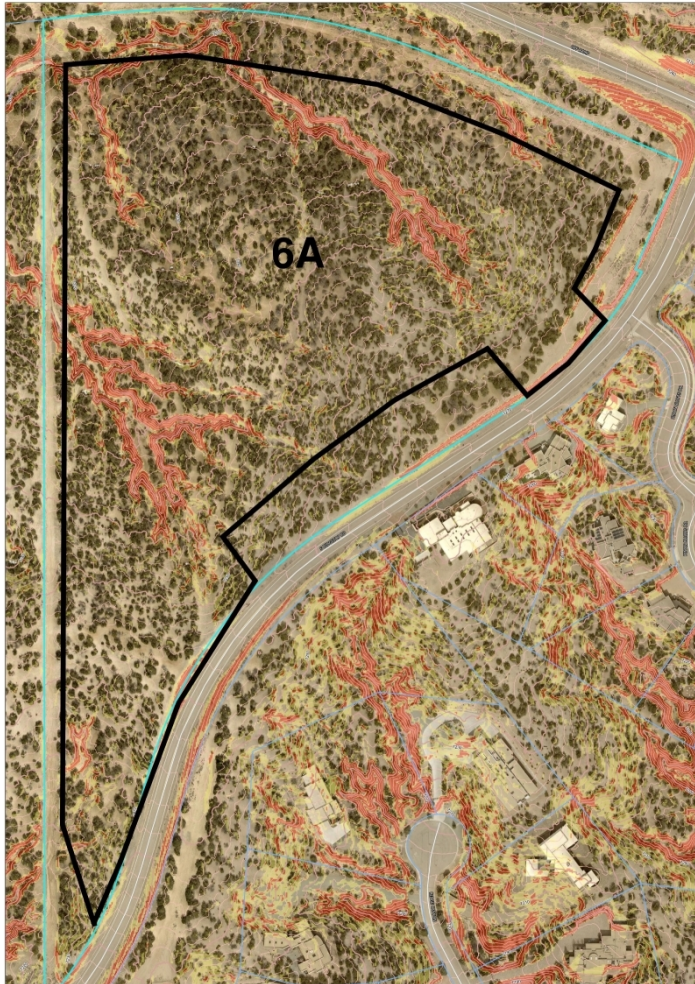


# Affordability

Affordability Tier	Income Range for Household of 4 by Affordability Tier (approximate)	Affordable Price for a 3 Bedroom Home by Affordability Tier*	Who can afford this?
50-65% AMI	\$45,000-\$60,000	\$181,500	Entry level teacher
65-80% AMI	\$60,000-\$73,000	\$236,000	Police Officer
80-100% AMI	\$73,000-\$92,000	\$290,250	Occupational Therapy Assistant
100-120% AMI	\$92,000-\$110,000	\$363,000	Nurse

\*Based on 2025 Santa Fe Home Program pricing

# SLOPE ANALYSIS

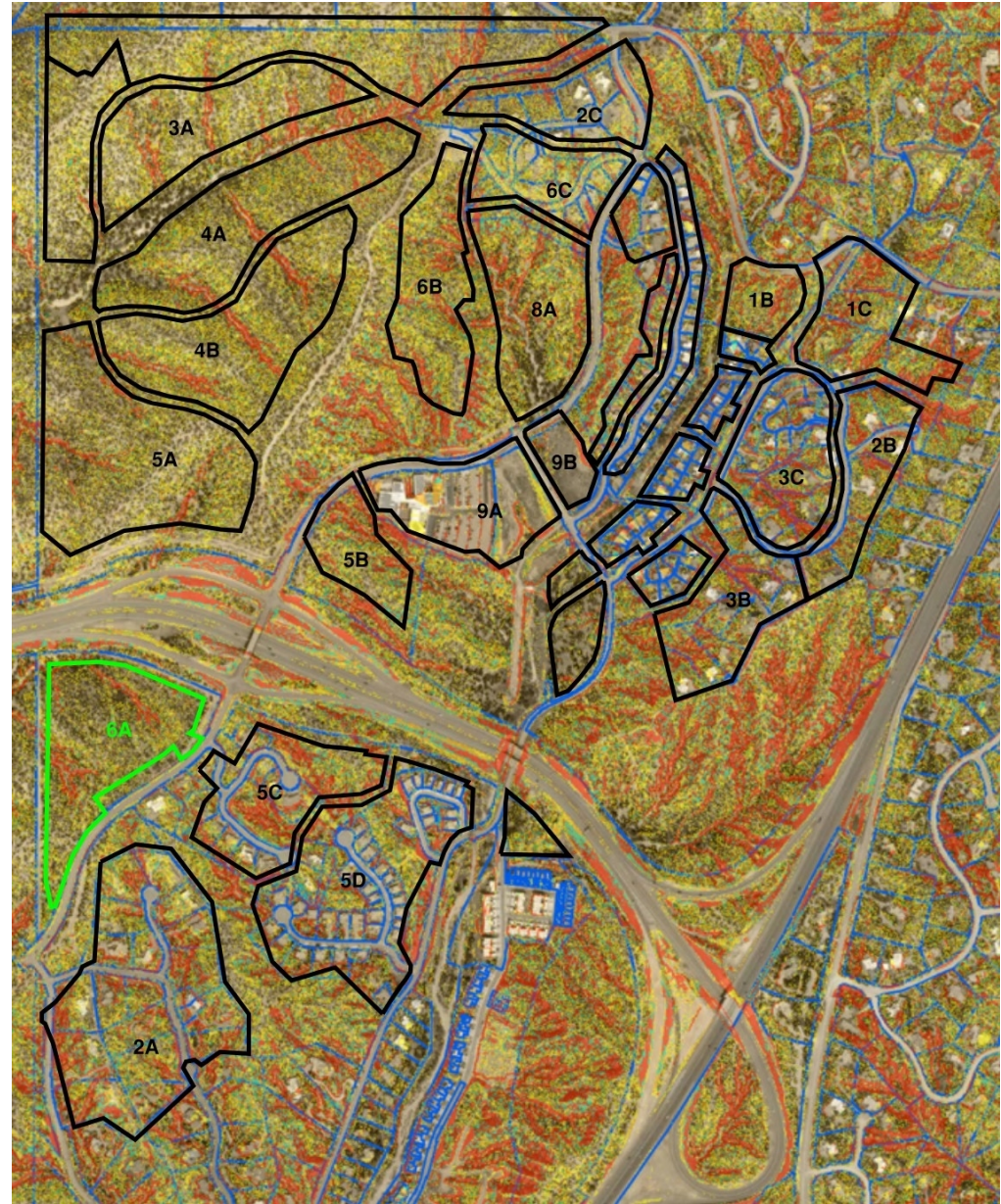


Legend  
 20% - 30%  
 30% or greater

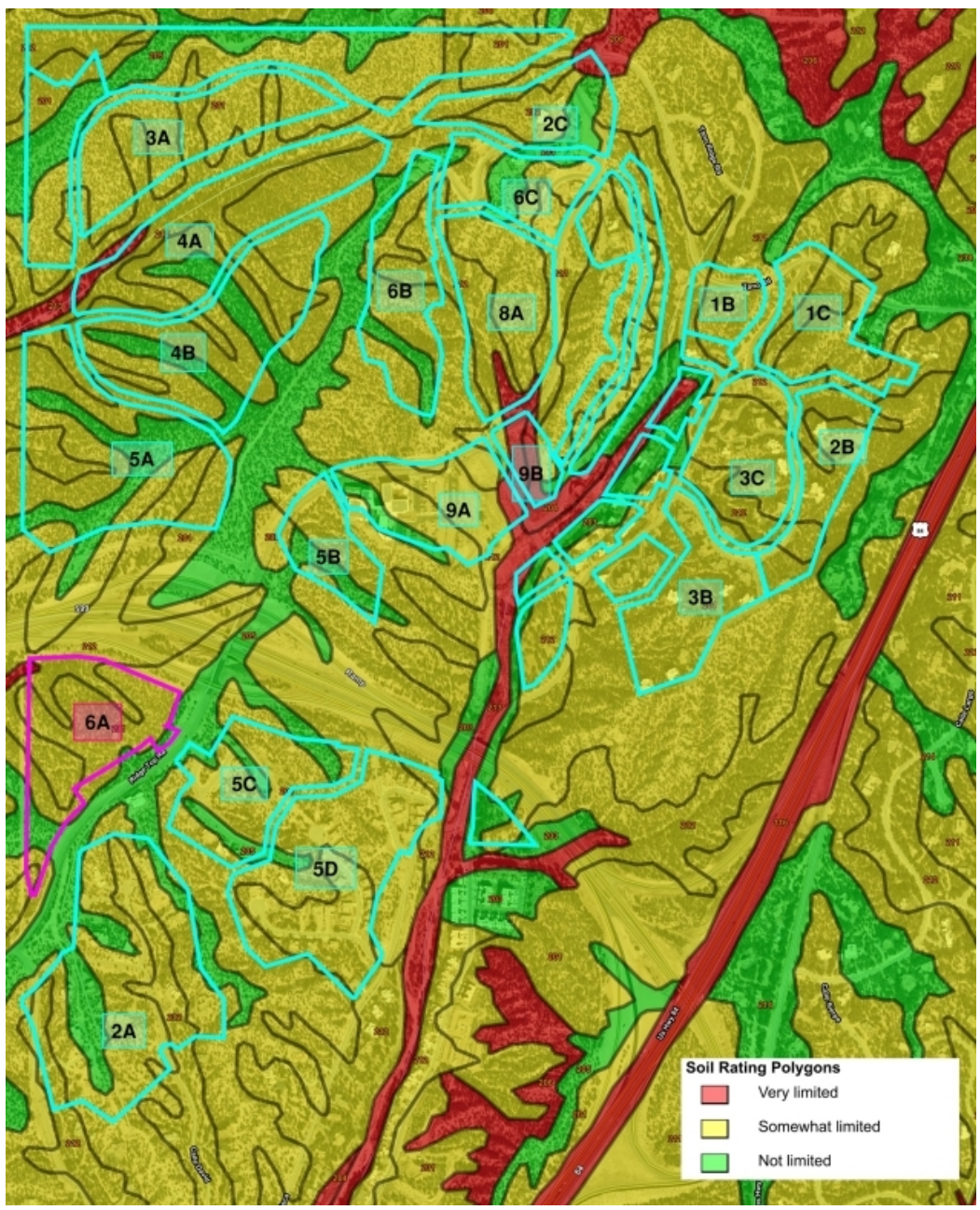
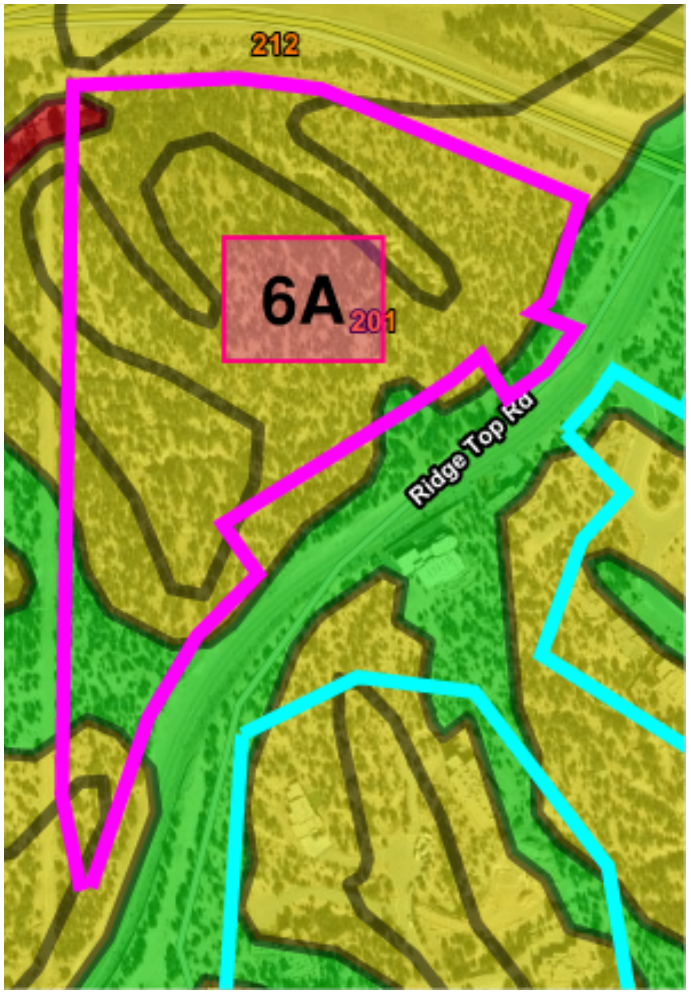
Aerial Photography from 2015  
 North American Datum 1983  
 20' Contour from 2014 GDEM

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# SOIL ANALYSIS



## Next Steps After Land is Conveyed to Homewise

- Assemble a development team, including civil engineer
- Develop and submit a plat application to the City of Santa Fe Land Use Department, per City of Santa Fe requirements
- Follow the City of Santa Fe Land Use Department process for review, revision and approval of plat application



# Community Feedback Session Questions

1. As we work toward a more community-centered approach to expanding affordable housing, what ideas or recommendations do you have that could help this project succeed for everyone involved?
2. If this development moves forward, what would you like to see from the developer to ensure they are a respectful and responsive partner to your neighborhood?
3. What hopes do you have for this project—and how can success reflect the values of this community?
4. If you think that we missed any questions, please fill out these forms to let us know what we missed.

