



# CITY OF SANTA FE

## Memorandum

**Date:** November 4, 2025

**To:** Governing Body, Public Works Committee, Quality of Life Committee and Finance Committee

**From:** Nina A Nguyen, Asset Development Associate  
Terry J. Lease, Asset Development Manager

**Via:** Faviola Chavez, Community Development Director  
Andrea Phillips, Deputy City Manager

**RE:** Donation of 1522 & 1650 West Alameda For Affordable Housing

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### **EXECUTIVE SUMMARY:**

The proposed resolution calls for the City Manager to issue a request for proposals for developing and donating two parcels of undeveloped land identified as 1522 & 1650 West Alameda Street (“the Properties”) to a Qualified Grantee for the development of at least six homes that meet the definition in SFCC 26-3 as “Low-Priced Dwelling Units” (“LPDU”) either as rental or homeownership homes. The Properties neighbor land with homes built by Habitat for Humanity.

### **BACKGROUND:**

According to the Santa Fe Association of Realtors’ Q1-2025 quarterly property statistics report, the median single family home sales price in Santa Fe is \$570,000, an increase of 7.3% over Q1-2024.

The donation of the Sites must be in conformance with the New Mexico Affordable Housing Act (the “Act”) which provides an exemption to the State of New Mexico’s Anti-Donation Clause. The Act determines eligible uses for donations of public land, cash, buildings or infrastructure. All beneficiaries of the donated value must be income-qualified as earning no more than 120% of the area median income (“AMI”), determined through a Department of Housing and Urban Development (HUD) approved income certification process. In turn, the pricing of the homes must be affordable to the 100% AMI household.

### **ATTACHMENTS:**

Resolution  
FIR