



City Releases RFQ for Development of Affordably-Priced Homes in Las Estrellas Subdivision

New solicitation is part of strategic plans to boost housing affordability and inclusive development in Santa Fe

SANTA FE, December 12, 2023 — The City of Santa Fe's Community Development Department has released the first of two solicitations aimed at attracting potential partners and bidders to develop a vibrant mixed-use, mixed-income, multigenerational neighborhood in the [550-acre Las Estrellas subdivision](#) in northwest Santa Fe.

The first solicitation is a Request for Qualifications (RFQ) from potential City partners and is intended to incentivize the transformation of the approximately 19-acre Las Estrellas Tract 6A into a modern, innovative community with a majority of moderately-priced homes.

The City is committed to finding ways to increase housing affordability in Santa Fe, and will consider discounting or donating the undeveloped land to the right developer.

"We recognize the challenges in developing affordably-priced homes, but we absolutely need more housing that's within reach of our workforce—especially in the northwest," said Alexandra Ladd, Office of Affordable Housing Director. "All tracts in Las Estrellas fall under the City's inclusionary zoning requirements, but our hope is to incentivize an imaginative developer to reach beyond these requirements for ways to deepen affordability on this tract."

The deadline for submissions for the RFQ is January 15, 2024. A pre-proposal conference is set for December 20, 2023.

Seven of the remaining City-owned tracts in Las Estrellas, totaling 228.5 acres and appraised at more than \$5 million, will be listed for sale through a public Invitation to Bid (ITB) on December 18, 2023, with a submission deadline of January 22, 2024. The winning bidder will be required to develop the mixed-use neighborhood in accordance with the [Las Estrellas master plan](#), approved by City Council in 2005, which mandates a range of housing types and price levels, senior housing, dedicated open space and recreation opportunities, as well as retail, office, and other commercial use.

"What the master plan envisions for Las Estrellas is a vibrant, modern, highly-diverse community that celebrates the qualities that make Santa Fe a unique and exceptional place to live, work, and play—and puts it within reach for a variety of our essential workers," said Rich Brown, Director of Community Development.

"This is an opportunity for a major new development that will combine housing with community services in a walkable neighborhood environment," said Mayor Alan Webber. "I'm looking forward to a number of partners stepping up to build quality housing with an emphasis on affordability."

Both Las Estrellas projects sit at the intersection of the departments of Land Use, Affordable Housing, and Economic Development, key areas under the umbrella of the [Community Development Department](#). Staff in each of these areas have been charged with addressing Santa Fe's housing crisis and creating opportunities for innovative, sustainable, inclusive development that contributes to Santa Fe's economic health and vitality.

More information, including the full solicitations and all related documents, can be downloaded at sfpublicassets.org. Questions can be directed to Asset Development Manager Terry Lease at tjlease@santafenm.gov or to Asset Development Associate Nina Nguyen at nanguyen@santafenm.gov.