

**SANTA FE COUNTY  
BOARD OF COUNTY COMMISSIONERS**

**RESOLUTION NO. 2026 - 011**

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**A RESOLUTION APPROVING LOT LINE ADJUSTMENTS AND AUTHORIZING  
ROADWAY IMPROVEMENTS, CONSTRUCTION, AND DEDICATION ACTIONS IN  
CONNECTION WITH THE DEVELOPMENT PLAN APPROVAL PROCESS FOR THE  
NUEVA ACEQUIA AFFORDABLE HOUSING PROJECTS; REQUIRING A ROBUST  
COMMUNITY ENGAGEMENT PROCESS AND OUTREACH TO IMPACTED  
COMMUNITIES AND LOCAL BUSINESSES**

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**WHEREAS**, Santa Fe County (“County”) owns approximately 6.6 acres of land (“project site”) located along Camino de Jacobo, a portion of which has been identified for the development of multifamily affordable housing projects known as the Nueva Acequia Affordable Housing Projects pursuant to a lease; and

**WHEREAS**, in January 2024, the County issued a Request for Proposals to identify a development partner for the site, and in April 2024 selected TWG Development, LLC (“TWG”) to co-develop affordable housing on the property; and

**WHEREAS**, the County and TWG selected Autotroph to be the architect for the Nueva Acequia Affordable Housing Projects; and

**WHEREAS**, the Nueva Acequia Affordable Housing Projects consist of two coordinated Low-Income Housing Tax Credit (“LIHTC”) projects, including a 106-unit 4% LIHTC family project, a 53-unit 9% LIHTC senior project, and a potential future phase including a daycare facility; and

**WHEREAS**, the County, TWG, and Autotroph have advanced the projects through key milestones, including submission of a Development Plan application to the City of Santa Fe (“City”) in December 2025; and

**WHEREAS**, as part of the City Development Plan review process, it has been determined that recorded property lines must align with the proposed development configuration to comply with zoning requirements related to setbacks, lot coverage, and open space; and

**WHEREAS**, the project site is currently comprised of portions of County-owned Lot 1 and Tract B-1, and lot line adjustments and a limited lot split are required to consolidate the development site into a single compliant parcel and to separate roadway areas from the housing site; and

**WHEREAS**, the proposed lot line adjustments were developed by Autotroph based on input from City planning staff and County staff, and include creation of a separate lot encompassing Camino de Jacobo and the extension of San Ignacio Road; and

SFC CLERK RECORDED 01/23/2026

**WHEREAS**, the Development Plan includes construction of new project right-of-way roads and improvements to an existing right-of-way road, including Camino de Jacobo, the extension of San Ignacio Road, and the partial construction and extension of Camino San Alberto; and

**WHEREAS**, Camino de Jacobo is a County-owned and maintained roadway located at the western boundary of the project site and is included in the Development Plan as a project right-of-way road; and

**WHEREAS**, the extension of San Ignacio Road will be a newly constructed roadway on County-owned land along the northern boundary of the project site, providing access to the Nueva Acequia Affordable Housing Project and connecting a newly constructed segment of San Ignacio Road to Camino de Jacobo; and

**WHEREAS**, the partial construction and extension of Camino San Alberto will be a newly constructed roadway on an easement along the eastern boundary of the project site, providing access along the length of the site, including an entrance, and connecting to the extension of San Ignacio Road; and

**WHEREAS**, County staff recommends that Camino de Jacobo, San Ignacio Road, and Camino San Alberto be dedicated to the City of Santa Fe following construction; and

**WHEREAS**, the extension of San Ignacio Road and the partial construction and extension of Camino San Alberto will be constructed to City standards; and

**WHEREAS**, engineering analysis indicates that bringing Camino de Jacobo into full compliance with current City standards would require substantial reconstruction; and

**WHEREAS**, off-site right-of-way improvements of this extent are uncommon for affordable housing projects and would place an untenable financial strain on the Nueva Acequia Affordable Housing Projects; and

**WHEREAS**, these right-of-way roads function as primary access routes serving both the project site and existing and proposed development in the area; and

**WHEREAS**, County staff recommends that the roads included in the Development Plan separately funded and constructed through a separate contract independent of the Nueva Acequia Affordable Housing Projects in order to alleviate financial strain on the affordable housing development; and

**WHEREAS**, to avoid delays to the City Development Plan approval process, the Board of County Commissioners finds it appropriate to delegate authority to the County Manager or designee to approve and execute documents necessary to implement the required lot line adjustments and lot split; and, within available appropriations, to authorize roadway improvements, construction, and dedication actions related to the project site.

**NOW, THEREFORE, BE IT RESOLVED** that the Santa Fe County Board of County Commissioners hereby:

SFC CLERK RECORDED 10/1/23/2023

1. Approves the lot line adjustments and related lot split affecting County-owned parcels associated with the Nueva Acequia Affordable Housing Projects, as generally depicted in the attached exhibit.
2. Authorizes the County Manager or designee to approve roadway improvements to Camino de Jacobo, the extension of San Ignacio Road, and the partial construction and extension of Camino San Alberto in connection with the Nueva Acequia Affordable Housing Projects.
3. Authorizes the future dedication of these off-site roadways to the City of Santa Fe following construction in accordance with applicable City standards.
4. Requires a robust Community Engagement Process and Outreach to the neighboring communities of Jacob Martinez Community, Las Acequias Neighborhood Association, Mobile Home Parks, local businesses of San Isidro Plaza, and other neighbors impacted in the first quarter of 2026.
5. Delegates authority to the County Manager or designee to review, approve, and execute all documents necessary or proper to implement the approved lot line adjustments and lot splits, and to approve roadway improvement plans and dedication actions related to the Nueva Acequia Affordable Housing Projects; provided, however, that the ultimate construction of roadway improvements is subject to the availability of sufficient appropriations and authorizations for such improvements.

**PASSED, APPROVED, AND ADOPTED ON THIS 13<sup>th</sup> DAY OF JANUARY, 2026.**

**SANTA FE COUNTY  
BOARD OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_

Camilla Bustamante, Chair

**ATTEST:**

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Katharine E. Clark  
Santa Fe County Clerk

Date: 1/14/2026

SFC CLERK RECORDED 01/23/2026

**Approved as to form:**

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Walker Boyd  
Santa Fe County Attorney

COUNTY OF SANTA FE )  
STATE OF NEW MEXICO ) ss

BCC RESOLUTIONS  
PAGES: 3

I Hereby Certify That This Instrument Was Filed for  
Record On The 23RD Day Of January, 2026 at 03:13:23 PM  
and Was Duly Recorded as Instrument # **2075597**  
in The Records Of Santa Fe County

Witness My Hand And Seal Of Office  
Katharine E. Clark

Deputy \_\_\_\_\_

County Clerk, Santa Fe, NM