

**SANTA FE COUNTY
BOARD OF COUNTY COMMISSIONERS**

RESOLUTION NO. 2026 - 126

**A RESOLUTION DELEGATING AUTHORITY TO THE COUNTY MANAGER, OR
DESIGNEE, TO REVIEW, APPROVE, AND EXECUTE DOCUMENTS NECESSARY
FOR THE CLOSING AND COMPLETION OF THE NUEVA ACEQUIA AFFORDABLE
HOUSING DEVELOPMENT**

WHEREAS, on July 25, 2023, the Board of County Commissioners of Santa Fe County (“BCC”) adopted Santa Fe County Resolution No. 2023-083, approving the Affordable Housing Plan (“Plan”) as approved by Housing New Mexico (the New Mexico Mortgage Finance Authority, or “NMMFA”), and Santa Fe County Ordinance No. 2023-05, adopting the Housing Assistance Grant Ordinance as approved by NMMFA; and

WHEREAS, in November 2023, Santa Fe County issued Request for Proposals (“RFP”) 2024-106HA/BT pursuant to the New Mexico Affordable Housing Act, NMSA 1978, Sections 6-27-1 *et seq.*; the County’s Affordable Housing Plan, Resolution No. 2023-083; and the County’s Developer Assistance Program Regulations, Resolution No. 2023-106; and

WHEREAS, Santa Fe County selected TWG Development, LLC, an Indiana limited liability company (“TWG”) as the highest-scoring proposal;

WHEREAS, TWG proposed the Nueva Acequia affordable housing development, a 106-unit 4% Low-Income Housing Tax Credit (LIHTC) and 53-unit 9% LIHTC development located at 1335 Camino de Jacobo, Santa Fe County (“Project”); and

WHEREAS, in furtherance of the LIHTC applications and the Project, the County and TWG entered into a Memorandum of Understanding Between Santa Fe County and TWG for the 4% Tax Credit Phase of a Newly-Constructed Affordable Housing Project in Santa Fe, New Mexico, and a Memorandum of Understanding Between Santa Fe County and TWG for the 9% Tax Credit Phase of a Newly-Constructed Affordable Housing Project in Santa Fe, New Mexico (the “MOUs”), Agreement No. 2025-0020-CDD-B/BT; and

WHEREAS, the BCC has previously approved the lease of land to Nueva Acequia 4, LLLP and Nueva Acequia 9, LLLP, in furtherance of the LIHTC applications, with consideration of the terms of a long-term lease to occur after any award of Low-Income Housing Tax Credits, *see* Resolution Nos. 2024-158 & 2024-159; and

WHEREAS, TWG and the County, as co-general partners, intend to enter into partnership agreements in New Mexico limited liability limited partnerships, which partnership agreements are anticipated to be later amended to admit a tax credit limited partner as the investor limited partner, and the County, through one or more wholly-owned limited liability companies, will serve as a managing general partner;

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WHEREAS, under the MOUs and associated partnership agreements, the County has agreed to take all reasonable steps in furtherance of the development of the Nueva Acequia affordable housing development;

WHEREAS, the closing and completion of the Project requires the review, approval, and execution of numerous documents, agreements, and instruments with TWG and its affiliates (collectively, the “Developer”), the Developer’s lenders, the NMMFA, and other Project funders and parties, including a land lease agreement between the County and the limited liability limited partnerships, loan documents, regulatory agreements, easement agreements, and related closing instruments; and

WHEREAS, the timely review, approval, and execution of such documents is necessary for the Project to proceed to closing and completion and to satisfy applicable financing deadlines and requirements imposed by the Developer's lenders and the NMMFA; and

WHEREAS, the BCC finds it necessary and appropriate to delegate authority to the County Manager, or designee, to review, approve, and execute such documents on behalf of the County itself and through the aforementioned limited liability limited partnerships and limited liability companies, subject to the conditions set forth below, in order to allow the Project to proceed efficiently to closing and completion.

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

1. Authorizes and delegates to the County Manager, or the County Manager’s designee, the authority to review, approve, and execute any and all documents necessary for the closing and completion of the Project, including but not limited to loan documents, regulatory agreements, easement agreements, and other instruments required by the Developer’s lenders, the NMMFA, or other Project funders.
2. Requires that all documents executed under this delegated authority be consistent with applicable County ordinances and regulations, including the Developer Assistance Program Regulations, with NMMFA requirements, including affordability restrictions on the Project, and with any previously-approved agreements that apply to Project, such as the MOUs.
3. All documents executed pursuant to the authorization provided in this resolution shall be approved as to form by the County Attorney’s Office or contract counsel chosen by the County Attorney.
4. Directs the County Manager, or designee, to update the BCC about the status of the Project and closing process on request or as appropriate.

PASSED, APPROVED, AND ADOPTED ON THIS 29th DAY OF SEPTEMBER, 2026.

SANTA FE COUNTY

BOARD OF COUNTY COMMISSIONERS

By: _____

Justin S. Greene, Chair

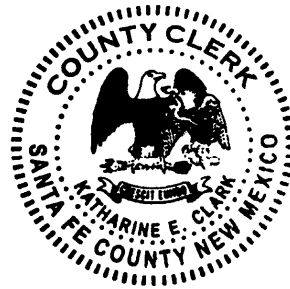
ATTEST:

Katharine E. Clark
Santa Fe County Clerk

Date: 09/30/2026

Approved as to form:

Walker Boyd
Santa Fe County Attorney



COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss BCC RESOLUTIONS
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Hereby Certify That This Instrument Was Filed for
Record On The 1ST Day Of October, 2026 at 10:30:27 AM
and Was Duly Recorded as Instrument # 2092904
of The Records Of Santa Fe County

deputy _____ Witness My Hand And Seal Of Office
Katharine E. Clark
County Clerk, Santa Fe, NM

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