

YES Housing, Inc.

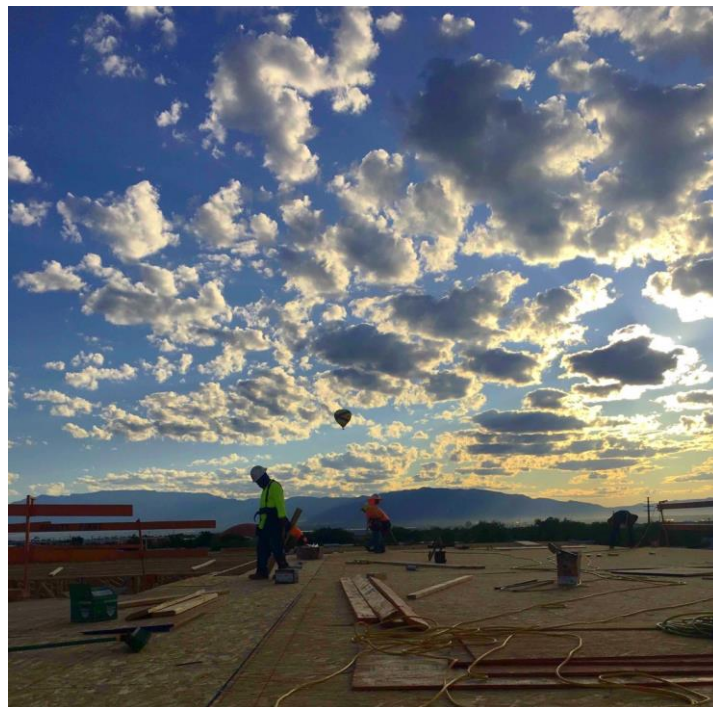
YES Housing, Inc. is a New Mexico-based nonprofit organization that has spent more than 36 years building and preserving affordable communities designed for long-term community sustainability.



Housing is Economic Infrastructure

We view affordable housing not simply as unit production, but as essential economic infrastructure supporting workforce participation, educational continuity, and neighborhood stability.

- Housing shortages affect workforce stability
- Rising costs strain working families and seniors
- Infrastructure and housing must be coordinated
- Stable housing reduces downstream public costs



The YES Housing Model

When we build affordable housing, we are committed to staying in it for the long-term. We retain ownership and continue reinvesting in the communities we develop.

- Long-term ownership and affordability preservation
- Resident-focused community design
- Mixed-use and neighborhood integration
- Public-private partnership model
- Coordination with transportation and infrastructure systems

Leveraging Public Investment

Strategic public investment allows nonprofit developers like YES Housing to leverage multiple layers of financing into lasting community assets.

1. State and local infrastructure partnerships
2. Federal tax credit leverage
3. Private capital participation
4. Long-term asset preservation
5. Permanent community infrastructure

West Mesa Ridge

West Mesa Ridge reflects the direction community development is heading— integrating housing, infrastructure, transportation, food systems, and a STEM Based early childhood education into one coordinated framework.

1. Mixed-use neighborhood development
2. 272 Multifamily Units
3. 140 Student Early Childhood Center
4. Raised Garden Beds
5. Trail and transportation connectivity
6. TOD-oriented planning
7. Multi-agency coordination



Capital Stack for West Mesa Ridge

• Federal LIHTC Equity – US Bank	\$23,347,985
• Permanent Loans – California Bank & Trust	\$13,410,000
• Housing NM – HOME	\$2,000,000
• Housing NM – NMHTF	\$3,000,000
• Deferred Developer Fee	\$2,599,381
• Private Placement Junior Bond – Chelsea Investment	\$1,200,000
• City of Albuquerque	\$8,000,000
• Bernalillo County/State of New Mexico	\$3,500,000 (6% of Total Development Cost)
• CDS and Legislative Funds for Early Childhood Center	\$5,200,000 (Youth Development Inc.)

West Mesa Ridge Site Plan

① Overall Landscape Plan
 1" = 80'-0"



JEEBS & ZUZU, LLC.
 Architecture
 Construction
 Design-Build



Job no: J&Z
 drawn: J&Z
 checked: J&Z
 date: Sep. 25, 2025

West Mesa Ridge - Phase B
 701 COORS BLVD NW ALBUQUERQUE NM
 87121
 sheet no: 6

5924 ANAHEIM AVENUE NE SUITE A
 ALBUQUERQUE, NM 87113
 P: 505-797-1318
 www.jeebsandzuzu.com

Next Project – Aldea del Rio a Model for Sustainable Living

A mixed use, transit oriented, agriculture integrated community on 97 acres in Albuquerque's South Valley with:

1. Affordable Housing
2. Commercial Spaces
3. Townhomes
4. Urban Agriculture
5. Trail Connectivity
6. Early Childhood Partnership
7. Public Infrastructure Coordination
8. Layered Private and public sources

Aldea del Rio – Conceptual Model



1 MICRO-RETAIL
Micro-retail site can serve as a "Bike-in Coffee" or similar business that caters to trail users.



2
Open Space to protect an existing growth of beautiful Cottonwood trees



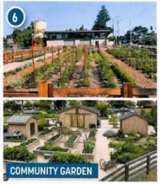
3 LOWER DENSITY HOUSING



Gringas Farms is a cluster costa development with lower-density residential units (Joy, Renée, Cottage Development) and a small-scale Condo development in Toos.



5 AGRICULTURAL PROCESSING FACILITY
Agricultural Processing Facility with a community space and an AGRIHUB component (community built with a working farm as a focus.)



6 COMMUNITY GARDEN

ALDEA DEL RIO SITE VISIONING



MAINSTREET
Small-town feel commercial, with neighborhood serving commercial uses.



NEIGHBORHOOD-SERVING RETAIL
Micro-retail - neighborhood serving retail development with community amenities.



7 MULTI-FAMILY



Siler Yard LHTC Development in Santa Fe. A 4.38-acre residential development on a 0.6-acre site with a Maker Space and 65 units live/work.

Built for Life, Built to Last



Our goal is simple: We want to create communities that remain affordable, connected, healthy, and economically resilient for generations of New Mexicans. Affordable housing is not simply a social service. It is economic infrastructure that helps meet a public need.