



NEW MEXICO
FINANCE **AUTHORITY**

**Presentation to
NMFA Oversight Committee**

Opportunity Enterprise
Housing Development
Commercial Development

John Brooks, Chief of Programs

November 3, 2025

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Duke City Commercial, Albuquerque
- ❑ **Nicole Martinez, Vice Chair**
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Housing New Mexico
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- ❑ **Lorin Saavedra**
REDW, Albuquerque
- ❑ **Colleen Ruiz**

- ◆ The Opportunity Enterprise and Housing Development Act was created in 2022 and substantially expanded in 2024 to add a new fund that finances two types of housing development projects:
 - ❑ Workforce housing
 - ❑ Affordable housing infrastructure
- ◆ The expanded Act created a 14-member Board comprised of industry experts that solicits, reviews and selects projects for recommendation to NMFA:
 - ❑ Six members are appointed by Legislative Council
 - ❑ Two are appointed by the Governor, and
 - ❑ Six are Ex-Officio members
- ◆ The Act created in NMFA two funds:
 - ❑ Opportunity Enterprise Revolving Fund
 - ❑ Housing Development Revolving Fund
- ◆ Housing addition came from recommendations of the Governor's 2023 Housing Task Force
- ◆ Prior to making a loan, NMFA must determine that other means of financing are unavailable or insufficient before making a loan from either fund.

- ◆ Opportunity Enterprise Board has established Rules and Project Selection Criteria to guide its recommendations
 - “Commercial Development” Policy’s goal is to create economic development opportunities statewide.
 - Pursuant to statute, these opportunities include advancement of an environmentally sustainable economic development goal of the state.
 - Rule defines eligible Enterprise Development project as “a commercial real estate development project *primarily occupied by businesses unrelated to the opportunity enterprise partner* that involves the purchase, planning, designing, building, surveying, improving, operating, furnishing, equipping or maintaining of pan, buildings or infrastructure to create or expand economic development opportunities within the state.”
 - Housing Development Policy’s goal is to catalyze below-market housing production across the state.
 - OE Board articulated a goal of closing project funding gaps of ready projects rather than “lender of last resort” projects.
 - The Act directs the OE Board to give priority to projects located in communities that are taking steps to reduce barriers to new housing (streamlining permitting inspections and updating land use and zoning rules to remove invisible barriers).
 - Rules define Workforce Housing as “below market housing addressing demand for workforce housing for middle income workers in proximity to employment centers”
 - Middle-Income Workers means family with incomes that fall between the lesser of a local jurisdiction’s upper limit for housing assistance by relevant housing type or by the NM Mortgage Finance Authority’s upper limit for housing development assistance, and 300 percent of the US Housing and Urban Development Area median Income for the county.
 - OE Prioritization policies do not differentiate by industry or by different types of housing projects
 - Commercial Development Evaluation and Prioritization Policy: [OE-CD-OEHDRB-evaluation-policy-1-16-25.pdf](#)
 - Housing Development Evaluation and Prioritization Policy: [OE-HD-OEHDRB-policy-revised-1-16-25.pdf](#)

	Commercial Development	Housing Development
Fund Capitalization	\$120 million	\$125 million
Max Loan	\$17.5 million	\$15 million
Minimum Equity Required	10%	10%
Interest Rate	60% of Wall Street Journal Prime, with a floor of 3%	
Term	Up to 30 years	Up to 40 years
Cash Flow Coverage	1.35x	1.1X
Minimum Loan-to-Value	85%	85%
Lien Position	May be subordinate to a loan made by a federally insured financial institution	
Guarantees	Required from all principals	
County Limits	25%	50%
Other:	Applicant may not occupy more than 30% of the building and may not own or control more than 30% of the tenant	30% must be invested in rural areas

◆ Round One

- ❑ 33 applications totaling \$143,281,359
- ❑ 7 met minimum threshold for prioritization
- ❑ NMFA approved 1 loan; funding commitment has expired

**Round 6 application deadline:
December 12, 2025**

◆ Round Two

- ❑ 12 applications totaling \$127,424,715
- ❑ 6 met minimum threshold for prioritization
- ❑ NMFA approved 2 loans; one loan has closed, one loan is scheduled to close

◆ Round Three

- ❑ 6 applications \$71,783,779
- ❑ 2 met minimum threshold for prioritization
- ❑ NMFA approved 2 loans; one loan has closed, one closing is pending

◆ Round Four

- ❑ 71 applications \$39,614,107
- ❑ 2 met minimum threshold for prioritization (due to lowering the threshold to 50 points)
- ❑ NMFA approved 1 loan; closing is pending

◆ Round Five

- ❑ 5 applications \$34,844,913
- ❑ 3 met minimum threshold for prioritization
- ❑ Applications currently in underwriting

◆ Commercial Development Active Projects

- MidTown Santa Fe Productions, Santa Fe
 - \$11,900,000 loan (\$13,229,000 total project costs)
 - August 2024 NMFA Approval (loan closed; project in construction)
- Filmyard, Albuquerque
 - \$6,900,000 loan (\$7,665,000 total project cost)
 - September 2024 NMFA Approval (closing scheduled)
- NewSpace Nexus, Albuquerque
 - \$14,600,000 million loan (\$16,360,000 total project cost)
 - March 2025 NMFA Approval and August 28, 2025 Amended Approval (closing pending)
- Pacific Cactus, Albuquerque
 - \$4,500,000 million loan (\$6,601,250 total project cost)
 - June 2025 NMFA Approval (loan closed, project in construction)
- 2808 Central LLC (Q Station Project)
 - \$4 million loan (\$5,300,00 total project cost)
 - July 2025 NMFA Approval (closing pending)

Commercial Developments Projects Pacific Cactus, Albuquerque Mixed Use Building



Commercial Development Project Midtown Studios, Santa Fe Film Studio



3 Housing Development Application Rounds to Date Round 4 now open

◆ Funding Summary

- ❑ Initial Capitalization: \$125 million
- ❑ Funds allocated to date: \$52,480,000

◆ Round One

- ❑ 8 applications for projects located in four counties (Bernalillo, Cibola, Luna, Taos)
- ❑ Total requested funding: \$55,132,540
- ❑ 6 met minimum threshold for prioritization
- ❑ NMFA approved 1 loans

◆ Round Two

- ❑ 15 applications for projects located in six counties (Bernalillo, Curry, Dona Ana, Otero, Santa Fe, Taos)
- ❑ Total application request of \$65,073,129
- ❑ 7 met minimum threshold for prioritization
- ❑ NMFA approved 6 loans

◆ Round Three

- ❑ 11 applications in 7 counties (Bernalillo, Dona Ana, Santa Fe, Socorro, Union and Valencia)
- ❑ Total application requests of \$81,258,533
- ❑ 7 met minimum threshold for prioritization
- ❑ NMFA currently underwriting loan application requests totaling \$49,508,533

- ◆ Round Four opened at the end of October. Information can be found on NMFA's website:
<https://www.nmfinance.com/opportunity-enterprise-housing-development-revolving-fund/>

**Round 4 application deadline:
December 12, 2025**

◆ Workforce Housing Projects

- ❑ YSM Development, Taos (80 For-Sale Single Family Units)
 - \$6,342,360 loan (\$26,406,00 total project cost)
 - June 2025 NMFA Approval (closing pending)
- ❑ Dharma Enterprises, Santa Fe (11 Rental Townhome Units)
 - \$3,419,000 loan (\$4,170,675 total project cost)
 - Workforce Housing Townhome Rental (11 units)
 - June 2025 NMFA Approval (closing pending)
- ❑ Inskies Investments, Albuquerque (40 apartment units)
 - \$4 million loan (\$4,712,530 total project cost)
 - June 2025 NMFA Approval (closing pending)
- ❑ Sendero Alamo, Alamogordo (120 apartment units)
 - \$15 million loan (\$17,014,063 total project cost)
 - June 2025 NMFA Approval (closing pending)
- ❑ MidTown Santa Fe Productions QOF, Santa Fe (98 apartment units)
 - \$15 million loan (\$18,725,00 total project cost)
 - Multi-Family Workforce Housing (98 units)
 - September 2025 NMFA Approval (closing pending)

◆ Affordable Housing Infrastructure Projects

- ❑ Supportive Housing Coalition of New Mexico/San Roque Apartments, Albuquerque (supporting 137 rental units)
 - \$2,347,103 loan (\$45,651,195 total project cost)
 - March 2025 NMFA Approval (pending)
- ❑ Nueva Acequia 4, Santa Fe (supporting 106 rental units)
 - \$3,108,000 loan (\$38,300,595 total project cost)
 - August 2025 NMFA Approval (closing pending)
- ❑ Spire Development, Albuquerque (supporting 50 rental units)
 - \$1.25 million loan (\$15,942,955 total project cost)
 - August 2025 NMFA Approval (closing pending)

Housing Development Projects

Renderings of approved projects

