



Request for Information (RFI) 27-631-1111-00036

**Housing Development Projects in
Partnership with Government Agencies**



About the Office of Housing

- Established in 2024 through Executive Order issued by Governor Lujan Grisham
- Housed within the NM Department of Workforce Solutions (DWS) since April 2025
- Focused on deploying resources to proven strategies, promoting best practices, and working with all segments of the community who are engaged in housing and homelessness issues
- Deployed over \$150 million in state funding for housing and homelessness projects statewide in FY26

Our team:

Sarita Nair, DWS Cabinet Secretary

Evan Sanchez, Executive Assistant

Lisa Huval, Housing Initiatives Manager

Maria Wolfe, Homelessness Initiatives Manager

Forrest Dudeck, Senior Project Manager

Jeremy Barker, Housing Stability Coordinator

Gabriel Quiroz, Workforce Development Specialist



Office of Housing Team

RFI Funding Sources & Expenditure Timeframes

Funding Source	Expenditure Deadline
FY27 General Fund appropriation for housing, affordable housing, transitional housing, homelessness initiatives and the expansion of housing services statewide (House Bill 2, Section 5, Item 172).	June 30, 2027
FY27 Capital Outlay appropriation for “housing and homelessness projects statewide” (Senate Bill 240, Section 60).	June 30, 2028
FY27 General Fund appropriation of \$5 million for “tribal housing projects and infrastructure in consultation with the Indian Affairs Department” (House Bill 2, Section 5, Item 159).	June 30, 2027

RFI Timeline

- RFI responses accepted on a rolling basis until all funds are awarded or 12/31/26, whichever comes first
- Responses will be reviewed monthly
- Office of Housing aims to review/make decision on any responses submitted on or before the 15th of each month by the 15th of the next month
 - *Example: Response is submitted October 10th. OOH will review/make decision by November 15th.*

Eligible Applicants

Eligible applicants must be able to enter into an Inter Governmental Agreement and include:

- Counties
- Municipalities
- Housing Authorities that operate as governmental entities and have the authority to enter into intergovernmental agreements with DWS
- Local Educational Agencies
- Higher Education Institutions
- Indian Tribes, Pueblos and Nations
- Special Districts or other entities with the authority to enter into intergovernmental agreements with DWS and to undertake all activities proposed in the response.

****Governmental entities may partner with a private developer to carry out the project***

Eligible Activities

OOH funds can be used to fund **any phase of a housing project:**

- Acquisition
- Pre-development
- Site/infrastructure work
- Vertical construction

OOH funds can be used to fund **many types of housing projects**, including:

- New construction of transitional, rental and for sale housing
- Rehab/preservation of existing affordable rental housing
- Rehab of owner-occupied homes
- Homebuyer assistance

Project Evaluation Factors

- Demonstrated ability and experience of the governmental entity to deploy and manage funds effectively
- Demonstrated ability and experience of any developer involved in the project to utilize available funds within required expenditure deadlines
- Overall financial feasibility of the project
- Reasonableness of the amount of funding requested. Depending on the project size and total project budget, requests should generally be between \$250,000-\$3,000,000.
- Number of new housing units to be created or preserved
- Commitment to long-term housing affordability, including proposed income eligibility and period of affordability
- Developer partner's experience and capacity to successfully complete the project
- Degree of investment and leverage of other funding sources, including contributions from the submitting governmental entity
- Where applicable, evidence that the submitting governmental entity has, within the past five years, adopted - or is actively in the process of adopting - land use policies and practices that make housing development easier, more predictable, and more cost-effective

Applications for the \$5 million in tribal housing and infrastructure funds will be evaluated/selected in collaboration with Indian Affairs Department

Submission Requirements

- Applications must be submitted via Bonfire (Click on bonfire link to access):

<https://www.dws.nm.gov/en-us/Active-Bids-and-Proposals>

- Submission must include completed Project Overview Form, complete responses to narrative questions and project pro forma
- You are able (and encouraged) to contact me at any point during the process

Contact Information

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Housing Initiatives Manager

Office of Housing/Department of Workforce Solutions

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Questions?