

Questions received before the deadline of June 5, 2026 and NMSLO's answers:

The structure of this RFI suggests it looks like its stronger if a developer has some concepts and submit them directly to you. Alternatively, would a local government be competitive for these parcels if they have concepts and a track record but have not yet done an RFP to select a development partner and don't have specific designs yet?

The Request for Expression of Interest (RFI) is geared toward gathering preliminary proposals related to the leasing of state trust land for housing and economic development projects on the offered sites. The NMSLO has worked with municipalities and counties across the state and welcomes viable concepts from local governments for developing these parcels. As the RFI is the first step in process, submitted proposals will be assessed with the understanding they are preliminary in nature. If selected, the applicant would then take the necessary steps to lay out a formal plan for planning and development, including issuing an RFP for a developer and professional services.

Do state trust land lessees pay property taxes?

While state trust land itself is not subject to property tax, any improvements built by a lessee on it may be subject to property tax, depending on the specific circumstances. For example, subsidized affordable housing may have a lower taxable value for the improvements. The SLO strongly recommends that all potential lessees conduct their own due diligence regarding how property taxes may apply to a proposed project.

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First I would like to ask if there are any of the parcels you all have deemed suitable for affordable housing already that you would like to see?

NM State Land Office (NMSLO) considers all of the sites suitable for affordable housing. However, the site located at 10408 Central Ave. SE is particularly well suited. As shown in this [site detail map](#), the parcel is located directly east of an existing affordable senior housing development (Luminaria) and southeast of another senior housing development known as Farolito. Sol Housing partnered with NMSLO to develop these projects.

Another ideal site is the parcel located at [Bataan Dr. SW and Coors Blvd. SW](#). The site is west of existing single family residential housing and south of numerous businesses and major transportation corridors and transit.

Second, I would like to know if you have any RFI guidelines in which you would like the RFI to be laid out in?

You can lay out your proposal according to the [RFI's](#) required list of information. In general the list of required information follows this outline:

SECTION V — SUBMISSION REQUIREMENTS

a. Scope

- Clearly defined concept description
- Proposed implementation strategies
- Potential benefits
- Projected costs
- Potential funding sources
- Compliance with zoning/building regulations

b. Development Team

- Summary of project team
- Past successful projects (with photos, location, description)
- Resumes or bios of key team members (optional)
- Supporting materials (news clippings, financials, press releases) (optional)

c. Format

- Schematic site plan
- Renderings

- Proposed floor plans
- High-level budget showing project feasibility

AFFORDABLE HOUSING NEXUS (if applicable) & LEASE ACKNOWLEDGEMENT

I. Overview - Housing Nexus

- Affordable housing nexus clearly highlighted
- Housing type identified (single-family, multi-family, senior, transitional)
- Income targeting or affordability structure described
- Long-term ground lease acknowledged

ELIGIBILITY

IV. Eligibility

IV. Proposer's track record