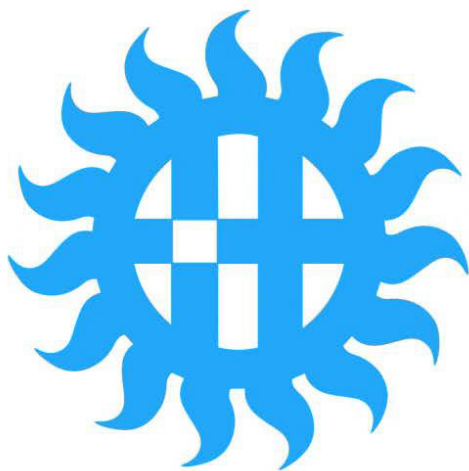




CITY OF LAS CRUCES

2025 Action Plan

Year 5: 2021-2025 Consolidated Plan

PROGRAM YEAR 2025 DRAFT ACTION PLAN

PUBLIC REVIEW COPY

PUBLIC HEARINGS:

MARCH 26, 2025 AT 2:30 P.M.
CITY HALL
700 N. MAIN ST. ROOM 2007A

MARCH 26, 2025 at 5:30 P.M.
BENAVIDEZ COMMUNITY CENTER
1045 McCLURE ROAD

MARCH 7, 2025 AT 5:30 P.M.
SAGE CAFE
6121 REYNOLDS DR.

PUBLIC COMMENT PERIOD: MARCH 07, TO APRIL 10, 2025

Written comments may be submitted via any of the following methods:

By Mail: City Manager's Office
Housing & Neighborhood Services Section
ATTN: 2024 Action Plan
P.O. Box 20000
Las Cruces, NM 88004

By E-mail: Fairhousing@las-cruces.org

By Phone: 575-528-3022 (voice) or 575-528-3157 (TTY)

DO NOT REMOVE UNTIL APRIL 11, 2025

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Las Cruces, City Managers Office, Housing & Neighborhood Services Program (City) oversees the Consolidated Plan process for the city. The City is submitting its 2025 Action Plan, Year 5 of the 2021-2025 Consolidated Plan. This Plan has been prepared according to HUD requirements. The Plan will govern the City's investment of federal funds for persons experiencing homelessness, housing and non-housing community development activities for the next year.

Annually, the City as a participating jurisdiction is entitled to receive an allocation of the Housing and Urban Development (HUD) Community Development Block Grant (CDBG), and the HOME Investment Partnerships Program (HOME) funding.

In 2025, the City expects to receive \$1,056,272 in CDBG and \$490,236 in HOME funds. In addition, City staff estimates program income of \$25,000 for CDBG and \$55,000 for the HOME Program.

CDBG is both the oldest and largest of the HUD programs for housing and community development. CDBG can be used for a variety of activities including:

- Public Infrastructure improvements (streets, sidewalks) in CDBG eligible areas or to support affordable housing development;
- removal of accessibility barriers;
- loans or grants to business for hiring of lower income workers;
- provision of supportive service dollars to social service organizations;
- demolition of property;
- construction and rehabilitation of community facilities including those that help special needs populations (e.g., homeless shelters); and
- down payment assistance for homeownership.

The HOME Program provides federal funds for a variety of housing activities including construction of affordable housing; rehabilitation of affordable housing; acquisition of buildings for affordable housing; first time homebuyer assistance and counseling; and tenant based rental assistance.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

High priority needs identified in the Las Cruces Five-Year Consolidated Plan include both housing and non-housing community development, infrastructure, persons experiencing homelessness and special population needs. Las Cruces has developed and managed a robust Citizen Participation process to solicit resident input on priority needs. The City has integrated that Citizen Participation process with substantial research efforts to acquire hard data on the scope of those needs.

Proposed uses of HUD funding for PY2025 are below.

Proposed* uses of HUD funding for PY2025 are:

	CDBG	HOME	Benefit/Location
Anticipated funding amount from HUD*	\$1,056,272	\$490,236	
Program Income Estimate	\$25,000	\$55,000	
Total Funding Available	\$1,081,272	\$545,236	
Administration	\$175,000	\$36,236	
Mesilla Valley Habitat for Humanity		\$200,000	Land Acquisition and Single-Family New construction in Metro Verde and nearby subdivisions. Estimate of 5 households.
Mesilla Valley Habitat for Humanity -CHDO OP		\$14,000	Mesilla Valley Habitat for Humanity Operating assistance. 720 Santa Fe St.
Mesilla Valley Community of Hope (MVCH)	\$125,000		Public Facility Improvement- renovations to vacant building for the MVCH expansion. 2,500 people are to be served. 999 W. Amador Ave.
Mesilla Valley Community of Hope-TBRA		\$85,000	Tenant Based Rental Assistance for approx. 14 homeless households at scattered sites citywide.
Home Rehabilitation (includes Mobile Home ADA Ramps)	\$416,272		Citywide; sites to be determined. Estimated benefit 25 people
Tierra Del Sol		\$200,000	Land Acquisition and Single-Family New Construction scattered sites tentative Metro Verde and nearby subdivisions. Estimate of 10 households to benefit.
Tierra Del Sol-CHDO Op		\$10,000	Tierra Del Sol Operating Assistance 210 E. Idaho Ave.
City of Las Cruces Quality of Life	\$225,000		Public Facility- Purchase of the East Side Community Center at 310 N. Tornillo St.

PY2025 PROPOSED USES

CDBG Public Services Grants to Non-profits:	\$140,000 not to exceed 15%	Proposed Activities	Beneficiaries
Mesilla Valley Community of Hope	\$35,000 (approx.)	03T Homeless Programs	999 W. Amador Ave. Community of Hope Campus; Est. 550 people to benefit
Casa de Peregrinos	\$35,000 (approx.)	05W Food Banks	999 W. Amador Ave. Community of Hope Campus; Est. 25,000 people to benefit
La Casa, Inc.	\$35,000 (approx.)	05G Battered & Abused Victims of Domestic Violence	800 S. Walnut St.; Est. 500 victims of DV will be assisted.
MVCASA	\$35,000 (approx.)	05N Abused & Neglected Children	665 E. University Ave., Suite C Est. 200 children will be assisted citywide (Third District Court Jurisdiction)

PY2025 Public Services

*Funding is subject to the adoption of a Federal Budget and notice of proposed allocations. If CDBG and HOME funds are no longer appropriated, the proposed initiatives supported by these funds will be discontinued. In the event of reduced CDBG funding, the Home Rehab Program, Quality of Life and MVCH project allocations may be reduced. In the event of reduced HOME funding proposed to Mesilla Valley Community of Hope, Mesilla Valley Habitat for Humanity, and Tierra Del Sol may be reduced proportionally. If anticipated CDBG funding is increased all projects will receive a proportional increase. If anticipated HOME funding is increased the proposed funding to Mesilla Valley Community of Hope, Mesilla Valley Habitat for Humanity, and Terra Del Sol will receive a proportional increase in funding. If CDBG and HOME funds are no longer appropriated, the proposed initiatives supported by these funds will be discontinued.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Overall, during the last five-year reporting period for Consolidated Annual Performance Evaluation Reports (CAPERs) the City has received satisfactory reviews regarding its performance in meeting goals set forth in the Five-Year Consolidated Plan and each year's Annual Action Plan. Additionally, HUD continues to conclude that the City of Las Cruces is administering its programs in a manner consistent with the applicable regulatory requirements. Review and conclusions are based solely on information available to HUD, and do not constitute a comprehensive evaluation or approval of specific activities. The City of Las Cruces has responded to all technical assistance provided as a part of any HUD review and evaluation.

The city continues to experience some negative effects of the pandemic regarding the construction of owner-occupied single-family homes with the increased costs of construction, increased sales prices and

labor shortages, Mesilla Valley Habitat for Humanity who relies on volunteer labor for the majority of construction efforts. They are on target to complete construction on 5 homes during program year 2024. Two homes in the Los Enamorados Subdivision at 4700 and 4702 Diamante and 3 homes in the Metro Central Subdivision on 3972 and 3806 Caspian Road and 6100 Kaleidoscope. Tierra Del Sol Housing Corporation was able to complete 10 HOME-assisted single-family dwellings in the Metro Park Village Phase 4 subdivision with homes located at 4721, 4745, 4727, 4715, 4703 4733, 4709, and 4739 Bolero Road and 6913 and 6909 Vega Street. Tierra Del Sol is still working towards development on the Skylark and Sierra Summary Subdivisions with funding constraints slowing the process. Infrastructure build out should begin in PY2025. Construction started on the Pedrena Apartment complex, an 80-unit Senior LIHTC project with anticipated completion in May of 2025.

CDBG funds used to preserve existing affordable housing stock were used for the rehabilitation of 1 owner-occupied units and the installation of 3 mobile home ramps. There are an additional 5 Home Rehabilitation projects anticipated for completion prior to the end of PY24. Out of those applicants served, 5 mobile homes and 20 home rehabilitation applicants were found ineligible for assistance for different reasons during this period. The Home Rehabilitation projects continue to be challenging due to increased prices for materials and manpower caused by continued inflation. Public Services funding was provided to non-profit agencies who provided a variety of activities including funding to homelessness service providers including a homeless day care center, homeless day shelter, domestic violence, food bank/rescue, and case advocacy for abused and neglected children. Approximately 27,227 individuals benefited from the services provided. The City provided Fair Housing awareness training to all new employees of the City.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Prior to the development of the 2025 Action Plan two public input meetings were held on October 8, 2024, at 5:30 p.m. at City Hall and October 10, 2024, at 2:30 p.m. at Casa De Peregrinos Conference Room, 999 Amador, Building 1.

The draft 2025 Action Plan will be available for public review starting Monday March 7, 2025, from 8:00 a.m. to 5:00 p.m., Monday through Friday at the Las Cruces City Hall, Housing & Neighborhood Services, 700 N. Main, Suite 1100 or City Clerk's Office, Suite 1200 and the Branigan Library, 200 E. Picacho. It was also on the City's website at www.las-cruces.org under the "Property- Housing Resources-" section (this page is ADA compliant for the visually impaired).

The 2025 Action Plan can be translated, upon request, for Limited English Proficient (LEP) persons for review during the public comment period. The 2025 Action Plan can also be provided in alternate formats for the disabled (i.e. Braille, large print, audio tape) upon request.

Three public hearings to receive comments on the 2025 Action Plan were held. The first was held March 26, 2025, 2:30 – 3:30 p.m., City Hall, 700 N. Main St. Room 2007A. A second meeting was Tuesday, March 26, 2025, 5:30 – 6:30 p.m., Benavidez Community Center, 1045 McClure Road; the – third was on Thursday March 27, 6:30 p.m., Sage Café, 6121 Reynolds Dr. These facilities meet the requirements for wheelchair accessibility. A Spanish interpreter was available and, upon request, interpreters for other languages can also be made available during the hearings.

The City Council meeting was held on May 5, 2025, and provided an additional opportunity for the public to comment.

The Action Plan 30-Day public comment period was from Monday, March 7, 2025, to Wednesday, April 10, 2025.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

TBD

6. Summary of comments or views not accepted and the reasons for not accepting them

All citizen comments and views received during the Action Plan public input process and the public hearings are accepted.

7. Summary

Las Cruces has historically depended upon federal funding to support housing and community development activities. On average, the City of Las Cruces receives approximately \$1.3 million annually between the federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME). CDBG and HOME are entitlement funds received from the U.S. Department of Housing and Urban Development (HUD). In addition to these federal block grants, through funding received by nonprofit agencies/developers and Mesilla Valley Public Housing Authority, the City's low to moderate income residents benefit from the federal Section 8/Housing Choice voucher program, Continuum of Care funding, Veterans VASH Vouchers, Neighborhood Stabilization funding, Neighbor Works, USDA, and Federal Low Income Housing Tax Credit (LIHTC) program.

The awarding of CDBG and HOME funding is an annual competitive application process that generally starts in November and continues through a public process which concludes with City Council approval of the recommended projects. Applications for funding are generally accepted in December for HOME and January for CDBG and Public Service projects. The process begins with the solicitation of Request for Application/Letter of Intent to apply for funding. City entities, other governmental entities and private

nonprofit organizations may submit proposals. Non-profit entities, to be eligible, must also have the organizational capacity to carry out the proposed activity and to meet the record keeping and reporting requirements of CDBG and HOME programs. Applications for funding are accepted from all eligible organizations whether they have previously received grants or not. The Request for Application/Letters of Intent are reviewed for initial determination of program eligibility. After the initial determination of program eligibility, City staff distributes electronic applications for funding to the eligible applicant agency. Staff reviews, scores and recommends CDBG and HOME applications for funding. The Health and Human Services Advisory Committee reviews, scores and recommends CDBG Public Service applications. Information regarding the application process is available on the City's website with program staff contact information.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LAS CRUCES	
CDBG Administrator	LAS CRUCES	Housing and Neighborhood Services
HOPWA Administrator		
HOME Administrator	LAS CRUCES	Housing and Neighborhood Services
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

The Housing and Neighborhood Services Section of City Manager's Office is responsible for administering both the CDBG and the HOME programs.

Consolidated Plan Public Contact Information

Natalie Green
Housing and Neighborhood Revitalization Administrator
City Manager's Office
City of Las Cruces
P.O. Box 20000, Las Cruces, NM 88004
Phone: 575-528-3086 Fax: 575-528-3101
ngreen@lascruces.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The development of the 2025 Action Plan included several opportunities for citizen and stakeholder input. On October 8 and 10, 2024, two public input meetings were held to provide an overview of the Action Plan process and to solicit input. On February 26, 2025, the City's Health and Human Services Advisory Committee held a public hearing to make funding recommendations for the CDBG Public Service Funds for the 2025 Program Year. Public hearings were also held on March 26, and 27, 2025 to gather input on the draft 2025 Action Plan, along with a 30-day public comment period on the draft plan. Public comments could also be made at the May 05, 2025 City Council meeting in which the 2025 Action Plan will be considered for adoption. The 30 day Public comment period was from March 7, 2025 to April 10, 2025.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City of Las Cruces coordinates city funded housing activities through the Affordable Housing Land Bank and Trust Fund Advisory Committee, and public service activities through the Health and Human Services Advisory Committee. The City will provide public service funding over the next four years to local non-profit agencies that serve special needs populations, primarily to the homeless, victims of domestic violence, and the disabled. Additionally, the City will provide HOME funds to non-profit housing providers for the development of single-family and multi-family housing, and affordable rental housing assistance.

The City will continue to coordinate efforts in the areas of homeless services and ending homelessness, including chronic homelessness, veteran homelessness for the Mesilla Valley Community of Hope campus and other homeless providers working in the City.

The City will continue to participate in meetings with outside partners in efforts to improve overall delivery of CDBG and HOME-funded projects, as well as public service and homeless providers on a regular basis

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City falls under the jurisdiction of the New Mexico Coalition to End Homelessness (NMCEH), the New Mexico Balance of State Continuum of Care (CoC). The City participates with staff representation in the regular NMCEH meetings held as well as the NMCEH CoC Board meetings. Governmental and

nonprofit agencies in the Balance of State cities and counties can apply annually for HUD Continuum of Care grants through the NMCEH.

Consultation with the CoC takes place with the NMCEH for the City's jurisdiction.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City currently does not receive ESG funding. CoC funds are also provided directly to our outside partnering agencies. The NMCEH administers the operations of the HMIS system.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	LA CASA, INC
	Agency/Group/Organization Type	Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	La Casa staff were key informants providing information about the needs of victims of domestic violence in Las Cruces. La Casa coordinates with the City of Las Cruces and other providers of services.
2	Agency/Group/Organization	MESILLA VALLEY COMMUNITY OF HOPE
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Mesilla Valley Community of Hope (MVCH) were key informants, providing insights and data related to the needs of homeless citizens in Las Cruces. MVCH coordinates with all other homeless service agencies and the City through the Continuum of Care and to ensure coordinated homeless service provision. MVCH is also the Coordinated Entry lead agency for Southern New Mexico.
3	Agency/Group/Organization	Veterans Administration
	Agency/Group/Organization Type	Services-homeless Other government - Federal

	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The VA VASH staff participated as key informants and coordinate with other homeless services providers, the City, and the Mesilla Valley Housing Authority to provide coordinated services to homeless veterans in Las Cruces.
4	Agency/Group/Organization	CASA DE PEREGRINOS
	Agency/Group/Organization Type	Services-Elderly Persons Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Casa de Peregrinos staff provided information about food insecurity in Las Cruces and the high priority needs of low and very low income households. The agency coordinates with other service providers in Las Cruces and with the City.
5	Agency/Group/Organization	JL Gray
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	JL Gray property management and development staff were key informants who provided information and insights into the need for affordable housing.

6	Agency/Group/Organization	NMSU Economics Department
	Agency/Group/Organization Type	Business Leaders University Major Employer
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A representative from the NMSU Economics Department was a key informant discussing the employment needs in Las Cruces and the economic climate.
7	Agency/Group/Organization	FAMILIES AND YOUTH, INC.
	Agency/Group/Organization Type	Services - Housing Services-Children Services-homeless Services-Health Child Welfare Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from FYI were key informants, and provided information about the needs of homeless youth, homeless youth programs, and programs for at risk youth.

8	Agency/Group/Organization	Housing Policy Review Committee
	Agency/Group/Organization Type	Housing Other government - State Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Las Cruces Housing PRC provided insights into the housing market and housing needs in Las Cruces.
9	Agency/Group/Organization	TRESCO, INC
	Agency/Group/Organization Type	Services - Housing Services-Persons with Disabilities Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from Tresco were key informants providing information about persons with disabilities, and their needs for housing and services in Las Cruces.
10	Agency/Group/Organization	EL CALDITO SOUP KITCHEN
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The staff and board of El Caldito provided insights into the need for food and meals for homeless and low income persons and households in Las Cruces. The agency works with other homeless and service providers to coordinate services in Las Cruces.
11	Agency/Group/Organization	Health and Human Services Advisory Committee
	Agency/Group/Organization Type	Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The HHSAC Committee met to provide insights into high priority public services needs within Las Cruces. The committee helps the city coordinate and prioritize funding requests for public services dollars.
12	Agency/Group/Organization	New Mexico Department of Health
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Doctors and Health Promotion program managers provided information and insights into the challenges faced by persons with HIV/AIDS in Las Cruces and coordination for service delivery for this population.

13	Agency/Group/Organization	Dona Ana County Health and Human Services
	Agency/Group/Organization Type	Health Agency Agency - Emergency Management Other government - County Regional organization Business Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Dona Ana County HHS provided information about gaps in the healthcare system for low-income residents of Las Cruces, and the challenges of bringing high quality care to the community.
14	Agency/Group/Organization	JARDIN DE LOS NINOS
	Agency/Group/Organization Type	Services-Children Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Jardin de los Ninos staff were key informants providing information regarding homeless children and families that they serve, and their services. The agency coordinates with other homeless providers and the City to ensure that families are accessing all services available to them.
15	Agency/Group/Organization	League of Women Voters
	Agency/Group/Organization Type	Civic Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The League of Women's Voters provided a Housing Needs report that they prepared and observations about housing needs throughout Las Cruces.
16	Agency/Group/Organization	Amador Health Center
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from Amador Health Center (FKA St. Luke's Health Care Clinic) were key informants providing information related to homeless health needs and programs available at the clinic. The agency coordinates services with other homeless providers and the city. SAMSA Recipient
17	Agency/Group/Organization	TIERRA DEL SOL HOUSING CORP
	Agency/Group/Organization Type	Housing Regional organization Community Development Financial Institution

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tierra del Sol, as a nonprofit housing developer, provided insights into housing needs, the housing market, and development challenges in Las Cruces. Tierra del Sol coordinates with other housing and service providers and the City to construct new housing units.
18	Agency/Group/Organization	Precision Mortgage Group
	Agency/Group/Organization Type	Business Leaders Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Precision Mortgage Group was a key informant providing information related to the housing market and economic conditions in Las Cruces.
19	Agency/Group/Organization	MESILLA VALLEY PUBLIC HOUSING
	Agency/Group/Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Mesilla Valley Housing Authority provided data related to residents, properties and waiting lists and needs for affordable housing in Las Cruces.

20	Agency/Group/Organization	Las Cruces Home Builders Association
	Agency/Group/Organization Type	Housing Business Leaders Business and Civic Leaders Neighborhood Organization Private Sector Banking / Financing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Las Cruces Home Builders Association provided insights into the housing development market and challenges related to building housing in Las Cruces.
21	Agency/Group/Organization	MESILLA VALLEY HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Habitat for Humanity staff were key informants to provide insights into the housing needs of residents, construction of housing units, and the development challenges in Las Cruces. Habitat coordinates with other housing and service agencies and the City to provide housing.

22	Agency/Group/Organization	City of Las Cruces
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local Planning organization Grantee Department Major Employer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs HOPWA Strategy Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from many City departments in Las Cruces, including Planning, Public Works, Housing, Community Development, Parks & Rec, Fire, Transit, Senior Programs, Land Management, the City Council, Mayor's Office, and Metropolitan Planning Organization provided data, insights, programmatic information, and priorities for development of the Consolidated Plan. The City of Las Cruces is one of the leads for the Dona Ana Broadband Initiative (DAB), a multi-agency collaborative working to bridge the digital divide and connect households and businesses throughout Dona Ana County. The City Public Works is responsible for flood management. City staff in conjunction with the City's Fire Department meets regularly with the Office of Emergency Management.
23	Agency/Group/Organization	MESILLA VALLEY COURT APPOINTED SPECIAL ADVOCATES (CASA), INC.
	Agency/Group/Organization Type	Services-Children Services - Victims Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mesilla Valley CASA staff was a key informant providing information related to children in need and in the court system in Las Cruces.
24	Agency/Group/Organization	New Mexico Cafe
	Agency/Group/Organization Type	Housing Services - Narrowing the Digital Divide Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	New Mexico CAFE staff was a key information related to the housing and service needs of the Spanish speaking community in Las Cruces. The agency has also worked to provide foreclosure prevention assistance in the past, and are proponents of economic development and minimum wage increases.
25	Agency/Group/Organization	Enchanted Sun Realty
	Agency/Group/Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Enchanted Sun Realty provided information related to the homeownership market in Las Cruces and availability of land for development.
26	Agency/Group/Organization	Las Cruces Economic Development Office
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Las Cruces Economic Development Director was a key informant providing information and insights into the economy in Las Cruces and economic development needs.

Identify any Agency Types not consulted and provide rationale for not consulting

Efforts were made to include all agency types. No specific agencies were excluded from this process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	NM Coalition to End Homelessness	The efforts to end homelessness including chronic homelessness overlap. Providing Affordable Housing to Homeless Persons and special needs populations also overlap
Elevate Las Cruces	City of Las Cruces	Elevate Las Cruces is the City's Comprehensive plan which is approved and in its first phase of implementation to establish baseline data. It includes a section on Economic Development, Affordable housing development and anti-poverty strategy.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City benefits from having a small group of established non-profit organizations specializing in serving homeless, special needs, and other low-income populations.

The City has worked diligently to foster and develop strong relationships with the organizations that provide housing and supportive services to low-income and special needs populations. City staff are accessible to housing and social service providers and continue to make the CDBG and HOME application processes straightforward and transparent. In recent years, the City has been very proactive in implementing policies and programs that remove barriers and support the provision of needed housing and services, such as the establishment of a land bank, an affordable housing trust fund, streamlining the development process and implementing fee waivers for affordable housing development. These efforts will continue during the five-year Consolidated Plan period.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Input from a broad range of citizens and citizen groups were collected during the development of the Five-Year Consolidated Plan. The public was encouraged to participate through multiple modes, including an online and paper Community Survey sent to 7,800 residents in low-income census tracts (in Spanish and English); Public Hearings and Meetings; submittal of written comments regarding the draft Five-Year Plan; and the City Council Public Hearing to adopt the plan. The Housing and Neighborhood Services Division notified the public about opportunities to participate in the process on the City website, through utility bill mailings (in English and Spanish) to 39,000 residents, Facebook and Instagram Marketing Campaigns, through publications in local newspapers, through non-profit and service providers, and through other means. Input from citizens and key informants was used along with data to determine high priority needs and five-year goals to meet needs.

Prior to the development of the 2025 Action Plan two public input meetings were held on October 8, 2024 at 5:30 p.m. at City Hall and October 10, 2024 at 2:30 p.m. at Casa De Peregrinos, Conference Room, 999 W. Amador Bldg 1. The draft 2025 Action Plan was available for public review starting Monday, March 7, 2025, from 8:00 a.m. to 5:00 p.m., Monday through Friday at the Las Cruces City Hall, Housing & Neighborhood Services, 700 N. Main, Suite 1100 or City Clerk's Office, Suite 1200 and the Branigan Library, 200 E. Picacho. It was also on the City's website at www.las-cruces.org under the "Property-Housing Resources" section (this page is ADA compliant for the visually impaired).

The 2025 Action Plan can be translated, upon request, for Limited English Proficient (LEP) persons for review during the public comment period. The 2025 Action Plan can also be provided in alternate formats for the disabled (i.e. Braille, large print, audio tape) upon request.

Three public hearings to receive comments on the 2025 Action Plan were held. The first was held Wednesday, March 26, 2025, 2:30 p.m., at City Hall, 700 N. Main St., Room 2007-A. A second hearing was held March 26, 2025, from 5:30 – 6:30p.m. at the Benavidez Community Center, 1045 McClure. A third hearing was scheduled for Thursday, March 27, 2025, at 5:30, at the Sage Cafe, 6121 Reynolds Dr., Las Cruces, NM. These facilities meet the requirements for wheelchair accessibility. A Spanish interpreter was available and, upon request, interpreters for other languages can also be made available during the hearings.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	English and Spanish Ads were published in the local newspapers on 9/22/2024 and 10/4/2024	No comment received to date	n/a- All comments are accepted	
2	Public Meeting	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	Meetings were held on October 8 and 10, 2024. No members of the public attended.	No comment received to date	n/a- All comments are accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	3 meetings were held on March 26 and 27, 2024	TBD	All comments are accepted	
4	Internet Outreach	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	All Drafts and Ads were placed on the City's Website.	TBD	n/a- All comments are accepted	https://www.las-cruces.org/2222/Discover-Housing-and-Community-Resources

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community	City Council adopted the Action Plan as part of their May 05, 2025, regular meeting.	TBD	n/a- All comments are accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

HOME Investment Partnerships grant program has flexibility to assist in housing programs; participating jurisdictions decide how to use money for: Acquisition, Rehabilitation, New Construction, Tenant Based Rental Assistance (TBRA), Home Buyer Assistance, Planning, and Operating Assistance for CHDOs. For 2025, the City anticipates it will receive \$490,236 of HOME Entitlement funds. The City anticipates receiving approximately \$55,000 in estimated program income from previous Home Rehabilitation projects that are paying off their mortgages or other HOME projects (rental properties) with loans that require repayment to the City's HOME Program. This will give the City's 2025 HOME Program a full funding amount of \$545,236.

CDBG program funds may be used to address neighborhood revitalization, economic development, provisions of improved community facilities, prevention and elimination of slums or blight, and activities aiding low- and moderate-income families. For 2024, the City anticipates receiving \$1,056,272 of CDBG Entitlement funds and an anticipated \$25,000 of program income from houses which have been previously rehabilitated.

The City has an Affordable Housing Land Bank and Housing Trust Fund that will have approximately \$5,732,000 in funds available for implementation in accordance with the City's Affordable Housing General Oversight Ordinance once the City has a written Affordable Housing Plan approved by MFA. Other efforts include an impact fee waiver program for developers of affordable housing in the City of Las Cruces (approximately \$175,000 in value). Funding from the Housing Trust Fund has also been used to assist with predevelopment expenses with a development partner, Tierra Del Sol Housing Corporation in the Sierra and Skylark subdivisions. Housing Trust funds have also been committed to 3 multi-family- LIHTC projects, The Three Sisters, Pedrena and Peachtree apartment complexes to help with development expenses. The City anticipates receiving state funding to expand its affordable housing in PY 2025 and PY2026.

Las Cruces has a local Health and Human Services funding source for health-related public services. The annual amount available for allocation is

up to \$600,000

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,056,272.00	25,000.00	0.00	1,081,272.00	0.00	CDBG funding is used for a variety of programs and projects in Las Cruces.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	490,237.00	55,000.00	0.00	545,237.00	0.00	HOME funds are used for both homeownership and rental housing projects and programs.
Other	public - local	Acquisition Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	6,400,000.00	0.00	0.00	6,400,000.00	10,000,000.00	The Affordable Housing Trust Fund dollars are used for affordable housing related projects. Council Has committed for 5.7M for an affordable housing project to date and committed another 10M. the City also anticipates receiving state funding in the amount of 10M

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Homebuyer assistance Housing Multifamily rental new construction New construction for ownership	225,000.00	0.00	0.00	225,000.00	225,000.00	The City provides impact fee waivers for specific projects.
Other	public - local	Public Services	600,000.00	0.00	0.00	600,000.00	600,000.00	These funds are used to provide public service funding to a variety of human service organizations working in Las Cruces.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

HOME and CDBG funds will leverage additional resources including Low-Income Housing Tax Credit funding (multi-family years,) private investors, private donations, and local funds.

HOME funds normally require a 25% match; however, due to federal guidelines for HOME match waivers, the City of Las Cruces currently received a 100% reduction in match liability waivers for Federal fiscal year 2024 and we assume there will be a match reduction for 2025-2026 as well. Match requirements may be satisfied through various sources to include TBRA supportive services, local loan amounts in conjunction with

MFA Mortgage Revenue Bond Program, volunteer labor and sweat equity, amounts discounted from sales prices of land to value amount for lot purchases for affordable housing development and other non-federal sources. The City currently has \$1,146,460 in excess match contributions.

Beginning in 2015, the City requires a CDBG match of 50% for infrastructure programs.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Public owned land and facilities are used for homeless services including medical, childcare, homeless day shelter, food services, meals, and victims of domestic violence emergency shelter and services. Additionally, public owned land or the proceeds from the sale of public owned land may be used for the development of affordable housing.

Discussion

Due to limited funding, the City of Las Cruces may require that no more than \$200,000 of HOME funds may be dedicated to a single project (but not necessarily one single agency in one program year). With the establishment of the City's Affordable Housing Land Bank and Trust Fund, City funds have been committed to 3 multi-family LIHTC projects, The Three Sisters, Pedrena, and Peachtree apartment complexes to assist with financing for these multi-family projects. The City hopes to continue supporting these affordable housing projects with funding and other incentives such as fee waivers, to advance affordable housing development in the community. The City anticipates receiving State monies in PY25-PY26 to further affordable housing development.

In an effort to address the limited HOME funding each program year, the City of Las Cruces will alternate the priority between dedicating HOME funds between affordable rental housing development and single-family homeownership developments. Starting in Program Year 2017, funding will be a priority for affordable rental housing development and continue in odd numbered years (2021, 2023, 2025). Single family housing development will receive priority in even numbered program years (2022, 2024). However, given the number, type, and quality of applications for funding and any undedicated funds available, HOME funds may be provided to the other priority in any given year.

The City had previously purchased the parcel of land on the Community of Hope campus and used CDBG funds to help construct the new Casa De Peregrinos food bank, a 40,000 square foot facility to help address food insecurity. The City also purchased a 4.82 acre parcel adjacent to the Community of Hope Campus to develop a city owned 50-unit supportive housing apartment complex for households experiencing homelessness. This will be the first City-owned complex, without federal funds, with the intention of using the housing first model to get people housed.

The City of Las Cruces requires that no more than 50% of CDBG funds may be dedicated to infrastructure, public facilities, or economic development activities that result in capital or facility improvements and that the remaining 50% or more may come from other sources. Other sources can include other federal, state, local, and private funds. For improvements made to city-owned facilities that are occupied by non-city operated programs, the other 50% must come from other federal, state

and private (non-City of Las Cruces) sources or will provide full funding

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Access to Affordable Housing	2021	2025	Affordable Housing Public Housing	Citywide	Public Improvements and Public Infrastructure	CDBG: \$416,272.00 HOME: \$424,000.00	Homeowner Housing Added: 10 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Access to Health and Safety	2021	2025	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Community Services (Public Services)	CDBG: \$140,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 26250 Persons Assisted
4	Enhance Quality of Infrastructure	2021	2025	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Improvements and Public Infrastructure Homeless Needs and Services	CDBG: \$350,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15856 Persons Assisted
5	Prevent and reduce homelessness	2021	2025	Affordable Housing Homeless	Citywide	Homeless Needs and Services	HOME: \$85,000.00	Tenant-based rental assistance / Rapid Rehousing: 14 Households Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Access to Affordable Housing
	Goal Description	Overall, the biggest need mentioned by providers in community stakeholder interviews, community focus group meetings, and the community survey was for additional affordable housing units for very low-income households, accessible units for those with physical disabilities, transitional or permanent housing for persons experiencing homelessness and/or mental health/substance use disorders. To improve access to safe, decent, and affordable housing, the City of Las Cruces will preserve existing affordable housing options, provide incentive programs to develop to encourage building of multi-units and mixed-use development, and offer programs to help homeowners modify units for rehabilitation and accessibility.
2	Goal Name	Access to Health and Safety
	Goal Description	There is great need for easy access to community services that serve large swaths of the population. Additionally, the need for recreation is greater than ever, with social isolation and lack of community activities. The City of Las Cruces will improve access to current programs by increasing awareness about available services in the community, provide free or low-cost services to qualified individuals, and expand current services.
4	Goal Name	Enhance Quality of Infrastructure
	Goal Description	Many community leaders and stakeholders have expressed the need for greater infrastructure to serve the diverse communities in Las Cruces. Improved transportation and facilities will increase flow throughout the city, allowing Las Cruces residents of all types to access services more easily. The City will work to develop and/or improve youth centers and recreation facilities, ensure bus routes are tied to housing and areas of employment, and work to provide transit for those who cannot afford it.

5	Goal Name	Prevent and reduce homelessness
	Goal Description	There is great need to increase resources available for individuals and households experiencing repeated episodes of homelessness, episodic homelessness and the threat of homelessness. Presently it is challenging for households in this situation to obtain stable decent housing and the accompanying needed supportive services to maintain stability in an independent living environment. The City has had to resort to supporting an overflow tent village to provide a basic level of safety and sanitary living conditions for those who are unable to obtain stable permanent housing through the homeless support system in the community. The City will focus on homeless prevention through short term assistance to pay rent, utility bills and other items which could force a household into homelessness.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Las Cruces has allocated CDBG and HOME funds to projects in 2022 that meet its Priority Needs and Annual Goals. These projects include homeowner rehabilitation, land acquisition for new construction of for-sale affordable homes, public service activities, and public facility repairs.

Projects

#	Project Name
1	City of Las Cruces Admin PY25
2	CHDO Operating funds
3	Habitat SFD Acquisition/ New Construction
4	HOME TBRA
5	City Home Rehabilitation
6	CDBG Public Services
7	TDS Acquisition/ New Construction
8	MVCH Public Facility Improvement
9	City of Las Cruces QOL Public Facility Acquisitions/Improv

Table 7 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Allocation priorities were made based upon annual goals and priority needs, agency funding requests and needs, current opportunities to meet goals and the amount of funding to be received. The City will continue to work with supportive service providers to enhance service delivery models and expand the services available to underserved households. Obstacles include a limited amount of resources and limitations in the agencies capacity to expand services to those in need.

AP-38 Project Summary
Project Summary Information

1	Project Name	City of Las Cruces Admin PY25
	Target Area	Citywide
	Goals Supported	Access to Affordable Housing
	Needs Addressed	Community Services (Public Services)
	Funding	CDBG: \$175,000.00 HOME: \$36,236.00
	Description	In Las Cruces, NM, HOME and CDBG funds allocated for City entitlement program staff for administration and program implementation. Includes a set-aside for Fair Housing activities. CDBG Activity code 21A. HOME PA will be used for TBRA admin. \$2,000 funding will be set aside for Fair Housing Administration.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	All CDBG and HOME beneficiaries from other activities will benefit from expenditure of CDBG and HOME funds for administration of the programs.
	Location Description	All program year 2025 CDBG and HOME funded activities will be located in the City of Las Cruces with the exception of any travel expenses for training purposes.
2	Planned Activities	CDBG and HOME eligible administrative expenses include a set aside for Fair Housing Activities and the Consolidated Plan.
	Project Name	CHDO Operating funds
	Target Area	Citywide
	Goals Supported	Access to Affordable Housing
	Needs Addressed	Housing Needs
	Funding	HOME: \$24,000.00
	Description	In Las Cruces, NM, CHDO operating funds for Habitat for Humanity And Tierra De Sol. Funding will be used for staff salaries for their Home-ownership Client Intake Coordinators and/or accounting staff, and or construction coordinator ;personnel. \$14,000 is allocated to Habitat and \$10,000 is allocated to Tierra Del Sol.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	At least 10 families will benefit from working with Habitat and TDS.
	Location Description	CHDO operating assistance will take place at Habitat's main office at 720 Santa Fe and Tierra Del Sol's main office at 210 E Idaho Suite B.
	Planned Activities	Assistance is getting families qualified for HOME-assisted building single family building projects.
3	Project Name	Habitat SFD Acquisition/ New Construction
	Target Area	Citywide
	Goals Supported	Access to Affordable Housing
	Needs Addressed	Housing Needs
	Funding	HOME: \$200,000.00
	Description	In Las Cruces, NM, the Land Acquisition/ New Construction with Mesilla Valley Habitat for Humanity project will utilize \$40,000 in CHDO reserve funds to assist in meeting the City's >15% CR requirement.
	Target Date	6/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	Land Acquisition and Single-Family New construction in Metro Verde and nearby Dos Suenos subdivisions. Estimate of 5 households.
	Location Description	Metro Verde PUD some homes will be in Arcadia Phase IV near Red Hawk Gold Road and Sentinel Ave and the Dos Suenos Subdivision.
	Planned Activities	Habitat for Humanity Property Acquisition and Single Family New Construction
4	Project Name	HOME TBRA
	Target Area	Citywide
	Goals Supported	Prevent and reduce homelessness
	Needs Addressed	Homeless Needs and Services
	Funding	HOME: \$85,000.00
	Description	In Las Cruces, NM, HOME Funds will be used to provide Tenant Based Rental Assistance for clients with special needs. PROGRAM INCOME Admin funds may also be used to support the program. Funds are being provided to Mesilla Valley Community of Hope

	Target Date	6/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	14 families who are experiencing homelessness will be assisted with utility and rental assistance.
	Location Description	Scattered sites
	Planned Activities	Tenant Based Rental Assistance including utility assistance and security deposits.
5	Project Name	City Home Rehabilitation
	Target Area	Citywide
	Goals Supported	Access to Affordable Housing
	Needs Addressed	Housing Needs
	Funding	CDBG: \$416,272.00
	Description	In Las Cruces, NM, CDBG funds will be used for preserving affordable housing stock, mobile home ramp installations, and mobile home utility upgrades. National Objective LMH, CDBG Activity Code 14A.
	Target Date	6/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 25 households at 80% AMI or less will benefit. Households are selected off annual waiting lists.
	Location Description	Scattered Site
	Planned Activities	Homeowner Rehabilitation, Mobile Home Ramp Program, and Mobile Home Utility Upgrades for households at 80% AMI or less.
6	Project Name	CDBG Public Services
	Target Area	Citywide
	Goals Supported	Access to Health and Safety
	Needs Addressed	Community Services (Public Services)
	Funding	CDBG: \$140,000.00
	Description	In Las Cruces, NM, 4 agencies will be provided public services funding. Mesilla Valley Community of Hope, Casa de Peregrinos, La Casa Inc and MVCASA.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Mesilla Valley Community of Hope will assist approx. 550 people to benefit Casa de Peregrinos will assist approx. 25,000 people to benefit La Casa, Inc. will assist approx. 500 victims of DV will be assisted. MVCASA will assist approx. 200 children.
	Location Description	Citywide. All public service activities will be provided in the City of Las Cruces. The majority of service providers are located at 999 W. Amador, Las Cruces, NM on the Mesilla Valley Community of Hope homeless campus. La Casa is a domestic violence emergency shelter located at another city owned facility (Address suppressed). MV CASA provides case advocacy across the 3rd district court jurisdiction.
	Planned Activities	Program Year 2025 Public services funding to non-profit agencies to provide a variety of services including homeless services, emergency shelter for victims of domestic violence, advocacy for abused and neglected children and food rescue and distribution. • Mesilla Valley Community of Hope will provide homeless day shelter services, housing assistance, mail, showers etc. • Casa de Peregrinos will conduct food rescue to supplement their food distribution program. • La Casa Inc will provide emergency shelter services for victims fleeing domestic violence. • MV CASA will provide case advocacy for abused and neglected children who are part of the foster care system in the 3rd district court system.
7	Project Name	TDS Acquisition/ New Construction
	Target Area	Citywide
	Goals Supported	Access to Affordable Housing
	Needs Addressed	Housing Needs
	Funding	HOME: \$200,000.00
	Description	In Las Cruces, NM, the Land Acquisition/ New Construction with Tierra Del Sol. The project will utilize \$40,000 in CHDO reserve funds to assist in meeting the City's >15% CR requirement.
	Target Date	6/30/2029

	Estimate the number and type of families that will benefit from the proposed activities	Up to 5 low-income households, below 80% AMI will be assisted.
	Location Description	Land Acquisition and Single Family New Const scattered sites tentative Metro Verde and other nearby subdivisions. Sonoma Ranch Blvd, Red Hawk Golf Road, Bolero Court.
	Planned Activities	Property Acquisition and Single-Family New Construction
8	Project Name	MVCH Public Facility Improvement
	Target Area	Citywide
	Goals Supported	Enhance Quality of Infrastructure
	Needs Addressed	Public Improvements and Public Infrastructure
	Funding	CDBG: \$125,000.00
	Description	In Las Cruces, NM CDBG funds will be used for a Public Facility Improvement Project for MVCH renovations to vacant building for the MVCH expansion.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2500 persons to benefit annually.
	Location Description	999 W. Amador Las NM 88001
	Planned Activities	These funds will provide gap funding for the expansion of the MVCH into the space vacated by Casa de Peregrinos. This also includes exterior items for access to the building.
9	Project Name	City of Las Cruces QOL Public Facility Acquisitions/Improv
	Target Area	
	Goals Supported	Enhance Quality of Infrastructure
	Needs Addressed	Public Improvements and Public Infrastructure
	Funding	CDBG: \$225,000.00
	Description	In Las Cruces, NM CDBG funds will be used for a Public Facility Acquisition and Improvement Project for City of Las Cruces Quality of Life Department for the purchase of the East Side Community Center at 310 N Tornillo St, Las Cruces, NM 88001

	Target Date	6/30/2028
	Estimate the number and type of families that will benefit from the proposed activities	Program will benefit 13,356 annually through senior services.
	Location Description	310 N Tornillo St, Las Cruces, NM 88001
	Planned Activities	Funds will be used for a Public Facility Acquisition and Improvement Project for City of Las Cruces Quality of Life Department for the purchase of the East Side Community Center.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Las Cruces does not target funding or programs to specific geographic areas within the City. Funds are allocated based upon need, priorities, and goals.

The City started a pilot program called Lift Up Las Cruces that would target investment in the census tract with the highest poverty concentration and violent crime. Lift Up Las Cruces is a multi-departmental effort of the City of Las Cruces to improve neighborhoods one at a time. The annual program identifies needs or concerns within a neighborhood and allows the City to focus the limited resources in one place to make a larger impact. The selection process was determined by focusing on the neighborhood with the higher-than-average amount of crime rate and poverty rate. The boundaries of the first neighborhood that we focused on stretch from Solano Drive to Triviz Drive and from Madrid Avenue to Spruce Avenue. We hosted a kick-off block party, which featured various departments from the City, as well as community services, aiming to connect with the residents of the neighborhood and educate them about the services provided. The first Lift Up neighborhood has achieved significant milestones, including hosting multiple music events in the parks, facilitating connections between residents and local resources, and implementing infrastructure improvements.

The City of Las Cruces has chosen the next Lift Up Neighborhood and is currently in the neighborhood that is boarded on the north by E. Amador Avenue, the south by Idaho Avenue, and the west by El Paseo Road/S. Campo Street, and the East by Solano Drive. Neighborhood 2 initiatives consist of a new playground, street lighting, roadway improvements, and the expansion of the Munson Senior Center. Program initiatives are currently in progress.

HUD Funds are not being used for LIFT UP LAS CRUCES at this time

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City's primary method of allocating CDBG and HOME dollars is to assist low to moderate income and special needs populations. To the extent that specific geographic areas have greater needs than other areas in the City and /or if service and housing organizations are in certain areas, they will receive a larger proportionate share of the funding. For sidewalk improvements, the City will focus on the geographic areas where sidewalks, curb cuts and related ADA accommodations are lacking. Finally, to

provide affordable rental and single-family housing, the City's dollars will be allocated in areas of new development where affordable housing is lacking and/or infill areas that can accommodate affordable housing.

Discussion

All priority needs, goals and projects are designed to serve the geographic distribution area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The following impediments or potential barriers to affordable housing were identified in the 2021-2025 Analysis of Impediments to Fair Housing Choice.

IMPEDIMENT 1: LACK OF KNOWLEDGE ABOUT FAIR HOUSING ROLES AND RESPONSIBILITIES OF CONSUMERS AND PROVIDERS.

IMPEDIMENT 2: DISCRIMINATION BY PROPERTY OWNERS AND MANAGERS, AGAINST PERSONS WITH DISABILITIES AND/OR HOUSING VOUCHER PROGRAMS LIMITS THESE GROUPS FROM EQUAL ACCESS TO HOUSING.

IMPEDIMENT 3: THE INCREASING COST AND SCARCITY OF BOTH RENTAL AND FOR SALE HOUSING DISPROPORTIONATELY IMPACTS LOW INCOME HOUSEHOLDS AS QUANTIFIED IN THE CONSOLIDATED PLAN AND THE HOUSING CONCERNS SECTION OF THE ANALYSIS OF IMPEDIMENTS.

IMPEDIMENT 4: LOAN DENIAL RATES REMAIN RELATIVELY HIGH FOR SOME RACIAL/ETHNIC GROUPS.

For a thorough analysis, please see the Section AP-55 Appendix Attachment.

One Year Goals for the Number of Households to be Supported	
Homeless	14
Non-Homeless	10
Special-Needs	0
Total	24

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	14
The Production of New Units	10
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	24

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

Affordable housing remains a key focus for the City of Las Cruces across its proposed funding and partnership initiatives.

AP-60 Public Housing – 91.220(h)

Introduction

The Mesilla Valley Housing Authority owns 248 units of public housing in four developments in Las Cruces and has no plans to dispose of units in the next five years. Tres Arboles is a 64-unit family property, San Pedro Place is 38 units of senior and disabled housing, Walnut Grove is 99 units of family housing, and Jardines Alegres is 47 units of elderly/disabled housing. All are low density properties that stay mostly full.

Actions planned during the next year to address the needs to public housing

The Mesilla Valley Public Housing Authority intends to conduct demolition and/or disposition, conversion of Public Housing to Tenant-Based Assistance, conversion of Project-Based Assistance under RAD, and employ Project-Based vouchers to fulfill the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families in Las Cruces.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Housing Authority currently does not have a Resident Council (awaiting elections) The Housing Authority has worked with private and public developers of housing to partner on Low Income Housing Tax Credit developments to expand the inventory of affordable rental properties available in Las Cruces.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

n/a

Discussion

The Mesilla Valley Public Housing Authority recently completed a public housing plan to continue serving the needs of low- income, very low- income, and extremely low- income families in Las Cruces. In it, the Housing Authority has committed to expanding initiatives around Public Housing to Tenant-Based Assistance, conversion of Project-Based Assistance under RAD, and employment of Project-Based vouchers.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Persons who are homeless and at-risk of homelessness in Las Cruces will be primarily assisted by the City through the provision of CDBG Public Services funds to homeless service and housing providers. Funds administered by the City of Las Cruces for activities that assist the homeless include the use of CDBG funds for public service activities, HOME funds for Tenant Based Rental Assistance, and HOME funds for eligible housing development activities. These agencies provide a variety of services including a homeless day shelter for services provided, homeless medical clinic, homeless childcare, legal services for homeless and near homeless, and funding to an emergency shelter for victims of domestic violence.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Program Year 2025 Public Services funding to non-profit agencies to provide a variety of services including homeless services, emergency shelter for victims of domestic violence, childcare services, and advocacy for abused and neglected children and food rescue and distribution.

- Mesilla Valley Community of Hope will provide homeless day shelter services, housing assistance, mail, showers etc.
- Casa de Peregrinos will conduct food rescue to supplement their food distribution program.
- La Casa Inc will provide emergency shelter services for victims fleeing domestic violence.
- Mesilla Valley CASA will provide case advocacy for abused and neglected children who are part of the foster care system in the Third District Court system.

Mesilla Valley Community of Hope will assist approximately 550 persons. Casa de Peregrinos will assist approximately 25,000 households. La Casa Inc will assist approximately 500 homeless victims of domestic violence. Mesilla Valley CASA will assist approximately 200 children. The City of Las Cruces provided funding for Desert Hope, a 40-unit permanent supportive housing that was recently completed. The numbers of rent burdened households indicate the tight market for affordable rentals. With the short supply of affordable units in the Las Cruces rental market, any new affordable units constructed that are targeted to the lowest income will be absorbed rapidly in the current market. Additionally, the COVID-19 pandemic has only exacerbated the need for more affordable, quality rental units in Las Cruces. The City of Las Cruces will also continue to coordinate with a broad regional approach - Dona Ana County operates a crisis intervention center, and the City Council is aiming to create a behavioral health district which will help with discharge services.

The City of Las Cruces is currently starting construction of the Amador Crossing Apartments. Amador Crossing is a 50-unit supportive housing complex comprising a mix of single room occupancy and one-bedroom units. The complex will accommodate a diverse population, including chronically homeless residents and voucher holders. Located at 1101 W. Amador, Amador Crossing is adjacent to the Mesilla Valley Community of Hope Campus (MVCH). This strategic placement within the MVCH campus ensures easy access for residents to the campus's other five agencies, offering supportive services such as case management, food distribution, and a healthcare clinic.

Amador Crossing aims to create an inviting and comforting environment for the unhoused and at-risk community. It will provide a safe space for residents to heal, stabilize, and grow.

Addressing the emergency shelter and transitional housing needs of homeless persons

La Casa domestic violence shelter can shelter up to 80 people and approximately 26 children for up to 90 days. This includes both men, women, and families. La Casa has transitional housing units which they own (5 units which are scattered site units). It provides non-residential support as well. The shelter itself is typically full about 80% of the time. The shelter expanded in 2009 due to an increasing need to assist more female and male victims of violence. The agency's transitional housing program assists 10 families with tenant based rental assistance through the Continuum of Care process. Residents and those seeking services must have proof of documentation or they cannot be assisted, which agency staff identifies as an issue for undocumented community members in need. The tenant based rental assistance provided through HOME funds allows up to 24-month stay. La Casa also provides non-residential counseling/case management, legal advocacy, immigration specialists to determine status, and a court ordered batterer program. La Casa has an MOU with Catholic Charities who can help undocumented persons and immigrants in Las Cruces.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Las Cruces and its partners provide a continuum of homeless facilities and services for individuals and families experiencing homelessness and those who are at risk of becoming homeless. Programs provided through the Continuum of Care include emergency shelter, supportive services, transitional housing, permanent supportive housing and Housing First (Rapid Rehousing). The New Mexico Coalition to End Homelessness (NMCEH) takes the lead in developing New Mexico's Continuum of Care Plan. NMCEH convenes and manages the Continuum of Care planning process and the Mesilla Valley Community of Hope provides multiple services for the homeless and chronically homeless

population in Las Cruces.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Las Cruces and its partners provide a continuum of homeless facilities and services for individuals and families experiencing homelessness and those who are at risk of becoming homeless. Programs provided through the Continuum of Care include emergency shelter, supportive services, transitional housing, permanent supportive housing and Housing First (Rapid Rehousing). The New Mexico Coalition to End Homelessness (NMCEH) takes the lead in developing New Mexico's Continuum of Care Plan. NMCEH convenes and manages the Continuum of Care planning process and the Mesilla Valley Community of Hope provides multiple services for the homeless and chronically homeless population in Las Cruces.

Discussion

Coordinated efforts to provide funding and facilities to the non-profit agencies providing housing and needed services to the homeless population in the City of Las Cruces are on-going. City staff participates in regularly scheduled meetings to discuss facilities provided by the City and services to the homeless population. Opportunities to increase and improve services and address needs of the homeless population are discussed at various levels. On-going technical assistance is provided to the various agencies providing services to the homeless.

Other Special needs: As part of the 2024 Action Plan the City will be funding an 80-unit LIHTC project for the elderly and/or persons with disabilities.

In addition to Program Year 2024 CDBG public services funding, the City funds other services through its general fund for non-homeless special needs. City provided services through Senior Programs include at-home services, nutritional meals, and recreational programs including Meals on Wheels, Congregate Meals and case management. Mobile Integrated Healthcare (MIH) is also offered through the Fire department. MIH focuses on elderly, frail elderly and the disabled citizens who fall regularly and utilize the 911 system for assistance. Paramedics and social workers assist and navigate citizens to health and human resources to solve their healthcare problems.

The City also funds a broad range of services through its Health Care fund in PY2024 the City allocated approximately \$600,000 in social service funding to areas non-profit agencies to provide a variety of support services to special needs populations. Services include healthcare, student mentorships,

childcare for high risk students, services for cancer patients, food, housing, hospice, legal assistance, diabetes education and veterans case management.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

IMPEDIMENT 1: LACK OF KNOWLEDGE ABOUT FAIR HOUSING ROLES AND RESPONSIBILITIES OF CONSUMERS AND PROVIDERS.

ANALYSIS: Roles and responsibilities of both consumers and housing providers under federal and local Fair Housing rules can be complex and often up-to-date, accurate information is not readily available. Qualitative research through stakeholder interviews, community focus groups, and an online community survey revealed that Fair Housing laws are not widely known, and many community residents don't know who to turn to if they have questions or issues in Las Cruces. The City and many community organizations that work with housing issues report that they do train staff, but general awareness regarding Fair Housing in the community is low. The City would like to increase Fair Housing awareness, roles, and responsibilities for both consumers and providers. The actions outlined below are intended to increase the knowledge base of both consumers and producers.

IMPEDIMENT 2: DISCRIMINATION BY PROPERTY OWNERS AND MANAGERS, AGAINST PERSONS WITH DISABILITIES AND/OR HOUSING VOUCHER PROGRAMS LIMITS THESE GROUPS FROM EQUAL ACCESS TO HOUSING.

ANALYSIS: Key informants, community surveys and public meeting comments point to instances of discriminatory practices for individuals and households who have a member with a disability and/or a receipt of a housing voucher. Community focus groups and the community survey revealed that there is a significant stigma about people who have a housing voucher through the Section 8 or other programs. Many private landlords refuse to rent to those who have a housing voucher and with limited public housing options, many eligible individuals who have a housing voucher cannot find adequate housing. Additionally, many of the rental properties in Las Cruces are not accessible and many landlords are reluctant to allow tenants to make modifications to the property. There were several fair housing complaints filed with HUD involving individuals with disabilities.

IMPEDIMENT 3: THE INCREASING COST AND SCARCITY OF BOTH RENTAL AND FOR SALE HOUSING DISPROPORTIONATELY IMPACTS LOW INCOME HOUSEHOLDS AS QUANTIFIED IN THE CONSOLIDATED PLAN AND THE HOUSING CONCERNS SECTION OF THE ANALYSIS OF IMPEDIMENTS.

ANALYSIS: Approximately half of all renters in Las Cruces have one of the four housing issues identified by HUD in the Consolidated Plan (cost burden, overcrowding or lack of kitchen or plumbing). Households earning less than 50% AMI are more likely to experience cost burden and severe cost burden than those earning high incomes, especially among renters. There is a severe lack of quality affordable rental units in Las Cruces and a hot housing market is only increasing the median sale price of homes in the City making homeownership harder for households earning less than the median income. The housing gap charts show that a major barrier to Fair Housing Choice is the lack of units available to households with limited incomes. The lack of affordable units, results in many residents who are cost burdened and cannot afford the units available in the market.

IMPEDIMENT 4: LOAN DENIAL RATES REMAIN RELATIVELY HIGH FOR SOME RACIAL/ETHNIC GROUPS.

Analysis: Although HMDA data is not conclusive, it does show some racial/ethnic groups may struggle more on the dream of homeownership. Loan denial rates show that American Indian or Alaska Native, Hispanic, and women have slightly higher loan denial rates than other groups. Table 39 shows underlying systemic racism that had hurt people of color for decades. Black or African America and American Indian or Alaska Native individuals are more likely to get denied a loan due to credit history.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

For a thorough analysis, see the Section AP-75 Appendix Attachment.

Discussion:

The City of Las Cruces will work to ensure the goals and strategies of affiliated partners, such as the Elevate Las Cruces Comprehensive Plan and the Mesilla Valley Housing Authority's Housing Plan, are collaborative with the goals and strategies laid out in the Consolidated Plan project.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Las Cruces identifies several special needs groups that are served in a variety of settings. These populations include persons with physical disabilities, intellectual and developmental disabilities (IDD), mental health disabilities, substance use disorders (SUD), elderly, frail elderly, people with HIV/AIDS, victims of domestic violence, veterans, at-risk youth, migrant/seasonal workers and their families, and immigrant populations. Special needs communities often encounter financial barriers and access/availability of appropriate housing and services.

Actions planned to address obstacles to meeting underserved needs

Housing services:

- Emergency Financial assistance – rental and/or mortgage and utility assistance.
- HOPWA (Housing Opportunities for Persons with AIDS) – long term or short-term assistance for partial or full housing assistance which is determined by need, income, and availability.

Other supportive services:

- Medical and Non-medical case management services
- Early intervention services (EIS)
- ADAP – AIDS Drug Assistance Program
- AIDS Pharmaceutical Assistance
- Health Insurance Premium assistance
- Co-pay assistance for contracted HIV providers and lab visits
- Oral health care
- Food Bank/Food cards
- Medical Transportation (travel reimbursement/bus pass)
- Health education/Risk Reduction
- Referrals for Substance use, Harm Reduction, Behavioral Health, Nutrition, Psychosocial Support

Services

Client's must be enrolled into Ryan White Services to be eligible to receive supportive services (this does not include HOPWA). Client's must be under the 400% FPL, a resident of New Mexico and be diagnosed with HIV to qualify. Once enrolled into services, a medical case manager will meet with the client to complete a detailed assessment of the client's needs. The assessment is then utilized to complete an acuity scale which is then used to determine the supportive services the client needs.

Actions planned to foster and maintain affordable housing

HOME and CDBG funds will be used to construct new for-sale housing, preserve existing affordable owner-occupied housing, and provide TBRA. The City of Las Cruces works with the local housing authority, nonprofit housing agencies and private developers to expand and preserve the affordable housing stock in Las Cruces. With Council approval, and partnering with Qualified Grantees, the City of

Las Cruces' Affordable Housing Trust fund, provided funding to assist with multi-family development projects, including 3.4M to The Three Sisters family complex, 3M to the Pedrena Senior Apartment complex and a commitment of 6M to the Peachtree Canyon Apartments. This influx of funding will help bring an estimated 294 affordable housing units to the City. Construction began on The Three Sisters and the Pedrena apartment Complex in the 3rd quarter of PY2023 with anticipated completion of both projects in 2025. Construction has begun on the Peachtree Canyon apartments, a 144-unit complex with an expected completion in late 2025. The City has also allocated a future preliminary award amount of 6M for Peachtree Canyon Phase II, subject to the project receiving a tax credit funding allocation for an additional 144 units.

Actions planned to reduce lead-based paint hazards

Through the City's home rehabilitation program, homeowners occupying units with lead-based paint will have the hazard removed when their units are rehabilitated. This program only benefits low to moderate income owners in the City. Through the creation of new affordable rental and owner-occupied housing, families and individuals occupying units with lead-based paint will have greater opportunities to relocate into lead-free units.

Actions planned to reduce the number of poverty-level families

The City of Las Cruces wants to address poverty by providing access to affordable housing, revitalizing neighborhoods, and developing mixed use sites throughout the city. This plan will serve as the launching pad for an anti-poverty strategy. It is through housing that the city can fulfill its anti-poverty initiatives, while making the city more desirable from a housing market and business development standpoint. In PY2022 voters approved a 6M General Obligation Bond to secure funding for affordable housing. For every dollar of city investment, four dollars of non-city investment are secured. This goal also aligns with the city's Elevate Comprehensive Plan, which identified goals of Economic Equity, Attainable Housing, Serving Underserved Populations, Diversification, and Entrepreneurship.

Actions planned to develop institutional structure

The City of Las Cruces is making substantial changes to its Las Cruces Development Code which was adopted in spring of 2025. The intent of the code modification is to achieve sustainable growth as established by the Elevate Las Cruces Comprehensive Plan and its Future Development Map. Elevate Las Cruces recommends that the City revise its Land Development Code to implement form-based concepts, context sensitive development strategies, and incorporate more flexibility in uses and densities throughout the City.

Actions planned to enhance coordination between public and private housing and social service agencies

The City will provide public service funding over the next year to local non-profit funds for agencies that serve special needs populations, primarily to the homeless, victims of domestic violence, the disabled, and low-income youth and young adults. Additionally, the City will provide HOME funds to private, non-profit housing providers for the development of single-family housing and affordable rental development(s).

The City of Las Cruces requires that no more than 50% of CDBG funds may be dedicated to infrastructure, public facilities, or economic development activities that result in capital or facility improvements and that the remaining 50% or more may come from other sources. Other sources can include other federal, state, local, and private funds. For improvements made to City-owned facilities that are occupied by non-city operated programs, the other 50% must come from other federal, state and private (non-City of Las Cruces) sources or will provide full funding from CDBG funds with 50% of the funding provided as loan, resulting in program income upon payback.

Discussion:

The City of Las Cruces' strategy to foster economic growth by supplying accessible mixed use housing and business opportunity sites will ensure the needs of its most vulnerable populations are met while keeping an eye on growing the City in a sustainable fashion.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

As a participating jurisdiction the allocation of CDBG and HOME funds provided to the City of Las Cruces are used in accordance with the guidelines provided by the specific programs. Projects are selected based upon need, capacity, and funding availability. See Discussion for more detail.

The City of Las Cruces adheres to HUD regulations for monitoring requirements and has an adopted Evaluation & Monitoring Guide which identifies the methods in which applications and agencies will be determined to be evaluated each year. In addition to the Evaluation Guide, which determines the number of monitoring reviews that are to be accomplished each year, the Program Monitoring and Compliance staff is charged with conducting the monitoring visits for each agency including sub-recipients, sponsors or administering agents each year as applicable. The monitoring conducted includes both financial and programmatic review in accordance with the requirements of the CDBG, HOME, and applicable OMB circulars. This is in addition to technical assistance provided by the City's HOME, CDBG and Permanent Supportive Housing Program staff.

Goals and objectives identified in the Consolidated Plan are reviewed prior to awarding funds for proposed plans and projects to ensure that the proposed project meets identified goals and objectives of the plan. This process includes underwriting and risk assessments. To ensure timeliness of project expenditures City staff review applicable IDIS reports for HOME and CDBG projects. Written agreements with outside agencies for all programs include specific expenditure requirements as well as project completion deadlines. For HOME projects City staff follows additional guidelines per CPD notice 07-06.

To perform the actual monitoring visit, City staff use Community Planning and Development (CPD) Handbook guideline/exhibit information as applicable for both HOME/CHDO, CDBG, and CDBG Public Services as required in the regulations for each of the programs.

Generally, for all on-site reviews there is a full record(s) review (review of program participant eligibility and supporting documentation), a complete Housing Quality Standards (HQS), or applicable succession standards established by HUD, for HOME multi-family, TBRA, and SHP rentals, and a walk-through of HOME single-family homes under construction or un-occupied, but where construction has been completed. These on-site inspections ensure long-term compliance with housing codes. If there are problems or issues beyond Program staff's expertise, other City Departments may be contacted. Once the review is complete, a written follow-up letter is provided to the agency, noting any Findings, Concerns, Observations, and/or to the Sub-recipient, with

appropriate due dates for correction/compliance as applicable.

For Program Year 2024, City staff began scheduling on-site monitoring visits the 3rd quarter of the program year per the monitoring schedule spreadsheet for the programs. Normally, monitoring is complete for all projects during the first quarter of the next program year.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	25,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	25,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

none

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City files a Deed Restriction and Covenants agreement against the units that are HOME-assisted via grants for the acquisition of land and new construction of individual single family owner-occupied units. Following a resale provision, during the period of affordability, that restricts the purchase price and ensures the original HOME-assisted owner a fair return on investment.

HOME Funding numbers are as follows:

- Fiscal year HOME allocation – \$490,237
- Program income - \$55,000
- Repayments - \$0
- Recaptured funds in local account - \$0

The full resale provisions detailed in the Deed Restriction and Covenants agreement filed against the HOME-assisted units can be found in the Appendix attached in the Grantee Unique Appendices of this document.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

For single-family owner-occupied units that are provided HOME funds for direct down payment, the City files a Deed Restriction and Restrictive Covenants agreement that contains resale/recapture provisions.

The City's resale recapture requirements are provided in the Appendix.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not have plans in place at this time to use HOME funds for the refinancing of existing debt secured by multifamily housing that is rehabilitated with HOME funds.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

The City does not have a preference for TBRA programs although non-profit applicants may prioritize based on their service population. For example, La Casa Inc serves victims of domestic violence and the Mesilla Valley Community of Hope serves people experiencing homelessness.

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

n/a

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

n/a

The City of Las Cruces follows a Standard Operating Procedure for competitive Requests for Proposals (RFPs) that is in accordance with 2 CFR Part 200 and the City's Procurement Code 24.92. RFPs for CDBG and HOME applications will be publicized annually, and all evaluation factors and their relevant importance will be included. Applicants must first submit a standardized RFP/ Letter of Intent (LOI) which must be received by the published deadline. Staff will review submitted LOIs for terms and conditions of the RFP, grant program guidelines and registration and debarment, and applicable program regulations. Each applicant will be notified in writing of acceptance or rejection of the LOI. If accepted, City staff will inform an applicant for which program the LOI will be considered and provide a blank RFP application for that program to the applicant.

RFPs are accepted each year for CDBG Public Services, and all other HOME and CDBG activities. Each will be reviewed for technical, subjective and risk analysis by City staff according to program guidelines. At completion of the review, City staff will present a CDBG & HOME summary to the Administering Department Director for review and concurrence. City staff will issue a preliminary funding award letter, subject to City Council final approval, or issue a letter of rejection. After council action is completed, City staff will notify each applicant of formal City Council action and the award amount. CDBG Public Services applications are processed for recommended approvals by the Health and Human Services Advisory Committee.

For Program Year 2025 funding, the City of Las Cruces published a notice of funds available and the RFP process that let applicants know that the RFP LOI would be available on September 6, 2024., LOIs were due back to the City no later than 4:30 pm on September 23, 2024. City staff reviewed LOIs, notified applicants who were eligible to submit an RFP for a specific project or program, and City Council approved projects and the Annual Action Plan on May 05, 2025.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Proposed Actions the City will take to address Impediment 1:

- The City will continue to be a partner with other agencies and programs to increase awareness of Fair Housing Laws and policies including those at the Federal level, State level and local level. The City will provide an updated Fair Housing website as part of the Las Cruces web portal. The Fair Housing website will contain necessary information in English and Spanish including Fair Housing Laws and Ordinances as well as information on agencies to contact and the steps needed to file a complaint. It will also contain the City's adopted Analysis of Impediments to Fair Housing Action Plan. The City will provide Fair Housing materials and all other informational documents related to its Community Development activities and reports in alternative formats if requested by a disabled person. Ongoing.
- As the administrator and technical assistance provider for Federal and local housing programs the City's Housing and Neighborhood Services Section will work with subgrantees as well as private housing providers to ensure that housing consumers are dealt with in a non-discriminatory fashion as defined by Fair Housing rules. The City will provide printed and electronic information to landlords and property managers that they can pass on to prospective tenants and purchasers. This information will be a summary of the information contained on the City's Fair Housing website. Fair Housing information will be made available in alternative formats upon request. Ongoing.
- The City's Housing and Neighborhood Services Section will partner with professional associations and fair housing agencies to provide community forums and meetings educating citizens on Fair Housing laws and their importance in ensuring equal access to housing and the programs and services the City provides. The City of Las Cruces Fair Housing Ordinance (Chapter 13: Article I) will also be explained and highlighted at public Fair Housing events. Annually.

Proposed Actions the City will take to address Impediment 2:

- The City's Housing and Neighborhood Services Section will continue its outreach and educational efforts to inform builders, property owners and landlords of the provisions and requirements that must be met in providing equal access to housing for the protected classes of people outlined above. The educational effort will include providing written and electronic information on how housing providers can ensure that advertising, screening processes, lease policies, and general interactions with those seeking housing are treated equally. The City educational effort will also include information for builders on ways to address accessibility requirements through the design and construction of accessible, adaptable units. The City will continue to partner with other agencies serving the Las Cruces area to educate property owners, Mesilla Valley Public Housing Authority, managers, and builders on their Fair Housing responsibilities. Partner agencies may include Las Cruces Homebuilders Association, Las

Cruces Association of Realtors, New Mexico Human Rights Division, and local community organizations with involvement in Fair Housing Activities. Ongoing.

- Through online and printed Fair Housing materials, the Administering Department Director or designee, will assist complainants who wish to file a discrimination complaint, in filing the necessary forms and providing guidance and referrals on the process the City and other state and federal agencies will utilize in responding to complaints. Ongoing.
- The City will post Fair Housing Information at all facilities controlled by the City of Las Cruces. This effort will be extended to City subgrantees which provide housing services. Those agencies will be required to post the Fair Housing sign at all housing facilities assisted with local or federal funds. Ongoing.
- The City will enforce its Fair Housing Ordinance in cases of discrimination as prescribed in the Ordinance. Ongoing.
- The City will provide technical assistance and oversight to CDBG and HOME subgrantees to ensure that each agency has a compliant Affirmatively Furthering Fair Housing Marketing Plan (AFFHMP), if applicable. The City will monitor the use of the agency AFFHMP to determine the success of subgrantees in using the plan to encourage participation in housing activities by underserved populations. Ongoing.
- The City will monitor its communications and public outreach and funding activities to measure the effectiveness of its AFFHMP to ensure that underserved populations are actively recruited to participate in public meetings and housing programs and activities. Annually

Proposed Actions the City will take to address Impediment 3:

- The City will examine current planning and development review procedures to provide fast tracking and concurrent review of affordable rental projects. Elevate Las Cruces has provided some guidelines on affordable housing going forward. The City will work with its stakeholders to update its Affordable Housing Ordinance that more clearly outlines what incentives, concessions and enhancements it will make available to increase the production of affordable rental housing that meets the needs of those with the greatest challenges. Annually.
- The City will continue to serve as lead convener of state level and federal agencies and private sources of capital to create a more robust set of tools to address the development cost of new housing. This enhanced finance approach will focus on Low-income Housing Tax Credits, HOME Investment Partnership Funding, various supportive housing financing sources, various tax-exempt bonds including General Obligation Bonds and affordable loans from lenders doing business in the community. Ongoing.
- The City will review density limitations, minimum lot sizes and other regulations that may constrict housing providers' ability to produce both smaller apartments and for sale homes for sectors of the market which cannot presently afford the products available in Las Cruces. Ongoing.
- Development Readiness Measures: The City through its mapping and property records system will identify vacant and underutilized residentially zoned properties in zoning

areas that have adequate infrastructure to support greater densities for residential uses. This action could effectively steer development to sites that are considered suitable by the locality and expedite the pace at which affordable development occurs. Annually.

- The City will continue to provide limited financial assistance to households who qualify for long term mortgages. The City will utilize its Impact Fee Deferral policies for starter homes that meet the City definition of affordable housing. Annually.
- The City will track the numbers of those populations which receive assistance to alleviate the identified housing problems. Annually.
- The City will update its Affordable Housing Plan to review and develop strategies, goals, and measures to encourage and track the development of affordable housing in Las Cruces. 2025-2026

Proposed Actions the City will take to address Impediment 4:

- The City will support organizations that provide credit and homebuying counseling, such as Tierra del Sol to ensure that the programs are geographically targeted to areas in the community where loan denial rates are the highest.
- The City will provide educational information about how to access government sponsored and subsidized loans that have more flexible underwriting standards, as well as types of lenders to avoid.
- The City will work with lenders to ensure all lenders are trained on Fair Housing laws.

City of Las Cruces Resale Provisions 2025

The City of Las Cruces does not currently use recapture provisions for HOME-assisted activities as we are currently not providing HOME funds to direct down-payment assistance activities. The City's subrecipients of HOME-assisted activities are only allowed to follow the City's resale provisions as outlined below:

1. Resale Provisions. During the affordability period, the Lender provided the Owner consent to sell the property to another qualified low-income buyer, who will owner occupy the property, as outlined in number 3, Transfer of Property, of this Agreement, the Lender and Owner agree to the resale provisions as follows:

Ensuring Affordability to Subsequent Buyers: If during the affordability period the property is sold to a subsequent buyer, the price at resale must ensure the original HOME-assisted Owner a fair return on investment (ie., the homebuyer's down payment plus capital improvements made to the house), while also ensuring that the property is sold at a price that is affordable to a reasonable range of low-income buyers. The Fair Return on Investment will be measured by the Consumer Price Index (CPI) for shelter over the period of ownership, for similarly sized cities, not seasonally adjusted. For purposes of calculating the fair return on investment, the types of capital improvements that the City will include in its basis for calculating fair return are limited to value added improvements such as kitchen remodel, bath remodel, new windows, new siding and the addition of living space. The homeowner must document the improvements with receipts for the improvement. The purchase price at subsequent sale during the Affordability Period is required to be at a price that is affordable to a family earning between 45-80% AMI that will not pay more than 30% of their gross income for principal, interest, taxes and insurance and that shall not exceed 95% of median purchase price limits as established by the Department of Housing and Urban Development (HUD). The percentage of AMI is based on income levels adjusted for family size established by the HUD, for the Las Cruces Metropolitan Statistical Area at the time of the proposed sale.

It is important to note that in certain circumstances, such as a declining housing market where home values are depreciating, the original homebuyer may not receive a return on his or her investment because the home sold for less or the same price as the original purchase price.

2. Resale Provisions Related to Net Proceeds: Provided that #1 immediately above is complied with, Net Proceeds due to the Owner/Seller and HOME Funds prorrations credited to the new buyer are applicable in the following scenarios:
 - i) Net Proceeds of New Sales Price in excess of 10% of the Original Sales Prices: If, during the Affordability Period, the Property is sold to a subsequent buyer at a sales price that is an increase of more than 10% of the original HOME-assisted Owner's sales price, the Owner/Seller shall provide a credit to the new buyer for the full amount of the HOME funds grant provided and must also provide a credit to the new buyer on the net proceeds in excess of 10% based on a prorated amount of the net proceeds due less the Owner's investment and any capital improvements. Net proceeds defined is the amount of money

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received by the seller from the sales transaction after deducting the costs involved in making the transaction.

- ii) Net Proceeds of New Sales Price between 1% and 10% above the Original Sales Price: If, during the Affordability Period, the Property is sold to a subsequent buyer at a sales price that is an increase of 1% to 10% of the original HOME-assisted Owner's sales price, the Owner/Seller shall provide a credit to the new Homeowner for the full amount of the HOME funds grant provided and Owner/Seller may retain all other net proceeds from the sale.
- iii) New Sales Price Equal to the Original Sales Price: If, during the Affordability Period, the Property is sold to a subsequent buyer at a sales price that is equal to the Owner's original sales price, the Owner/Seller shall provide a credit to the new buyer in an amount equal to the prorated amount of HOME funds provided over the Affordability Period and must also provide a credit to the new buyer based on a prorated amount of the net proceeds due.
- iv) New Sales Price Less than the Original Sales Price: If, during the Affordability Period, the Property is sold to a subsequent buyer at a sales price that is less than the Owner's original sales price, the Owner/Seller shall provide a credit to the new buyer in an amount equal to the prorated amount of HOME funds provided over the Affordability Period that is based upon the percentage of decrease between the original sales price and the sales price to the subsequent owner. The Owner/Seller is entitled to any remaining net proceeds.
- v) Net Proceeds – Pro-rata Calculations Defined: Net proceeds and HOME Funds credits will be prorated to the subsequent buyer based on the term of the Affordability Period and the year during the Affordability Period that the Property is being sold. For example, if the Affordability Period is five years, the proration is based on 20% per year. Likewise, if the Affordability Period is 10 years, the proration is based on 10% per year, and if the Affordability Period is 15 years, the proration is 6.67% per year. The time period for prorated amounts is calculated on the earliest whole year period from the sales date. For example, if the home is sold at 4 years and 6 months, year 4 will be considered the sale year. The chart below is provided to outline the seller/buyer proration percentages for net proceeds and HOME funds due to seller and the subsequent buyer during the term of the Affordability Period:

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Subsequent Sale Year	Affordability Period (years)		
	5	10	15
	Owner/Subsequent Buyer Proration (%)		
1	20/80	10/90	7/93
2	40/60	20/80	13/87
3	60/40	30/70	20/80
4	80/20	40/60	27/73
5	100/0	50/50	34/66
6		60/40	40/60
7		70/30	47/53
8		80/20	54/46
9		90/10	60/40
10		100/0	67/33
11			74/26
12			80/20
13			87/13
14			94/6
15			100/0

3. Transfer of the Property. Owner agrees that the Property may not be sold, transferred or title to the Property conveyed without Lender's prior written consent, and Lender is under no obligation to provide such consent. Lenders consent shall be granted only if new/subsequent owner meets the obligations specified above.
 - a. Exception to Transfer Restriction. Notwithstanding any other provision of this Agreement, the Grant and/or Loan will not be due on transfer of the Property if (1) a transfer of the Property is the result of the death of Owner and the transfer is by devise or operation of law, (2) the transfer is to a member of Owner's immediate family ("Heir") and, for purposes of this Agreement, the term "immediate family" means parents, siblings or children only, (3) the Heir qualifies for assistance under the federal regulations governing income eligibility for the Grant and/or Loan, and (4) the Heir covenants and agrees in writing to maintain the Property as the Heir's principal residence for the remainder of the term of the Grant and/or Loan and to otherwise comply with all the terms and conditions of this Agreement.
4. Default. Owner agrees that any default under the terms of the Grant and/or Loan, as those terms are set forth in this Agreement, or under the terms of any other mortgage or encumbrance on the Property, whether superior to or junior to this Agreement, will constitute a default under this Agreement and shall cause the full amount of the Grant and/or Loan to become due and payable.
5. Right of Redemption. If this Agreement is foreclosed, the redemption period after judicial sale shall be one (1) month in lieu of nine (9) months.