

RESOLUTION NO. 16-205

A RESOLUTION ADOPTING THE 2016-2020 CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF LAS CRUCES, AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE RESOLUTION ALSO ADOPTS THE 2016 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM.

The City Council is hereby informed that:

WHEREAS, the City of Las Cruces (City) is an entitlement community as defined by the U.S Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) Program and as a participating jurisdiction for the HOME Investment Partnerships (HOME) Program; and

WHEREAS, entitlement communities/participating jurisdictions are required to develop, adopt, and implement a Consolidated Plan, including the required Analysis of Impediments to Fair Housing Choice (AI), every three to five years to address the City's affordable housing and community development needs in order to continue to receive the CDBG and HOME funding; and

WHEREAS, the City's current Consolidated Plan and AI expires at the end of the current fiscal year (June 30, 2016); and

WHEREAS, a new Consolidated Plan, including the AI, and the first year Action Plan for HUD Program Year 2016 has been developed by both City staff and the City-hired consultant, Communities Strategies Institute of Edgewater, CO; and

WHEREAS, for the 2016 Action Plan (FY 2017), the City is projected to receive entitlement and Program income for both the CDBG and HOME Programs from HUD in the amount of \$1,145,926 to address the City's affordable housing and community development needs for its low-income areas and residents.

NOW, THEREFORE, Be it resolved by the governing body of the City of Las Cruces:

(I)

THAT the 2016-2020 Consolidated Plan, including the AI, and the 2016 Action Plan, and all necessary support documentation as shown in Exhibit "A", attached hereto and made a part of this Resolution, is hereby approved and adopted.

(II)

THAT the Assistant City Manager/Chief Operating Officer is hereby authorized to execute the necessary submittal documents and staff is hereby authorized to transmit the Consolidated Plan, including the AI, and the 2016 Action Plan to HUD on the City's behalf.

(III)

THAT the 2016 Action Plan is hereby authorized to be incorporated into the FY 2017 budget.

(IV)

THAT City staff is hereby authorized to develop and execute the standard CDBG Public Service Agency agreements, the standard HOME Community Housing Development Organization Operating agreements, and the standard Tenant Based Rental Assistance agreement in accordance with the 2016 Action Plan and the Assistant City Manager/Chief Operating Officer is authorized to sign said agreements on the City's behalf, without further consideration by the City Council.

(V)

THAT City staff is hereby authorized to do all deeds necessary in the accomplishment

of the herein above.

DONE AND APPROVED this _____ day of _____, 20____.

APPROVED:

Mayor

ATTEST:

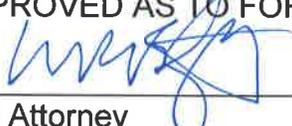
City Clerk

(SEAL)

Moved by: _____

Seconded by: _____

APPROVED AS TO FORM:



City Attorney

VOTE:

Mayor Miyagishima: _____
Councillor Gandara: _____
Councillor Smith: _____
Councillor Pedroza: _____
Councillor Eakman: _____
Councillor Sorg: _____
Councillor Levatino: _____



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Council Action and Executive Summary

Item # 3 Ordinance/Resolution# 16-205

For Meeting of _____
(Ordinance First Reading Date)

For Meeting of May 2, 2016
(Adoption Date)

Please check box that applies to this item:

QUASI JUDICIAL LEGISLATIVE ADMINISTRATIVE

TITLE: A RESOLUTION ADOPTING THE 2016-2020 CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF LAS CRUCES, AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE RESOLUTION ALSO ADOPTS THE 2016 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM.

PURPOSE(S) OF ACTION:

Adopt Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and 2016 Action Plan.

COUNCIL DISTRICT: N/A		
<u>Drafter/Staff Contact:</u> Vera Zamora	<u>Department/Section:</u> Community Development/Planning & Neighborhood Services	<u>Phone:</u> 528-3194
<u>City Manager Signature:</u>		

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The City of Las Cruces (City), as both an entitlement community for the Community Development Block Grant (CDBG) Program and a participating jurisdiction for the HOME Investment Partnerships Program (HOME) from the U.S. Department of Housing and Urban Development (HUD), must develop and adopt a 5-year plan that identifies the community development and affordable housing needs that the City will attempt to address during the plan period. This plan is known as the Consolidated Plan and has been developed in accordance with HUD regulations, which requires City Council approval. The proposed Consolidated Plan, developed by both City staff and the City-hired consultant, Communities Strategies Institute of Edgewater, CO, is for HUD program years 2016-2020. That equates to the City's fiscal years 2017-2021.

The City's Consolidated Plan also includes the required Analysis of Impediments to Fair Housing Choice (AI). The AI includes a review of City laws, regulations, and policies followed by an analysis of how these policies might impact the location, availability, and accessibility of housing. It also identifies lending practices and household economic conditions that affect housing choice,

patterns of occupancy and location of public and government-assisted housing, possible forms of discrimination, and other factors impacting fair housing.

The draft Consolidated Plan and AI were developed between December 2015 and April 2016. There were three public forums held on January 12-13, 2016 to gather public input, as well as required public hearings on April 6-7, 2016 on the draft plan. The public comments received are outlined within the appendices of the draft plan attached to the Resolution.

Annual action plans are prepared each year to allocate funding to proposed projects in conjunction with needs and goals outlined in the Consolidated Plan. The 2016 Action Plan (FY 2017) is submitted as part of the 2016-2020 Consolidated Plan approval process. Due to the HUD established deadline for submission by May 15th each year, the City Council must adopt the Consolidated Plan, AI, and Action Plan at their first regular meeting each May. HUD requires the approval of the plan by City Council prior to submission to the local HUD field office.

SUPPORT INFORMATION:

1. Resolution.
2. Exhibit "A", proposed 2016-2020 Consolidated Plan, including the AI, and the 2016 Action Plan.

SOURCE OF FUNDING:

Is this action already budgeted? N/A	Yes	<input type="checkbox"/>	See fund summary below
	No	<input type="checkbox"/>	If No, then check one below:
	<i>Budget Adjustment Attached</i>	<input type="checkbox"/>	Expense reallocated from: _____
		<input type="checkbox"/>	Proposed funding is from a new revenue source (i.e. grant; see details below)
		<input type="checkbox"/>	Proposed funding is from fund balance in the _____ Fund.
Does this action create any revenue?	Yes	<input checked="" type="checkbox"/>	Funds will be deposited into this fund: <u>2000</u> in the amount of <u>\$1,145,926</u> for <u>FY2017</u> .
	No	<input type="checkbox"/>	There is no new revenue generated by this action.

BUDGET NARRATIVE

This \$1,145,926 represents the proposed combined, total budget for both the CDBG (\$808,328) and HOME (\$337,598) within the FY 2017 budget (i.e. this is the anticipated HUD funds and projected program income for each program to be received beginning July 1, 2016). The proposed use of CDBG funds are for administration, public services, home rehabilitation program administration and projects, property acquisition for affordable housing, and a re-roof project. The proposed use of HOME funds is for administration, Community Housing Development Organization operating, property acquisition and construction for Mesilla Valley Habitat for Humanity and Tierra Del Sol Housing Corporation, and Tenant Based Rental Assistance for La Casa Inc.

FUND EXPENDITURE SUMMARY:

Fund Name(s)	Account Number(s)	Expenditure Proposed	Available Budgeted Funds in Current FY	Remaining Funds	Purpose for Remaining Funds
N/A	N/A	N/A	N/A	N/A	N/A

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will adopt the HUD-required 2016-2020 Consolidated Plan and AI, along with the 2016 Action Plan which allocates approximately \$808,328 in CDBG funds and \$337,598 in HOME funds during FY 2017.
2. Vote "No"; this will not adopt the 2016-2020 Consolidated Plan and AI, nor the 2016 Action Plan. This action would cause the City to be out of compliance with HUD regulations, prevent the continued usage of any unexpended CDBG or HOME funds, and eliminate funds for these programs for FY 2017.
3. Vote to "Amend" and vote "Yes"; this could allow City council to modify the Resolution by adding conditions as they deem appropriate.
4. Vote to "Table"; this could postpone the Resolution and direct staff accordingly. Due to submission deadlines, tabling or postponing this Resolution could result in non-compliance issues with HUD.

REFERENCE INFORMATION:

The resolution(s) and/or ordinance(s) listed below are only for reference and are not included as attachments or exhibits.

1. N/A



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COUNCIL ACTION AND EXECUTIVE SUMMARY PACKET ROUTING SLIP

For Meeting of _____
(Ordinance First Reading Date)

For Meeting of May 2, 2016
(Adoption Date)

TITLE: A RESOLUTION ADOPTING THE 2016-2020 CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF LAS CRUCES, AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE RESOLUTION ALSO ADOPTS THE 2016 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM.

Purchasing Manager's Request to Contract (PMRC) {Required?} Yes No

DEPARTMENT	SIGNATURE	PHONE NO.	DATE
Drafter/Staff Contact		528-3134	3/23/2016
Department Director		528-3067	3-25-16
Other			
Assistant City Manager /CAO Management & Budget Manager		541-2078 541-2107	3-28-2016 3-25-2016
Assistant City Manager/COO			3/29/16
City Attorney		EXT 2128	30 March 2016
City Clerk		x2115	4-15-16

16-205

Exhibit "A"



City of Las Cruces
Five Year Consolidated Plan
2016 – 2020
May 2, 2016

Executive Summary

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

1. Introduction

The City of Las Cruces New Mexico is submitting its 2016-2020 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 five year period. This plan will be updated annually through preparation of the Annual Action Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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.

3. Evaluation of past performance

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.

4. Summary of citizen participation process and consultation process

Citizen and stakeholder participation components are a critical process in the development of the Consolidated Plan and are a priority for the City of Las Cruces. The Housing and Neighborhood Services section of Community Development encouraged meaningful public participation in the Consolidated Plan process, especially by low- and moderate-income residents, as well as those in legally protected classes. The department conducted a broad consultation process with public and private agencies that provide affordable/subsidized housing, homelessness prevention and intervention efforts, and health and public/human services.

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 Citizen Survey (mailed to over 7,800 households living in low and moderate income census tracts); multiple Public Hearings and Public 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 section of Community Development notified the public about opportunities to participate in the process on the City website, through direct mailing to households in low and moderate income census tracts (in English and Spanish), through publications in local newspapers, through an interagency list serv, through non-profit and service providers, and through other means. Input from citizens was used when determining high priority needs and five-year goals to meet needs.

5. Summary of public comments

Public comments were received at meetings held to gather input into community needs, were emailed to staff during the process of developing the Consolidated Plan, and at public hearings held to discuss the draft Consolidated Plan, Annual Action Plan, and Analysis of Impediments to Fair Housing. Comments were focused primarily on the need for more affordable housing, especially for extremely low income households, persons with disabilities, and the homeless. The City also received comments about the needs of children and homeless children and the funding needs of agencies who serve these children.

Las Cruces residents were also able to provide their comments and prioritization of needs through the local resident survey. Please see the Consolidated Plan Attachments for a detailed summary of survey results.

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

All comments were reviewed and considered as the Consolidated Plan was written and edits. The only comments not included in this document were those that were submitted with Citizen Surveys that included profane language.

7. Summary

The City of Las Cruces provided a variety of avenues for citizen comment and participation in Consolidated Plan development. Citizens participated in Housing Needs public meetings, where data was reviewed and input was gathered about high priority needs. Multiple meetings were held at various locations, and at different times of day to provide all citizens the opportunity to attend. Citizens living in low income census tracts were sent flyers about these meetings and the three public hearings held to review the draft Consolidated Plan, Annual Action Plan and Analysis of Impediments to Fair Housing. Over 600 residents completed the Citizen Survey, both on paper and online, in English and in Spanish. All input was reviewed and used to develop the Priority Needs and Goals within the Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	Community Development

CDBG Administrator	LAS CRUCES	Community Development
HOPWA Administrator		
HOME Administrator	LAS CRUCES	Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Housing and Neighborhood Services section in the Community Development Department is responsible for administering both the CDBG and the HOME programs.

Consolidated Plan Public Contact Information

Vera C. Zamora
Housing and Neighborhood Services Manager
Community Development Department
City of Las Cruces
P.O. Box 2000, Las Cruces, NM 88004
Phone: 575-528-3194 Fax: 575-528-3101
vzamora@las-cruces.org

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

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 five 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 private and 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 non-profit 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 and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City currently does not receive ESG funding. The City receives one CoC Permanent Supportive Housing Shelter Plus Care grant. 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 1 – Agencies, groups, organizations who participated

1	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
	How was the Agency / Group / Organization consulted and 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.
2	Agency / Group / Organization	La Casa, Inc.
	Agency / Group / Organization Type	Services - Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with Children

	How was the Agency / Group / Organization consulted and 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.
3	Agency / Group / Organization	Mesilla Valley Community of Hope
	Agency / Group / Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth
	How was the Agency / Group / Organization consulted and 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.
4	Agency / Group / Organization	Veterans Administration
	Agency / Group / Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans

	How was the Agency / Group / Organization consulted and 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.
5	Agency / Group / Organization	Casa de Peregrinos
	Agency / Group / Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Non-Homeless Special Needs
	How was the Agency / Group / Organization consulted and 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.
6	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
	How was the Agency / Group / Organization consulted and 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.

7	Agency / Group / Organization	NMSU Economics Department
	Agency / Group / Organization Type	Business Leaders University
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency / Group / Organization consulted and 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.
8	Agency / Group / Organization	Affordable Housing Land Bank and Trust Fund Advisory Committee
	Agency / Group / Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Members of the Affordable Housing Committee provided insights into the housing market and housing needs in Las Cruces.
9	Agency / Group / Organization	Families and Youth, Inc.
	Agency / Group / Organization Type	Services - Children Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Unaccompanied Youth

	How was the Agency / Group / Organization consulted and 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.
10	Agency / Group / Organization	Tresco, Inc.
	Agency / Group / Organization Type	Housing Services - Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency / Group / Organization consulted and 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.
11	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

	How was the Agency / Group / Organization consulted and 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 in Las Cruces. The agency works with other homeless and service providers to coordinate services in Las Cruces.
12	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
	How was the Agency / Group / Organization consulted and 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.
13	Agency / Group / Organization	International AIDS Empowerment, NM
	Agency / Group / Organization Type	Services - Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from International AIDS Empowerment provided information and insights into the challenges faced by persons with HIV/AIDS in Las Cruces and coordination for service delivery for this population.
14	Agency / Group / Organization	Memorial Medical Center Las Cruces
	Agency / Group / Organization Type	Health Agency Business Leaders
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Director of the hospital 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.
15	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
	How was the Agency / Group / Organization consulted and 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.

16	Agency / Group / Organization	League of Women Voters
	Agency / Group / Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency / Group / Organization consulted and 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.
17	Agency / Group / Organization	. St. Luke's Health Care Clinic, Inc.
	Agency / Group / Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs
	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from 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.
18	Agency / Group / Organization	La Pinon
	Agency / Group / Organization Type	Services - Victims

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from La Pinon were key informants providing information about the needs of victims of sexual assault and housing and service needs and challenged faced by the agency clients. La Pinon coordinates with other service and housing providers.
19	Agency / Group / Organization	Tierra del Sol Housing Corp
	Agency / Group / Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency / Group / Organization consulted and 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.
20	Agency / Group / Organization	First American Bank
	Agency / Group / Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis

	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from First American Bank was a key informant providing information related to the housing market and economic conditions in Las Cruces.
21	Agency / Group / Organization	Mesilla Valley Public Housing Authority
	Agency / Group / Organization Type	Housing PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency / Group / Organization consulted and 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.
22	Agency / Group / Organization	Las Cruces Home Builders Association
	Agency / Group / Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency / Group / Organization consulted and 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.

23	Agency / Group / Organization	Bank 34
	Agency / Group / Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Bank 34 provided information about lending and housing finance in Las Cruces.
24	Agency / Group / Organization	Pioneer Bank
	Agency / Group / Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Market Analysis
	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Pioneer Bank staff were a key informant providing information about lending practices in Las Cruces.
25	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

	How was the Agency / Group / Organization consulted and 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.
26	Agency / Group / Organization	City of Las Cruces
	Agency / Group / Organization Type	Housing Services - Elderly Persons Other government - Local Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency / Group / Organization consulted and 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, 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.
27	Agency / Group / Organization	Mesilla Valley Court Appointed Special Advocates (CASA) Inc.
	Agency / Group / Organization Type	Services - Children Services - Victims

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency / Group / Organization consulted and 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.
28	Agency / Group / Organization	New Mexico CAFE
	Agency / Group / Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	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, are proponents of economic development and minimum wage increases in Las Cruces
29	Agency / Group / Organization	Gary Sandler Realty Inc.
	Agency / Group / Organization Type	Housing Business Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

<p>How was the Agency / Group / Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Gary Sandler Realty provided information related to the homeownership market in Las Cruces and availability of land for development.</p>
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Table 2 – Agencies, groups, organizations who participated

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

<p>Name of Plan</p>	<p>Lead Organization</p>	<p>How do the goals of your Strategic Plan overlap with the goals of each plan?</p>
<p>New Mexico Continuum of Care</p>	<p>NM Coalition to End Homelessness</p>	<p>The efforts to end homelessness including chronic homelessness overlap. Providing Affordable Housing to Homeless Persons and special needs populations also overlap</p>

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

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.

PR-15 Citizen Participation

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 mailings (in English and Spanish) to 7,800 residents in low-income census tracts, 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.

Citizen Participation Outreach

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	Citizen Survey	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted / broad community	Over 650 resident surveys were received and used as resident feedback for priorities. 7,800 surveys were mailed in English and Spanish to residents in low-income census tracts. An online version of the survey was available on the City website and through outreach in English and Spanish.	The survey solicited comments and opinions about housing, community development, economic development, supportive services and homelessness needs in Las Cruces. Respondents provided a wide range of opinions on multiple issues. Respondents stated they believe there is a significant need for increasing inventory of affordable rentals and accessible homes in Las Cruces. Increasing bike and pedestrian friendly areas was suggested. Creating volunteer opportunities for people who are homeless was also suggested. One respondent noted a perception of a no growth attitude at the local level and high fees as a disincentive. Job creation, expansion of transportation services and increasing resources for seniors were suggested activities. See the attachments to the Consolidated Plan for a summary of all survey responses.	Profanity was not included in the written summary of surveys.	

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)
2	Public Meetings	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted / broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The City of Las Cruces held three public meetings to gather input into high priority needs for housing, public services, economic development and infrastructure. 7,800 invitations were sent to residents in low-income census tracts in English and Spanish, the meetings were advertised through the local newspaper, on the City website and to partner organizations and grantees. Meetings were held in various places throughout the City during the day and in the evening. 37 residents attended and provided input into high priority needs and goals after a presentation of data included in this plan. Please see the attachments to the Consolidated Plan for a summary of input.</p>	<p>Attendees were concerned about homeless assistance, supportive services to vulnerable households, career pathways to employment, and increasing the supply of affordable rental and for-sale housing.</p>	<p>None</p>	

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	Key Informant Interviews	Representatives of service agencies, housing providers, government programs and the business community	Over 30 key informants gave input related to housing needs, public service and special needs population needs, homeless needs, the need for jobs and economic activity programs, and infrastructure needs.	Data, comments, priorities and information gathered from this input was used to develop various sections of the Consolidated Plan and is reflected in Consolidated Plan narratives.		
4	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted / broad community	The City of Las Cruces held public hearings to review the draft Consolidated Plan, Impediments to Fair Housing Choice, 2016 Action plan and gather input into the Draft Plans.	No comments were received.		

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	City Website	Non-targeted / broad community	The City of Las Cruces posted notices of all public meetings and draft documents on the City website	See the League of Women's Voters of Greater Las Cruces letter dated April 21. Some modifications were made to the final plan to address concerns of the League.	NA	http://www.lascruces.org/en/departments/community-development/housing-and-family-services/2016-2020-consolidated-plan

Table 2 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Las Cruces gathered information to determine priority needs from many sources. The City has undertaken demographic and housing market research using US Census, Multiple Listing Service (MLS), rent survey, and other data sources. The Housing Needs and Markets sections of the Plan were completed to provide a detailed analysis of affordable housing needs in Las Cruces, including housing gaps for owners and renters. Public meetings were held during the development of the Housing Needs Assessment. The City also conducted a series of Consolidated Plan Key Informant Interviews with City leaders, industry specialists, City staff, nonprofit organizations involved with serving low-income and special needs populations, and the housing development and lending community. A resident survey was made available to all Las Cruces residents on the City's website, and was mailed to residents in low-income census tracts, asking citizens to provide their insights into housing, homeless, special needs and community development needs within the community. Multiple community forums were held, and attendees were asked to rank priority needs and action. All information has been considered in the drafting of this plan, and in the prioritization of needs and actions to meet needs.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Between the year 2000 and 2011, the population and number of households in Las Cruces rose 28%. Median incomes rose 27% during this time period.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	74,267	95,233	28%
Households	29,101	37,355	28%
Median Income	\$30,375.00	\$38,701.00	27%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

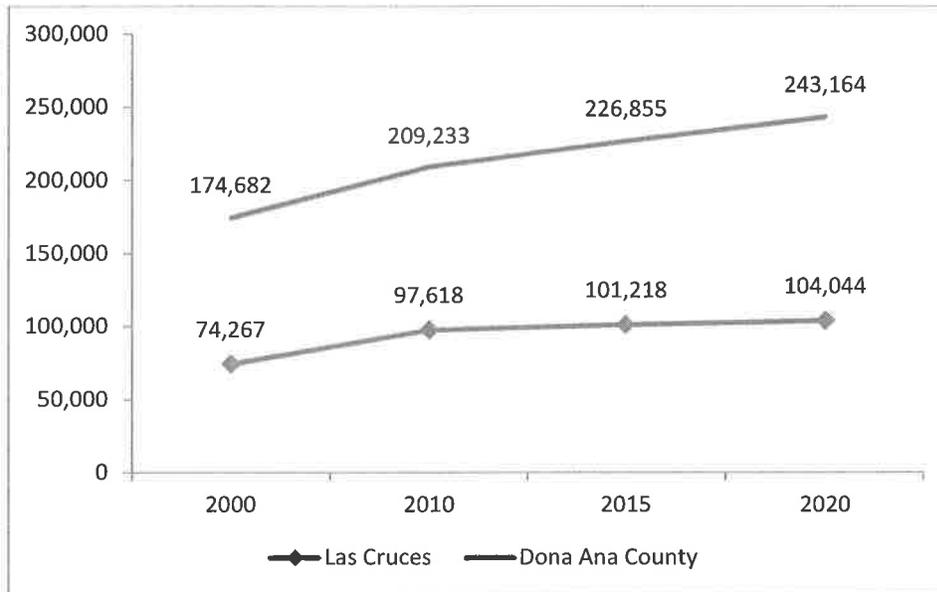
The population of Las Cruces is expected to increase over the next four years, though the rate of change is not expected to be as great as it was during the decade between 2000 and 2010, and not as high as the growth rate throughout Dona Ana County or New Mexico.

Total Population, 2000 - 2020

Measure	Las Cruces	Dona Ana County	New Mexico
2000	74,267	174,682	1,819,046
2010	97,618	209,233	2,059,179
Total Change	31.4%	19.8%	13.2%
Average Annual Change	3.1%	2.0%	1.3%
2015	101,218	226,855	2,208,450
Total Change ('10 – '15)	3.7%	8.4%	7.2%
Average Annual Change	0.7%	1.7%	1.4%
2020	104,044	243,164	2,351,724
Total Change ('15 – '20)	2.8%	7.2%	6.5%
Average Annual Change	0.6%	1.4%	1.3%

Source: US Census Bureau (2000 and 2010), UNM Bureau of Business and Economic Research (State and County projections 2015 and 2020) and Claritas (Las Cruces 2015 and 2020)

Population Growth Over Time



Source: US Census Bureau (2000 and 2010), UNM Bureau of Business and Economic Research (State and County projections 2015 and 2020) and Claritas (Las Cruces 2015 and 2020)

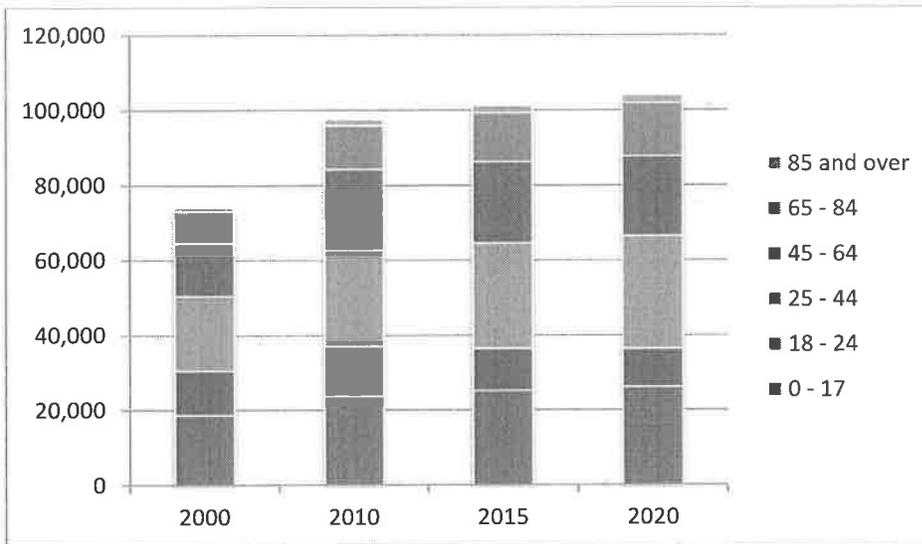
The following table shows the number of residents in Las Cruces by age range. The largest shifts in population between 2015 and 2020 will be in the 18 -24 age range, which will decline by over 1,000 persons, the rise in the 25 – 44 population by over 1,900 persons, and the shift of baby boomers into the 65 – 84 age range.

Population by Age, 2000 - 2020

Age	2000	2010	2015	2020	Change 2015 - 2020	Percent Change '15 - '20
0 - 17	18,649	23,757	25,194	26,156	962	3.8%
18 - 24	11,866	13,372	11,316	10,293	-1,023	-9.0%
25 - 44	19,957	25,468	28,007	29,926	1,919	6.9%
45 - 64	14,074	21,704	21,786	21,406	-380	-1.7%
65 - 84	8,586	11,624	12,981	14,179	1,198	9.2%
85 and over	1,135	1,693	1,934	2,084	150	7.8%

Source: University of New Mexico BBER, Claritas Demographics, American Community Survey, CSI

Population by Age, 2000 – 2020



Source: University of New Mexico BBER, Claritas Demographics, American Community Survey, CSI

As 2013 American Community Survey data below shows that almost 90% of all Las Cruces residents identify their race as white, and 57% consider themselves Hispanic/Latino. The percent of population who identify themselves as non-white is higher than throughout Dona Ana County, though the percentage of Hispanic/Latino population is lower than throughout the County.

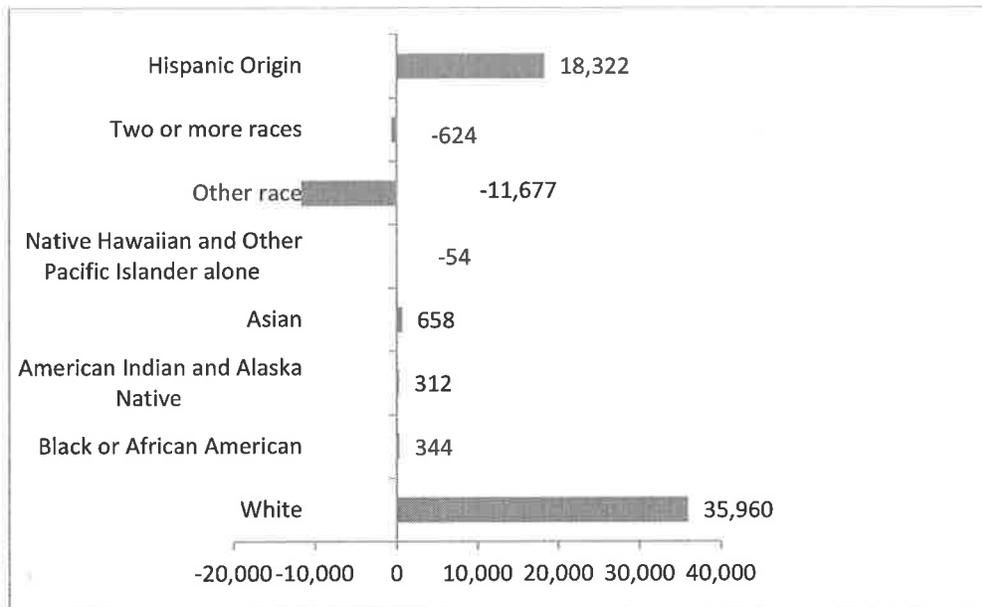
Population by Race and Ethnicity, 2013

Race	Doña Ana County			Las Cruces		
	Total Population	% by Race	% Hispanic / Latino	Total Population	% by Race	% Hispanic / Latino
White	188,621	89.3%	66.7%	87,208	87.9%	57.8%
Black or African American	3,306	1.6%	7.4%	2,082	2.1%	6.9%
American Indian and Alaska Native	2,452	1.2%	30.6%	1,601	1.6%	28.9%
Asian	2,378	1.1%	2.7%	1,521	1.5%	2.8%
Native Hawaiian and Other Pacific Islander alone	19	0.0%	21.1%	1	0.0%	0.0%
Some other race alone	10,485	5.0%	98.2%	4,354	4.4%	96.5%
Two or more races	3,914	1.9%	55.9%	2,419	2.4%	60.5%
Total	211,175		66.0%	99,186		57.2%

Source: 2009-2013 American Community Survey 5-Year Estimates

The fastest growing racial group in Las Cruces from 2000-2013 were whites, and those of Hispanic ethnic origin. The largest positive percentage change in a population group was Asian (76.3%), and decline was in the those identifying as some other race (-72.8%). The “some other race” decline may be in part to the way households are reporting themselves to the Census.

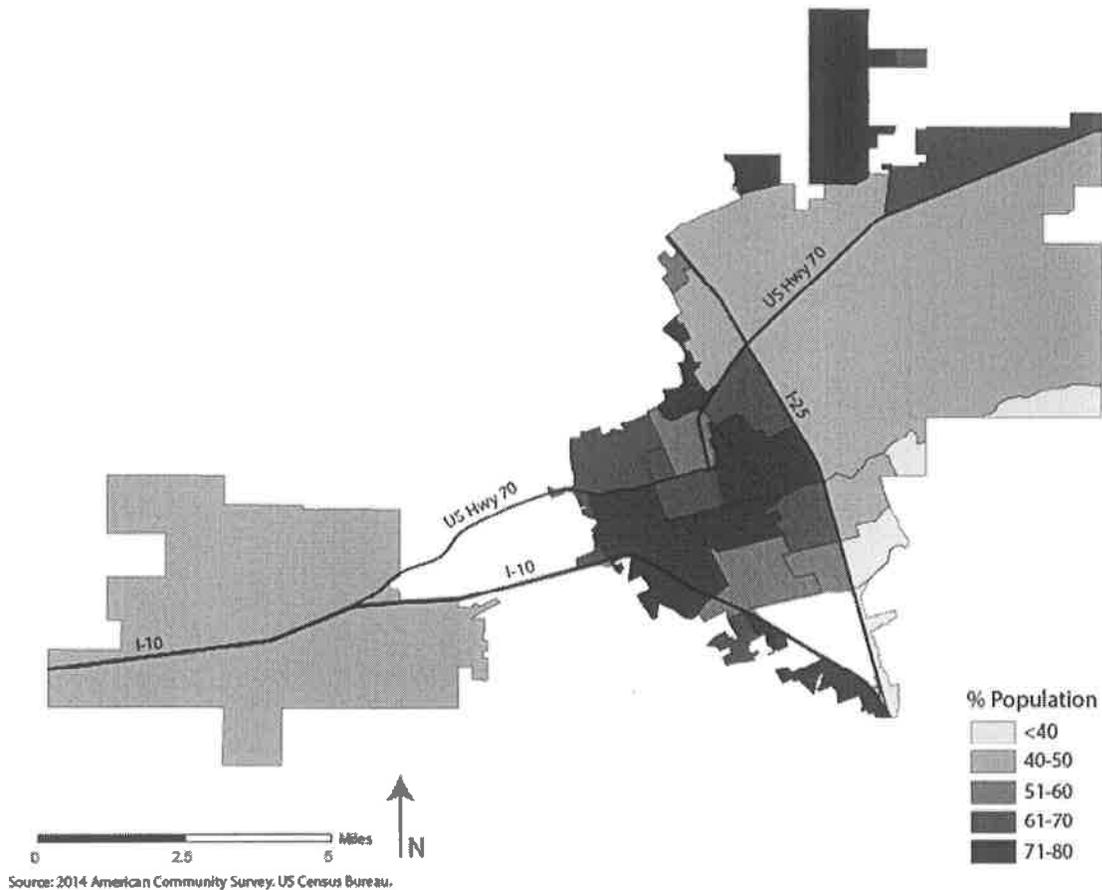
Change in Population by Race and Ethnicity, 2010 – 2013, Las Cruces



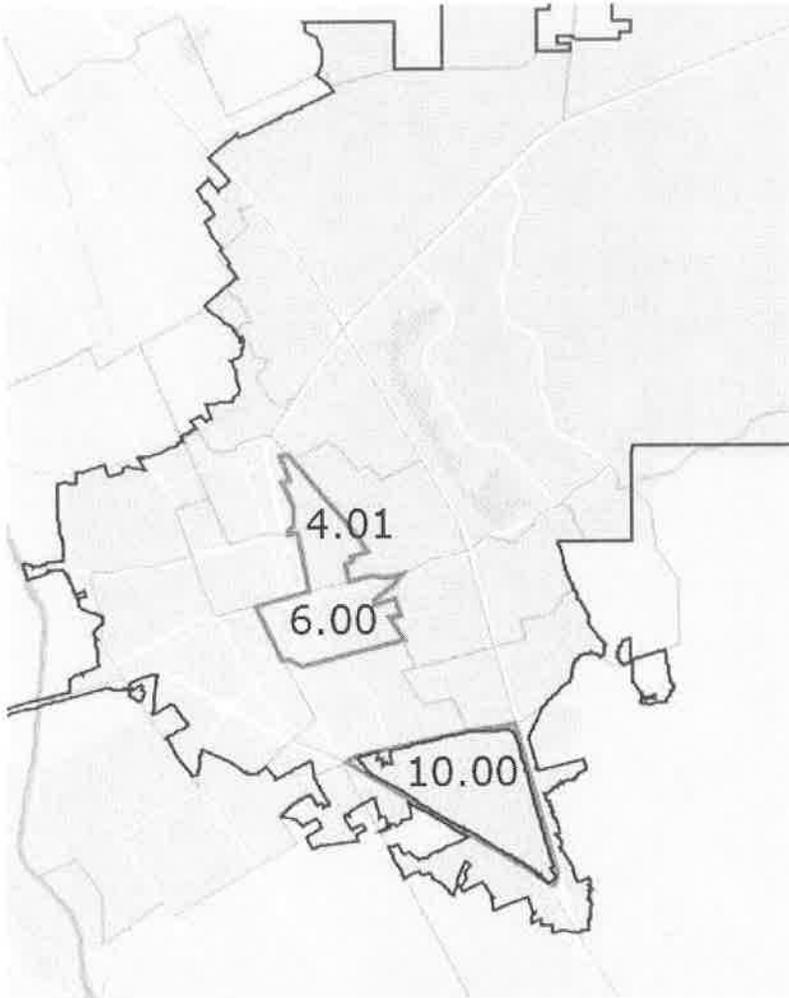
Source: 2009-2013 American Community Survey 5-Year Estimates

In 2014, the median household income of Asians and Whites were highest of any racial or ethnic group in the City. Hispanic households had a median income that was 49% of the non-Hispanic White median income.

The following map shows the concentrations of Hispanic households in Las Cruces. City-wide, 57% of households are Hispanic or Latino. It is not surprising, then, to see that in 65% of census tracts within the City (17 of 26), more than 50% of residents are Hispanic or Latino. Las Cruces considers there to be a “concentration” of racial or ethnic minorities if there is more than 50% of one group in a census group. This is also consistent with the definition found in the new AFFH analysis of poverty concentrations for racially/ethnically-concentrated areas of poverty (R/ECAPs).



While many census tracts have more than 50% Hispanic population, there are just two that meet the R/ECAP threshold of 50% non-white and having a poverty rate of 40% or more, or three times or more the average tract poverty rate for the Las Cruces MSA. HUD has recently developed a data and mapping tool that identifies these “R/ECAP” census tracts based on 2010 census data. In Las Cruces, there are two R/ECAP tracts – 4.01, 6.00. Tract 10.00 is also a R/ECAP tract, but is outside the City limits and owned by New Mexico State University.



HUD AFFHT Mapping System R/ECAP Census Tract Map

According to the HUD AFFHT data system, 60.4% of households in these tracts were Hispanic in 2010, and 48% were families with children. Tracts 4.01 and 6.00 are near downtown, and in older Las Cruces neighborhoods. 2014 American Community Survey data shows that in tract 4.01, 80%, in 6.00 and in 6.00 76% are Hispanic/Latino.

The following table provides information about persons in poverty living in Las Cruces from 2000–2013. The number of persons in poverty has grown during this time period, from a total of 16,793 in 2000 to 23,345 in 2013, according to the US Census Bureau American Community Survey. The poverty rate, or percent of persons in poverty, has also grown slightly from 23.3% of the total population to 23.9%. The poverty rate for children in Las Cruces has risen from 29.2% to 32.0% from 2000 to 2013, and by a total of 1,952 children. The number of seniors age 65 and older who are living in poverty has risen by 265 persons, to a rate of 19.2% of all seniors.

In 2000 there were an estimated 1,591 single female parents in poverty, and the poverty rate for these parents (51.2%) was over twice that of the general population. The poverty rate for single female parents has declined slightly since 2000, though the number of single female parents in poverty rose by a total of 348. Another group with high poverty rates are Black or African American households. In 2013, the American Community Survey estimated that 43.5% of Black households in Las Cruces lived in poverty, while 23.1% of whites lived in poverty.

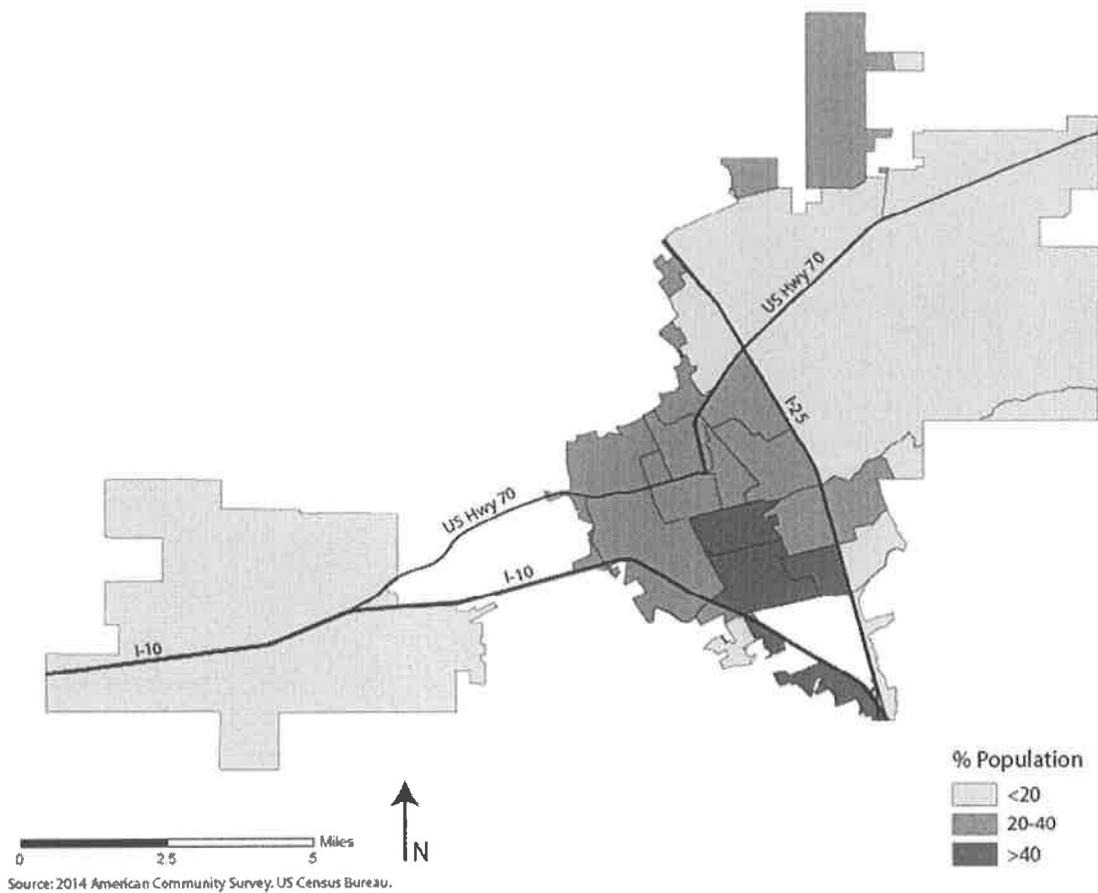
Although employed persons are less likely to be in poverty than the entire population, in 2013, working persons in Las Cruces had a poverty rate of 15.9%, illustrating that there are many working poor in Las Cruces.

Poverty in Las Cruces, 2000-2013

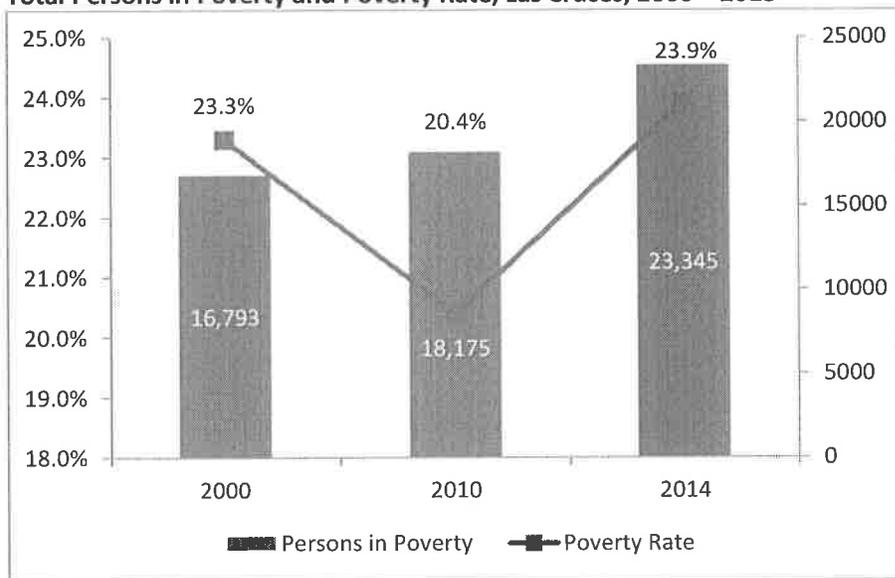
	2000	2010	2013
Persons in Poverty	16,793	18,175	23,345
Poverty Rate	23.3%	20.4%	23.9%
Children in Poverty	5,693	6,184	7,645
Poverty Rate	29.2%	27.2%	32.0%
Over 65 in Poverty	917	877	1,182
Poverty Rate	9.70%	7.30%	19.20%
Single Female Parents in Poverty	1,591	1,935	1,939
Poverty Rate	51.2%	50.0%	47.6%

Source: US Census Bureau, Census and American Community Survey 2000, 2010, 2013

The following map shows census tract concentrations of poverty. Areas with concentrations of 40% or more households in poverty tend to be in older, central neighborhoods near downtown, and near the university campus.



Total Persons in Poverty and Poverty Rate, Las Cruces, 2000 – 2013



Source: US Census Bureau, Census and American Community Survey 2000, 2010, 2013

The number of households has grown as the population in Las Cruces has grown. Households have grown at a slightly higher rate than the population, indicating that young Las Cruces residents may be moving out of larger family households to form their own smaller household, or that new to Las Cruces households have fewer household members.

Total Households, Las Cruces, 2000 – 2020

	Dona Ana County	Las Cruces
2000	59,556	29,184
2010	75,532	39,433
Avg Annual Change	2.7%	3.5%
2015	80,405	41,050
Avg Annual Change	1.3%	0.8%
2020	86,314	42,294
Avg Annual Change	1.5%	0.6%

Source: US Census Bureau for 2000 and 2010 households; Claritas for Las Cruces 2015 and 2020; UNM BBER and CSI for State and County projections

HUD provides the following table showing the estimated number of households by household type and Area Median Income (AMI) level in 2011. The highest concentrations of any household type are in the greater than 100% AMI income range. Small family households have the highest number of households in all income ranges.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,020	4,715	6,264	3,250	19,105
Small Family Households *	1,215	1,655	2,435	1,270	8,800
Large Family Households *	165	420	355	230	1,205
Household contains at least one person 62-74 years of age	520	880	924	315	4,085
Household contains at least one person age 75 or older	285	565	940	570	1,835
Households with one or more children 6 years old or younger *	804	1,080	1,145	530	2,115

* the highest income category for these family types is >80% HAMFI

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

The following table estimated the number of households in Las Cruces by tenure (renter vs. owner) and by percent of HUD median income in 2015. HUD estimated a median income for communities, and this table uses the median income in the Las Cruces MSA. Half of renter households in Las Cruces have incomes at 50% of the AMI or less, while half of owner households have incomes at 80% of the AMI or above.

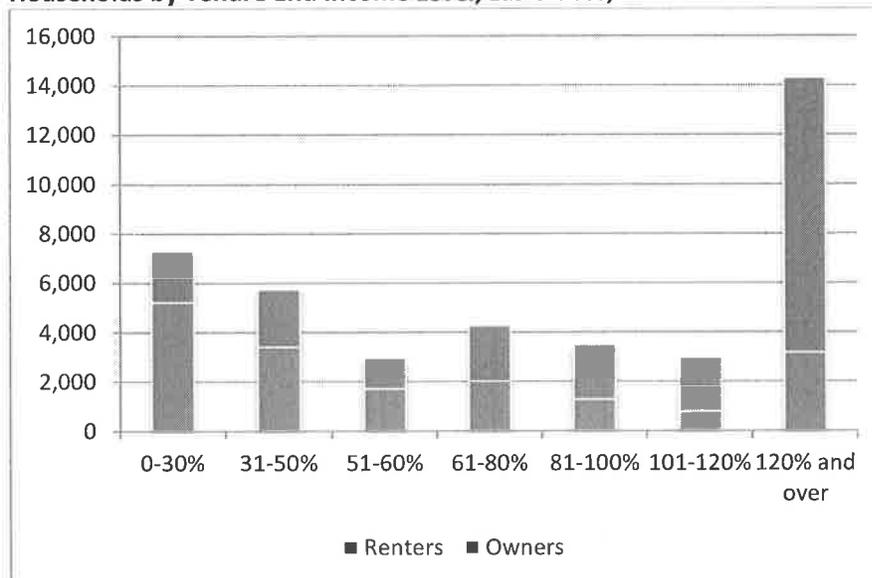
Households by Tenure and Income Level, Las Cruces, 2015

	Renter Households	Owner Households	Total Households
0-30%	5,228	2,061	7,289
31-50%	3,407	2,347	5,754
51-60%	1,710	1,251	2,962
61-80%	2,012	2,256	4,267
81-100%	1,269	2,233	3,502
101-120%	808	2,163	2,971
120% and over	3,176	11,129	14,305
Total	17,611	23,439	41,050

Source: Ribbon Demographics and CSI

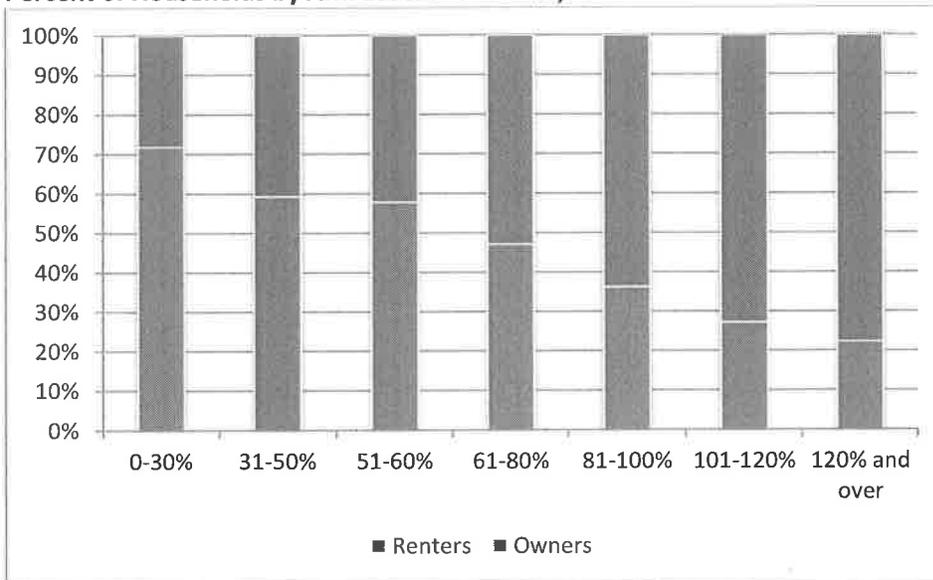
The following charts show the distribution of households by AMI level and tenure (owner vs. renter).

Households by Tenure and Income Level, Las Cruces, 2015



Source: Ribbon Demographics and CSI

Percent of Households by AMI Level and Tenure, 2015



Source: Ribbon Demographics and CSI

HUD provides the following tables which show households with Housing Problems by tenure and income range. These tables are created using US Census Bureau 2007-2011 American Community Survey (ACS) data. Housing problems are defined by HUD for the Consolidated Plan as:

1. Housing unit lacks complete kitchen facilities
2. Housing unit lacks complete plumbing facilities
3. Overcrowding (1.01–1.5 persons per room)
4. Severe overcrowding (greater than 1.5 persons per room)
5. Cost burden (households paying between 30% and 50% of their income for housing)
6. Severe cost burden (household pays 50% or more of their income for housing)

In Las Cruces, HUD estimates there were 125 rental units and 30 owner occupied units without complete plumbing or kitchen facilities in 2011. Of these, over half were rentals serving households at 0-50% AMI. There were few severely overcrowded households in Las Cruces, though 285 renters and 195 owners were overcrowded in 2011.

By far the largest housing problem experienced by households at 100% of the AMI or less in Las Cruces was cost burden and severe cost burden. Renter households were more likely to be both severely cost burdened and cost burdened than owners. HUD estimates there were over 2,555 renter households at 0–30% AMI that were severely cost burdened. Over 4,810 renters earning 30–50% of the AMI were cost burdened or severely cost burdened. There were also 3,720 owners earning below 100% AMI who are cost burdened or severely.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	20	50	0	65	135	20	0	10	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	4	4	0	0	8	0	0	30	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	110	85	65	25	285	10	35	75	75	195
Housing cost burden greater than 50% of income (and none of the above problems)	2,285	1,195	435	15	3,930	380	755	480	180	1,795
Housing cost burden greater than 30% of income (and none of the above problems)	270	1,060	2,015	295	3,640	140	225	1,115	445	1,925
Zero/negative Income (and none of the above problems)	315	0	0	0	315	55	0	0	0	55

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

The next HUD-provided table shows the number of households with one of the four housing problems, or none of the four housing problems, by tenure and AMI income range in 2011. There are more renters with housing problems than owners. Housing problems are experienced by many more extremely low (0–30% AMI) and low-income (31–50% AMI) renters and owner than by moderate income households or those with incomes above 80% AMI.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,425	1,335	500	105	4,365	405	790	600	250	2,045
Having none of four housing problems	570	1,715	2,810	1,555	6,650	255	880	2,354	1,335	4,824
Household has negative income, but none of the other housing problems	315	0	0	0	315	55	0	0	0	55

Table 8 – Housing Problems 2

Data 2007-2011 CHAS

Source:

HUD data shows that “small related” (two to four related persons) households have the highest number of cost burdened households in Las Cruces. “Other” nonfamily or elderly households also have high numbers of cost burdened households.

3. Cost Burden > 30%

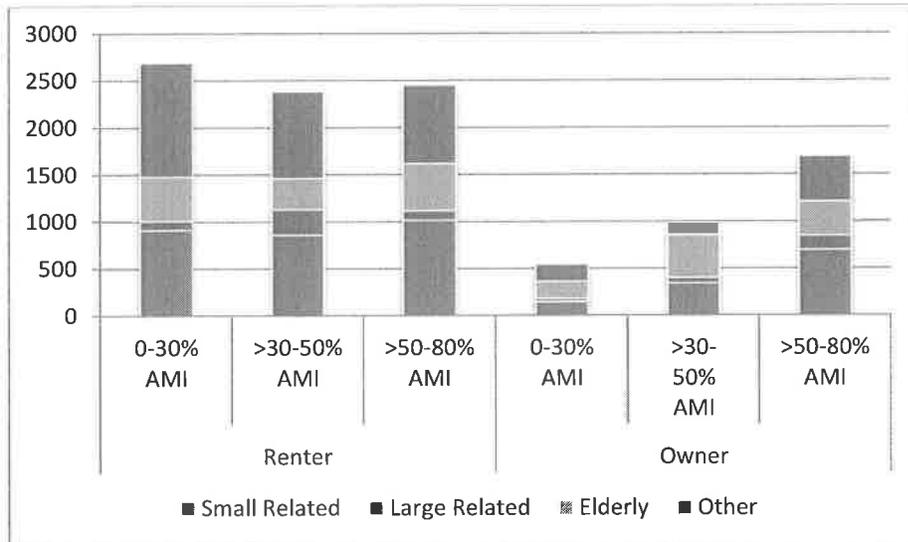
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	915	860	1,015	2,790	145	340	695	1,180
Large Related	95	270	105	470	35	60	155	250
Elderly	465	330	494	1,289	180	455	360	995
Other	1,215	925	840	2,980	185	130	480	795
Total need by income	2,690	2,385	2,454	7,529	545	985	1,690	3,220

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS

Source:

Cost Burdened Households



Source: 2007-2011 CHAS

The highest number of severely cost-burdened households are renters with incomes at 0–30% AMI. Most are “other” households, and many are small related households. The highest number of severely cost-burdened owner households are those at 31–50% AMI, and elderly households.

4. Cost Burden > 50%

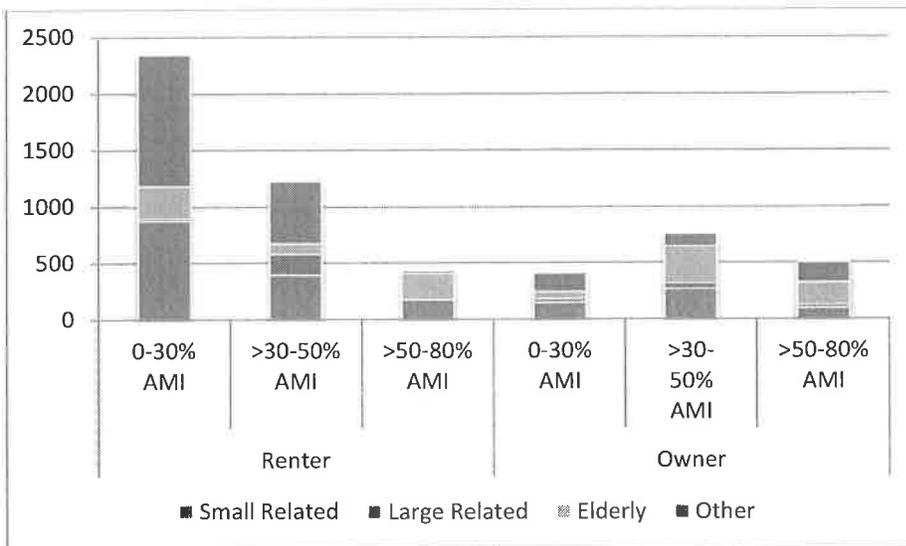
	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	880	390	175	1,445	145	265	95	505
Large Related	20	185	0	205	35	50	30	115
Elderly	280	95	229	604	60	325	195	580
Other	1,165	555	25	1,745	165	120	180	465
Total need by income	2,345	1,225	429	3,999	405	760	500	1,665

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS

Source:

Severely Cost Burdened Households



Source: 2007-2011 CHAS

Overcrowding is also most prevalent in renter households with lower incomes. More often than for multiple unrelated person households—or households made up of non-family members—overcrowding occurs in single family households (one family living alone). Overcrowding often occurs when a low-income household must rent or own a home smaller than they need because the price is lower than larger units.

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	104	59	65	25	253	10	35	80	55	180
Multiple, unrelated family households	0	30	0	0	30	0	0	25	20	45
Other, non-family households	10	0	0	0	10	0	0	0	0	0
Total need by income	114	89	65	25	293	10	35	105	75	225

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS

Source:

HUD requires grantees to estimate the number of households with children living in the household by tenure and AMI income range. This data has been provided through the HUD CPD Maps data system. The data shows that there are 2,230 renter households and 795 owner households at or below 80% AMI with children living in the household in Las Cruces. Many of these households may also be cost burdened or overcrowded due to rising housing prices.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	745	815	670	3,285	59	265	470	2,914

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

While it is difficult to estimate the total number of single person households in need of housing assistance in Las Cruces because many students are included in census and HUD tabulations, not all of the “other” households that have cost burden and severe cost burden are students. There are also many seniors and individuals experiencing housing cost burden that comprise single person households. According to HUD eCon Planning Suite data, there are 10,939 households made up of one individual in Las Cruces. Key informants working in service and housing agencies report that the single persons most in need of housing assistance are persons with disabilities (especially those with mental health disabilities), homeless individuals, persons with substance abuse issues, persons with criminal records, and extremely low-income individuals earning 0 – 30% of the AMI. These households have difficulties finding an affordable place to live, and often can’t find the funds needed to pay application fees and deposits once units are found. Many also need supported housing, either with case management and healthcare for chronic health and mental health issues, or with assistance with activities of daily living. Vacancy rates for units with one bedroom are low, leaving few units for those trying to find an affordable and available unit.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Households with disabled household members will be discussed in further detail in NA-40, Non-Homeless Special Needs Assessment. CHAS data analyzed for preparation of the Las Cruces Consolidated Plan provides the estimated number of households at or below 80% AMI with household members with various disabilities. This data source does not break down which households are families, which are individuals, and which are seniors. Households could have more than one disability within their household. CHAS data (please see NA-40 for more detail), concludes the following in 2012:

- 1,765 households with a hearing or visually impaired household member
- 2,400 households with a member who has an ambulatory limitation
- 1,560 households with a member who has a cognitive limitation
- 1800 households with a member who has a self-care or independent living limitation

The most common assistance needed for households with a disabled household member are housing accessibility modifications, access to public transportation, and rent restrictions to reduce household housing costs.

The New Mexico Coalition of Sexual Assault Programs tracks Domestic Violence trends by New Mexico county. In Dona Ana County, there were 742 adults and children served in 2014. Many of these victims need safe shelter, counseling and other services, and often also need job training, housing placement and an affordable rental unit when ready to leave a shelter.

What are the most common housing problems?

The most common housing problems experienced by Las Cruces households are cost burden and severe cost burden. Housing costs in Las Cruces and the surrounding area are higher than the price affordable to many low, very low and extremely low-income households, and many low and extremely low households are getting priced out of rental and for-sale units. Low vacancy rates make it difficult for renters to find housing, especially with lower rents. Households with moderate, low, and extremely low-incomes are less able to pay for current housing prices than those with higher incomes. Please see the Housing Markets section for more information on the cost of housing in Las Cruces.

Are any populations/household types more affected than others by these problems?

Small related households, and “other” households have the highest incidence of cost burden, as do those at 0 – 30% AMI incomes. Renters have a much higher incidence of cost burden than owner households. Persons living on fixed incomes, especially those with disabilities, are also more affected by rising housing costs and less inventory of affordable rental units.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households with severe cost burden and those with more than one family living in a unit are most in danger of becoming unsheltered and homeless. This is especially true for extremely low-income households. In 2011, there were a total of 2,345 renter households at 0–30% AMI and 1,225 renter households at 31–50% AMI with extreme cost burden in Las Cruces. While some low-income students are included in these numbers, not all students respond to the census where they reside for school, and not all are low-income. Many severely cost-burdened households are low and very low-income families, elderly, and individuals. Las Cruces has a very low vacancy rate for most rental housing types, and most price restricted rental properties have waiting lists, as does the Las Cruces Housing Authority Section 8 voucher program. Households who fall behind in rent payments will find it difficult to find a less costly rental unit within Las Cruces.

Homeless providers and housing providers interviewed during the preparation of the Consolidated Plan indicated the biggest hurdle for their clients is finding an affordable rental when they are ready to leave a shelter or homeless program. This is also true for families and individuals with bad credit or a criminal record. Households will struggle to avoid the homeless cycle without housing that costs 30% or less of their income.

Formerly homeless families and individuals nearing the termination of rapid re-housing assistance need extended case management or supportive services to ensure once financial assistance is no longer needed that they will have the support, resources, and skills required to retain their housing permanently.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Las Cruces does not provide estimates of any specific at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Housing cost and housing availability are the two housing characteristics most linked to housing instability in Las Cruces. The Las Cruces rental housing market and the gap between low wages and prevailing rents is causing many households to be priced out of the rental market. These households experience cost burdens of 30-50% or more, and some households are forced to double up. Homelessness intervention providers report a rise in the number of households requesting emergency rental assistance. The Housing Authority and other housing providers have long waiting lists of renter households trying to find and secure affordable rental units or rental assistance.

Discussion

Please refer to the MA-15 Cost of Housing section of the Consolidated Plan to read more about housing costs, and the gap in prices and unit availability for households in Las Cruces.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionately greater need exists when the members of racial or ethnic groups at an income level experience housing problems at a greater rate (10% or more) than the income level as a whole. The following data has been provided by HUD to conduct an analysis of disproportionate needs in Las Cruces.

The four housing problems* identified by HUD and included in this analysis are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than one person per room
4. Cost burden greater than 30%

Asian and American Indian / Alaska Native households with incomes at 0–30% of the AMI have a 100% prevalence of housing problems, according to HUD provided data. This rate is more than 10% higher than the jurisdiction as a whole, where 81% of all households have one of the four housing problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,245	410	370
White	990	180	125
Black / African American	40	30	45
Asian	20	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	2,145	190	180

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

The same is true for Asian households in the 30 – 50% AMI range. 100% of these households have one or more of the four housing problems, while 73% of all households have a housing problem.

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,415	1,295	0
White	1,345	420	0
Black / African American	70	55	0
Asian	10	0	0
American Indian, Alaska Native	10	15	0
Pacific Islander	0	0	0
Hispanic	1,985	800	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

No racial or ethnic group in the 50 – 80% AMI range has a disproportionately higher rate of housing problems than within the jurisdiction as a whole.

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,230	2,029	0
White	1,540	809	0
Black / African American	50	15	0
Asian	0	45	0
American Indian, Alaska Native	75	40	0
Pacific Islander	0	0	0
Hispanic	2,530	1,110	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

Asian households in the 80 – 100% AMI range have a 100% prevalence of housing problems, while only 34% of household in the jurisdiction as a whole do. While Hispanic households do not have a higher prevalence of housing problems in this income range, they do have a large number of households with one of the four housing problems.

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,095	2,160	0
White	490	730	0
Black / African American	20	140	0
Asian	25	0	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0

Hispanic	565	1,255	0
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Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

Discussion

The data above shows that in many income ranges, Asian households have disproportionate housing needs. Native American/Alaska Native households in the 0 – 30% AMI range also have disproportionate housing needs.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Only Asian and American Indian/Alaska Native households in the 0 – 30% AMI income range have disproportionate severe cost burden. There is no disproportion within the other income ranges.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,830	825	370
White	910	260	125
Black / African American	40	30	45
Asian	20	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	1,815	520	180

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,130	2,590	0
White	835	930	0
Black / African American	30	95	0
Asian	0	10	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	1,265	1,515	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,100	5,159	0
White	535	1,814	0
Black / African American	10	55	0
Asian	0	45	0
American Indian, Alaska Native	0	120	0
Pacific Islander	0	0	0
Hispanic	555	3,085	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	355	2,890	0
White	170	1,050	0
Black / African American	20	140	0
Asian	0	25	0
American Indian, Alaska Native	0	35	0
Pacific Islander	0	0	0
Hispanic	170	1,645	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

No racial or ethnic group has a disproportionately greater cost burden or severe cost burden than for all Las Cruces households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	6,114	5,850	5,915	370
White	11,479	2,870	2,470	125
Black / African American	460	115	115	45
Asian	415	115	20	0
American Indian, Alaska Native	180	95	10	0
Pacific Islander	0	0	0	0
Hispanic	10,465	4,430	3,460	174

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes, households in the 0 – 30% AMI range are more likely to have a disproportionate housing need than in other ranges. Asian and Native American/Alaska Native households in this income range have disproportionate housing needs.

If they have needs not identified above, what are those needs?

It is unclear what these needs are. The cost burden needs assessment does not indicate that these households have higher cost burden. These households most likely are overcrowded. There are few households that lack complete kitchen or plumbing facilities in Las Cruces.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

No, there are no concentrations of either Asian or Native American/Alaska Native households in any census tracts in Las Cruces.

NA-35 Public Housing – 91.205(b)

Introduction

The Mesilla Valley Housing Authority operates a variety of programs for residents of Las Cruces and throughout Dona Ana County, including Section 8 choice vouchers, public housing, and elderly price restricted rental units. The Housing Authority administers 1,183 housing choice vouchers within the City of Las Cruces and throughout Dona Ana County. The also own 248 public housing units located in Las Cruces, and 40 Section 8 new construction units, which are located within the City and throughout Dona Ana County. The following table is populated by the HUD IDIS system and may not necessarily match local PHA records.

Totals in Use

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
# of units vouchers in use	0	0	243	1,215	0	1,185	10	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

The following tables are also prepared by HUD using the PIC system. Many residents are families requesting accessibility features in units.

Characteristics of Residents

Program Type	Certificate	Mod-Rehab	Public Housing	Vouchers			
				Total	Project-based	Tenant-based	Special Purpose Voucher
						Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	69	204	0	192	5
# of Disabled Families	0	0	75	254	0	241	5
# of Families requesting accessibility features	0	0	243	1,215	0	1,185	10
# of HIV/AIDS program participants	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

The Mesilla Valley Housing Authority has provided information from the agency's own resident characteristics report. Public Housing tenants served by the Housing Authority are 46% households with children, 28% elderly and 21% households with a disabled household member. Forty percent (40%) of public housing and 39% of voucher households are female headed households with children.

Distribution of Family Type

	Public Housing	Vouchers
Elderly, No Children, Non-Disabled	12%	5%
Elderly, with Children, Non-Disabled	0%	0%
Non-Elderly, No Children, Non-Disabled	10%	9%
Non-Elderly, with Children, Non-Disabled	40%	33%
Elderly, No Children, Disabled	16%	17%
Elderly, with Children, Disabled	1%	1%
Non-Elderly, No Children, Disabled	16%	25%
Non-Elderly, with Children, Disabled	5%	9%
Female Headed Household with Children	40%	39%

Source: Mesilla Valley Housing Authority

Children make up 45% of public housing unit tenants and 43% of Voucher unit tenants. Elderly persons age 62 and over make up 14% of Public Housing residents and 12% of Voucher tenants.

Age of Residents

	Public Housing	Vouchers
0 - 5	15%	12%
6 - 17	30%	31%
18 - 50	33%	34%
51 - 61	9%	12%
62 - 82	12%	11%
83+	2%	1%

Source: Mesilla Valley Housing Authority

The majority of clients served by the Housing Authority are White and Hispanic. Just 4.6% of Public Housing tenants and 4.0% of Section Voucher holders are a race other than white.

Race of Residents

Program Type	Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
					Total	Project-based	Tenant-based			Disabled *
							Veterans Affairs Supportive Housing	Family Unification Program	Special Purpose Voucher	
	White	0	0	230	1,143	0	1,114	9	0	0
	Black/African American	0	0	8	61	0	60	1	0	0
	Asian	0	0	2	5	0	5	0	0	0
	American Indian/Alaska Native	0	0	3	5	0	5	0	0	0
	Pacific Islander	0	0	0	1	0	1	0	0	0
	Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type	Public Housing	Vouchers			
		Certificate	Mod-Rehab	Project - based	Tenant - based
					Special Purpose Voucher
Ethnicity	Total	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
Hispanic	959	0	4	0	
Not Hispanic	256	0	6	0	

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

While 35% of Public Housing tenants and 48% of voucher holders have been with their programs for five or more years, the majority of tenants have either lived in their Public Housing unit or used their Section 8 Voucher for less than five years. A third of Public Housing residents have been in their units for less than a year.

Length of Stay

	Public Housing	Vouchers
Less than 1 Year	31%	23%
1 - 2 Years	11%	8%
2 - 5 Years	24%	20%
5 - 10 Years	18%	24%
10 - 20 Years	11%	20%
Over 20 Years	6%	4%

Source: Mesilla Valley Housing Authority

Half of public housing residents make 30% of the AMI or less, and just over a quarter of Voucher holders have incomes in this range. The majority of households assisted through these programs have incomes at 50% AMI or less.

Tenant Incomes

	Public Housing	Vouchers
0 - 30% AMI	50.0%	26.0%
31 - 50% AMI	29.0%	9.0%
51 - 80% AMI	12.0%	1.0%
81% and above	5.0%	0.0%
\$0	4%	3%
\$1 - \$5,000	12%	11%
\$5,001 - \$10,000	37%	39%
\$10,001 - \$15,000	22%	23%
\$15,001 - \$20,000	11%	13%
\$20,001 - \$25,000	6%	6%
Above \$25,000	8%	5%

Source: Mesilla Valley Housing Authority

Approximately one third of all Housing Authority residents have some income from working. More than half have income from social security, disability income or pensions. While only 16% of Public Housing residents have TANF income, 44% of Voucher holders rely upon TANF for their income.

Source of Tenant Income

	Public Housing	Vouchers
With any Wages	27%	29%
With any TANF	16%	44%
With any SSI/SS/Pension	55%	63%
With other income	11%	18%
No income	0%	2%

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority does not keep waiting list demographics of those waiting for accessible units. However, the current tenant profiles show that many residents are disabled or rely upon disability income. It can be assumed that many of these tenants need accessible units or accessibility features in their units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of Public Housing and Choice Voucher residents are to continue having a rent subsidized housing unit. Many low-income residents of Las Cruces also note that finding employment at a livable wage is a challenge.

How do these needs compare to the housing needs of the population at large

These needs are the same as for other low, very low and extremely low-income residents of Las Cruces.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness in Las Cruces affects a variety of populations and differs from many other parts of the country. In urban areas cars and vacant buildings may be utilized by some people experiencing homelessness. In New Mexico people who are homeless often camp out in open areas that may be harder to identify and outreach. Special populations such as migrant workers and other new Americans are more likely to be homeless, underserved or at-risk according to the City of Las Cruces 10-year Plan to End Homelessness. And, according to the same study, each year about 17,000 New Mexicans are homeless for at least part of the year. This includes single adults, youth on their own and families with children.

The Continuum of Care (CoC), is the coordinated approach that addresses physical, economic and social needs of the homeless population. Services organized within the Continuum of Care include emergency shelter, transitional and permanent housing and supportive services. The New Mexico Coalition to End Homelessness (NMCEH), is the leader of this process. NMCEH convenes, manages and leads the Balance of State Continuum of Care Coalition. The Mesilla Valley Community of Hope is the local lead in providing an array of services for the homeless population in Las Cruces.

While there are no estimates of the number of persons becoming and exiting homelessness each year and/or the number of days that persons experience homelessness in Las Cruces, other relevant data has been obtained by population type using the 2015 annual Point in Time count. There were 25 chronically homeless individuals in shelter at the time of the 2015 PIT count and 72 unsheltered chronically homeless persons. There were 15 sheltered chronically homeless families and 1 unsheltered family. The La Casa Program for victims of domestic violence assisted one youth parent and her children during the PIT and two additional youth in need of safety between the ages of 18-24. Families and Youth Inc. served two youth parents and 4 youth between the ages of 18-24. Of those four youth, 3 did not have a parent present. Providers interviewed stated that youth who are justice involved or have been in foster care are facing increasing barriers to housing and mental health services in Las Cruces. In addition, families and youth exiting transitional housing often have no quality next step options. All providers interviewed discussed the need for increased supportive housing options in Las Cruces.

	Estimate the # of persons experiencing Homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessnes s each year	Estimate the # of days persons experiencing homelessness
	Sheltered	Unsheltered				
Persons in households with adult(s) and children						
	135	5				
Persons in households with only children		0				
	3					
Persons in Households with only adults	70	100				
Chronically homeless Individuals	25	72				
Chronically homeless families	15	1				
Veterans	2	25				
Unaccompanied Child	0	0				
Person with HIV	0	1				

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The table below shows the results of the 2015 Point in Time (PIT) Count in Dona Ana County. There were 333 total homeless persons counted on that day. Of those, 117 were unsheltered and 141 were utilizing emergency shelter. There were 75 people in transitional (temporary) housing during the survey.

Point in Time Homeless Results January 2015

Dona Ana County	
Total Homeless 2015	333
Total Sheltered 2015	216
Total Unsheltered 2015	117
Total Individuals 2015	167
Total Individuals Sheltered 2015	78
Total Individuals Unsheltered 2015	89
Total Persons in Families 2015	161
Total Persons in Families Sheltered 2015	135
Total Persons in Families Unsheltered 2015	37
Total Family Households 2015	94
Total Family Households Sheltered 2015	78
Total Family Households Unsheltered 2015	16
Total Chronically Homeless 2015	112
Chronically Homeless Sheltered 2015	53
Chronically Homeless Unsheltered 2015	72
Chronically Homeless Individuals 2015	94
Chronically Homeless Persons in Families 2015	54
Total Veterans 2015	27
Total Veterans Sheltered 2015	2
Total Veterans Unsheltered 2015	25

Source: New Mexico Coalition to End Homelessness 2015

There were 27 veterans identified during the PIT. Of those, two were sheltered and 25 were unsheltered. Many veterans and veterans with families who are homeless or at risk of homelessness utilize the Supportive Services for Homeless Veteran’s Program (SSVF), the HUD VASH program and, its partner, Mesilla Valley Community of Hope. This significant focus on veterans at the local and federal level and flexible financial and service based resources are helping veterans in Las Cruces obtain and maintain permanent housing. Interviews of representatives of homeless programs and services in Las Cruces were conducted to prepare an analysis of homeless needs.

Of the 333 total identified homeless people counted on this day, 87 were children. There were 16 chronically homeless families counted with 54 family members. Many persons have severe mental illness or chronic substance abuse.

Point in Time Homeless Subpopulations January 2015

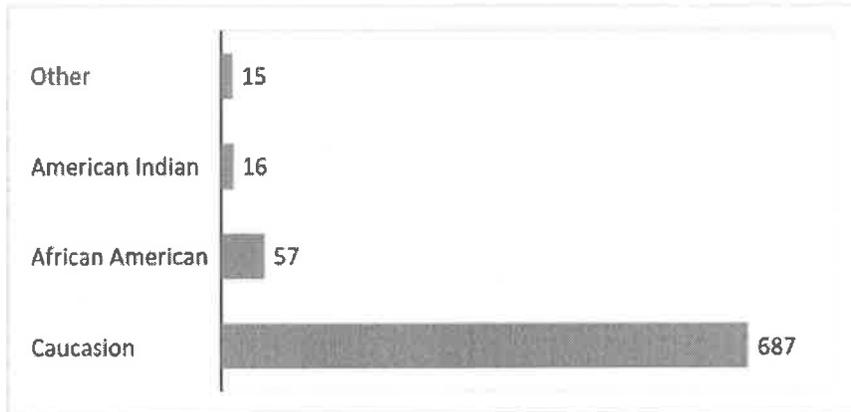
	Number
Households with children	94
Persons (under 18)	90
Persons (18-24)	27
Persons (over 24)	177
Households without Children	177
Persons (18-24)	16
Persons (over 24)	176
Total # of persons	333
Chronically Homeless Individuals	94
Chronically homeless Families	16
Chronically homeless Family Members	54
Severely Mentally Ill	65
Chronic Substance Abuse	53

Source: New Mexico Coalition to End Homelessness 2015

Nature and Extent of Homelessness: (Optional)

The Mesilla Valley Community of Hope (MCVH) is the entry point for many of the homeless persons served by agencies in Las Cruces. The agency operates on a campus owned by the City, which includes a health clinic, soup kitchen and childcare center for homeless children. While not the only entry point for homeless persons in Las Cruces, the MVCH is often the first stop for homeless individuals and families in Las Cruces, and coordinates services with partners on campus and off campus, including La Casa, the domestic violence shelter serving Las Cruces, FYI, serving homeless youth, and the Gospel Rescue Mission shelter. The table and charts below provide demographics of the 775 case managed clients served by MVCH during FY 2014-15. The majority of clients were Caucasian (687), followed by African-American (57).

Mesilla Valley Community of Hope Client Race Profile 2014-2015



Source: Mesilla Valley Community of Hope 2015

There were 370 clients who identified as Hispanic/ Latino and 405 who identified as Non-Hispanic.

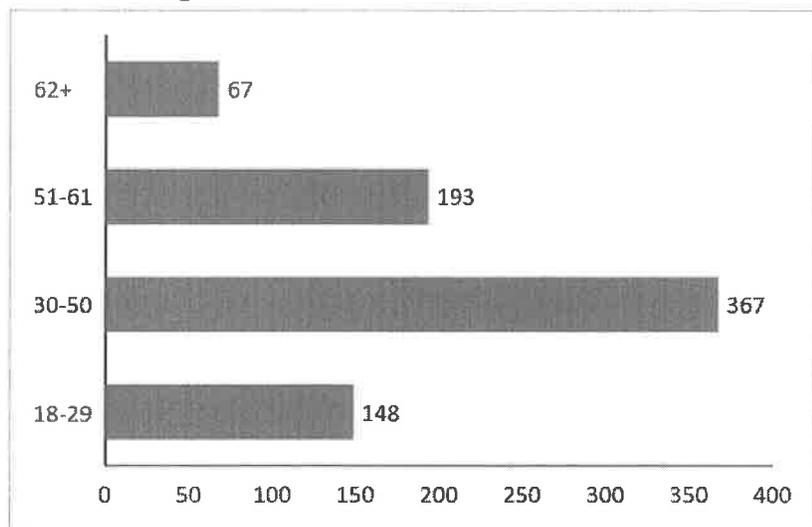
Mesilla Valley Community of Hope Client Ethnicity Profile 2014-2015



Source: Mesilla Valley Community of Hope 2015

The majority of homeless persons served through MVCH were age 30 and older. The age group with the largest number served was those age 30 – 50.

MVCH Client Age 2014-2015



Source: Mesilla Valley Community of Hope 2015

Clients at MVCH are coming from a variety prior living situations. Almost one quarter were in their own rental, 32% were living on the streets, and 22% were in some sort of emergency shelter.

MVCH Prior Living Situation

	#	%
Street	245	32%
Emergency shelter	171	22%
Domestic violence Situation	3	0.4%
Transitional Housing	18	2%
Substance Abuse Facility	1	0.1%
Unknown	23	3%
Rental	187	24%
Jail/Prison	63	8%
Friend/Family	58	7%
Psych Facility	6	1%

Source: Mesilla Valley Community of Hope 2015

Of those served by MVCH in 2014/2015, over 50% had no income. Only 10.5% had income from work, and 28% had income from public sources such as SSI, veteran's benefits, social security, or TANF (temporary assistance to needy families).

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There were 27 veterans counted as homeless on the night of the January 2015 PIT Count in Dona Ana County. Of these 25 were unsheltered and two were sheltered. There are currently 55 VA Supportive Housing (VASH) Vouchers in Las Cruces. The interest list for VASH Vouchers continues to grow with 8 veterans currently on the waiting list for this program. Some veterans, in order to utilize their vouchers, have moved into less desirable areas due to the increasing competition for private market rental units. Some homeless veterans live at the tent city though it is only a temporary (12-month) solution. The Housing Authority owns an apartment complex where Community of Hope can place homeless veterans. There are 22 dedicated units and an on-site HUD VASH Representative and a Community of Hope Case Manager present to serve those veterans.

There were 94 family households counted during the PIT with 161 family members. Most were sheltered (135), but there were 37 people in families who were unsheltered on this day. CSI estimates that 1,484 people were living in a doubled-up situation in 2014, 1,013 living with family members, and 471 living with friends or non-relatives. The estimate is formulated using national research and accepted methods for calculating doubled up numbers. The estimate is made using 2014 American Community Survey census data that details the relationship of persons living in each housing unit. These arrangements are usually temporary and often the party who is a guest must seek other housing options including shelter space. The “hidden homeless” can either find new housing on their own or can end up as one of the homeless without a place to stay, depending upon their individual situation. Often, if members of this group are able to gain better employment or get some economic assistance with medical bills or other expenses, they will find a way to obtain a new housing arrangement on their own.

Providers indicate that it is difficult for families to find appropriate housing as the rental market has become more competitive. This impacts low-income families’ abilities to find and keep quality, safe housing for themselves and their children. Providers of services for at-risk children discussed a pressing need for larger public housing units to accommodate families and a need for increased inventory of assisted housing for this population. Children in foster care who are awaiting being reunited with parents can face delays due to family homelessness. The tables below show the numbers of students by age group who were identified as homeless during the 2015-2016 school year by the Las Cruces School District. There were 252 elementary aged students who were on the list of homeless students CSI received.

Age range of homeless students in Las Cruces School District

Ages	Number homeless
Under age 5	31
Elementary	252
Middle School	68
High School	70
Totals	421

Source: Homeless Families Program Las Cruces School District 2015

The majority of homeless students are in doubled up living conditions which can create significant stressors for young children. The numbers listed here only include identified homeless students. Those who work with these families believe there may be more who do not seek services or identify as homeless with their school.

Location/Situation of Homeless Students by age group during 2015-2016 School Year

	Under 5 years' old	Elementary age	Middle school	High School
Doubled up	27	204	51	44
Shelter	3	34	14	23
Motel/ Hotel	1	13	1	1
Unsheltered	0	0	1	1
Car/ RV	0	1	1	1
	31	252	68	70

Source: Las Cruces School District Homeless Families Program 2015

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The Mesilla Valley Community of Hope (MVCH) served 405 non-Hispanic individuals in FY 2014-2015. There were 370 persons served who identified as Hispanic during this time period. The majority of people served identified themselves as Caucasian (687). There were 57 people served who identified as African American and 16 who identified as American Indian during this time period.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 333 homeless people identified in the PIT Count, 216 were sheltered and 117 were unsheltered. There were 53 chronically homeless people in shelter and 72 who were not in shelter during this count. In addition to the PIT data, Mesilla Valley Community of Hope (MMVCH) saw 2,679 people in crisis in FY 2014-2015 over multiple visits (19,821). Of those visitors, 52% were homeless, 31% were living on the street and 22% were in shelter. The remaining visitors to MVCH were people leaving domestic violence, existing transitional housing and other facilities and in need of permanent housing solutions.

Providers of homeless programs and services, legal advocates for children and almost all other providers interviewed indicated that mental health services for parents, children and individuals is lacking. Support groups for children with acute needs and access to transportation are often lacking for lower income people. These gaps create additional barriers for homeless people and those in crisis in Las Cruces.

Discussion:

All providers of services reported a significant need for mental health and substance abuse treatment options and an increased need for service enriched affordable housing in Las Cruces. A lack of appropriate sized affordable units for larger families contributes to family homelessness in Las Cruces. Progress been made in addressing veteran homelessness with the availability of case management, housing vouchers, and more flexible financial resources to prevent homelessness. Other barriers for homeless persons identified by homeless service provides are a lack of jobs and employment opportunities, reliable public transportation, coordination of services between the City of Las Cruces and Dona Ana County, funding for existing program expansion, and Fair Housing practices by local landlords.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

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 (SUDS), 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.

Describe the characteristics of special needs populations in your community:

Seniors

The number of seniors in Las Cruces has grown over the past decade and is expected to continue to grow through 2020. There is a clear need for gerontology based medical services in the community. Local providers report an increase in the number of seniors with medical issues, including mental health and increasing need for home based services. The CHAS table below shows the numbers of elderly households in Las Cruces in 2012 with one or more housing problem as defined by HUD. There were 455 senior households at 30% or below of the area median income (AMI) and 560 households between 31-50% of the AMI with one or more HUD defined housing problem. A large percentage of low and moderate income senior households in Las Cruces had at least one of the four housing problems, the most common being cost burden. HUD defines "elderly" as those aged 62 to 74 and "extra elderly" as those aged 75 and above.

HUD CHAS Senior Households with One or More Housing Problems, 2012

	Total	0-30% AMI	31- 50% AMI	51- 80% AMI	81-100 % AMI	> 100 % AMI
All Households	2,215	455	560	630	160	410
Elderly	1,280	180	240	420	175	265
Extra Elderly	10,880	2,790	2,420	3,265	660	1,745
Renters						
Elderly	1,075	140	345	370	110	110
Extra Elderly	685	80	150	215	75	165
Owners						
Elderly	1,140	315	215	260	50	300
Extra Elderly	595	100	90	205	100	100

Source: HUD CHAS Data 2012

The HUD CHAS table below shows the cost burden of seniors by income range. The data shows that a significant number of seniors in the two lowest income ranges (0-30% and 30-50% AMI), who are paying over 30% of their adjusted income toward housing expenses.

HUD CHAS Senior Households by Cost Burden, Tenure and Income Range, 2012

	Total	0-30% AMI	31- 50% AMI	51- 80% AMI	81- 100 % AMI	> 100 % AMI
All Households						
housing cost burden is less than or equal to 30%	6,605	170	450	945	545	4,495
housing cost burden is greater than 30% but less than or equal to 50%	1,860	330	340	480	260	450
housing cost burden is greater than 50%	1,260	310	395	385	55	115
All households	9,725	820	1,185	1,805	860	5,055
Renters						
housing cost burden is less than or equal to 30%	815	110	85	230	30	360
housing cost burden is greater than 30% but less than or equal to 50%	845	205	150	290	120	80
housing cost burden is greater than 50%	605	210	105	175	15	100
All	2,280	540	340	695	165	540
Owners						
housing cost burden is less than or equal to 30%	5,790	60	365	715	515	4,135
housing cost burden is greater than 30% but less than or equal to 50%	1,015	125	190	190	140	370
housing cost burden is greater than 50%	655	100	290	210	40	15
housing cost burden not computed (household has no/negative income)	0	0	0	0	0	0
All	7,445	280	845	1,110	695	4,515

Source: HUD CHAS Data 2012

Domestic Violence

According to the New Mexico Coalition of Sexual Assault Programs, Dona Ana County had a domestic violence rate of 9 per 1,000 persons in 2014. This makes Dona Ana County the 7th highest county in the state for rates of domestic violence. There were 475 adults and 267 children served by responders to domestic violence in 2014 and 261 crisis calls were received. Women and men with or without children experiencing domestic violence often need immediate emergency shelter, counseling and other support services as a family unit or individually. In Las Cruces, the domestic violence shelter (La Casa) estimates that it is at its maximum capacity 80% of the time. The wait for families to obtain transitional housing averages 90 days and demand for housing and services regularly exceeds availability. In 2014, law enforcement in Dona Ana County reported 1,913 domestic violence incidents, 566 harassment incidents and 15 stalking incidents. In 40% of cases reported by law enforcement, an injury was sustained by the victim. La Casa expanded its shelter by 15 rooms in 2009 in response to the need and continues to press for increased housing inventory for this population. In 2014, Dona Ana County had the second highest number of domestic violence charges filed in District Court, second only to Bernalillo County. The chart below shows the numbers by year of the adult DV victims served and the types of services received within the county.

Services Provided for Adult Victims of Domestic Violence

	2010	2011	2012	2013	2014
Adult Victims Served	438	324	501	312	475
Counseling	280	297	414	199	147
Emergency Services	205	94	250	110	239
Transportation	203	65	173	15	0
Financial Support	0	0	3	0	0
Housing	12	7	45	6	0
Protection Orders	46	23	30	22	24
Legal Advocacy	69	41	22	7	31
Psycho-Education Classes	82	71	144	0	0
Case Management	191	141	223	29	10
Crisis Intervention	207	96	154	26	113
Other	0	0	5	0	4

Source: New Mexico Interpersonal Violence Data Central Registry, 2010-2014

The table below indicates the types of services received by children who have witnessed or been a victim of violence in their homes in Dona Ana County from 2010-2014. In 2014, children were most likely served with emergency shelter, counseling, and daycare.

Number of Children Served and Number Receiving Each Type of Service in Dona Ana County, 2010-2014

	2010	2011	2012	2013	2014
Number of Children Victim-Witnesses	445	287	354	323	267
Counseling	212	120	119	121	125
Emergency Shelter	355	240	296	246	199
Day Care	151	75	85	147	42
School	56	17	38	19	9
Case Management	51	0	0	17	23
Other Services	107	0	0	0	0

Source: New Mexico Interpersonal Violence Data Central Registry, 2010-2014

Mental Illness

The prevalence of mental illness for adults in Las Cruces was determined by using the Congressional Research Services 2015 Prevalence of Mental Illness in the US Data Sources and Estimates. In Las Cruces, the number of adults with some type of mental illness is estimated to be 18,854. It is also estimated that there are 4,409 adults with a more serious mental illness. The prevalence of mental illness among adolescents in Las Cruces is estimated at 1,687. There are an estimated 335 adolescents with serious mental illness.

While it is likely that most people with mental illness do not require specialized housing or services, some with serious mental illness are unable to obtain and maintain employment and may need significant support, medication monitoring as well as subsidized housing. Key provider interviews indicated need for expanded mental health care for all ages within the community. There are financial barriers to acquiring community

based psychiatrists and other challenges in obtaining and transferring care to providers outside of the community. Creating conditions that increase availability would benefit the homeless and non-homeless special needs populations in Las Cruces and Dona Ana County significantly.

Substance Use Disorders

According to the New Mexico Department of Health, Epidemiology Profile on Substance Abuse 2014, there were 131 drug overdose deaths from 2008-2012 in Dona Ada County. This translates to 13.8 drug overdose deaths per 100,000 persons. During this same time period, there were 184 alcohol related injuries and deaths (or 18.7 per 100,000 persons). In 2014 in Dona Ana County, law enforcement reported that 29% of all domestic violence cases involved alcohol or drug use. A lack of substance abuse treatment options in Las Cruces is a well-known gap in local services. Medical providers cite a shortage of doctors locally and difficulty finding treatment centers that will accept patients due to low reimbursement rates and lack of space.

At-risk Youth

Families and Youth, Inc. served youth, disadvantaged youth, system involved youth, and homeless youth with a variety of programs including transitional housing and supportive housing. Agency staff indicate that there is a need for permanent housing units for youth once they leave the transitional program. A lack of reliable public transportation after 6 pm is also a gap for youth, who often are working jobs on weekends and in the evenings, and who depend upon public transportation instead of cars.

Staff from La Casa Court Appointed Special Advocates for children note that mental health services for children and their parents are lacking in Las Cruces. The agency also noted the lack of affordable housing and transportation barriers pointed out by Families and Youth, Inc. Other gaps identified by La Casa are a limited number of support groups for youth, better coordination of services between the City of Las Cruces and Dona Ana County, and a lack of jobs that pay a living wage in Las Cruces.

Migrant Farm Workers/ Immigrant Communities

According to staff from the agency Café, needs for the migrant farm worker and immigrant communities in Las Cruces include safe, decent, affordable housing units, reliable public transportation, and affordable mental health serves. These are the same needs identified by providers to other low-income communities in Las Cruces.

Disabilities

The US census American Community Survey collects data related to disability status. From 2009-2013 there were an estimated 5,375 adults age 18 to 64 with a disability in Las Cruces. Those adults may have more than one disability. There were 5,265 seniors over the age of 65 with disabilities and 657 children with disabilities between the ages of 5-17. The most common disability for seniors and disabled adults was an ambulatory difficulty. For adults the second most common disability was cognitive difficulty and for seniors it was a hearing difficulty. These disabilities all can require service enriched or modified housing.

Persons with Disabilities in Las Cruces, 2013

Disability Type	Under 5		5 to 17		18 to 64		65 and over	
	Number With a disability	Percent with a disability	Number With a disability	Percent with a disability	Number With a disability	Percent with a disability	Number With a disability	Percent with a disability
With a hearing difficulty	0	0.0%	121	0.7%	1,045	1.8%	2,462	18.6%
With a vision difficulty	11	0.1%	202	1.2%	851	1.4%	1,182	8.9%
With a cognitive difficulty	NA		460	2.8%	2,426	4.1%	1,299	9.8%
With an ambulatory difficulty	NA		71	0.4%	2,920	4.9%	3,292	24.9%
With a self-care difficulty	NA		95	0.6%	997	1.7%	1,094	8.3%
With an independent living difficulty	NA		NA		2,105	3.6%	2,405	18.2%
Total	11	0.1%	657	4.0%	5,375	9.1%	5,265	39.8%

Source: American Community Survey 2013

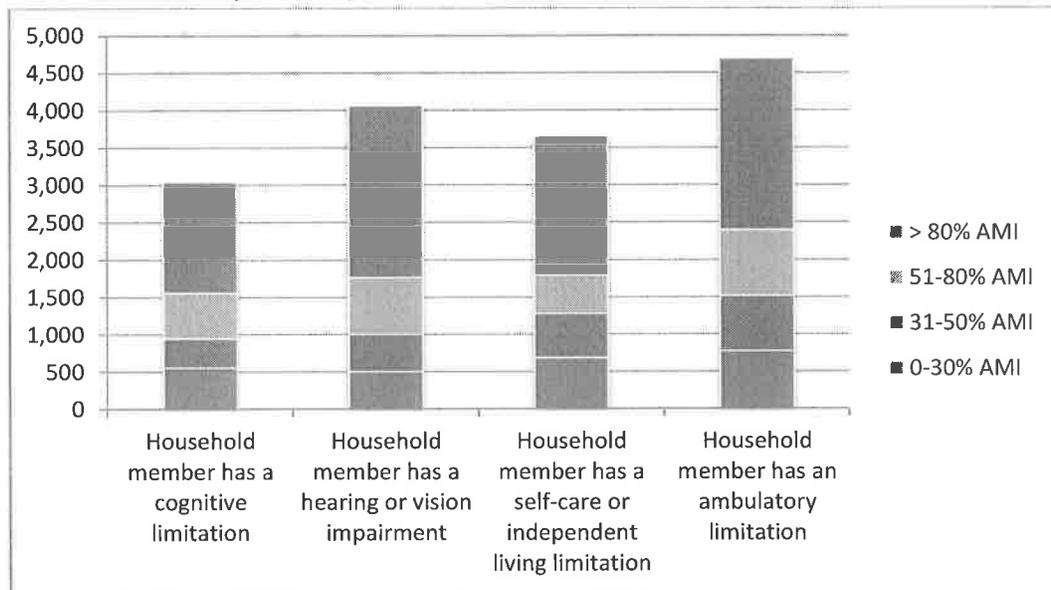
The following table shows households with a disabled household member by tenure and income range. The most common disabilities were ambulatory and vision or hearing impairment. In the lowest income category (0-30% AMI), there were a significant number of households with an ambulatory and self-care limitation. There were more low-income renter households with a disabled household member than owners.

HUD CHAS Disability Status by Tenure and Income Range, Las Cruces, 2012

	Total	0-30% AMI	31-50% AMI	51-80% AMI	> 80% AMI
All Households					
Household member has a cognitive limitation	3,050	560	390	610	1,490
Household member has a hearing or vision impairment	4,070	505	505	755	2,305
Household member has a self-care or independent living limitation	3,655	690	590	520	1,855
Household member has an ambulatory limitation	4,695	780	740	880	2,295
Renters					
Household member has a cognitive limitation	1,315	440	205	285	385
Household member has a hearing or vision impairment	1,355	390	215	260	490
Household member has a self-care or independent living limitation	1,495	505	285	205	500
Household member has an ambulatory limitation	1,870	595	320	360	595
Owners					
Household member has a hearing or vision impairment	1,735	120	185	325	1,105
Household member has an ambulatory limitation	2,715	115	290	495	1,815
Household member has a cognitive limitation	2,160	185	305	315	1,355
Household member has a self-care or independent living limitation	2,825	185	420	520	1,700

Source: HUD CHAS Data 2012

HUD CHAS Disability Status by Income Range, Las Cruces, 2012



Source: Source: HUD CHAS Data 2012

The next table shows the number of households with one of the four housing problems, and a disabled household member. There are more renter than owner households with disabled household members and housing problems, according to CHAS data from 2012. There are more households with ambulatory limitations

with housing problems than households with other limitations. Households at 80% AMI or less with a disabled household member may need a price restricted housing unit or a housing unit with accessibility features.

HUD CHAS Household with Housing Problems with Disabled Household Member

	Total	0-30% AMI	31-50% AMI	51-80% AMI	> 80% AMI
All Households					
Household member has a cognitive limitation	1,360	330	295	430	305
Household member has a hearing or vision impairment	1,460	360	365	310	425
Household member has a self-care or independent living limitation	1,560	520	395	285	360
Household member has an ambulatory limitation	2,120	585	485	520	530
Renters					
Household member has a cognitive limitation	805	275	175	190	165
Household member has a hearing or vision impairment	790	265	205	125	195
Household member has a self-care or independent living limitation	1,005	400	250	140	215
Household member has an ambulatory limitation	1,245	455	290	275	225
Owners					
Household member has a hearing or vision impairment	555	55	120	240	140
Household member has an ambulatory limitation	670	95	160	185	230
Household member has a cognitive limitation	555	120	145	145	145
Household member has a self-care or independent living limitation	875	130	195	245	305

Source: HUD CHAS Data 2012

The table below shows the percent of people with a disability by race and Hispanic origin. Nearly 20% of the Black or African American population in Las Cruces has a disability, the highest rate in Las Cruces other than those who are some other race alone. Hispanic households have a lower rate of disability than the white alone population.

Population by Disability by Race and Hispanic Origin Las Cruces, 2013

	Number With a disability	Percent with a disability
White	9,670	11.4%
Black or African American	373	19.4%
American Indian and Alaska Native	93	6.2%
Asian	95	6.5%
Native Hawaiian and Other Pacific Islander	0	-
Some other race alone	886	20.4%
Two or more races	191	7.9%
White alone, not Hispanic or Latino	5,291	14.6%
Hispanic or Latino (of any race)	5,470	10.0%

Source: American Community Survey

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Centers for Disease Control (CDC) AIDS/HIV Surveillance Data, there were approximately 169 persons living with HIV infection in Dona Ana County in 2012. Persons living in poverty and those without a high school education have a rate of HIV infection twice as high as other populations. This same source also shows that Hispanic and Black households' have higher rates than Caucasian people. Providers interviewed believe there are between 600 and 700 people with HIV/AIDS in Southwest New Mexico. Providers of assistance to people with HIV/AIDS find that most of their clients are at or below 80% of the area median income and often need financial assistance related to rent and utilities and/or mortgage arrears. Housing needs for persons with HIV/AIDS often include subsidized housing units and medical and mental health case management services.

What are the housing and supportive service needs of these populations and how are these needs determined?

See discussion above

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need:

Public Facilities:

The social safety net in Las Cruces is composed of a combination of City agencies and community based organizations that supply emergency services as well as long term supportive services. Often the charitable groups do not have the resources to secure and maintain adequate facilities for their service activities. Critical health and safety improvements to community based facilities is an ongoing challenge. The City partners with charitable agencies in ensuring that the facilities used by the public meet a minimum standard of safety and functionality.

How were these needs determined?

Making sure that the Community Safety Net has a minimally functional platform from which to deliver services is an important component of this plan. Both through the needs assessment section of this plan and the public participation process including the key informant interviews, community survey, and community meetings, there is a clear consensus that the need to maintain and upgrade community facilities in order to meet growing demand is an important component for non-housing community development needs.

Describe the jurisdiction's need for Public Improvements:

There are several low-income neighborhoods that lack basic infrastructure improvements such as sidewalks, curb and gutter, drainage and water and sewer improvements. There are also mobile homes that are not connected to City public improvements. Some of these units do not have adequate service lines to connect to central utilities. The City maintains a Capital Improvements Plan and through its budget process identifies areas of need for investment in public improvements.

How were these needs determined?

Both through the needs assessment section of this plan and the public participation process including the key informant interviews, community survey, community meetings and City Public Works assessments and plans, residents and City officials believe that increased resources need to be applied to upgrading public improvements. The City performs an annual evaluation and updates to its Capital Improvements Plan.

Describe the jurisdiction's need for Public Services:

Many households in Las Cruces are priced out of the appreciating housing market. This economic stress on individuals and families is further exacerbated by the lack of other services that also contribute to a positive living situation. Many households which are at the lower end of the income spectrum are also dealing with other challenges that make it more difficult to maintain stable housing. Medical challenges, substance abuse challenges, domestic violence, nutritional needs, mental health issues, needs of children, and support for elderly residents in poverty all contribute to conditions that tear at the fabric of independence. The City, through its general fund and federal allocations, partners with local agencies and charitable groups to provide

a level of basic services to assist those households in maintaining greater independence and stability. An essential aspect of this support system also involves making people aware they can obtain help when the need arises. Las Cruces is served by a strong supportive service system that can assist people challenged by poverty in getting the necessary help they need to overcome a range of challenging situations.

How were these needs determined?

The challenges of living in poverty in Las Cruces have been quantified and documented through community surveys, community input meetings, key informant interviews, the reporting documents provided by service agencies and the needs assessment section of this plan. Stagnant wage and declines in employment have influenced the number of households that do not have the income to provide for basic necessities in addition to any needed support services, such as child care, medical care, early education, elderly support services, support for victims of domestic violence, supportive services for those with special needs, nutrition assistance, and homeless support and prevention.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Las Cruces housing market is recovering from the recession that started in 2008. Rental vacancy rates have declined and rents are on the rise, and prices of units for sale have stabilized. Realtors interviewed for this study indicate a lack of affordable units for sale within the City. There are gaps in the inventory of housing units to meet existing and growing demand, especially in the price ranges affordable at 80% AMI or less.

Almost 40% of all housing units in Las Cruces were constructed prior to 1980, and deferred maintenance and disrepair are an issue for some of the housing stock. A Home Rehabilitation Program for low and moderate income owners is offered by the City of Las Cruces and is important for ensuring that the existing housing stock is maintained. Older rental housing properties in some areas of Las Cruces are in need of upgrades and repairs.

The most significant HUD “housing condition” experienced in Las Cruces is cost burden, the result of a lack of affordable units.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Fifty-six percent (56%) of the housing stock in Las Cruces is single family homes, and another 5% is attached townhomes and condos. Only 21% of units are within rental or owner occupied properties with five or more units. During consultations for the Consolidated Plan, key informants noted that to deal with the current rental housing shortage, denser, multi-unit properties or infill developments need to be constructed. Access to available buildable development sites and infrastructure costs are challenges to building additional dense housing within central Las Cruces. However, there are some redevelopment opportunities for new housing units in existing neighborhoods, and in newer areas of the City where developed lots are being sold.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	22,905	56%
1-unit, attached structure	1,983	5%
2-4 units	3,884	9%
5-19 units	5,328	13%
20 or more units	2,603	6%
Mobile Home, boat, RV, van, etc	4,309	11%
Total	41,012	100%

Table 31 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

The US Census American Community Survey further refines this data by tenure. Over 80% of all owners live in detached single family homes, while renters are more evenly disbursed between single family homes, small attached properties, and larger rental properties.

Tenure by Units in Structure, 2009-2013

	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-unit Detached	17,812	81.4%	4,500	27.8%	22,312	58.6%
1-unit Attached	1,130	5.2%	906	5.6%	2,036	5.3%
2 to 4 Units	294	1.3%	3,660	22.6%	3,954	10.4%
5 to 19 Units	51	0.2%	3,718	23.0%	3,769	9.9%
20 or More Units	14	0.1%	2,116	13.1%	2,130	5.6%
Other (mobile home, RV, etc.)	2,580	11.8%	1,287	8.0%	3,867	10.2%
Total	21,881		16,187		38,068	

Source: American Community Survey, 2009-2013 5 year average

In 2011, most owners lived in homes with three or more bedrooms, while the majority of renters lived in units with one or two bedrooms. In 2014, the average household size for owners was 2.57 persons, while renter households had a smaller average household size of 2.48 persons.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	52	0%	397	3%
1 bedroom	321	2%	3,744	24%
2 bedrooms	3,233	15%	6,245	39%
3 or more bedrooms	17,845	83%	5,518	35%
Total	21,451	100%	15,904	101%

Table 32 – Unit Size by Tenure
 Data Source: 2007-2011 ACS

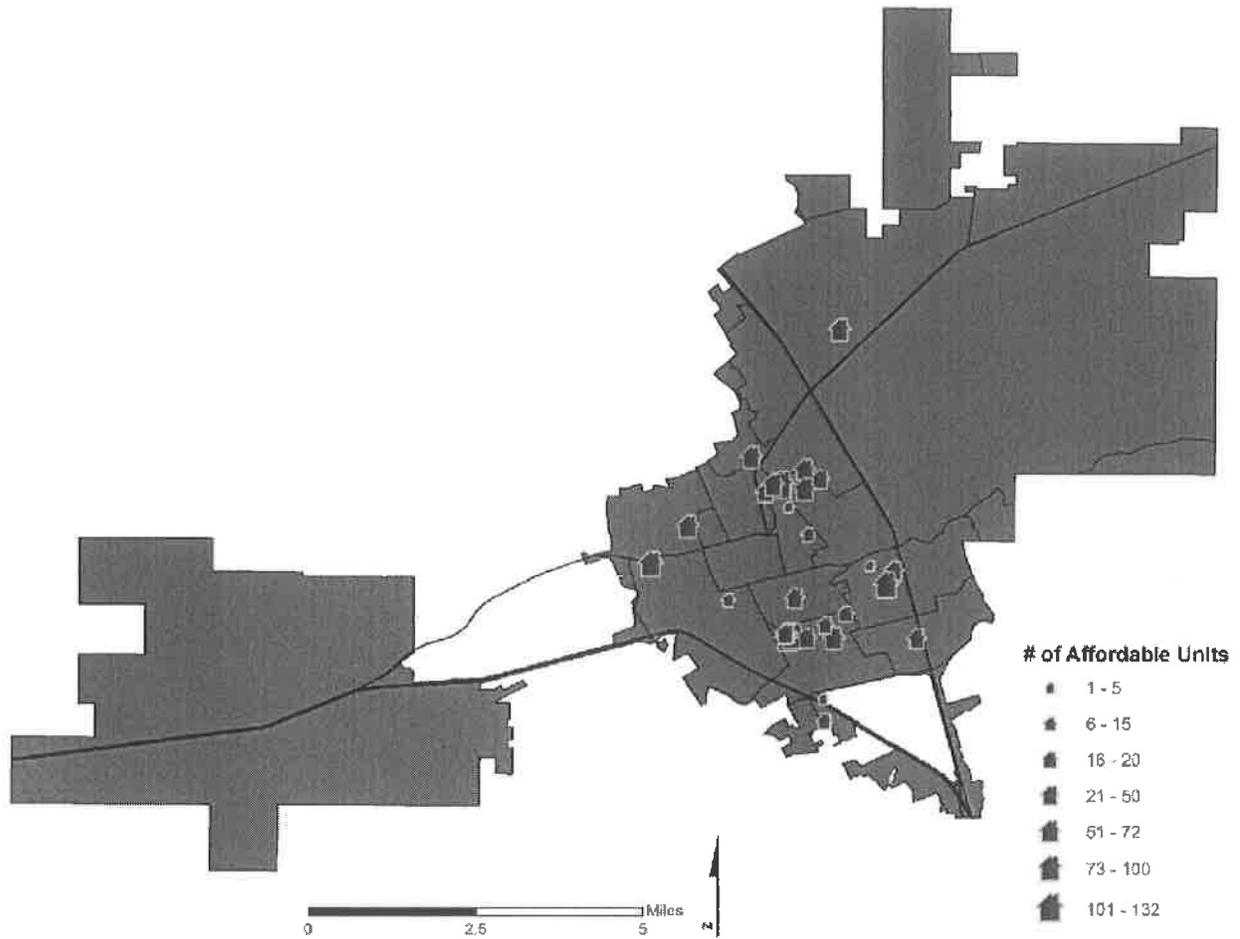
CSI has gathered a list of all price restricted rental units located in Las Cruces. The list includes public housing units, Section 8 financed units, LIHTC units and other price restricted units owned by the Mesilla Valley Housing Authority, Tierra del Sol, other nonprofits and private ownership interests. There are a total of 1,426 units included. Most units have income restrictions at 50% or 60% AMI.

Price Restricted Rental Units in Las Cruces

Property Name	Total Units	Price Restricted
Dofia Ana Park Apartments	132	132
Highland Park Apartments	50	50
Montana Meadows Apartments	80	80
Desert Palms	100	100
Four Hills Apartments	72	60
Mesquite Village	48	48
Stone Mountain Place	84	72
Vista Montana	80	79
Casa de Corazones	15	14
Chaparral Senior Apartments	40	40
Mira Vista Senior Village	76	60
Montana Senior Village	49	48
St. Genevieve Village	42	41
Los Altos Apartments	72	60
Burley Court Apartments	40	40
Robledo Ridge Apartments	70	61
El Crucero	12	12
Cactus Gardens (Duplex)	2	2
Cactus Gardens (Duplex)	2	2
Alta Tierra	57	57
La Casa - NSP Rental Housing	5	5
MVCH - NSP Sue's House	1	1
Abode	15	15
Oak Street	20	20
Tres Arboles	64	64
San Pedro Place	38	38
Walnut Grove	100	100
Jardines Alegres	47	47
Jardines Verdes	40	40
Almedra Apartments	18	18
Pecos Apartments	20	20
<i>Total</i>	<i>1,491</i>	<i>1,426</i>

Source: CSI

Locations of Price Restricted Rental Units



Source: CSI

Units are fairly evenly distributed between one, two, and three bedroom units. There are a few studio, four and five bedroom restricted units as well.

Restricted Units by Bedroom Size

Studio	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5+ Bdrm
4%	33%	27%	25%	5%	0%

Source: CSI

Price Gaps for Renters

	Renter Households	Income Limit	Affordable Housing Payment	Units Available	Average Rent + Utilities	Gap
0-30%	5,228	\$13,560	\$339	633	\$835	\$496
31-50%	3,407	\$22,600	\$469	3,053	\$835	\$366
51-60%	1,710	\$27,120	\$582	4,624	\$835	\$253
61-80%	2,012	\$36,160	\$808	5,244	\$835	\$27
81-100%	1,269	\$45,200	\$1,034	3,322	\$835	None
101-120%	808	\$54,240	\$1,260	2,212	\$835	None
120% and over	3,176	> \$54,240	\$1,260	296	\$835	None
Total	17,611					

Source: CSI

Rental Housing Gap (Supply/Demand) Analysis

	Renter Households	Income Limit	Affordable Rent	Units Available	Gap
0-30%	5,228	\$13,560	\$243	633	4,595
31-50%	3,407	\$22,600	\$469	3,053	354
51-60%	1,710	\$27,120	\$582	4,624	None
61-80%	2,012	\$36,160	\$808	5,244	None
81-100%	1,269	\$45,200	\$1,034	3,322	None
101-120%	808	\$54,240	\$1,260	2,212	None
120% and over	3,176	> \$54,240	\$1,260	296	2,880
Total	17,611				

Source: CSI

Sales Market Gaps

	Potential Buyers	Income Limit	Affordable Price	Units Available (12 m supply)	Median Priced Home	Subsidy Needed
0-30%	1,478	\$13,560	\$63,000	17	\$162,500	\$99,500
31-50%	1,390	\$22,600	\$105,000	172	\$162,500	\$57,500
51-60%	723	\$27,120	\$126,000	87	\$162,500	\$36,500
61-80%	1,063	\$36,160	\$162,750	269	\$162,500	None
81-100%	809	\$45,200	\$210,000	316	\$162,500	None
101-120%	588	\$54,240	\$252,000	73	\$162,500	None
120% and over	2,471	> \$54,240	>\$252,000	252	\$162,500	None

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

CSI has compiled the list of all price restricted rental properties in Las Cruces. These units serve families, seniors, persons with disabilities and persons who would otherwise be experiencing homelessness. In total,

there are currently 1,426 price restricted rental units in Las Cruces. All restrictions are for households at income levels from 0–60% AMI.

Habitat for Humanity and Tierra Del Sol build affordable homes for households earning 80% or less of the AMI. Habitat provides a zero percent interest loan with affordable monthly payment to homeowners who contribute up to 500 hours of “sweat equity” in the building of their home, and Tierra Del Sol also uses a self-help model with low cost mortgages for buyers. The two agencies build approximately 14-15 units per year to help low-income household afford to buy a home in Las Cruces.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

At this time, the Mesilla Valley Housing Authority does not have any plans to dispose of public housing units in Las Cruces that are owned by the Housing Authority. A review of the National Preservation Database from the National Low Income Housing Coalition for Las Cruces shows that there are a few privately owned subsidized properties that will have expiring subsidies within the next five years. These properties have a total of 541 price restricted units and were funded with a variety of sources, including HOME, LIHTC, and HUD Mortgage Insurance. While owners may not choose to leave the subsidy programs they are currently under, these properties should be tracked to ensure that they are not lost to the affordable inventory.

Does the availability of housing units meet the needs of the population?

When there is a smaller number of housing units available to households within a certain income range than there are households within that range, a housing gap exists. The gaps tables above provide a supply/demand analysis of the housing stock in Las Cruces.

CSI used HUD income limit data, 2013 US Census Bureau, and current housing authority utility allowance information to estimate the number of renter households in Las Cruces what are in need of rental units. **Our analysis shows a lack of units, or a gap for renters, at 0 – 50% AMI, with a total of almost 5,000 renters in need of an affordable rental unit.** The last Consolidated Plan, in 2011, noted a similar gap of 4,700 units. Renters with incomes up to 80% AMI will have a hard time affording the average rent in Las Cruces of \$835, based upon the New Mexico Apartment Association third quarter 2015 rent survey, and the current utility allowance average for a two bedroom apartment in Las Cruces.

The CSI gap analysis for renters who would like to become owners shows that those at 60% AMI or less will need subsidies to afford the median prices home in Las Cruces, as will those with incomes just under 80% AMI. Downpayment assistance programs, interest rate subsidies and lower cost units constructed by Tierra Del Sol and Habitat for Humanity are all strategies for meeting demand from this population. CSI has estimated the number of renters who may want to become owners by applying the percentage of homeownership by income range to current renters to determine estimated demand.

Describe the need for specific types of housing:

There is a need for rental housing for individuals and families at 60% AMI or less. The need is especially acute for those at 0–30% AMI. Persons on fixed incomes and persons with special needs, such as disabled individuals, need deeply subsidized units accessible and close to public transportation and service enriched housing. There is also a need for homeownership opportunities for those at 80% AMI or less.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Rental housing costs in Las Cruces have been rising, and prices for units for sale have recovered and stabilized in the past few years. The following section of the plan provides an analysis of current housing costs in Las Cruces and recent cost trends, while also presenting all required Consolidated Plan tables and analysis of housing costs.

The following HUD-provided Consolidated Plan chart shows an 11-year trend in Las Cruces housing costs. The median home value between 2000 and 2011 rose 84%, or 7.6% per year on average. The median contract rent rose 42% during this 11-year period, an average of 3.8% per year.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	83,700	154,000	84%
Median Contract Rent	399	567	42%

Table 33 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	6,504	40.9%
\$500-999	8,265	52.0%
\$1,000-1,499	786	4.9%
\$1,500-1,999	309	1.9%
\$2,000 or more	40	0.3%
Total	15,904	100.0%

Table 34 - Rent Paid

Data Source: 2007-2011 ACS

Rent Paid Narrative

The HUD-provided table above shows the number and percentage of renters in Las Cruces in 2011 paying rents by rent range. The data shows that 92.9% of Las Cruces renters paid less than \$999 in rent. Over 40% paid less than \$500 and only 2.2% paid \$1,500 and over for rent. The New Mexico Apartment Association and BBER at the University of New Mexico both track the rental market in Las Cruces, and provide more recent rental pricing and vacancy information than the US Census.

The average rent for all units in Las Cruces in the 3rd quarter of 2015 was \$739, and ranged from \$569 for a one bedroom one bath unit to \$1,760 for a three bedroom 2.5 bath unit.

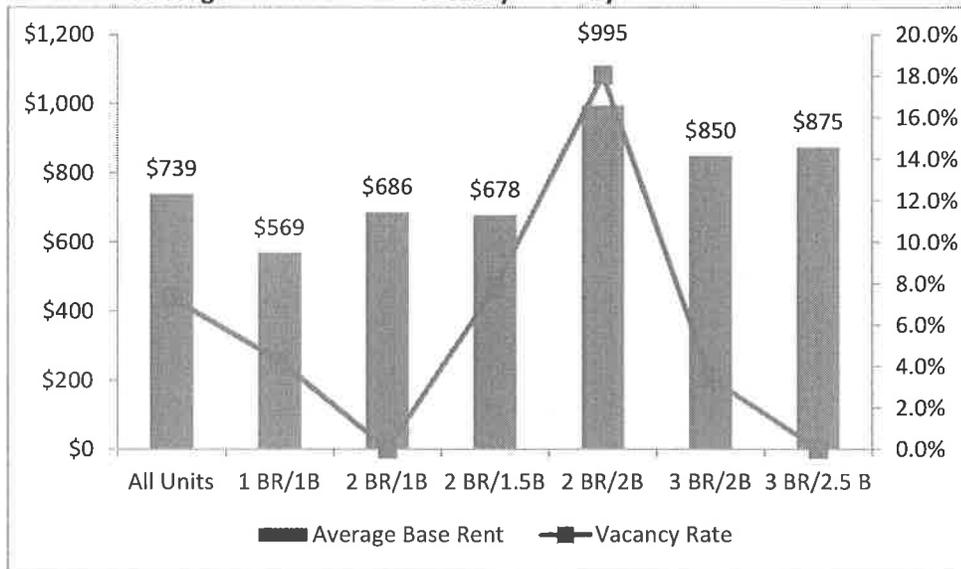
New Mexico Apartment Association Rent and Vacancy Survey, 3rd Quarter 2015

	Total Units	Vacant Units	Percent Occupied	Average SF	Average Base Mkt Rent	Average Base Rent/SF	Average Base Effective Rent	Average Base Effective Rent/SF
All Units	631	46	92.7%	934	\$739	\$0.79	\$739	\$0.79
1 BR/1B	258	11	95.7%	655	\$569	\$0.87	\$569	\$0.87
2 BR/1B	46	0	100.0%	952	\$686	\$0.72	\$686	\$0.72
2 BR/1.5B	64	5	92.2%	940	\$678	\$0.72	\$678	\$0.72
2 BR/2B	144	26	81.9%	1,201	\$995	\$0.83	\$995	\$0.83
3 BR/2B	117	4	96.6%	1,197	\$850	\$0.71	\$850	\$0.71
3 BR/2.5 B	2	0	100.0%	1,760	\$875	\$0.50	\$875	\$0.50

Source: New Mexico Apartment Association

Vacancies in Las Cruces are concentrated in two bedroom two bath unit. Housing providers and landlords interviewed during this study indicate a tight market, with waiting lists and few vacancies in price restricted and lower rent units. However, there has been quite a bit of construction of new higher priced rental units in some areas of Las Cruces, and over the past few years, consistently higher vacancy rates in higher priced, new, two bedroom two bath rental units have driven up overall vacancy rates.

Las Cruces Average Base Rents and Vacancy Rates by Bedroom Size



Source: New Mexico Apartment Association

CSI conducted a phone survey of price restricted rental units and found few vacancies in December of 2015. Owners and managers of price restricted units stated that they have waiting lists of potential tenants and few vacancies that come available throughout the year. BBER survey results from May of 2014 and 2015 show an

overall vacancy rate of 8 – 9%, with higher vacancy rates in larger units. The NM Apartment Association 2015 3rd quarter survey reports a 7.3% vacancy rate overall, with rates below 5% for all but two bedroom units (see chart above).

CSI reviewed all sales listings for units on the market in Las Cruces in December of 2015 to prepare the following tables. Units with over five acres of land were excluded from this analysis. In December, the average asking price of a single family home on the market in Las Cruces was \$203,199 and the median price of a single family home on the market was \$169,900. Attached units (townhomes and condos) have lower prices. The average price of an attached unit was \$121,470 and the median price was \$114,950. Single family homes have a larger average size of 2,006 square feet, a higher number of bedrooms than attached units, and tend to be newer.

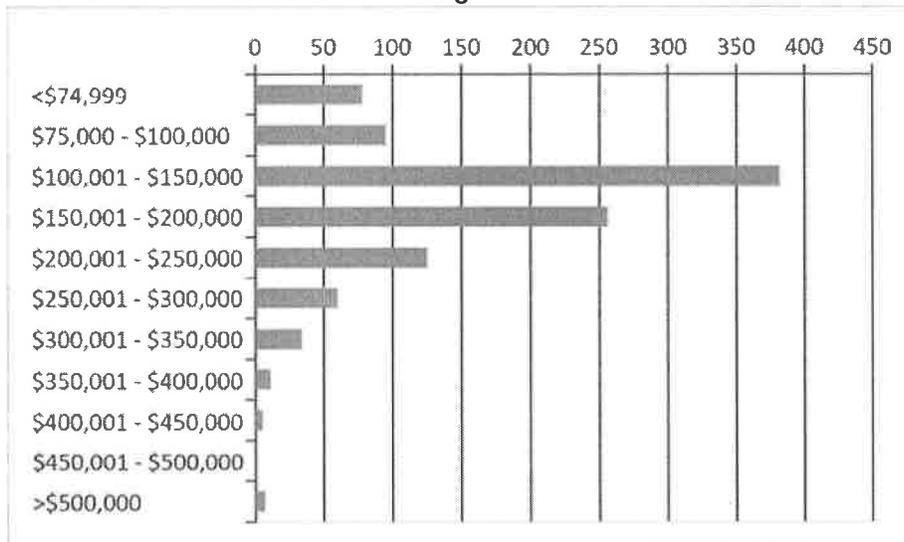
Current Listings, December 2015, Las Cruces

	Avg Price	Median Price	Avg Bedrooms	Avg Baths	Avg S.F	Avg Year Built	Avg Days on Market	Avg Price per S.F.
Single Family	\$203,199	\$169,900	3.3	2.0	2,006	2002	135	\$101
Condos/Townhouse	\$121,470	\$114,950	2.2	1.8	1,252	1997	148	\$97

Source: MLS and CSI

Las Cruces unit prices are concentrated in the \$100,000-\$200,000 price range. Few homes sold for above \$300,000 in 2015. There were 173 that sold for \$100,000 or less.

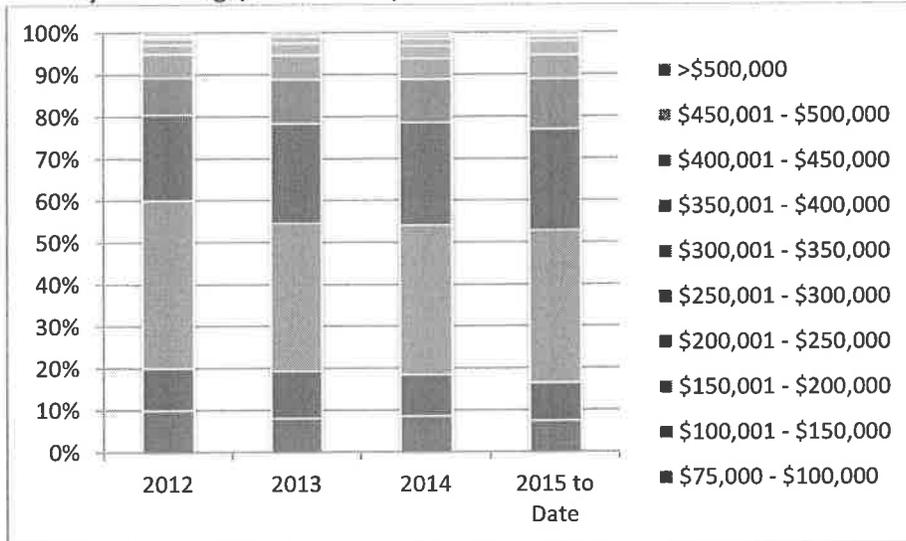
Sales Prices of Units Sold in 2015 through December



Source: MLS and CSI

While the majority of units for sale in Las Cruces are still priced at \$200,000 or less and affordable to households at 100% AMI or less, the percentage of these units in the overall inventory is on the decline. In 2012, 60% of all units on the market were priced at \$200,000 or less, while in 2015, only 53% were in this price range, a decline of 7%.

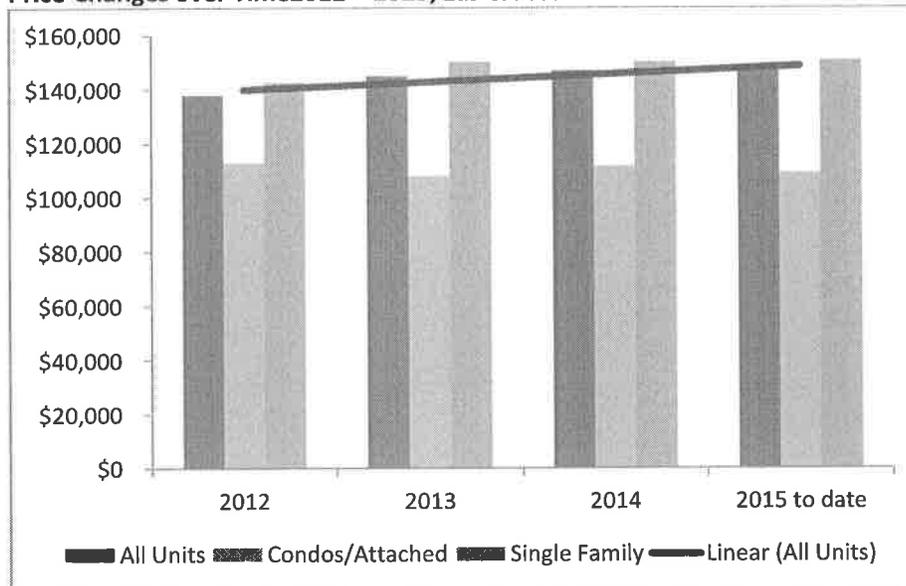
Sales by Price Range, 2012 – 2015, Las Cruces



Source: MLS and CSI

The sales market in Las Cruces is slowly recovering from the recession and foreclosure crisis. Median sales prices rose for all unit types between 2012 and 2014, and have remained stable from 2014 to 2015. No large price increases have been seen, though the inventory of lower priced units is declining as a percent of total units on the market.

Price Changes over Time 2012 – 2015, Las Cruces



Source: MLS and CSI

Not surprisingly, new units have higher price per square foot and median price than existing units in Las Cruces. The following table shows sales in 2015 by MLS study area broken up by new construction and existing

units. There were no listings for attached units constructed after 2012 in December of 2015 when data was pulled. Some real estate professionals interviewed during drafting of the plan indicated concern that Las Cruces may see another wave of foreclosures and price reductions in the next few years, which could affect market prices and conditions.

Current Listing Prices, December 2015, Las Cruces

	Price Per Square Foot		Median Price	
	Pre-2012	2012-2015	Pre-2012	2012-2015
Single Family	\$97	\$113	\$160,500	\$184,495
Condos/Attached	\$81	NA	\$103,000	NA

Source: MLS and CSI

HUD creates an estimate of the number of units on the market that are affordable to households at each HUD income range, using 2011 American Community Survey data. The analysis estimates there were a total of 12,243 rental and 9,711 owner occupied units affordable to households at 100% AMI or less in Las Cruces. Rental units subsidized with HOME funds may only charge the maximum rent limits, listed below, for HOME subsidized units.

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	540	No Data
50% HAMFI	2,899	1,210
80% HAMFI	8,804	3,368
100% HAMFI	No Data	5,133
Total	12,243	9,711

Table 35 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	444	534	633	906	1,007
High HOME Rent	517	561	676	772	843
Low HOME Rent	417	447	537	620	692

Table 36 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Current Rents Compared to HUD Fair Market Rents and HOME High Rent Limits, 2015

	3rd Quarter	FMR	% Difference	High HOME	% Difference
Efficiency	NA	\$445	NA	\$445	NA
One Bedroom	\$569	\$534	-1%	\$534	-1%
Two Bedroom	\$678	\$634	-1%	\$634	-1%
Three Bedroom	\$850	\$907	-21%	\$545	-17%

Source: HUD 2015 Rent Limits, CSI

Is there sufficient housing for households at all income levels?

No, there is not enough price restricted rental housing for renter households earning 60% or less of the AMI, and especially for those extremely low renter households at 30% AMI or less. Renters earning under 80% AMI may have a hard time finding an affordable unit for sale as prices rise in Las Cruces. Key informant realtors indicate that many homes affordable at 80% AMI or less may need repairs and updates.

How is affordability of housing likely to change considering changes to home values and/or rents?

Gaps for households at 80% AMI or less will most likely remain constant, as there is no large influx of households expected in Las Cruces, and prices have stayed fairly stable over the past few years.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

CSI compared the current Dona Ana average rents for the third quarter of 2015 to the FMR and HOME High limits for Dona Ana County. The one and two bedroom limits are set are almost exactly the average rent for multi-family units, though the HUD limits include utilities and tenants most often pay their own utilities. The three bedroom HUD limits are below prevailing multi-family rents.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

In addition to analyzing housing costs, it is essential to also study the condition of the housing stock within a community. Older housing units may need rehabilitation or upgrades to make them safe and habitable. Older units may also have lead based paint or other hazards that need to be mitigated. The following information provides an analysis of the condition of housing units in Las Cruces.

HUD calculates the number of occupied housing units with one or more “selected conditions” by tenure. These conditions include:

- Lack of complete plumbing
- Lack of complete kitchen facilities
- More than one person per room
- Cost burden greater than 30%

Most households with a housing condition in Las Cruces only have one housing condition. In Las Cruces, very few housing units lack complete plumbing. The 2011 American Community Survey CHAS data reported 135 rental units and 30 owner units occupied by households at 100% AMI or less that lacked complete plumbing or kitchen facilities. These units should be candidates for the local housing rehabilitation programs. There were 285 overcrowded renter households and 200 overcrowded owner households in 2011. Overcrowding is most often a result of households living in units too small for their families because of cost or housing availability, or because of a lack of units large enough for their households. Cost burden is the greatest issue facing Las Cruces households, as reported in the Housing Needs section of this report, and can be assumed to be the one selected condition most often found in the City.

Definitions

Las Cruces will employ the following definitions and standards to units which may be under consideration for Home Repair services within the Rehabilitation Program:

Standard Unit (s) not suitable for Rehabilitation: Dwelling units that meet minimum local, state and federal code requirements adopted by the City of Las Cruces and are in good condition requiring only cosmetic work, correction of minor livability problems, or maintenance work.

Substandard, Suitable for Rehabilitation: Dwelling units that do not meet minimum local, state and federal code requirements adopted by the City of Las Cruces but are both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction of minor livability problems, or maintenance work.

Substandard, Unit not Suitable for Non-Substantial Rehabilitation: Dwelling units that are in such poor condition as to be neither structurally nor financially feasible for rehabilitation, such as instances where the majority of a unit is structurally unstable and thereby unsafe for habitation.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,585	26%	8,209	52%
With two selected Conditions	118	1%	372	2%
With three selected Conditions	18	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	15,730	73%	7,323	46%
Total	21,451	100%	15,904	100%

Table 37 - Condition of Units

Data Source: 2007-2011 ACS

Owner occupied units in Las Cruces tend to be newer than renter occupied units. Sixty-three percent (63%) of owner occupied units were built in 1980 or after, while only 58% of renter occupied units were built in 1980 or after. Units constructed before 1980 may be in need of rehabilitation and upgrades, and may also contain lead-based paint.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,062	28%	3,952	25%
1980-1999	7,442	35%	5,328	34%
1950-1979	6,782	32%	5,881	37%
Before 1950	1,165	5%	743	5%
Total	21,451	100%	15,904	101%

Table 38 – Year Unit Built

Data Source: 2007-2011 CHAS

HUD calculates the number of housing units that may be at-risk for lead-based paint hazards. Units built before 1980 may have lead-based paint, which is dangerous to children if not properly encapsulated or remediated. The following table shows the number of homes built in Las Cruces before 1980 where children are present. New Mexico has not conducted any area wide lead-based paint studies which would help determine how many children may be at-risk for lead poisoning in Las Cruces. Owners of rental housing units should test for lead to ensure rental units are safe for children living in them. Homes rehabilitated with CDBG funds must meet all HUD lead-based paint safety requirements.

HUD estimates of the units built before 1980 where children are present, 1,989 owner-occupied units and 1,950 renter-occupied units may contain a lead hazard.

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,947	37%	6,624	42%
Housing Units build before 1980 with children present	1,989	9%	1,950	12%

Table 39 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

HUD requests that grantees estimate the number of vacant housing units, those suitable for rehabilitation and those not suitable for rehabilitation. This information is not tracked by the City of Las Cruces. However, American Community Survey data indicates there are 919 vacant units in Las Cruces which are not for rent, for sale, or second homes. RealtyTrac, a service which tracks forecloses and Real Estate Owned (REO) bank-owned properties, reports that there are currently 22 REO units for sale Las Cruces. CSI does not believe there are any abandoned REO properties in Las Cruces.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	919	0	919
Abandoned Vacant Units	Unknown	Unknown	Unknown
REO Properties	22	0	22
Abandoned REO Properties	0	0	0

Table 40 - Vacant Units

Need for Owner and Rental Rehabilitation

The following map shows the percent of housing units in each Las Cruces census tract constructed before 1980. These units are more likely than newer units to contain lead paint, lack complete plumbing and kitchens, and to need upgrades to major systems, including heating, cooling, roofs, electrical and plumbing. Units in these areas of Las Cruces are most likely to benefit from the owner occupied housing rehabilitation program than units in areas of town with higher concentrations of units constructed since 1980.



Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

CSI estimated the number of housing units occupied by low- or moderate-income families that may contain lead-based paint. HUD estimates of the units built before 1980 where children are present, 1,989 owner-occupied units and 1,950 renter-occupied units may contain a lead hazard. Of these, it is estimated that 40% are occupied by owners at 80% AMI or less (796 units), and 49% are occupied by renters at 50% AMI or less (960 units), based upon the percentage of total households in Las Cruces with children present in these income ranges.

Discussion

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Mesilla Valley Housing Authority owns 249 units of public housing in four developments, and has no plans to dispose of units in the next five years. The Housing Authority also owns 40 Section 8 financed rental units as well. HUD reports that the Housing Authority has 257 VASH Vouchers, and 11 Family Unification vouchers, in addition to the 1,183 vouchers available throughout Dona Ana County. The Housing Authority reports that they have 55 VASH vouchers, and 22 Family Self Sufficiency clients.

Totals Number of Units

Program Type	Vouchers							
	Certificate	Mod-Rehab	Public Housing	Total	Special Purpose Voucher			
					Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
# of units vouchers available			253			257	11	0
# of accessible units								

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 41 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

The Housing Authority owns 249 units of public housing in Las Cruces in four locations. Tres Arboles is a 64 unit family property, San Pedro Place is 38 units of senior and disabled housing, Walnut Grove is 100 units of family housing and Jardines Alegres is 47 units of elderly/disabled housing. All are low density properties that stay fairly full.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Most public housing units in Las Cruces have not been inspected by HUD since 2006. Walnut Grove was inspected in 2015 and got an average inspection score of 91. Public housing units in Las Cruces are kept to HQS standards, but most are outdated properties.

Public Housing Condition

Public Housing Development	Average Inspection Score
Walnut Grove	91
Tres Arboles	85
Jardines Alegres	91
San Pedro Place	70

Table 42 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Housing Authority does not have plans to redevelopment or revitalize any public housing units in Las Cruces.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority has a Resident Advisory Board, and resident council boards for each of the four public housing developments. 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.

Discussion:

The Housing Authority does not have any plans to change existing programs or projects in the near future. Public housing units have high average inspection scores.

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LAS CRUCES

Consolidated Plan

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

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. The table below outlines the numbers of beds under each umbrella category. The following section describes facilities and services in detail.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	98	20	59	87	0
Households with Only Adults	88	0	15	121	0
Chronically Homeless Households	0	0	0	19	0
Veterans	0	0	0	41	0
Unaccompanied Youth	3	0	6	0	0

Table 43 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Mesilla Valley Community of Hope is a provider of services that connects people who are experiencing homelessness with opportunities to apply for public benefits, such as SSI, SSDI, food assistance, employment, and training through the SOAR program, and other programs. MVCH case management staff provides one-on-one assistance in accessing public benefits, legal assistance, and other mainstream services. It's partnerships with multiple organizations such as the Department of Workforce Solutions, increases employment connections for its residents and clients.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Mesilla Valley Community of Hope (MVCH) – MVCH is a service center designed to assist homeless and address poverty issues in Las Cruces and Dona Ana County. MVCH offers case management, day shelter, an overnight tent city for individuals who are homeless, and assistance with disability applications and other community resources to help transition from homelessness into permanent housing solutions. Continuum of Care programs administered by MVCH include Sue's House, a permanent housing program for chronically homeless women, the Oak Street Apartments for homeless veterans with the Mesilla Valley Housing Authority, two HUD Rapid Re-housing programs which serve 40 people, the Abode permanent supportive housing program for chronically homeless men, and a Supportive Services for Veteran's Families (SSVF) Program. Other housing programs include short term housing in apartments for up to three months, rapid rehousing assistance, and homeless prevention assistance. MVCH also offers services such as case management, laundry, showers, lockers, assistance in obtaining identification and public income, and access to computers.

Gospel Rescue Mission is the only indoor shelter in Las Cruces that offers emergency food and shelter and is accessible 24 hours per day year round. The shelter is operated by 70 volunteers and seven paid staff members, is self-funded with no city, state or federal funding sources, and will take families and individuals.

El Caldito Soup Kitchen is a non-profit provider of food and meals for homeless and low-income people in Las Cruces and the surrounding rural communities. El Caldito offers a mid-day meal to between 250 and 300 persons six days per week and is staffed by three-part time employees and several volunteers. The agency also provides sack lunches on Saturdays.

Families and Youth Inc., is an organization geared toward helping families and at-risk youth and children. It operates a Transitional Living Program outlined in greater detail in the Special Needs Section of this report.

La Casa Domestic Violence Shelter – 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 22 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 is able to help undocumented persons and immigrants in Las Cruces.

St. Luke's Health Care Clinic - St. Luke's Health Care Clinic is a significant partner of MVCH. It is located at the homeless campus and operates 5 days per week. It provides primary health care, prevention education, diagnostics/treatment center, chronic disease management and is a Federally Qualified Health Center (FQHC). St. Luke's has a full time nurse practitioner, volunteer doctors and provides Medicaid enrollment assistance on site. The outreach program operates an eye clinic and a foot clinic. They collaborate with the Department of Health on Harm Reduction Strategies and operate the Dona Ana Indigent program that targets low-income people who are not eligible for other insurance. St. Luke's also recently started a Behavior Health Program funded by The Substance Abuse and Mental Health Services Administration (SAMHSA). The program will provide counseling, substance abuse outpatient services, and job readiness assistance. St. Luke's also collaborates with Opportunities of Hope for Housing Counseling assistance for its patients in need.

Jardin de los Ninos- Jardin de los Ninos is an early childhood education program that provides education, and therapeutic and other comprehensive services to children and their families who are homeless or at risk of homelessness. The childcare facility is located on the homeless campus and the agency coordinates with other homeless providers to support homeless families with children.

Las Cruces Veteran Affairs - The Las Cruces New Mexico VA Community Based Outpatient Clinic (CBOC) delivers primary care services to eligible veterans in Dona Ana County and outlying areas. It provides health screening, health promotion, education, acute and chronic disease management, and primary and mental health care. The New Mexico VA Health Care Systems Health Care for Homeless Veteran's Program (HCHV) is designed to end veteran homelessness through outreach, community partnerships establishing health care access for veterans, and assisting with benefits and discharge documents. Other services include psychiatric assessments, alcohol and drug treatment, case management and assistance with basic needs. The VA offers veteran's access to a Compensated Work Therapy Employment Program (CWT) for veterans in recovery.

The VASH program is the local VA Supportive Housing Program that serves homeless veterans with health, mental health, and substance abuse challenges in Las Cruces. The VASH program has 55 vouchers in Las Cruces. The program provides two VASH staff located at the housing authority to discuss the program with potential program participants and to assist them in obtaining housing and health care. VASH is well coordinated with MVCH, which provides flexible funds for security deposit, rent arrears, and in issuing vouchers to clients. The Mesilla Valley Housing Authority operates the HUD VASH Program for homeless veterans who have health, mental health, and/or substance abuse disorders. It is a provider of 55 VASH Vouchers and works directly with the VA to serve homeless veterans.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Las Cruces identifies several special need populations within the city. They include: persons with physical disabilities, intellectual and developmental disabilities (IDD), mental health disabilities, people with Substance Use Disorders (SUDS), elderly, frail elderly, people with HIV/AIDS, victims of domestic violence, veterans, at-risk youth, and the immigrant community. The primary housing need of many of households is affordable inventory and services. Many people with special needs require supportive housing and services to allow them to live in the least restrictive environment and to avoid homelessness.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Seniors

In-home health care and accessible and affordable living quarters are all necessary components for some members of the aging population in Las Cruces. Transportation assistance, light housekeeping/ shopping and other disability services are necessary supportive housing for many seniors. The emotional and physical well-being of this group relies on available services, and affordable housing and service options. In addition, seniors are more likely to have a disability than other populations. Some need 24-hour care to remain safely in their homes as cognitive and physical abilities change over time.

City of Las Cruces Senior Programs and Munson Center provides comprehensive senior programs, coordination of services, nutrition and meal services, Long Term Care Services, arts and crafts, language and physical fitness activities, case management (assessments and resource referral assistance) and In-home services including meals on wheels, homecare (light housekeeping), and respite care. The City's Senior Resource Center staff offer information, referrals, assistance and advocacy to seniors at no charge. They provide Medicare/Medicaid information, a "Grandparents Raising Grandchildren" program and many other relevant workshops on-site.

Dial a Ride – Dial a Ride provides Curbside transit for people with disabilities and seniors. The program operates 7am to 7pm Monday through Friday and has a modified Saturday schedule and no Sunday service. Dial a Ride has 8 routes and 1 combined route.

Immigrant Communities

New Mexico Comunidades de Acción y de Fe (CAFé)- New Mexico CAFé is a non-partisan 501c3 organization that is part of the PICO (People Improving Communities through Organizing) National Network. CAFé is an advocacy organization that focuses on increasing community engagement on citizenship, immigration reform, subprime lending issues, and community organizing.

La Clínica de Familia (LCDF)- La Clínica de Familia is a Primary Care Medical Home for families, individuals and children. Services include mental health care, migrant health care diabetes health education (a growing need), family planning, preventative care, immunizations, women's health, prenatal and diagnosis and treatment. Their clinic serves all who need care and accepts Medicaid and Medicare.

Catholic Charities- Catholic Charities provides immigration legal services, financial assistance and counseling for individuals and families in need. They are a mental health care provider for people in crisis and offer some cash assistance to individuals and families who are homeless. They partner with many local organizations to provide services for people in need in Las Cruces.

Disabilities

Members of the community who have physical disabilities need accessible, affordable housing options with a spectrum of services available to be tailored to their individual needs. Transportation assistance, medication assistance and assistance with shopping, bathing, and cleaning are necessary for some members of the community.

Tresco - Tresco serves people ages 18 – 72 with disabilities throughout a three county area. Most of the people served have needs related to developmental disabilities or have Autism Spectrum related needs. Tresco provides early intervention and helps approximately 850 unduplicated children per year and 1,500 adults. Services provided by Tresco include a variety of therapies, a day shelter, group housing for up to four persons in a unit, long term home care for elderly and medically frail clients, client transportation, and food assistance. Tresco also operates a work program and other vocational services to help clients who are able to work.

Mental Health

Persons with mental health challenges also need a variety of supportive services tailored to their individual needs. Safe, affordable housing coupled with in-home medication monitoring, peer to peer support, social outings, therapeutic services, life-skills, and case management are all facets of the supportive housing needs of this population. As stated previously, two of the biggest gaps identified in Las Cruces by key interviews include mental health (including home based) and substance abuse treatment.

The New Mexico Behavioral Health Institute (NMBHI) is the only state owned and operated psychiatric hospital in New Mexico. It is made up of five clinical divisions and serves a range of statewide behavioral health care needs. The hospital is located outside Las Cruces but within Dona Ana County and can provide treatment to residents of Las Cruces.

La Clinica de Familia has just begun to offer mental health services to low-income residents of Las Cruces.

Substance Use Disorders

Individuals with substance use disorders or who are dually diagnosed with mental health and substance use disorders may also need affordable quality housing with in-home and community based on-going case management and therapy. Individualized plans may involve medication monitoring, employment and/or vocational assistance and possibly other supports. Transportation is an important factor for all of these mentioned populations. Providers noted a lack of substance abuse treatment options in Las Cruces as a barrier for many residents, and a needed addition to the community.

HIV/AIDS

People with HIV/AIDS with limited financial resources may need affordable, supportive housing to improve outcomes related to their physical and mental well-being. Lower income people with HIV/AIDS are more likely to receive necessary medical treatments and therapeutic and other social supports which aid recovery when access to quality housing is available.

International Aids Empowerment - International AIDS Empowerment is an umbrella organization overseeing a variety of programs to help community members with HIV/AIDS. Programs provided include Housing Opportunities for People with AIDS (HOPWA), We Care emergency support, the Outright center, food pantry, HIV and AIDS counseling and testing, Caring through education, and an animal assistance program (PAWS). This organization strives to serve a wide population that includes LGBTQ and their families, the general public and expanded programs for elderly disabled and youth.

At-risk Youth

Families and Youth Inc. (FYI) - Families and Youth Inc. works to help disadvantaged youth in a variety of ways. It operates a transitional living program which includes 26 units of supportive housing and serves justice involved and homeless youth. The program allows 1 to 2 teens per unit and also has three family units for parenting teens. The agency also operates drug courts, child and adult food programs, summer food service, and a youth employment program. Other Families and Youth, Inc. programs include:

- **The JV Assessment and Reporting Center** - The JV Assessment and Reporting Center identifies and serves youth who are at-risk and system-involved. The program provides referrals to community resources, and support systems to address risky behaviors and reduce involvement in the juvenile justice system.
- **Children's Advocacy Center** – This program facilitates investigation, prosecution, intervention, and treatment of child abuse. FYI works with law enforcement, the judicial system, and protective services.
- **Family Navigation Education Services** – this program provides parenting and family support to prevent behavioral problems in children by enhancing the knowledge, skills, and confidence of parents
- **The AmeriCorps Program** - the AmeriCorps Program identifies low performing schools and provides in school and after school and summer support for youth.
- **The Youth Empowerment Program** – The Youth Empowerment Program works typically with 16-24 year olds and teaches soft skills, career skills, and places them in work sites across the county for paid work opportunities.

City of Las Cruces Juvenile Citation Program – The Juvenile Citation Program is an alternative program for youth offenders who commit a misdemeanor, petty misdemeanor, or status offense. The citation is screened by JPO and a referral is made to the Citation Program when it is determined that the youth is appropriate for services. The program provides youth an immediate consequence to their offense and diverts them from the formal juvenile justice system.

Domestic Violence

La Casa Domestic Violence Shelter - a description of La Casa can be found in the Homeless Needs Section of this report.

Child Advocacy Center – The Child advocacy center at FYI conducts forensic interviews for suspected cases of abuse.

La Pinon- Rape Crisis Center – La Pinon Rape Crisis Center provides medical exams at the hospital, 24-hour crisis intervention, counseling services, outreach to schools, a Kid Talk phone program, and other children's advocacy services. La Pinon provides a representative at NMSU who is available for students and provides various therapies for participants. La Pinon also provides a program to assist the prison population.

La Clínica de Familia- La Clínica operates a youth shelter and is a provider for the 24-48 hour hold when needed, then works to find placement for them.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The New Mexico Balance of State Continuum of Care (CoC), which includes Las Cruces, was developed knowing that people who are experiencing homelessness often do not always enter the system at a set point and institutional discharge planning is an important component of prevention. And, ending the practice of discharging individuals to the streets or shelters is a priority of the City of Las Cruces 10 Year Plan to End Homelessness. The 2015 BOS CoC application outlines an effort to coordinate local and state corrections departments on a plan to provide state funded supportive housing for people with mental illness who are most likely to end up jail or prison. This is a relatively new collaboration and is planned to continue in the coming year through the Housing Leadership Group.

The State Linkages Program was designed for homeless people with a disabling behavioral health disorder and is funded by the New Mexico Mortgage Finance Authority/Behavioral Health Collaborative. The state of New Mexico has been gradually expanding the number of vouchers available and currently provides 96 in 7 counties statewide. In Las Cruces, the Mesilla Valley Community of Hope administers the program. Participants must be homeless and have a mental health disability and receiving services from La Clinica de Familia. La Clinica provides the supportive services and MVCH provides the housing voucher. This has proven to be an effective program in housing persons with mental illness.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless, but have other special needs. Link to one-year goals. 91.315(e)

The City of Las Cruces will use Public Services dollars to fund the following projects in 2016.

CDBG (\$112,00)

- Casa de Peregrinos Food Rescue
- Jardin De Los Ninos Children's Therapeutic Services
- La Casa, Inc. Emergency Shelter Services
- Mesilla Valley CASA, Inc. Advocacy For Children
- Mesilla Valley Comm. of Hope Homeless Shelter Program
- St. Luke's Health Care Clinic Medical Case Management

The City also uses the Health Related Public Services fund to support agencies that address the housing and supportive services needs of homeless and special needs populations in Las Cruces. The 2016 allocations are as follows.

Health Related Public Services (\$300,000)

Boys and Girls Club of Las Cruces More Members More Often
Casa De Peregrinos Food Security Program
Community Action Agency CARE DAC Cancer Care and Support Program
FYI-El Crucero El Crucero Transitional Living Program
Jardin De Los Ninos Healthy & Wise
La Casa Domestic Violence Family Services Program
La Clinica De Familia Expanded Clinic Hours
La Pinon SANE unit
Mesilla Valley CASA Volunteer Coordination & Development Enhancement
Mesilla Valley Community of Hope HOPE SOAR Program
Mesilla Valley Hospice Pain control and Comfort Care for Hospice Patients
Roadrunner Food Bank Hunger Relief
Southern NM Diabetes Outreach Diabetes Detection Prevention Education and Support
St. Luke's Health Care Clinic Client Support Program

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See list above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

As part of the research for this Consolidated Plan and the Analysis of Impediments to Fair Housing Choice, the Community Strategies Institute conducted a general review of plans and regulations adopted by the City that relate to affordable housing. This review also included the City's Affordable Housing Strategy (2009). That strategy included recommendations for some regulatory changes to lower the cost of housing by allowing smaller lot sizes and increasing the allowable height of multifamily and mixed use buildings. The City has modified some of the regulations based on those recommendations. The general conclusion is that the policies and regulations administered by the City do not create unreasonable barriers to affordable housing development.

The zoning classification system in use allows for an array of housing types and densities and lot sizes. In some zone classifications, minimum lot size can be as small as 3,500 square feet. Building height has been increased to allow for five story buildings up to 60 feet in height. These regulatory modifications should have the effect of lowering development costs for both detached and multifamily affordable housing.

The City has adopted a revitalization overlay zoning classification for the older, core neighborhoods in the central part of the community. These neighborhoods are faced with aging infrastructure and a number of old homes which appear to be vacant. There are also a number of empty lots that could provide for new infill housing of both detached and smaller attached configurations. The revitalization overlay provides incentives that could lower the cost of redevelopment including impact fee waivers, flexible interpretations of lot size and set back requirements, and reduced permitting fees. These incentives have not been widely used and there is little evidence of any planned effort by property owners to take advantage of the provided incentives.

The City Community Development Department will reevaluate whether the carrot approach is adequate or maybe the adoption of an Abandoned/Unsafe Building Abatement Ordinance would provide owners with the motivation to either sell their substandard properties or make the needed investment to improve them. The overlay area represents a high yield opportunity for new infill development. Because basic infrastructure and good connectivity exists in this area, new affordable dwellings could be constructed at a price level that would be affordable for lower income residents.

As discussed in the Strategic Plan section of this Consolidated Plan, the City has in place a policy for waiving some impact fees for affordable housing construction. As envisioned in the Strategic Plan Section, the City will need to explore expanding the scope of the fee waiver program so more detached and attached affordable units would benefit from the cost reduction achieved through the waived fees.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The US Census Bureau American Community Survey (ACS) produces data that makes it possible to estimate labor force dynamics for the City of Las Cruces. HUD provides this information for the year 2011. While more recent employment data is available for Las Cruces, the HUD-provided data does show the unemployment rate for younger Las Cruces residents is much higher than the rate for those age 25 and older. This analysis has most likely included many New Mexico State University students who are not employed.

More current information from the New Mexico Department of Workforce Solutions (NMDWS) is available for the Las Cruces MSA. In December of 2015, the seasonally adjusted unemployment rate in the MSA was 7.5%. There were 92,300 persons in the labor force, 85,894 of whom were employed, and 6,406 who were unemployed. The unemployment rate is higher than throughout New Mexico which had a 6.6% seasonally adjusted unemployment rate in December of 2015. The labor force in Dona Ana County grew from 2001–2014, according to the US Department of Commerce, Bureau of Economic Analysis (BEA). Total employed persons grew by 24%, and annual compensation grew by 53%.

Economic Development Market Analysis

The following table, provided by HUD, shows the number of workers in Las Cruces in 2011 by business sector, the number of jobs by business sector, the share of total workers, share of total jobs, and the percentage of jobs less percentage of workers. The table indicates the share of jobs and share of workers in Las Cruces are well aligned, with little variance between the two. The information is provided for 13 business defined sectors, using ESRI Business Analyst Package and American Community Survey data.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	727	232	3	1	-2
Arts, Entertainment, Accommodations	4,343	5,772	15	15	0
Construction	1,874	1,999	7	5	-1
Education and Health Care Services	6,649	9,727	23	26	3
Finance, Insurance, and Real Estate	1,541	2,047	5	5	0
Information	620	824	2	2	0
Manufacturing	944	1,947	3	5	2
Other Services	868	1,071	3	3	0
Professional, Scientific, Management Services	2,548	3,238	9	9	0
Public Administration	0	0	0	0	0
Retail Trade	4,399	6,430	15	17	2
Transportation and Warehousing	888	809	3	2	-1
Wholesale Trade	805	739	3	2	-1
Total	26,206	34,835	--	--	--

Table 45 - Business Activity

Data 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	45,897
Civilian Employed Population 16 years and over	41,244
Unemployment Rate	10.14
Unemployment Rate for Ages 16-24	30.74
Unemployment Rate for Ages 25-65	5.91

Table 46 - Labor Force

Data 2007-2011 ACS

Source:

HUD also provides the number of people employed in various occupations by business sector for 2011. US Department of Commerce BEA data from 2013 shows the largest employment industries in Dona Ana County are healthcare and social assistance, state and local government, retail trade, administrative and waste management services, and construction.

Occupations by Sector	Number of People
Management, business and financial	9,283
Farming, fisheries and forestry occupations	1,885
Service	5,769
Sales and office	10,274
Construction, extraction, maintenance and repair	3,718
Production, transportation and material moving	1,797

Table 47 – Occupations by Sector

Data 2007-2011 ACS

Source:

CSI used NMDWS, Employment Projections data to conduct an analysis of the occupations with the largest number of employees in the Las Cruces MSA and the fastest growing occupations, and to review the median hourly earnings for these occupations.

Currently, the top three occupations in the Las Cruces MSA employ over 6,300 persons, and pay no more than a median hourly earnings of \$9.53 per hour. A \$10/hour employee working full time in Las Cruces can only afford to pay \$520 per month for housing, much lower than prevailing rents in Las Cruces.

Top Occupations in Las Cruces

Rank		2012	2022
1	Education, Training, and Library Occupations	5,899	6,831
2	Management Occupations	6,219	6,292
3	Healthcare Practitioners and Technical Occupations	3,757	4,496
4	Business and Financial Operations Occupations	2,513	2,772
5	Architecture and Engineering Occupations	2,156	2,321
6	Community and Social Services Occupations	1,505	1,716
7	Computer and Mathematical Occupations	1,364	1,653
8	Life, Physical, and Social Science Occupations	875	934
9	Arts, Design, Entertainment, Sports, and Media Occupations	796	874
10	Legal Occupations	343	382

The graphic below shows projections for the fastest growing occupations in the Las Cruces MSA from 2012 – 2022.

Highest Growth Occupations

Rank	Occupation	2012 Estimated Employment	2022 Projected Employment	Median Wage 2014	Estimated Annual Openings
1	Personal Care Aides	2,309	3,370	\$17,950	122
2	Retail Salespersons	2,211	2,588	\$19,890	114
3	Cashiers	1,786	1,977	\$18,500	96
4	Waiters and Waitresses	1,361	1,597	\$19,090	90
5	Food Preparation and Serving Workers	1,333	1,698	\$19,890	87
6	Customer Service Representatives	1,308	1,629	\$19,940	68
7	Secretaries and Administrative Assistants	2,067	2,341	\$27,440	52
8	Managers, All Other	1,359	1,505	\$82,650	45
9	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	1,429	1,332	\$17,930	43
10	Registered Nurses	1,049	1,259	\$63,190	41

Source: NMDWS, Employment Projections program

Most Las Cruces residents travel less than 30 minutes to work each day. Key informants interviewed while developing the Consolidated Plan noted that the availability and accessibility of public transportation through the Road RUNNER transit system is a barrier for many low-income households in accessing transit to jobs and housing.

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	33,600	85%
30-59 Minutes	4,608	12%
60 or More Minutes	1,545	4%
Total	39,753	100%

Table 48 - Travel Time
 Data 2007-2011 ACS
 Source:

CHAS data from 2011 shows there were just over 9,000 persons in the Las Cruces labor force with a high school degree or less. For those with only a high school education, the unemployment rate of 17% was over four times the rate for those with a college education. Job training and placement programs for these residents could reduce the unemployment rate for less educated workers.

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	3,297	684	2,406
High school graduate (includes equivalency)	5,856	583	2,487
Some college or Associate's degree	10,915	979	4,316
Bachelor's degree or higher	11,518	481	2,317

Table 49 - Educational Attainment by Employment Status
 Data 2007-2011 ACS
 Source:

Many of the residents without a high school diploma are older than 24-years-old, and have limited job options that will pay a living wage. Job training programs must target residents in all age groups.

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	171	625	488	1,504	1,807

9th to 12th grade, no diploma	1,864	1,417	948	1,405	1,158
High school graduate, GED, or alternative	2,818	2,393	2,114	4,460	3,016
Some college, no degree	7,079	4,358	2,904	5,168	2,868
Associate's degree	755	1,059	993	1,886	447
Bachelor's degree	997	3,571	2,168	3,304	1,643
Graduate or professional degree	36	1,167	1,249	2,962	1,635

Table 50 - Educational Attainment by Age

Data 2007-2011 ACS

Source:

It is not surprising CHAS data finds that residents with the most education also earn the most in Las Cruces. Persons with a bachelor's degree earned 99% more than those with just a high school education.

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	14,624
High school graduate (includes equivalency)	20,619
Some college or Associate's degree	25,340
Bachelor's degree	41,120
Graduate or professional degree	49,947

Table 51 – Median Earnings in the Past 12 Months

Data 2007-2011 ACS

Source:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Las Cruces are Education and Health Care Services, Arts, Entertainment and Accommodations, and Retail Trade.

Describe the workforce and infrastructure needs of the business community:

Key informants and staff from the Las Cruces Economic Development Department state a lack of jobs, especially those paying a living wage, as the biggest workforce and infrastructure need of the business community in Las Cruces. The City is focusing on growing locally owned businesses to take advantage of local skills and talent.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City is promoting incentive programs such as Wage Plus to encourage employee training and development in the City. The City plans to start a business incubator program to encourage and support new businesses started in Las Cruces that can increase local employment. The City is also planning to promote the area to the film industry and grow the capacity of Las Cruces to attract film projects to Las Cruces.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

There is a lack of higher-paying jobs for skilled labor in Las Cruces.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Las Cruces objectives under the Strategic Plan have been developed in order to primarily promote job creation, whether through the Local Economic Development Act (LEDA) through funds that the City makes available to specific businesses to create a mutually agreed upon number of jobs over a predetermined period of time, through collaborative activities with Economic Development Partners like the Greater Las Cruces Chamber, the Hispanic Chamber or Green Chamber as well as Dona Ana County and the Mesilla Valley Economic Development Alliance or through other means.

Other means would include, but not be limited to working with ED Partners to promote New Mexico State and federal incentive programs, i.e. Wage Plus and JTIP, working with internal partners across City departments such as Community Development in streamlining the City's Business Registration process and working with local educational institutions on workforce development.

All of the aforementioned activities contribute to a more stable and growing community and either directly or indirectly should represent an important element in the City Consolidated Plan.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

See above. The City of Las Cruces adopted a Sustainability Action Plan in 2014. The Sustainability Program works to help the City balance economic vitality, environmental health and social responsibility, taking into

consideration the impact of local government decisions on the economy, society and the environment. The office is exploring ideas such as Green Job Training to train the local workforce and promote green development and technologies. Concerns about the local housing stock, much of which is older cinder block construction with little or no insulation, could lead to a focus on housing weatherization and job creation.

The City of Las Cruces also joined the STAR Communities network in 2014. The Sustainability Tools for Assessing and Rating Communities measure and report progress towards sustainability programs in many areas, including: the Built Environment, Climate and Energy, Economy and Jobs, Education, Arts and Community, Health and Safety, Natural Systems and Innovation and Process Credits. Local actions include looking at infill development, increasing the local minimum wage to help working families afford living expenses, supporting business districts to increase local economic activity, and providing focused support, resources, and services to young entrepreneurial companies through business incubators.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Las Cruces considers there to be a "concentration" of a certain population group or characteristic if that group or characteristic is found to be at least 40% more than in other areas, following the definition found in the new AFFH analysis of poverty concentrations for racially/ethnically-concentrated areas of poverty (R/ECAPs).

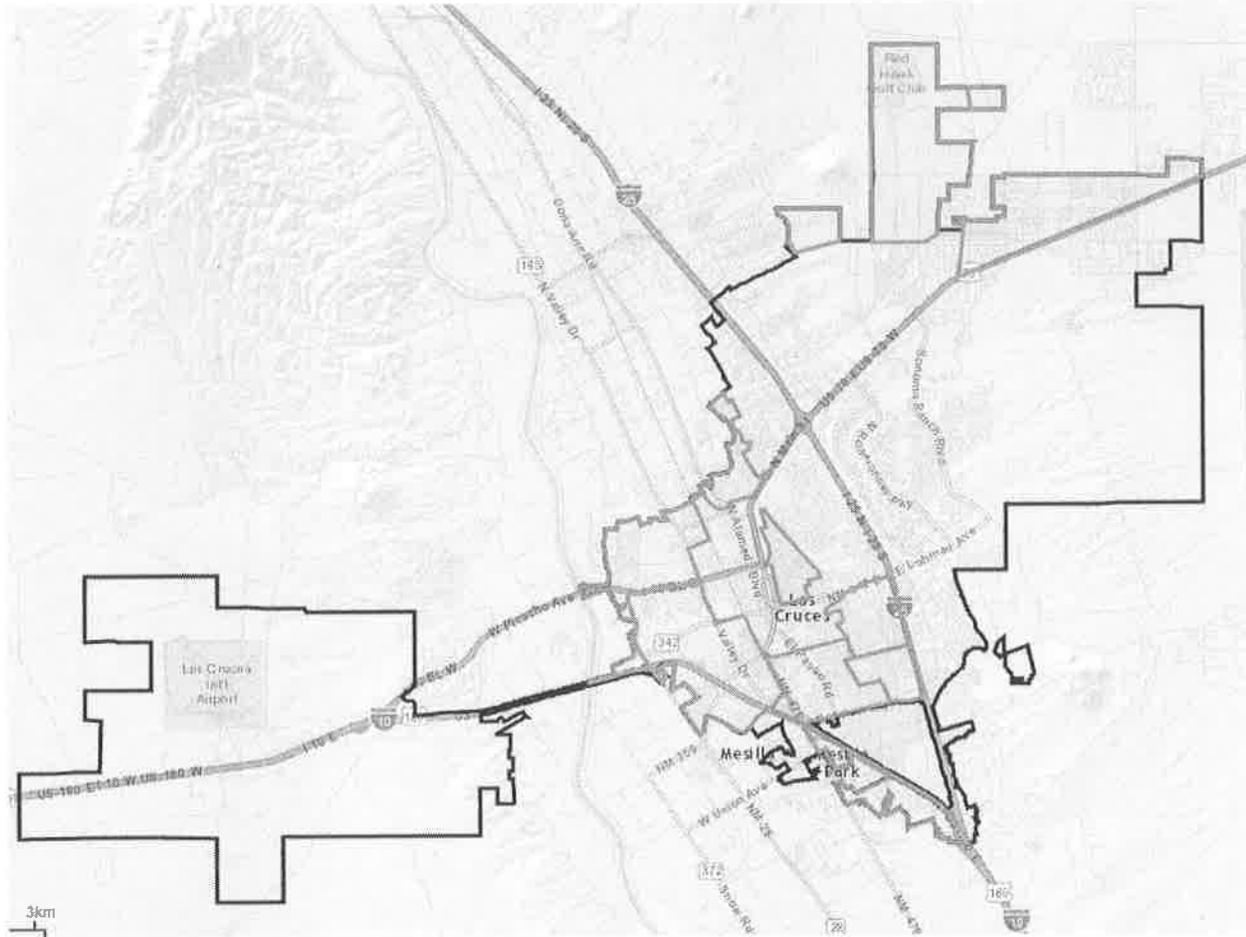
CSI used CDP Maps data to review housing problems by census tract, and compared the rate of each housing problem to the rate for all households in Las Cruces. This analysis revealed that there are eight census tracks within Las Cruces with concentrations of households with any of the four housing problems. These tracts are listed below.

Households with One of Four Housing Problems

% of households with 1 of 4 housing unit problems	Tract
45.05%	35013000800
53.68%	35013000103
90.00%	35013001307
43.54%	35013000201
46.67%	35013000401
45.52%	35013000202
44.20%	35013000700
41.03%	35013001304
49.21%	35013001104
54.01%	35013000900

Source: CPD Maps

Households with One of Four Housing Problems



Source: CPD Maps

According to the CPD Maps data system, there are no census tracts with concentrations of 40% or more households with severe housing problems, which would include severe cost burden of 50% or more.

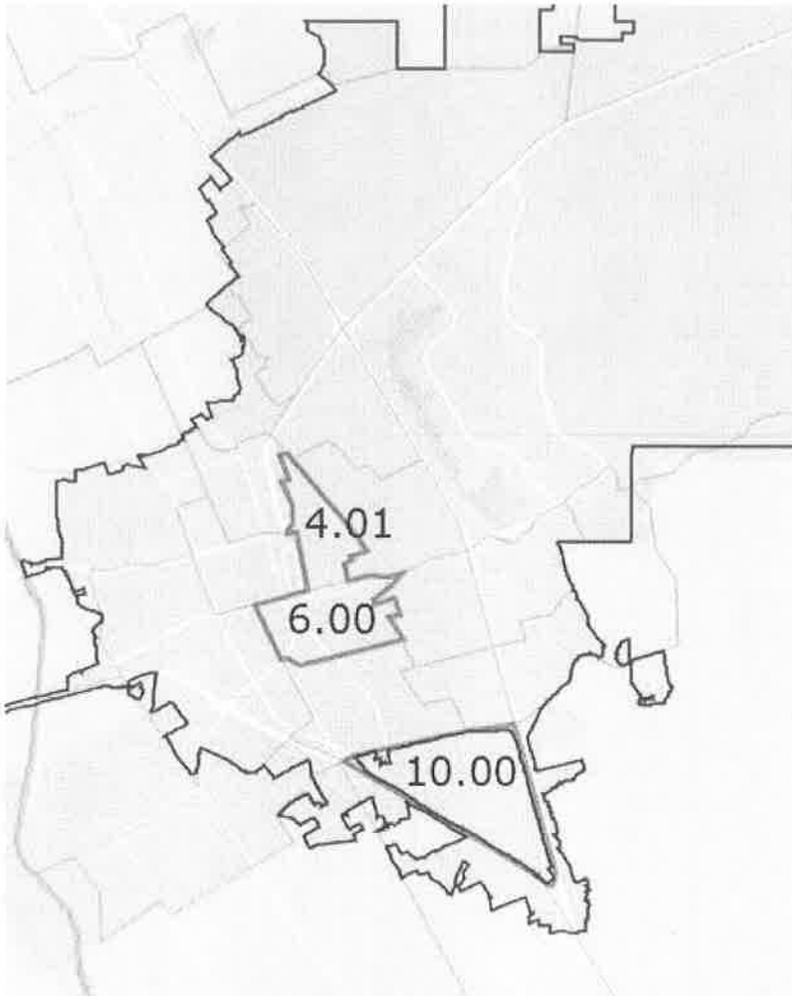
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The following map shows the concentrations of Hispanic households in Las Cruces. City-wide, 57% of households are Hispanic or Latino. It is not surprising, then, to see that in 65% of census tracts within the City (17 of 26), more than 50% of residents are Hispanic or Latino. Las Cruces considers there to be a "concentration" of racial or ethnic minorities if there is more than 50% of one group in a census group. This is also consistent with the definition found in the new AFFH analysis of poverty concentrations for racially/ethnically-concentrated areas of poverty (R/ECAPs).



Source: 2014 American Community Survey, US Census Bureau.

While many census tracts have more than 50% Hispanic population, there are just two that meet the R/ECAP threshold of 50% non-white and having a poverty rate of 40% or more, or three times or more the average tract poverty rate for the Las Cruces MSA. HUD has recently developed a data and mapping tool that identifies these “R/ECAP” census tracts based on 2010 census data. In Las Cruces, there are two R/ECAP tracts – 4.01 and 6.00. Tract 10.00 is not within the City limits and is owned by New Mexico State University.



HUD AFFHT Mapping System R/ECAP Census Tract Map

What are the characteristics of the market in these areas/neighborhoods?

According to the HUD AFFHT data system, 60.4% of households in these tracts were Hispanic in 2010, and 48% were families with children. Tracts 4.01 and 6.00 are near downtown, and in older Las Cruces neighborhoods. 2014 American Community Survey data shows that in tract 4.01, 80%, in 6.00 and in 6.00 76% are Hispanic/Latino.

Are there any community assets in these areas/neighborhoods?

Yes, tracts 4.01 and 6.00 are in central Las Cruces, and are close to many services and amenities. These tracts are also located near more public transportation than other areas of the City.

Are there other strategic opportunities in any of these areas?

Yes, there are opportunities for revitalization, housing rehabilitation and housing construction in Central Las Cruces, near the University, on vacant lots in existing subdivisions, and on in-fill sites within the central City.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Las Cruces Strategic Plan identifies the priority needs in the City, and describes strategies the City will undertake to serve the priority needs. The sections of the Strategic Plan include: Geographic Priorities; Priority Needs; Influence of Market Conditions; Anticipated Resources; Institutional Delivery System; Goals; Public Housing; Barriers to Affordable Housing and strategies to ameliorate those barriers; Homeless Strategy; Lead Based Paint Hazards; and an Anti-Poverty Strategy.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 52 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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

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 located 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

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 53 – Priority Needs Summary

1	Priority Need Name	Reduce Homelessness
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Unaccompanied Youth
	Geographic Areas Affected	Within Jurisdiction
	Associated Goals	Reduce Homelessness Stabilize Impoverished Households Increase Affordability of Rental Housing Economic Opportunity/Public Improvements
	Description	The Public Participation process used in the formulation of this 2016-2021 Consolidated Plan highlighted the need to increase resources available for individuals and households experiencing homelessness and the threat of homelessness. The City works with Continuum of Care partners and other charitable agencies in the community to provide assistance to those facing episodic homelessness, chronic homeless and those facing 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.

	Basis for Relative Priority	Those who are experiencing repeated episodes of homelessness are the hardest to house in the City of Las Cruces. The City has focused efforts on addressing the needs of homeless veterans and has achieved a functional elimination of veteran homelessness. This effort has succeeded because the provision of permanent housing options has been an effective way to reduce the number of homeless veterans presently residing in the community. A similar approach which places a high priority on other chronic homeless populations should also produce the outcome of a reduction in the number chronic homeless households. Because of economic conditions and the lack of decent, affordable housing, there are other households which face a first or second experience of losing their housing. If those households can be rapidly rehoused, the impact of living on the streets or the experience of the emergency shelter system can be minimized on that household. Often a small amount of assistance to help a household stay in their present housing is a cost effective preventive measure to keep that family in a stable living situation. Through emergency rent payments, mortgage payment or payment of utility bills, those households can avoid the need to start over on the housing ladder.
2	Priority Need Name	More affordable, accessible rental housing
	Priority Level	High

Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and Their Families Victims of Domestic Violence
Geographic Areas Affected	Within Jurisdiction
Associated Goals	Reduce Homelessness Increase Affordability of Rental Housing Preserve Existing Affordable Housing
Description	The needs assessment and market analysis section of this plan provides the statistical information identifying the need to expand the supply of affordable rentals in Las Cruces. The Public Participation process used to prepare the plan included key informant interviews and community meetings which gave participants the opportunity to identify priority housing and community development needs. There was nearly universal consensus that the single most pressing housing problem in Las Cruces is lack of affordable, accessible rental housing both for low-income working populations as well as special needs populations. The rents for market rate units, are exceeding the incomes of those who can least afford decent housing.

	Basis for Relative Priority	The data and community input have listed this need as a high priority for this plan. The needs analysis and market assessment sections of this plan have documented the number of households with housing problems.
3	Priority Need Name	Preserve Existing Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and Their Families
	Geographic Areas Affected	Within Jurisdiction
	Associated Goals	Preserve Existing Affordable Housing Provide Affordable Home Ownership Options
	Description	A substantial portion of the single family and rental homes in Las Cruces are over 30 years old. They often need basic health and safety improvements to keep the older housing stock viable. Many homes need expensive system replacement such as new roofs, mechanical systems, plumbing, and electrical systems. Additionally, many homes lack energy efficiency improvements such as insulation, energy star heating and water heating systems, thermal windows, and weather stripping that will lower operating costs and make the homes more affordable to residents with limited income. The homes/rentals occupied by elderly and persons with disabilities are often in need of accessibility improvements so that the residents can maintain a higher level of independence and not be forced to move to an institutional setting.

	Basis for Relative Priority	Preserving the existing housing stock is critical for addressing the high demand for affordable housing in Las Cruces. Without ongoing rehabilitation, the existing housing stock will fall into disrepair and become candidates for demolition. It is far more cost effective to maintain the already built housing than it is to expend the necessary dollars to replace dilapidated units with new homes. The Market Analysis section of this plan documents the number of older homes potentially in need of rehabilitation. The Public Participation process provided the opportunity for citizens to comment on the need to preserve the housing stock and through the community meetings, preservation was listed as a high priority by community members.
4	Priority Need Name	Affordable Home Ownership Options
	Priority Level	High
	Population	Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and Their Families
	Geographic Areas Affected	Within Jurisdiction
	Associated Goals	Preserve Existing Affordable Housing Provide Affordable Home Ownership Options
	Description	While the options for homeownership in Las Cruces are becoming limited, for low and moderate income households, there still are units that are priced at a level to households above the 70% AMI. Often, households with good credit and steady employment have not been able to save the funds needed for down payments. Additionally, there are opportunities to bring new, smaller units online that can be priced at a level affordable to first time buyers. Attached condos in new developments can be affordable if the necessary development concessions and homebuyer support resources are in place.

	<p>Basis for Relative Priority</p> <p>While the price of for sale housing in Las Cruces is rising, there are still opportunities for qualified households to purchase a home. The acquisition and rehabilitation of older homes can preserve those units and through favorable financing, younger families will have the ability to own a home. While demand is great for affordable rentals, some qualified renter households could move to homeownership and free up a rental in the process. Low mortgage rates and the availability of down payment assistance can bring the existing housing stock into the realm of affordability for first time buyers.</p>
5	<p>Priority Need Name</p> <p>Improve Public Facilities/Infrastructure</p>
	<p>Priority Level</p> <p>High</p>
	<p>Population</p> <p>Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and Their Families Victims of Domestic Violence Non-housing Community Development</p>
	<p>Geographic Areas Affected</p> <p>Within jurisdiction</p>

	Associated Goals	Economic Opportunity/Public Improvements
	Description	The social safety net in Las Cruces is composed of a combination of City agencies and community based organizations that supply emergency services as well as long term supportive services. Often the charitable groups do not have the resources to secure and maintain adequate facilities for their service activities. Critical health and safety improvements to community based facilities is an ongoing challenge. The City partners with charitable agencies in ensuring that the facilities used by the public meet a minimum standard of safety and functionality. In addition, there are several low-income neighborhoods that lack basic infrastructure improvements such as sidewalks, curb and gutter, drainage and water and sewer improvements.
	Basis for Relative Priority	Making sure that the Community Safety Net has a minimally functional platform from which to deliver services is an important component of this plan. Both through the needs assessment section of this plan and the Public Participation process including the community survey, residents and City officials believe that increased efforts need to be made to improve the economy so that citizens have access to decent paying jobs that will support the basic needs of the households in Las Cruces. Supporting existing businesses and making resources available for them to expand their businesses and also have an improved public infrastructure will stimulate economic growth in the community. This need is seen as a high priority in order to stimulate the stagnant local economy.
6	Priority Need Name	Expand Economic Opportunity
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Within jurisdiction
	Associated Goals	Economic Opportunity/Public Improvements

Description	Las Cruces is still in the recovery mode after the Great Recession. The needs analysis section of this plan highlights percentage of households with lower incomes. Employment and wages are in a static trend which contributes to the levels of poverty and also influences the number of households with housing problems. Affordability is the single largest category of housing problem. The City has formed an economic development department to lead the effort to enhance the economy and ultimately employment. The City will work with existing businesses and employers to provide support for business expansion and physical improvements to foster greater economic activity and job growth. The City will work with military and defense related employers to maximize employment opportunities in that sector of the economy which typically pays higher wages than some other service related sectors. The City will coordinate its economic development effort with other agencies which are providing job training and placement services and agencies which are operating youth employment programs.
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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics That Will Influence
The use of funds available for housing type	
Tenant Based Rental Assistance (TBRA)	Demand outstrips the supply of subsidized, accessible affordable rental units. TBRA will provide a bridge for those seeking a HCV or a Public Housing unit but can't obtain one because of the long waiting lists.
TBRA for Non-Homeless Special Needs	Special needs households often have poverty level incomes and because of long waiting lists for assisted housing, TBRA can provide an interim term of two years while those households move up on PHA waiting lists.
New Unit Production	For the past several years there has been no production of affordable rental units in Las Cruces. 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.
Rehabilitation	A significant number of homes in Las Cruces are more than thirty years old. Many of these homes are occupied by households with limited incomes that prevent them from making the necessary health and safety improvements to

	antiquated systems. With upgrades to basic systems, these homes will remain livable and will also represent affordable purchase opportunities for future first homebuyers.
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Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 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 2016, the City anticipates it will receive \$307,598 of HOME Entitlement funds. The City anticipates receiving approximately \$30,000 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, and \$1,500 in Prior Year Resources. This will give the City's 2016 HOME Program a full funding amount of \$339,098.

With the 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 2016, the City anticipates receiving \$773,323 of CDBG Entitlement funds and an anticipated \$35,000 of program income from houses which have been previously rehabilitated, and \$20,000 in Prior Year Resources. This will give the City's 2016 CDBG Program a full funding amount of \$828,328.

The City has an Affordable Housing Land Bank and Housing Trust Fund with approximately \$500,000 in funds available for implementation in accordance with the City's Affordable Housing General 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 \$15,000 in value).

The City is the grantee for a Continuum of Care Supportive Housing Grant in the amount of \$70,000 which is allocated to the Mesilla Valley Community of Hope to provide Permanent Supportive Housing in Las Cruces.

Las Cruces has a local Health and Human Services funding source for health related public services. The annual amount available for allocation is \$300,000.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	773,328	35,000	20,000	828,328	CDBG funding is used for a variety of programs and projects in Las Cruces. Prior Year Resources are excess program income.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	307,598	30,000	1,500	339,098	HOME funds are used for both homeownership and rental housing projects and programs. Prior Year Resources is excess program income.
Other	public -	TBRA	70,000	0	0	70,000	These funds are used to provide 11
							Expected Amount Available Remainder of ConPlan \$
							3,093,312
							1,230,392
							70,000

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Other	federal	Acquisition Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	50,000	0	0	50,000	200,000	housing first vouchers for the Mesilla Valley Community of Hope. The Affordable Housing Trust Fund dollars are used for affordable housing related projects.
Other	public - local	Housing	15,000	0	0	15,000	60,000	The City providers impact fee waivers for specific projects.
Other	public - local	Public Services	300,000	0	0	300,000	1,200,000	These funds are used to provide public service funding to a variety of human service organizations working in Las Cruces.

Table 55 - Anticipated Resources

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.

The HOME funds generally require a match of local monies; however, through CPD Notice 07-05, issued July 11, 2007 and expiring July 11, 2008, the City's HOME match percentage had been waived or reduced by 100% from PY 2004 through PY 2014. The HOME funds normally require a 25% match; however, due to federal guidelines for HOME match waivers, the City of Las Cruces currently receives a 50% reduction in match liability waiver for Federal fiscal year 2015 and we assume there will be a match reduction for 2016 as well. Match requirements will be satisfied through

various sources to including 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.

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, child care, 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

1. Due to limited funding, the City of Las Cruces will require that no more than \$200,000 of HOME funds, starting in Program Year 2016, may be dedicated to a single project (but not necessarily one single agency in one program year). Should the dedication or financing of a land bank and trust fund be established, the City may evaluate and update this policy as appropriate
2. Due to limited HOME funding each program year, the City of Las Cruces will alternate the priority between dedicating of HOME funds between affordable rental housing development and single family homeownership developments. Starting in Program Year 2017, funding will be priority to affordable rental housing development and continue in odd numbered years (2019). Single family housing development will received priority in even numbered program years (2016, 2018, 2020). 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 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.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Las Cruces Housing and Neighborhood Service-Community Development	Local Government	Lead coordinating and administrative agency for housing, homeless and supportive service agencies serving the jurisdiction	Las Cruces jurisdictional boundaries.

Table 56 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The local government and the agencies that serve homeless and low-income populations have a well-coordinated service and housing delivery system. The City of Las Cruces Community Development Department is lead agency for providing planning, coordination, and financial assistance to the agencies delivering services in Las Cruces. This office also serves as the administrative lead for the City’s Continuum of Care coordination. Housing programs and services in the City and to some extent, in Dona Ana County, are designed to meet the specific needs of persons experiencing homelessness, persons at risk of becoming homeless, special needs populations including elderly and those with physical and mental health challenges. The City works closely with an array of housing providers which address housing needs of homeless persons, the disabled, the elderly, and low-income households. The City supports the efforts of these agencies through the use of federal and local funds that are made available for program support. The City Community Development Department also provides technical assistance and performance evaluation for the agencies that receive City support. With the level of resources that are available in the community, the City does an effective job of leading the effort to have a comprehensive array of services available to support low income populations.

Because Las Cruces is experiencing a stagnant economy and the housing market is stressed to provide housing for households with limited ability to pay for that housing, there is pressure on affordable housing providers to expand the supply of needed affordable rental housing for both special populations and low-income households. Presently, the affordable housing production has not kept up with the existing demand let alone future demand. This is attributable to several factors: non-profit housing developers have not been able to accrue the necessary pre-development funds to initiate new development; private affordable developers have been reluctant to initiate new projects because they don’t feel that Las Cruces projects can compete successfully with proposals in other areas of the State because the QAP plan adopted by the State Mortgage Finance Authority provides bonus points to communities with lower vacancy rates; there is no CHDO focused on rental housing development currently; non-profit entities are reluctant to risk up-front expenditures to bring new projects forward.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		X
Rental Assistance	X	X	X
Utilities Assistance	X	X	X

Street Outreach Services			
Law Enforcement	X	X	X
Mobile Clinics	X		
Other Street Outreach Services	X	X	X

Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X

Other			
Early Childhood Education	X	X	X
Nutritional Support	X	X	X

Table 57 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above to meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Through CDBG and non-HUD funding, the City provides public services grants to non-profits who assist in homeless prevention and homeless services to extremely low-income individuals and families. The City continues oversight and technical assistance to affordable rental partners for affordable rental housing. The Families and Youth Inc. (FYI) transitional living center, partially funded with previous years HOME funds, provides transitional housing for young adults including homeless transitioning out of foster care or corrections programs.

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 to the homeless population are discussed at various levels. On-going technical assistance is provided to the various agencies providing services to the homeless.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

While Las Cruces residents benefit from an institutional structure which can provide needed supportive services to those who need them, the continued pressure on resources from both the federal and local level are making it difficult to respond to increased demand. All of the service delivery agencies in Las Cruces report that they see increased demand for their services. To some extent, the ability to expand the service delivery system is dependent on greater resource availability. This is a challenging situation because the fiscal pressures on local government make it difficult for local government to simply allocate more money out of strapped local revenues.

The need for new supportive housing developments that addresses the needs of special populations and those experiencing homelessness is critical. The two fundamental barriers to addressing this need is greater development capacity among housing providers and the necessary resources both to front end the housing development cost and also to expand the capacity of the service providers to be able to address the need for housing with services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Las Cruces plans to approach this challenging situation through a number of strategic actions. The City will work with affordable housing developers to help them acquire the necessary capacity to design development proposals that can successfully work their way through the development review system and also to acquire the necessary predevelopment funds that will allow them to gain site control of land parcels as well as to do the necessary engineering and architectural studies that will produce quality development plans that will be embraced by the community.

The City plans to recruit the services of various technical assistance providers to assist affordable housing agencies in ramping up their ability to move into the development mode. The City has opened discussions with the New Mexico Mortgage Finance Authority to identify opportunities for collaboration and to learn how the City can assist tax credit developers in successfully competing for LIHTC allocations. The City realizes that

without the LIHTC resource, most rental development plans will not be feasible. The City's federal allocations of HOME and CDBG funds are not adequate to build the needed equity ratios to build low rent housing that is needed by special needs populations.

The City will work with the New Mexico MFA to seek solutions to the challenging vacancy rate data that the MFA collects for New Mexico communities. Presently the rent surveys used to identify vacancy rates in the Las Cruces area produce negative outcomes for truly determining the need for affordable rental housing in Las Cruces. Rental demand in Las Cruces is significantly impacted by occupancy levels of students during the academic year. The most recent survey commissioned by MFA surveyed the market during May after students have left the community at the end of the academic year. These rent surveys identify a surplus of market rate rental housing, particularly among two bedroom-two bath units. It appears that those units are overbuilt in Las Cruces. But the households most in need of housing cannot afford to pay the market rate rent for those type of units. There are both profit motivated and non-profit developers who have the capacity to bring more units online if they can be assured that LIHTC applications would be competitive with other communities in New Mexico. The City will pursue a strategy of working with MFA to ensure that whatever the City can do in changing regulations, plans, or adding City incentives that will create a competitive environment for Las Cruces LIHTC developers. Las Cruces will formulate this approach through its New Mexico sanctioned Affordable Housing Plan that is a pre-requisite for obtaining the legal sanction of providing public resources for affordable housing support by local governments in New Mexico.

The City will continue to work with supportive service providers to enhance service delivery models and expand the services available to underserved households. Some agencies are stretched to the limit of their capacity to expand services to those in need. Through a combined strategy of instituting efficiencies and ensuring that there are not duplications in the service delivery system, the City hopes to extend the existing resource base to more residents who are challenged by poverty and special challenges.

SP-45 Goals Summary – 91.215(a)(4)

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce Homelessness	2016	2021	Affordable Housing Homeless	Citywide	Reduce Homelessness More affordable, accessible rental housing	CDBG: \$250,000 Health Related Public Services: \$45,000 Permanent Supportive Housing Grant: \$300,000	Homelessness Prevention: 4000 Persons Assisted Housing for Homeless added: 55 Household Housing Units
2	Stabilize impoverished households	2016	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Reduce Homelessness	CDBG: \$300,000 Health Related Public Services: \$1,000,000	Public service activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted

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Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3 Increase affordability of rental housing	2016	2021	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Reduce Homelessness More affordable, accessible rental housing	HOME: \$450,000 Affordable Housing Trust Fund: \$200,000	Rental units constructed: 150 Household Housing Units Tenant-based rental assistance / Rapid Rehousing: 50 Households Assisted
4 Preserve existing affordable housing	2016	2021	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide	More affordable, accessible rental housing Preserve existing affordable housing Affordable home ownership options	CDBG: \$1,500,000 HOME: \$200,000 Affordable Housing Trust Fund: \$500,000	Rental units rehabilitated: 25 Household Housing Units Homeowner Housing Rehabilitated: 70 Household Housing Units

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5 Provide affordable home ownership options	2016	2021	Affordable Housing	Citywide	Preserve existing affordable housing Affordable home ownership options	CDBG: \$200,000 HOME: \$500,000 Affordable Housing Trust Fund: \$500,000 General Fund Impact Fee Waivers: \$75,000	Homeowner Housing Added: 70 Household Housing Units Direct Financial Assistance to Homebuyers: 10 Households Assisted
6 Economic opportunity/public improvements	2016	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Reduce Homelessness Improve public facilities/infrastructure expand economic opportunity	CDBG: \$480,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted 2 Businesses assisted: Businesses Assisted

Goals Summary Information

Table 58 – Goals Summary

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Goal Descriptions

1	Priority Need Name	Reduce Homelessness
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Persons with HIV/AIDS Unaccompanied Youth
	Geographic Areas Affected	Within Jurisdiction
	Associated Goals	Reduce Homelessness Stabilize Impoverished Households Increase Affordability of Rental Housing Economic Opportunity/Public Improvements

Description	The Public Participation process used in the formulation of this 2016-2021 Consolidated Plan highlighted the need to increase resources available for individuals and households experiencing homelessness and the threat of homelessness. The City works with Continuum of care partners and other charitable agencies in the community to provide assistance to those facing episodic homelessness, chronic homeless and those facing 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.
Basis for Relative Priority	Those who are experiencing repeated episodes of homelessness are the hardest to house in the City of Las Cruces. The City has focused efforts on addressing the needs of homeless veterans and has achieved a functional elimination of veteran homelessness. This effort has succeeded because the provision of permanent housing options has been an effective way to reduce the number of homeless veterans presently residing in the community. A similar approach which places a high priority on other chronic homeless populations should also produce the outcome of a reduction in the number chronic homeless households. Because of economic conditions and the lack of decent, affordable housing, there are other households which face a first or second experience of losing their housing. If those households can be rapidly rehouse, the impact of living on the streets or the experience of the emergency shelter system can be minimized on that household. Often a small amount of assistance to help a household stay in their present housing is a cost effective preventive measure to keep that family in a stable living situation. Through emergency rent payments, mortgage payment or payment of utility bills, those households can avoid the need to start over on the housing ladder.
2 Priority Need Name	More Affordable, Accessible Rental Housing

Priority Level	High
Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and Their Families Victims of Domestic Violence
Geographic Areas Affected	Within jurisdiction
Associated Goals	Reduce Homelessness Increase Affordability of Rental Housing Preserve Existing Affordable Housing

	Description	The needs assessment and market analysis section of this plan provides the statistical information identifying the need to expand the supply of affordable rentals in Las Cruces. The Public Participation process used to prepare the plan included key informant interviews and community meetings which gave participants the opportunity to identify priority housing and community development needs. There was nearly universal consensus that the single most pressing housing problem in Las Cruces is lack of affordable, accessible rental housing both for low-income working populations as well as special needs populations. The rents for market rate units, are exceeding the incomes of those who can least afford decent housing.
	Basis for Relative Priority	The data and community input have listed this need as a high priority for this plan. The needs analysis and market assessment sections of this plan have documented the number of households with housing problems.
3	Priority Need Name	Preserve Existing Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and Their Families

	Geographic Areas Affected	Within Jurisdiction
	Associated Goals	Preserve Existing Affordable Housing Provide Affordable Home Ownership Options
	Description	A substantial portion of the single family and rental homes in Las Cruces are over 30 years old. They often need basic health and safety improvements to keep the older housing stock viable. Many homes need expensive system replacement such as new roofs, mechanical systems, plumbing and electrical systems. Additionally, many homes lack energy efficiency improvements such as insulation, energy star heating and water heating systems, thermal windows and weather stripping that will lower operating costs and make the homes more affordable to residents with limited income. The homes/rentals occupied by elderly and persons with disabilities are often in need of accessibility improvements so that the residents can maintain a higher level of independence and not be forced to move to an institutional setting.
	Basis for Relative Priority	Preserving the existing housing stock is critical for addressing the high demand for affordable housing in Las Cruces. Without ongoing rehabilitation, the existing housing stock will fall into disrepair and become candidates for demolition. It is far more cost effective to maintain the already built housing than it is to expend the necessary dollars to replace dilapidated units with new homes. The Market Analysis section of this plan documents the number of older homes potentially in need of rehabilitation. The Public Participation process provided the opportunity for citizens to comment on the need to preserve the housing stock and through the community meetings, preservation was listed as a high priority by community members.
4	Priority Need Name	Affordable Home Ownership Options
	Priority Level	High

Population	Moderate Large Families Families with Children Elderly Public Housing Residents Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and Their Families
Geographic Areas Affected	Within Jurisdiction
Associated Goals	Preserve Existing Affordable Housing Provide Affordable Home Ownership Options
Description	While the options for homeownership in Las Cruces are becoming limited, for low and moderate income households, there still are units that are priced at a level to households above the 70% AMI. Often households with good credit and steady employment have not been able to save the funds needed for down payments. Additionally, there are opportunities to bring new, smaller units online that can be priced at a level affordable to first time buyers. Attached condos in new developments can be affordable if the necessary development concessions and homebuyer support resources are in place.
Basis for Relative Priority	While the price of for sale housing in Las Cruces is rising, there are still opportunities for qualified households to purchase a home. The acquisition and rehabilitation of older homes can preserve those units and through favorable financing, younger families will have the ability to own a home. While demand is great for affordable rentals, some qualified renter households could move to homeownership and free up a rental in the process. Low mortgage rates and the availability of down payment assistance can bring the existing housing stock into the realm of affordability for first time buyers.

5	Priority Need Name	Improve public facilities/infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and Their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Within Jurisdiction

	Associated Goals	Economic Opportunity/Public Improvements
	Description	The social safety net in Las Cruces is composed of a combination of City agencies and community based organizations that supply emergency services as well as long term supportive services. Often the charitable groups do not have the resources to secure and maintain adequate facilities for their service activities. Critical health and safety improvements to community based facilities is an ongoing challenge. The City partners with charitable agencies in ensuring that the facilities used by the public meet a minimum standard of safety and functionality. In addition, there are several low-income neighborhoods that lack basic infrastructure improvements such as sidewalks, curb and gutter, drainage and water and sewer improvements.
	Basis for Relative Priority	Making sure that the Community Safety Net has a minimally functional platform from which to deliver services is an important component of this plan. Both through the needs assessment section of this plan and the Public Participation process including the community survey, residents and City officials believe that increased efforts need to be made to improve the economy so that citizens have access to decent paying jobs that will support the basic needs of the households in Las Cruces. Supporting existing businesses and making resources available for them to expand their businesses and also have an improved public infrastructure will stimulate economic growth in the community. This need is seen as a high priority in order to stimulate the stagnant local economy.
6	Priority Need Name	Expand Economic Opportunity
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development

Geographic Areas Affected	Within Jurisdiction
Associated Goals	Economic Opportunity/Public Improvements
Description	Las Cruces is still in the recovery mode after the Great Recession. The needs analysis section of this plan highlights percentage of households with lower incomes. Employment and wages are in a static trend which contributes to the levels of poverty and also influences the number of households with housing problems. Affordability is the single largest category of housing problem. The City has formed an economic development department to lead the effort to enhance the economy and ultimately employment. The City will begin to explore working with existing businesses and employers to develop a program which could provide support for business expansion and physical improvements to foster greater economic activity and job growth.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Las Cruces estimates to assist 150 extremely low, low and moderate income renters with the construction of 150 new rental units over the next five years, and 25 rehabilitated rental units. The City plans to assist 50 extremely low-income homeless households with tenant based rental assistance. The City plans to assist 70 low-income and moderate income homeowners with housing rehabilitation, 70 new low and moderate income homebuyers with the construction of housing units for sale, and 10 low or moderate income homebuyers with direct homebuyer assistance.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Mesilla Valley Public Housing Authority is not under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

The Housing Authority has a Resident Advisory Board, and resident council boards for each of the four public housing developments. 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

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

NA