SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As part of this Consolidate Plan, the City has examined its policies and regulations governing the production of new affordable housing units. The City and its stakeholders completed an Affordable Housing Strategy (2009) which listed a number of policy and regulatory actions the City should adopt to stimulate the production of more affordable rentals and for sale units. The City has adopted many of those recommendations. The City has been very successful in working with affordable homeownership developers, particularly Habitat for Humanity and Tierra del Sol. The City has provided some impact fee waivers and other regulatory concessions to facilitate affordable homeownership in subdivisions in various parts of the City. The City will continue to provide support for creating affordable homeownership and affordable rentals.

As part of research for the Analysis of Impediments to Fair Housing Choice, an appendix document to the Consolidated Plan, Community Strategies Institute interviewed key informants, conducted surveys, made a general review of zoning and development regulations and facilitated community meetings to gain information about the policies and regulations the City has in place regarding housing and land use. The general consensus indicates that the City land use, zoning and development regulations do not impose unreasonable barriers to the expansion of the affordable housing supply in the City.

Insufficient monetary resources and developer capacity and motivation are the barriers which have limited the production of affordable rentals in the community. The City has created an affordable housing trust fund, but that fund is limited by the general constraints on the City General Fund which is the primary source of capital in the trust fund. For profit developers and non-profit affordable developers pointed out that the financial constraints are heavily influenced by the LIHTC Qualified Allocation Plan (QAP) adopted by the Mortgage Finance Authority. The current QAP factors in its allocation formula, points based on rental vacancy rates in the community. The most recent survey used as a basis for the QAP was conducted in May of 2015. That survey showed a high vacancy rate, estimated to be over 6%. However, timing of the survey is not advantageous to Las Cruces because many college students leave the community for summer vacation and are not in residence. Another contributing factor in the higher than typical Las Cruces vacancy rate could be attributable to the overbuilding in market rate rentals for two bed room, two bath units. This high number of vacancies of one type of unit strongly contributed to the higher estimated vacancy rate.

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Developers indicated low motivation to expend the necessary pre-development funds to bring a project forth because they believe that a LIHTC project in Las Cruces wouldn't compete well for a tax credit allocation. Developers also pointed to other factors in the QAP that limits the competitiveness for Las Cruces affordable development proposals.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In general, the City is using its Affordable Housing Strategy as a blueprint for addressing the factors that inhibit the production of more affordable housing. The City has established a land bank which does have a couple of parcels that could be developed. During this plan period the City intends to use those parcels for development and will provide the land at low cost for affordable development. As budgetary constraints, permit, the City will address the financing shortage by adding allocations from the General Fund into the housing trust fund. The City will open discussions with the Mortgage Finance Authority to develop a strategy for enhancing the competitiveness of Las Cruces LIHTC projects. The Community Development Department will work with affordable housing developers to provide resources and technical assistance in conjunction with national and regional technical assistance providers such as NeighborWorks, Enterprise Partners and the Mortgage Finance Authority.

The impact fee waiver program the City sponsors provides a limited number of fee waivers, due to budgetary constraints. The City will examine financing options for increasing the potential number of fee waivers it can grant in a fiscal year. Historically, the fee waivers have been applied to for sale units and the number granted annually would be insufficient to lower the development costs of a multifamily development with greater than 30 units.

The City has implemented a process for setting affordable unit production targets and measuring the progress made toward those goals. The output indicators included in this Consolidated Plan, form the basis tracking the desired progress at least for those activities which the City will partially support with federal funds.

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SP-60 Homelessness Strategy – 91.215(d)

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

City owned property is leased at no cost to an alliance of agencies that provide direct outreach services and case management, as well as child care, health care, food services, and a day shelter to homeless and near homeless which include veterans and chronically homeless individuals and families.

The City of Las Cruces is the grantee for a Permanent Supportive Housing/Shelter plus Care Grant awarded under the McKinney-Vento Act that provide rental housing subsidy and supportive services for homeless disabled persons and families. This program encourages participation in a self-sufficiency plan and assessment of individual client needs. The City provides tenant based rental assistance to victims of domestic violence exiting the emergency shelter. These clients are provided transitional housing rent subsidy and supportive services which includes an assessment of their individual needs in preparation for self-sufficiency.

Addressing the emergency and transitional housing needs of homeless persons

The City provides funding to non-profits that provide emergency or transitional housing to homeless persons and families. At least two agencies in the City have Continuum of Care Supportive Housing Grants awarded under the McKinney-Vento Act, as well as State funded Tenant Based Rental Assistance. The City has also provided previous years HOME funding to a Youth Transitional Housing Shelter for transitional housing. One agency provides emergency shelter for victims of domestic violence and also transitional housing for those exiting the shelter. Also, Neighborhood Stabilization Funding (NSP) provides transitional rental units to victims of domestic violence.

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

The Permanent Supportive Housing/Shelter Plus Care grant provides and assists with linking the clients to services that include independent living skills to the homeless population including veterans and chronically homeless. The program encourages participation in a self-sufficiency program with efforts to

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assist them in becoming self-sufficient and to remain in permanent housing to avoid becoming homeless again. HOME funded TBRA also provides transitional housing to clients participating in supportive services promoting self-sufficiency and independent living skills. Non-HUD funding has been provided to Mesilla Valley Community of Hope to provide supportive services and house up to 10 veterans as part of the Mayor's Challenge to end veterans' homelessness in 2015. The City also provides non-HUD funds that are used to provide needed public services from non-profit agencies to the community that would include assistance to the homeless and chronically homeless. For PY 2015 approximately $300,000 is available for health care funding, some of which is dedicated to homeless service providers.

The City is a grantee for an additional Permanent Supportive Housing grant that provides tenant based rental assistance to homeless disabled households. An NSP funded rental unit provides permanent housing to chronically homeless women.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

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.

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

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 outreach,

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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. The City provides technical assistance, coordination and support for the agencies which serve homeless populations. As part of the training and technical assistance the City works with agencies to provide effective outreach and needs assessment for those individuals experiencing homelessness. The City also provides support for a homeless encampment at the Center of Hope grounds. Homeless individuals and households who are without conventional shelter or housing can be accommodated at the Community of Hope facility. Through the City's partnerships with other service providers, the facility is staffed with outreach workers and case managers who assess needs and connect residents of the camp with the services to address their needs.

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SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The purpose of the Residential Lead-Based Paint Hazard Reduction Act of 1992 is to develop a national strategy to eliminate lead-based paint hazards in all housing as expeditiously as possible; to implement, on a priority basis, a broad program to evaluate and reduce lead-based paint hazards in the Nation's housing stock; to encourage effective action to prevent childhood lead poisoning by establishing a framework for lead-based paint hazard evaluation and reduction; to ensure that the existence of lead-based paint hazards is taken into account in the development of Government housing policies and in the sale, rental, and renovation of homes and apartments; to mobilize national resources through a partnership among all levels of government and the private sector; to reduce the threat of childhood lead poisoning in housing owned, assisted, or transferred by the Federal Government; and to educate the public concerning the hazards and sources of lead-based paint poisoning and steps to reduce and eliminate such hazards. The City will continue to test homes constructed prior to 1978 for lead-based paint at the time households seek assistance under the City's Home Rehabilitation Program.

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How are the actions listed above related to the extent of lead poisoning and hazards?

The table below, from the City's Home Rehabilitation Handbook, summarizes the procedures taken to remove or mitigate lead paint during rehabilitation work.

SUMMARY OF LEAD-BASED PAINT REQUIREMENTS

FOR REHABILITATION (24 CFR 35; Subpart J)

Total Project Cost	**Less than $5,000**	**$5,000 to $25,000**	**More than $25,000**
Strategy	Do no harm	Assess and Control Lead Hazards	Assess and Abate Lead Hazards
Notification	All 3 types	All 3 types	All 3 types
Lead Hazard Evaluation	Paint Testing or Presume Lead	Paint Testing and Risk Assessment or Presume Lead	Paint Testing and Risk Assessment or Presume Lead
Lead Hazard Reduction	Repair Surfaces disturbed during rehabilitation	Interim Controls and Standard Treatments	Abatement (Interim controls on exterior surfaces not disturbed by rehabilitation)
Work Practices	Safe work practices Clearance of site	Safe work practices Clearance of site	Safe work practices Clearance of site
Total Project Cost	**Less than $5,000**	**$5,000 to $25,000**	**More than $25,000**
Documentation	Notice Evaluation Clearance Report	Notice Evaluation Clearance Report	Notice Evaluation Clearance Report

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How are the actions listed above integrated into housing policies and procedures?

The City of Las Cruces Home Rehab CDBG program policies include provisions for compliance with applicable lead based paint hazard reduction. The City will continue to provide required notice and information to all home rehabilitation program participants of the hazards posed by lead paint. Home Rehabilitation staff attend CDBG Lead Based Paint Remediation training when the training is available.

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SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Las Cruces utilizes the approximate maximum percentage allowable to fund public service activities. These activities historically benefit a large number of low and very low-income persons. The City also allocates $300,000 annually of its general fund monies to public service activities.

The City will implement those efforts that assist with housing services to the homeless and near homeless. In 2014 the City passed an ordinance to increase the minimum wage rate phased over a 5 year period with reviews in 2016 and 2018.

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.

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.

How are the Jurisdiction's poverty reducing goals, programs, and policies coordinated with this affordable housing plan

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. This Five Year Consolidated Plan identifies priority needs and investments the City will take to address the challenges of poverty and housing affordability. Those Priority Needs have a central theme: The housing problems Las Cruces residents are experiencing are due primarily to the stagnant wage environment while at the same time housing costs continue to rise. The combined resources available to the City, are not sufficient to solve the housing affordability problem for all. While substantial City and federal resources will be devoted to the goals and actions outlined in this plan, the City will also focus on stimulating the local economy in order to create more economic activity and employment for the lower income and underserved populations in Las Cruces.

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SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Las Cruces has a well-established procurement and contracting process that ensures sub-grantees meet the established goals and outcomes for the project, program or services funded by the City.

At least annually, each subrecipient is monitored to ensure subrecipient files contain the necessary documentation to validate that program funds have been expended on appropriate expenses that produce the outcomes specified in contract documents.

The City monitors subrecipient documentation to ensure the subrecipient meets the cross cutting requirements contained in HOME and CDBG regulations, including Section 3, National Environmental Protection Agency (NEPA) requirements, procurement and Fair Housing Marketing and Outreach and all other cross-cutting requirements.

The City also partners with subrecipients to ensure their activities are tracked and documented for use in other City plans and strategies that measure how well the City is meeting the milestones and outcome indicators contained in other strategic plans as well as the Consolidated Plan. The City requires sometimes, monthly and quarterly performance updates from sub-grantees. Annually the City updates the Annual Action Plan to reflect progress and deficiencies within the stated Goal Outcome indicators included in the Strategic Plan and One-Year update. The City completes the HUD required Consolidated Annual Evaluation Reporting System report (CAPER) annually, to document achievements and identify areas of deficiency.

The City through its Section 3 recruitment efforts and in conjunction with its Economic Development Department, provides outreach and technical assistance to minority and woman owned businesses to ensure that local enterprises are aware of and capable of participating in City funded projects and activities listed in the Consolidated Plan.

The City is in the process of updating its Comprehensive Plan to ensure that the community development and housing related elements of that plan are in harmony with the priority needs and

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goals of the Consolidated Plan. The Comprehensive Plan addresses issues of blight and under-utilization of properties particularly in the central, older neighborhoods of the City.

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Appendixes –

Citizen Survey Results

Citizen Participation Documents

Form 424 and Certifications

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CITY OF LAS CRUCES CONSOLIDATED PLAN

COMMUNITY QUESTIONNAIRE SUMMARY

The City of Las Cruces Housing and Community Development Department created a survey to collect opinions from members of the community about existing local needs. The electronic questionnaire was marketed and distributed by the City and its community partners to all residents throughout Las Cruces. Paper versions of the questionnaire were also made available by the City to obtain as many opinions as possible, and were sent to over 7,800 households living in low income census tracts within the City. Those results were then tabulated electronically by CSI. A total of 691 households responded to the survey.

Household Profile

The majority of people who responded live in Las Cruces (93.9%). The majority of respondents (98.3%) to the survey were private citizens. Single parent households comprised 5.02% of survey respondents and seniors aged 65 and older comprised 31.05% of all respondents. Approximately one-third of respondents (30.59%) reported being married with children in the home.

Table 1: Household profile –Place of Residence- Las Cruces

Answer Options	Response Percent	Response Count
Yes	93.9%	612
No	6.1%	40
Other (please specify)		19
Answered question		**652**

Source: CSI

Table 2: Affiliation/ Profession

Answer Options	Response Percent	Response Count
Private Citizen	98.3%	645
Housing agency staff or housing developer	0.3%	2
Service Provider	0.9%	6
Local or state official	0.5%	3
Economic development entity	0.0%	0
Homeless service provider	0.0%	0
Other (please specify)	0.0%	0
Answered question		**656**

Source: CSI

Table 3: Household Composition

Answer Options	Response Percent	Response Count
Married/ household with children living at home	16.74%	110
Married/ partner household without children currently present	30.59%	201
Single parent household	5.02%	33
Individual living alone (under 65 years of age)	10.96%	72
Household or individual age 65+	31.05%	204
Other	5.63%	37
Answered question		**657**

Source: CSI

Income

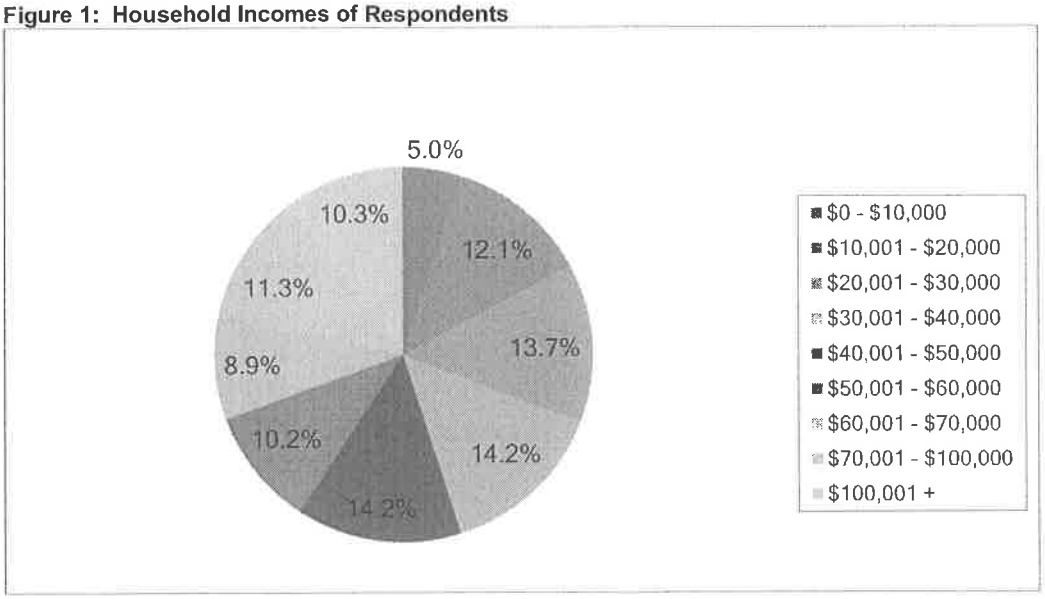
Respondents were asked to provide income ranges to assure a cross-section of citizens participated in the survey. Respondents were well distributed among all income categories. There were 619 people who responded to this question. Of those, 64 (10.3%) reported income at or above $100,001 annually and 14.2% reported income between $30,001 and $40,000 per year. Another 14.2% (or 88 respondents) reported their annual income was between $40,001 and $50,000. There were 75 people (12.1%) in the second to lowest income category and 31 people (5%) in the lowest income category of $0-$10,000.

Table 4: Income Data

Answer Options	Response Percent	Response Count
$0 - $10,000	5.0%	31
$10,001 - $20,000	12.1%	75
$20,001 - $30,000	13.7%	85
$30,001 - $40,000	14.2%	88
$40,001 - $50,000	14.2%	88
$50,001 - $60,000	10.2%	63
$60,001 - $70,000	8.9%	55
$70,001 - $100,000	11.3%	70
$100,001 +	10.3%	64
answered question		**619**

Source: CSI

Figure 1: Household Incomes of Respondents



Respondents were asked to indicate their race or ethnicity. More than one response to the question is permitted. There were 621 respondents that answered the question. The majority reported their ethnicity as White (61.7%) and 252 (40.6%) reported their ethnicity as Hispanic/ Latino. There were 34 respondents who listed "other" as their race or ethnicity.

Table 5: Race/ Ethnicity

Answer Options	Response Percent	Response Count
White/Anglo	61.7%	383
Hispanic/Latino	40.6%	252
African American	1.1%	7
Asian	0.8%	5
Native American	4.3%	27
Other	5.5%	34
	answered question	621

Source: CSI

Community Needs

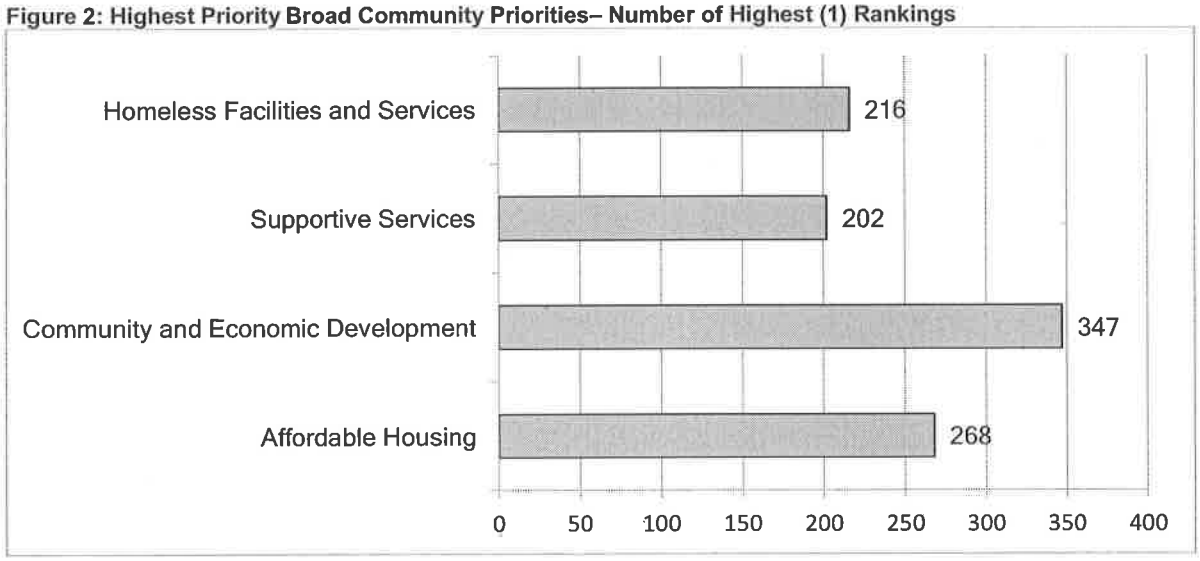
Respondents were asked to prioritize broad categories of community needs. These areas include affordable housing, community and economic development, supportive services, and facilities' and services for persons experiencing homelessness.
The highest identified need was Community and Economic Development (347). The second highest need identified was Affordable Housing (268). Homeless facilities and Services was the third highest ranked need (216).

Table 6: Respondents Rankings of Broad Community Needs

Answer Options	Highest Need (1)	Medium Need (2)	Low Need (3)	No Need (4)	Don't know	Response Count
Affordable Housing	268	218	(26	44	22	678
Community and Economic Development	347	222	64	27	15	675
Supportive Services	202	314	103	26	28	673
Homeless Facilities and Services	216	222	162	49	23	672
					answered question	**684**

Source: CSI

Figure 2: Highest Priority Broad Community Priorities– Number of Highest (1) Rankings



Affordable Housing

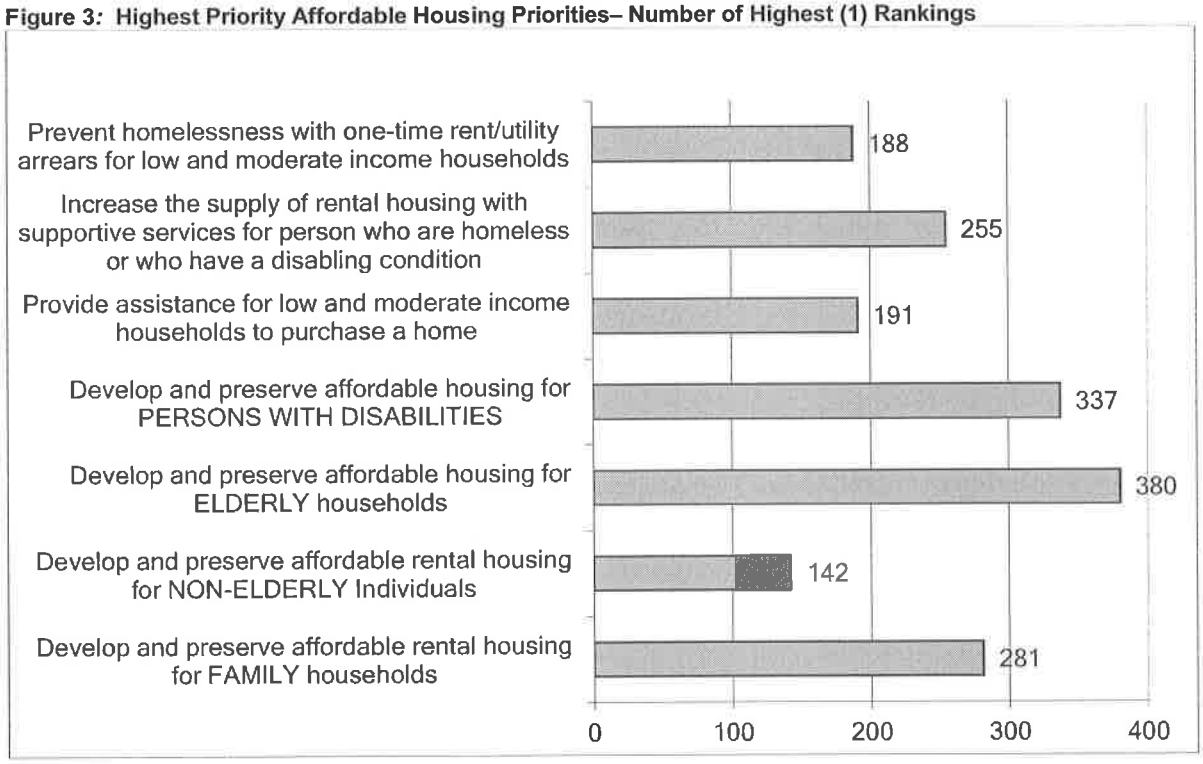
Respondents were asked to rank the importance of seven activities that address affordable housing needs in Las Cruces. Developing and preserving affordable rental housing for elderly households was the highest ranked priority. Developing and preserving affordable housing for persons with disabilities was the second highest ranked priority. There were 78 respondents who identified the category of providing assistance for low and moderate income households to purchase a home as "no need".

Table 7: Respondents rankings of Affordable Housing Priority Needs

Answer Options	Highest (1)	Medium (2)	Low (3)	No Need (4)	Don't Know	Response Count
Develop and preserve affordable rental housing for FAMILY households	281	235	104	27	24	671
Develop and preserve affordable rental housing for NON-ELDERLY individuals.	142	255	189	54	24	664
Develop and preserve affordable rental housing for ELDERLY households.	380	192	65	17	19	673
Develop and preserve affordable housing for PERSONS WITH DISABILITIES	337	215	73	17	25	667
Provide assistance for low and moderate income households to purchase a home.	181	205	170	78	22	666
Increase the supply or rental housing with supportive services for persons who are homeless or who have a disabling condition	188	215	119	48	40	677
Prevent homelessness with one-time rent/utility arrears for low and moderate income households	188	209	161	64	52	674

Source: CSI

Figure 3: Highest Priority Affordable Housing Priorities– Number of Highest (1) Rankings



Community and Economic Development

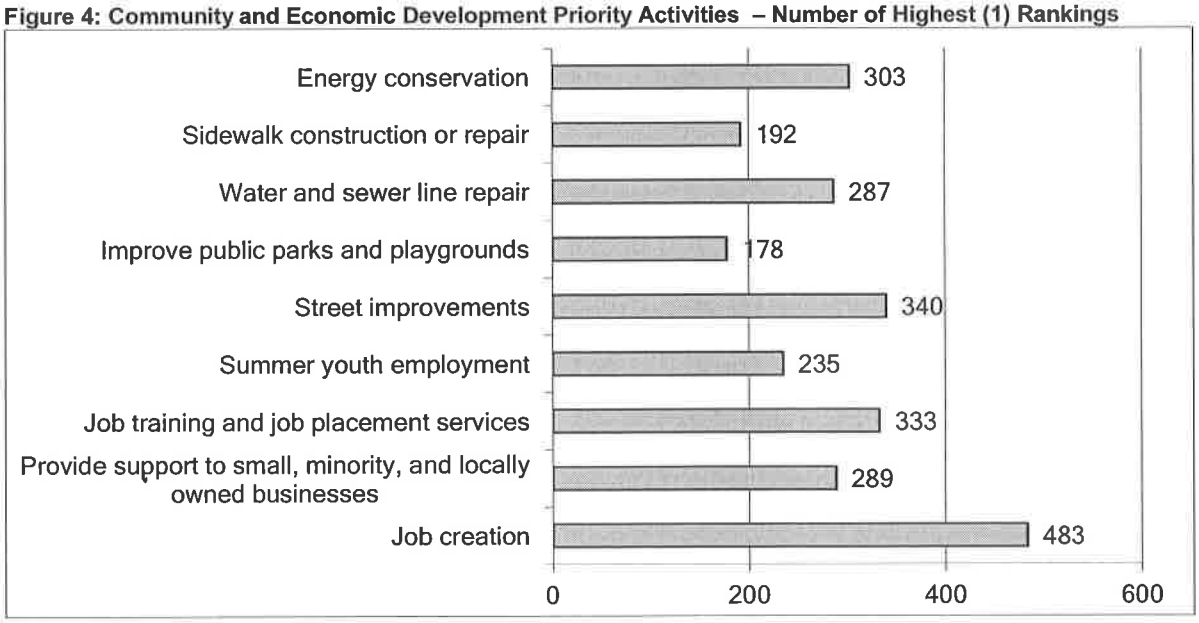
Respondents were asked to rank the importance of nine community and economic development activities in Las Cruces to meet needs concerning job creation, business support, job training and youth employment needs. The highest priority need was job creation. Street improvements and job training/ placement services were second and third.

Table 8: Respondents rankings of Community and Economic Development Priority Needs

Answer Options	Highest (1)	Medium (2)	Low (3)	No Need (4)	Response Count
Job creation	483	127	24	10	644
Provide support to small, minority, and locally owned businesses	289	238	94	26	647
Job training and job placement services	333	256	58	13	660
Summer youth employment	235	265	136	16	652
Street improvements	340	228	79	7	654
Improve public parks and playgrounds	178	297	156	19	650
Water and sewer line repair	287	268	87	12	654
Sidewalk construction or repair	192	278	162	20	652
Energy conservation	303	222	110	20	655
				answered question	**672**

Source: CSI

Figure 4: Community and Economic Development Priority Activities – Number of Highest (1) Rankings



Source: CSI

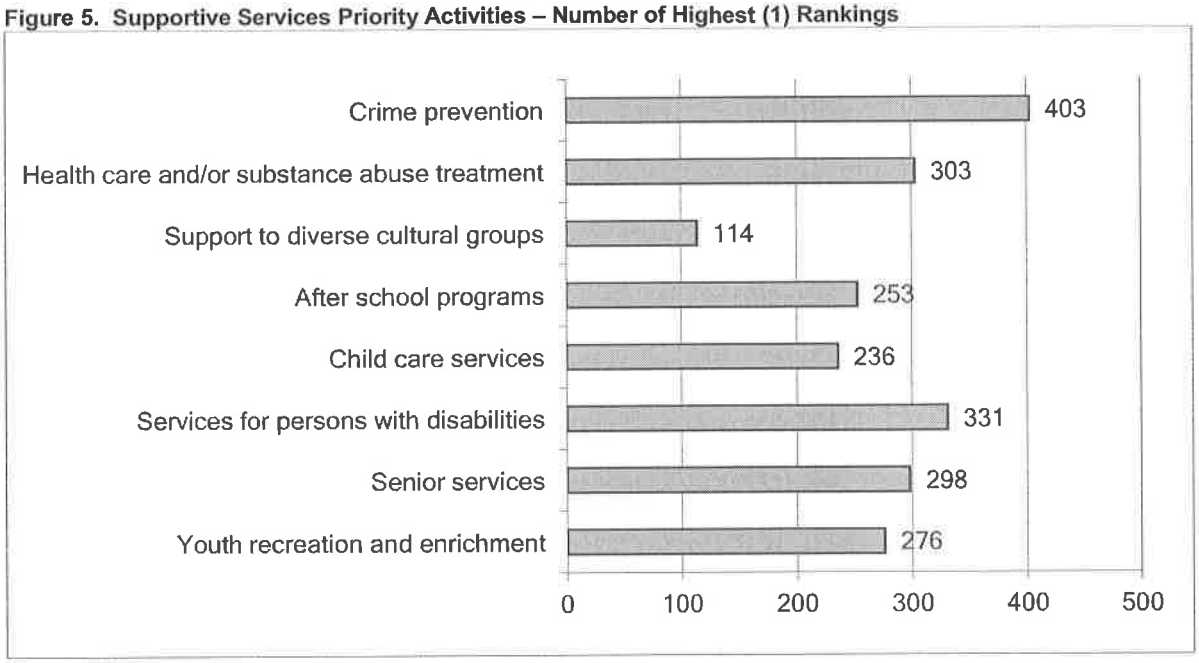
Supportive Services

There were eight categories of supportive services that respondents were asked to rank. Crime prevention was the highest need by respondents. Services for persons with disabilities and healthcare and substance abuse treatment were the second and third highest ranked priority.

Table 9: Respondents rankings of Supportive Services Priority needs

Answer Options	Highest (1)	Medium (2)	Low (3)	No Need (4)	Response Count
Youth recreation and enrichment	276	293	76	13	658
Senior services	298	294	60	11	663
Services for persons with disabilities	331	243	74	13	661
Childcare services	236	271	115	31	653
After school programs	253	282	94	22	651
Support to diverse cultural groups	114	208	231	98	651
Health care and/or substance abuse treatment	303	242	83	30	658
Crime prevention	403	199	47	7	656

Figure 5. Supportive Services Priority Activities – Number of Highest (1) Rankings



Source: CSI

Homeless Assistance

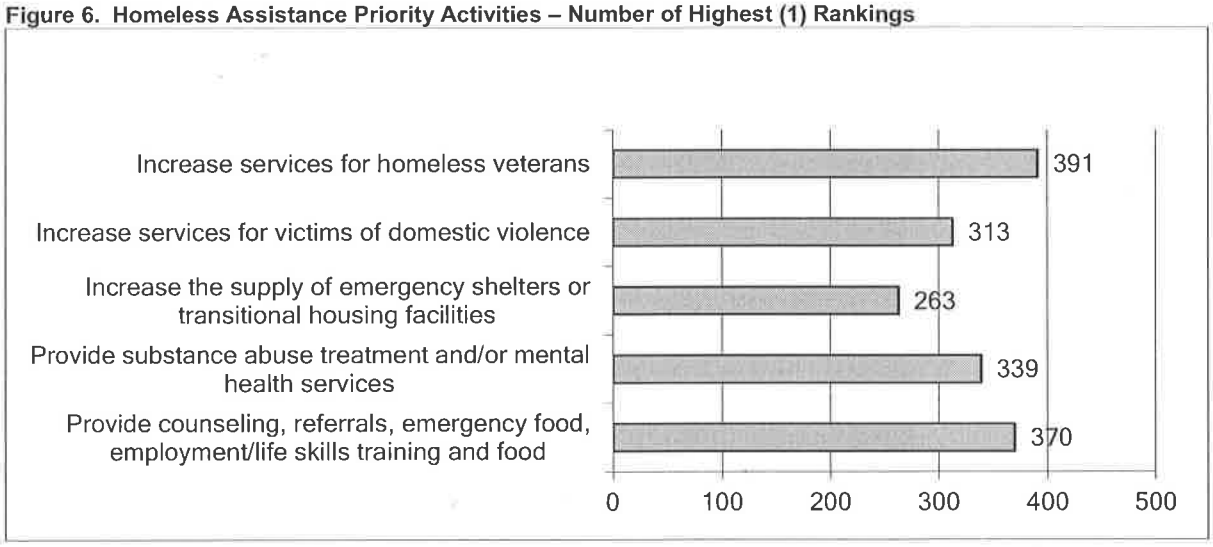
Respondents were asked to rank five activities to meet the needs of individuals and families experiencing homelessness in Las Cruces. The highest ranked priority was to increase services for homeless veterans. The second highest ranked activity was to provide counseling, referrals, emergency food, employment/life skills training (and food). There were 42 respondents who said they believe there is no need to increase emergency shelter or transitional housing inventory.

Table 10: Homeless Assistance Priority Needs

Answer Options	Highest (1)	Medium (2)	Low (3)	No Need (4)	Response Count
Provide counseling, referrals, emergency food, employment/life skills training and food	370	210	61	23	664
Provide substance abuse treatment and/or mental health services	339	233	72	22	666
Increase the supply of emergency shelters or transitional housing facilities	263	244	116	42	665
Increase services for victims of domestic violence	313	248	81	16	658
Increase services for homeless veterans	391	190	68	10	659

Source: CSI

Figure 6. Homeless Assistance Priority Activities – Number of Highest (1) Rankings



Comments provided by respondents

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.

The following table provides the unedited comments provided by respondents.

road repairs! 1200 Block West Ethel complete new pave and new pipes. Help businesses with improved license and permit process, speed up inspection requests. Complete street repair in a timely manner. Thank you
We need more lower cost accessible homes. That would help a lot.(Spanish translation)
We need more street lights it is very dark
"jobs" - detail improvement more store other store Walmart - Impove transportation (City buses), this is shame full! We should have had the outlet mall here in Las Cruces instead of being in El Paso. The businesses in Santa Teresa should be here in Las Cruces as well as train jobs.

Help people who help themselves first. Make people work, and pay for their needs, maybe not a full fee, but something too many "free loaders" who abuse any assistance taht is out there. All the public housig you see around the city is full of people who don't care, dirty yards, trash, junk cars, and all they do is sit outside. I see this when I go to those areas. Make them responsible! Work!
1) provide more often solid waster pickup. Grapler, recycle 2) remove dumpsters from street Renfrow east of University Methodist Church.
People who work should not be forced to pay for housing for people who choose not to. Unwed parents should deal with their own needs. I have relatives who are totally happy to live off of people who work.
The LAs Cruces City Councils "no growth" policy and increasing development fees is the most damaging policy this city has regarding jobs and housing. The home building industry is very labor intensive.
Many city workers are not supervised properly. Street repairs are not done properly and always need to be redone. Supervisors not being watched properly!
Highest need in everything marked in survey - please - and God Bless You all!
I want my tax money to go to US citizens Only!
Im a single parent and I have been on food stamps for a while now. the absent parent lives right down the street, makes good money, has a boat, camper and 2 trucks. He works under the table. I've told child support all of this info as they tell me I'd better or my child will lose his medical coverage and they do NOTHING! It would save the state money to get me off assistance, but they do nothing! And if these "homeless" people were all citizens int would be differenct to me. The veterans are.
Screen applicants and do follow ups as to who is approved. Needs of applicants, followups o who is really living in Housing Residence.
How about including men in the domestic violence equation? You cannot combat racism by enforcing racism. This area is predominately hispanic, it is "new mexico". However, being hispanic is minority? Stop dividing people by race or sex.
Increase solar incentives for businesses and homes. Develop EBID canals as multi use paths. Make the city more bike friendly. Incentivize infill projects to remove empty lots and abondoned buildings. Increasing the minimum wage and wages in government. City provided internet services.
We need long term rehab care for drugs and alcohol treatment. We need more mental health services. Long term solutions for the homeless.
I would like to see steps set in place to encourage people to actually take care of and respect the homes and provisions they are given, rather tahn destroy and take advantage of taxpayer funds.
I am a retired social worker. I have worked with low income families and seniors and the homeless. I know first hand how difficult it was to help them find housing and other needs. Sometimes I felt like I kept running into road blocks when the need was immediate and the waiting list was so very long.
Is there "current" screening and/or periodic monitoring of selected individuals for assistance, especially for low-income housing? Many "so called" low-income do not use banks, request cash, when hired, but drive fairly new, above average model vehicles. "food for though"
We are all connected as a community. It is very important to help homeless people get back on track without enabling dependency. Albuquerque has a great program where they offer homeless people the opportunity to help clean the city (pulling weeds...) and pay I think $10/hour. Without contract. It gives them some revenue and most important a sense of value. Austin TX has also a good program where they allocate an area and put tiny houses per the homeless. Some of the beautiful very cheap garden shed could be used to make tiny houses. The city could assign an area where we could develop a village with those tiny houses, a community garden, solar power, and give homeless a decent place to live.
Get rid of the homeless town on Amador. Ridiculous! A hand up is one thing, a hand out perpetuates poverty.
There is a need for those of us who fall between the cracks. I work full time but can't afford to bring my house up to code. I live in fear of city condemning my property - where would I go? Electric, plumbing are dire. Just as NMSU offers scholarships, I wish we could apply for funding. At one point city wanted to help me but Santa Fe said my place is "historic" and restrictions were too costly for city budget. HELP!
Housing needs to check on How Many People Really live in a home and also check on cars coming and going. Crugs over crowded animal not allowed without papers. Low stove pilots, always going off, water too hot, doors falling off hinges on closets.

The residents of the City of LC are tax payers and of legal age to voice opinions in matters that affect our livelihood and family, I wish to address a personal concern. I am perhaps one of many seniors in our community, who for some reason (beyond our control) are not able to get out and participate or get involved in community activities to be well informed of the services available for us, the residents, that we can turn to for orientation or direction on obtaining assistance to resolve issues affecting our social economic livlihoods. In my case, I am no longer able to drive (vision problem), which prevents me from going in search of an indicated office for the help I need to resolve a problem (household or business). We have very poor tranportation (buses or taxi cab) and there are time and schedules, routes, plus medical criteria to consider. Nowadays, all is computer menu and the internet. This puts a lot of the people in a spot (lack of tools and knowledge) plus language gap for a lot of us. Need info/referral office (forms, services, INS, and other), need transportation (affordable cost), 8 am to 6 pm Monday through Sunday. Directory of services (phone, location, business hours). Not much "family locations" or activities available ie the zoo.

Lighted bike paths.

Make landlords take more responsibility for the properties they own.

Provide refferals and emergency foods.

Provide a safe atmosphere for the citizens of Las Cruces.

Do not place low income apartments in new housing development areas.

Develop downtown and surrounding areas for better tourism.

More effective public transportation as well as better bike path and walking options.

Please attend to zoning issues. Too many neighborhoods with multi-family homes, single family home, mobile homes and businesses all in one area that diminishes the property value.

Affordable rent for low income families.

Hold home renters responsible for yard and house appearance/ cleanliness.

Wheel chair swings in Las Cruces Park

More low in come housing for the elderly.

Don't let the old neighborhoods fall apart.

Improve intersections.

Need more common restaurants/chains

Make efforts towards helping the homeless become more efficient on their own in terms of holding a job and being able to afford to live everyday.

Better health care facilities, better nursing homes and hospice care.

Do not provide permanent shelter for the homeless.

Provide more adequate services for the largely expanding community.

Hire more road construction employees.

The community needs jobs to keep graduating NMSU Students.

Las Cruces needs better crime control.

Provide veterans with any and all services they need.

Affordable housing

Improve the community in all aspects. Streets, sidewalks, parks housing, trash clean-up etc. all need improved.

Provide warming shelters for the homeless for the very cold nights.

Provide aid for low income homeowners, specifically for home and appliance repairs.

Provide job training and services to the youth.

Larger parks to engage the youth in recreational activities and stay out of trouble.

Separate the young community from the elderly and disabled community.

Making housing rental more affordable for families in need of 2-4 bedroom homes.

City leaders need to become more involved

Take care of the veterans.

Better coordinate street repairs.

Do something about the foreclosed/abandoned houses.

Citizens need to support incoming businesses to Las Cruces.

Improve the parks.
Stop catering to the homeless and making Las Cruces seem like a "Safe-Haven" for the homeless.
Fix sidewalks and improve lighting in Alameda-Depot Neigborhood
More recreational parks and options for taking the kids too. Tired of spending money in other states to enjoy themselves.
Make improvements and repairs to the roads.
Provide funding to Mesilla Valley Hospital.
Try and run community centers more efficiently.
Protect and help our veterans by offering financial and housing services.
Improve the city in regards to being more business friendly.
Add more recreational options for children and adults such as amusement and water parks. Also in need of healthier store options such as, Trader Joe's or Whole Foods.
All services be made available to all regardless of what category you fall into.
Preserve the open space and conserve the water supply.
Provide for single disabled people on low incomes.
Ensure homeless do their part in obtaining housing and services.
Fix the roads around the downtown area.
Finish Roadrunner Rd.
People receiving assistance need to prove citizenship. Assisted living facilities need to be better staffed and need to make more in wages.
Mandatory drug testing anyone receiving public aid.
Stricter screenings on people using the services provided.
I think it is a mistake for the government to build housing units. Attempts in the past have been terrible mistakes. Much better to subsidize rental housing by providing funding for those in need so they can afford to rent or buy from the existing inventory. If there is a shortage of housing, builders and investors will take care of the need as long as there are buyers/renters willing to buy.
Main priority needs to be job creation.Less minimum wage jobs with more career oriented jobs to keep graduates in the community.
Enact a program providing the elderly with help for paying their utilities. Limit housing for younger couples and single mothers.
Needs an improved business environment.
Job security and job creation is a serious issue that needs addressed.
In my opinion Las Cruces is in major need of everything
Fix roads by doing more than filling potholes. Specifically East mesa, Peach Tree Rd and Standly Rd.
Encourage development and create jobs so that the rest of the problems shrink.
Offer more senior care and assisted living facilities that except medicare etc.
Provide jobs for all citizens to help with homeless problem. Make them pass a hair and urine drug test in order to get paid. Get paid for quality and amount of work. Offer food and shelter incentives to those who can work with strict supervision.
Improve education outcomes at all grade levels and provide less benefits for the homeless and near homeless.
Too many non-citizens receiving aid.
Fix intersections such as Three Crusses and Spitz, Solano/N. Main and Spitz . Specifically adding more right and left turn lanes and U-Turn options to increase flow of traffic. Also intersection of Lenox and Johnson St. could use speed bumps because people often speed down these roads.
Please fix streets!
Provide cell phones for seniors with low income.
Classes that would guide citizens towards not seeking predatory loans.
-Less homes need built with too many on the market. -Streets and sidewalks need repairs. -Better jobs that pay more than minimum wage. -Renovate the parks so citizens will get more use. -No need for more hospitals.
Information about activities that are currently going on within the city

The city needs to invest in more ball parks, Paz and Hardy fields are over used. Need repairs desperately. We need a large indoor facility for the volleyball leagues instead of traveling to El Paso every weekend and summers. The roads in Las Cruces are in need of major work and repairs. Gert rid of the tent city all together. It is a disgrace to the human race!

more street lights in my neighborhood on the street Calle Espina (Spanish translation)

1. create jobs for the elderly. 2. proportionalize the assortment of good to people who recieve help with food and shelter. Teach them how to cook so that they don't waste food and throw it away. 3) There are still a lot of places where the sewers back up with flooding (Spanish translation)

I think that they should integrate the society of all of the homeless instead of just giving them food and a place to stay. They should pay them to make something for the community. (Spanish translation).

on the street Tornillo y Picacho, it is very dark and there needs to be more light so that you can see what you are doing.

city should take a look at co-op housing as an option for low-moderate income families.

With any housing and provided assistance there needs to be easy access to transportation to and from the services, groceries, and work centers. It does little good to provide affordable housing if the dwellers have little access to other necessities in life. It is difficult to decide who needs assistance "the most" - veterans, seniors, families, domestic abuse survivors. They ALL need and deserve assistance. Ranking them isn't a solution - helping them is.

We do not need more homeless to be relocating to Las Cruces for extended complimentary services. Training, counseling and assistance to become independent for those who are in our community should have highest priority. Hard working locals should have the very highest priority in services and benefits. This will strengthen our community rather than drain it.

I believe the housing issues in Las Cruces are being somewhat met. For example me and my children received rental assistance in the 1990s. In addition, my parents participated in a build-your-own-home federal program in the 1960's. It is through programs such as these that I was able to work toward home ownership. I believe the citizens of Las Cruces need housing assistance so that they can live happier more productive lives.

C of H is doing a good job and deserves the support of City.They have a good program for housing veterans. El Caldito needs support of city to continue their work. Secure housing and job training for victims of domestic violence is currently not meeting the needs of community.

I've paid taxes for 25 years - things have only gotten worse. Many of the services are to benefit only the administration not the target audience. As of 2015 I have been a near poor resident but when I needed help, it was provided through friends - no agency support. (they didn't have money budgeted) they they get paid and rent/furnishing subsidies were available. I feel that most people need to be responsible for themselves. Disaster happens, then agency support. Housing is available at very low cost already. Streets need fixing - I have reported some, but one 18 months ago - still not fixed. Bus service need improving - down hill steadily - 20 min>30 min>40 ,min >60 min. Routes changed and lack of bus routes. As handicapped, I need bus service.

housing and shelter for mentally ill

invest in building an olympic pool complex. Why did they cut the hours availability at the aquatic center? Closing time changed from 8:30 pm - 6:00 pm - really? "alternative programming" has not been scheduled.

As a community we need to provide greater support to the homeless citizens of Las Cruces to include: Shelter Free meals Counseling Medical care

Housing and counseling for PTSD /mental health service in the cony and referrals. Single Family housing for Veterans. Grant/affordable home conversion for homeowners to convert their homes. Issues resolved in other cities in the US. As a volunteer "community of home", need outdoor restrooms immediately. It is on the table at the time. With the current food stamp program giving recipients, do community service, it should be expanded to all city, county and state comodity issuing of food. As a volunteer, I see the real needy there, as needed, but also see above poverty level individuals taking advantage of the system. Come one come all needs to be curved and we would have our city/county and state thrive rather than lag in this area (housing and comodities).

We are in desperate need of having streets repaired especially around Nevada, Lester, Lees, Salano Idaho area! We need to have the City of Las Cruces to hvae compassion on their employees. Do not fire people who work hard at what they are doing.

You give far too much time wanting to give away free or cheap handouts to undeserving persons. Spend more time lowering taxes to create greater incentives for new businesses. That will solve many of these percieved needs. It will create new jobs with good incomes. This is an anti-business town.

1) Transportation - improve city buse service in the city and county. 2) note: some items I marked as less important because the city is doing a good job

I am unhappy that CLC does not think it important enough to sufficiently fund certain of its housing/community needs. It was not until a relative became disabled from behavioral health issues that I became aware of the dismal prospects for any kind of assistance for housing. We were told by MVPHA that the wait to get to the top of the list to even be able to submit an application and be considered for assistance was 12-18 months and that no new construction of affordable housing has taken place in CLC for years. And even after that wait and being able to submit a 20-page application (which considers having received a traffic ticket as a criminal offense) which requires more documentation than even that demanded by NM Income Support Division for SNAP, the "background investigation" takes 2-3 more months. Practically a 2 year wait. And yet CLC, which instantly leaped on the right to raise the gross receipts tax faster than any other city in New Mexico in 2013, and has greatly benefited from the increased revenue as well as its incredible ability to seek out and profit from federal grant money of all kinds, seemingly has no funds it's willing to devote to housing assistance but instead looks for handouts from the federal government. Disgusting! And in looking at another frail portion of our population, the elderly, CLC holds itself out as a great place from them to retire. But obviously only if one is well-heeled. The senior nutrition program by its own admission suffers greatly from lack of funding and constantly implores its recipients to contribute funds monthly to its meager budget with tales of dire straits and a delivery force of meals on wheels drivers who seem to consist of underpaid contractors or volunteers. And the other senior programs which purport to send out housekeepers and respite caregivers are equally underfunded with year-to-year-and-a-half wait lists. And think about the attrition which naturally occurs in this aged population--without some of its prospective clients dying off, the wait might be even longer. We spend way too much money on pet projects such as the $5 million on the city plaza currently ongoing and silly bike paths (78 miles at the moment and counting) which are things and not enough on the citizens from whom so much of the revenue is sucked out. Thanks for asking.

Take a look at what Utah has done with the homeless population. Reduction and saving money.

none

The City already provides plentiful opportunities for recreation for youth. I feel public transportation, sidewalk, and park improvements are critical and necessary to improve the situation for community members and the functioning and resiliency of the community as a whole. Truly affordable housing is needed, not as defined by the development industry, but as defined by the people who need housing. To help make housing affordable, transportation options must also be affordable and accessible and useful. Bike lanes, safe and comfortable sidewalks, and timely and plentiful public busses are needed in all parts of the city. Public housing may be an option, but it must be aesthetically pleasing, integrated into market rate housing neighborhoods, and connected to all parts of the city by high quality, non-single occupant vehicle transportation options.

The most important community need is recreation and entertainment for ages 13-40yrs. We have to keep this age group busy, active and challenged to get more involved with Las Cruces development.

This community desperately needs improved pedestrian, bicycle and bus infrastructure so it is easier to get around without a car. Making Las Cruces a better place to walk, bike and take public transportation will have a positive impact on public health, quality of life and the economy, and will particularly benefit the elderly, those who are homeless and low-income families!

there is plenty of affordable housing. just not as nice/new as most people want. we need more enforcement on rentals (apartments, houses, etc). condition, condition for the price. regular maintance, regular repairs. property owners need to held accountable for the safeness and quality of their rental property

I feel the cost of apartments are way too high for the income in this area. People who do not wish to live in a "tribe" are not able to live here. I see prices $700-900 for one bedrooms GET REAL pay that and utilities and you can not eat. Affordable means being able to live alone in my eyes not with 10 other people. I also feel we have ENOUGH parks we do not need to add more. Street repair is a PRIORITY. Every street on my way to work has huge pot holes and they are never repaired. Street lights are way to long as well. Thank you.

Assist the historic neighborhoods in renovation and economic development programs.

We need street improvement and police protection much more than anything else. The city is spending way too much on programs for the homeless and poor without requiring these people to do something to earn their way. Everyone can do some kind of work. Just giving people handouts doesn't solve their problems. The more we just give people stuff the less incentive they have to help themselves.

Before embarking on new projects, finish existing ones. For instance, major streets were built such as Lohman, but the medians were never completed. This is not acceptable in a city and it serves to depress community investment by new businesses, etc.

The city requires two full-service branch libraries in order to meet the ever growing demand of this diverse population.

We need more industry in Las Cruces to create jobs that will support families. That will change everything in this community to not rely on government jobs. We are very isolated in Las Cruces and it seems we have to put up with whatever we're handed. We need to hold everyone to a higher standard because after 8 years coming from Wisconsin I've gotten used to bottom of the barrel.

Please encourage the City to follow the Affordable Housing Plan. Enlarge the area of the city that allows accessory dwellings. Increase transit service so that people can get to job training, education, and jobs. Increase density along transit corridors so that more housing can be built next to transit.

We need additional parks, especially a couple more dog parks. Lots of seniors and low-income people have few opportunities to take their dogs somewhere safe and fenced in.

I hope you can get a developer to put up some high-end condos. This is a retirement town, among other things, and some folks don't want the responsibility of a single-family home, yard maintenance, etc. As downtown progresses, this would be a great thing to locate there so folks can walk to activities. Now you would need to be more successful than I am in getting Sprout's to come here...and downtown would be the perfect place for them. The oft mentioned higher-end living in the development at the old country club it not at all well located for higher-end living.

It would be great if there would be a community effort to "clean up" existing mobile home units and apartment areas, especially those near NMSU. There is no pride of ownership which reflects upon the entire city. Also, the city building codes in many areas appears to be non-existent. New development does not replace the need to restore or raze many "eye sores" around town. We currently have far too many abandoned, empty buildings.

Las Cruces should strive in EVERY WAY POSSIBLE to become a model city with humanly friendly, family friendly, age-friendly, and diverse friendly services. As Santa Fe is known as the city different, I want LC to be known as the "City Cares."

Quite a lot of programs are offered for children to teen years but but very little is offered for the teens and therefore they tend to get in trouble. The Minson Center Senior Center literally sucks. Seniors need to have a place that is friendly and welcoming. A place where they can sit around and visit and socialize. Most seniors live alone and have no one to talk to. All their interaction is at meal time and then it is eat and get out. It is a very cold place and I don't mean as in heat. When I travel, I quite often stop in at other Senior Centers to check them out and they are always vey warm and inviting. As for Sage Cafe that should either be closed down or promoted. Seniors in the East Mesa area are spread out. They are not going to drive there for an hour of coffee and talk when there is nothing else going on to keep them there. As far as evening events downtown, once you attend and event there is only one or two restaurants and nothing else. Went to first chili drop 2014 and attended an event at Rio Grand. Came out at 9:30 pm and there was nothing to do and no place to get warm. Got kicked out of a private party because my wife was so cold and it was the only place we found to go inside. Used to enjoy going to the park and spending the afternoon and evening while waiting for the fireworks. We would bring a picnic and lounge chairs and just have a great time. Who wants to sit on bleachers that are uncomfortable. You can't see or hear the music. I think that is the most horrible place to hold anything other than sports. You tout the city as family and senior friendly but then you go and do just the opposite and discourage it. We love the music in the park series and rarely miss it. It would be nice to have more porta potties around the park not just in one place. It is a difficult walk for some of the older people to get to the current ones. The roads in our neighbor are horrible. Water mains keep bursting and the streets are dug up and never made level. Every street in our neighborhood has been dug up at least 5 times each. And now we have a pothole on the Main Street that enters into our neighborhood. The speeders on Highway 70 is terrible. The only time people slow down is when a police car either is sitting beside the road or has pulled someone over. If you are doing the speed limit, drivers either tailgate you or honk they horn because they want to get ahead. Getting rid of the speed cameras was not a good idea.

the city must curb urban sprawling and focus on the sustainable living by building upwards than outwards.

If people have an income from employment, that solves a lot of social, housing, and community needs. Innovative programs that bring in employers and jobs should be a very high priority because if properly done actually will pay back the city's investment in many ways. Innovative educational programs that provide for needs of the many adults lacking completion of HS, ESL, and other skills that employers require, also a top priority. Early College HS and New America charter school, J Paul Taylor etc are good models, but we need more of them. Make it easier for those working to improve their lives through education. Take advantage of online tools. While it is a real challenge and can be expensive to support large fields of grass in the desert, parks are still a huge plus for family recreational opportunities. Our Parks and Rec have been falling further and further behind in upkeep during the recession. They need a new maintenance model and plan ASAP. Trees in the Country Club Estates park on Spitz have been dying over the past three or four years, and they are cut down and not replaced, and apparently nothing is done to keep them healthy enough to survive either. This park is used by children for many different sports and rec, and the parents come to watch and picnic and sit under the trees for shade. Yes, we had that cold snap that killed off some trees, but the problem for that park, and others, is much bigger and still ongoing. Lack of appropriate care by Parks & Rec. Long term economic health for Las Cruces will involve being a retirement destination for part of the huge 80M or so baby boomers, retiring now and over the next 10-15 years. The city should have a very active promotion program, perhaps a promo group that tours likely areas such as upper midwest cities, and east coast cities, where the cold winters make CLC so attractive to retirees. We need to be marketing to that demographic in dynamic and powerful ways...again, like jobs, it will pay off for the city in so many ways, including jobs for all the services the elderly require. The new model is to support seniors staying in their dwellings, rather than move them to retirement facilities, but that model involves bringing services to senior's homes, and that is a LOT of jobs. Some of those jobs will be well paying health care jobs for our kids to aspire to and win, as they graduate to adults.

the city government needs to take the gross receipt tax monies and spend it on police and fire and infrastructure needs not parks/swimming pools/ downtown stages

There's needs to be more affordable housing, a lot of families that live here barely even make 30K a year for a family of 3 or 4. Its having to put families in two bedroom apts. which makes it real uncomfortable but that's all they can afford on top of whatever debt they may have to include feeding their families. There are a lot of homes that go from $800-$1000 a month for rent which makes it even harder to reach that. I would really like to see a change like that happen for those families that are suffering. Thanks
Continued investment in downtown infrastructure improvements and amenities.
Regardless of population, I think that substance abuse/mental health services are the greatest need in our community. Providing significant financial support to business and economic development is a wasteful use of tax dollars, especially when most jobs provided are low wage.
There is a lot of work to be done in these areas. I don't envy your task of trying to prioritize and fund them, but I believe you're doing the best you can.
Our local municipality needs to collaborate with our elected city & county representatives and in conjunction with our State and Federal Agencies for supportive monies, grants and foundations to improve our city and county services. NM is rated #1 with highest: Drinking and Driving..distracted Driving resulting in victims left with hospital, medical, and homeless issues. Las Cruces can do better by increasing these serious traffic violations! 250.00 for texting, driving, DUI... I NCREASING.FINES CAN ONLY DETER AND INFUSE SAFE FOR OUR COMMUNITY!! The current rate if 25.00 fine for texting and distracted driving and or DUI driving is shameful for all taxpayers citizens to read and hear on a daily basis!

History

Political corruption museum proposed as Albany tourism draw

Exhibits would expose capital's shady dealings

MICHAEL VIRTANEN
ASSOCIATED PRESS

MIKE GROLLEAP

Bruce Roter holds a button promoting his proposed Museum of Political Corruption in Albany, N.Y. Roter envisions a museum that would detail Albany's political scandals.

ALBANY, N.Y. - A resident of New York's capital city has an unusual economic development plan to harness what he says is one of Albany's most abundant renewable resources: political corruption.

For a $12.50 or so "bribe," visitors to the planned Museum of Political Corruption will get a tour of the state's long history of crooked politicians and shady deals, as well as a chance to learn about individuals who have fought corruption and suggested solutions to the state's chronic problem.

The museum is the idea of Bruce Roter, a professor at Albany's College of Saint Rose, who is raising money for a museum he envisions as both an educational institution and a tourist destination.

"Let's use it as a resource. ... The attention is already there," Roter said. "If we can get ahead of the late-night punchlines."

That the recently disgraced leaders of the New York Senate and Assembly are now on federal trial, accused of selling their influence and lying about it, doesn't make this a particularly ripe time, Roter said. He recalled a century-old newspaper story by muckraker Nellie Bly reporting she was able to kill a random piece of state legislation by paying $1,250.

Roter has been working on the project for two years after talking over coffee with Kathy Sheehan, who has since become mayor of Albany. The question came up: What Albany resource could yield tourism revenue? Corruption fit the bill and has a certain advantage: "It's a renewable resource," he said.

Roter has already established a nonprofit museum organization with a website, mugs for sale and some heavies from the academic and museum worlds on its boards of directors and advisers. They include Philip Mark Plotch, political science professor at Saint Peter's University, and Zephyr Teachout, Fordham law professor and former gubernatorial candidate.

Now the serious fundraising begins. Roter's keeping close to the vest what's come in so far. But he believes he can get a brick-and-mortar museum running in about four years, including what he intends to call the "cozy crony cafe." It could launch sooner with an interim, mobile museum exhibit.

It's meant to be satirical and entertaining, but grounded in the rigors of research, education and museum science. Roter sees school groups visiting.

The legendary Boss Tweed and a certain Mr. Phelps, who engineered Bly's bill spiking for cash, are likely to be featured. Roter has already obtained vintage political cartoons from the late 1800s from the periodicals Harper's Weekly and Puck.

Since news of the project was first reported, Roter says he's received nods of support from Republicans and Democrats and no pushback so far.

Sheehan said there is much the public could learn from Albany's checkered past, as long as it is presented as a "cautionary tale" and not glorified. She said Albany as a whole has been unfairly judged by the actions of corrupt state leaders.

"The frustrating thing for me is when Albany is used as a synonym for corruption or dysfunction," she said. "Because there are those of us who live here, who say, 'wait a minute, this is a great city.'"

City of Las Cruces®
PEOPLE HELPING PEOPLE

– PUBLIC HEARINGS • REUNION PUBLICA –

HUD CITIZEN PARTICIPATION PLAN

Plan De Participación

Wednesday/Miércoles
DECEMBER 16/Diciembre 16
5:30-7:00 p.m.
Munson Senior Center, 975 S. Mesquite St.

Las Cruces residents are invited to attend a public hearing regarding a HUD Citizen Participation Plan. As the City receives funds from the U.S. Department of Housing and Urban Development (HUD), a citizen participation plan has been developed that outlines the City's process to engage and receive comments on how the City will allocate and spend HUD funds.

A draft citizen participation plan will be presented at the public hearing listed above and a copy is available on the City's website at http://www.las-cruces.org/cd. Hard copies will also be available for public review at Las Cruces City Hall, Community Development Department, 700 N. Main St., Suite 1100; City Clerk's Office, Suite 1200; and Branigan Library, 200 E. Picacho Ave.

Public comments can be made at the public hearing or during the 15-day comment period from November 30th through December 18th. Public comments must be submitted by Friday, December 18, 2015, by 5:00 p.m.

Los residentes de Las Cruces están invitados a un reunión pública para recibir comentarios sobre el plan de participación necesario por Departamento de Desarrollo Urbano y Vivienda (HUD por sus siglas en Inglés). El plan de participación para los cuidanos de Las Cruces ha sido desarrollados para decribe el proceso de solicitud participación de los habitan de Las Cruces y recibir comentarios sobre el uso de fondos federales.

El Plan de participación será presentado a un reunión pública (información arriba) y una copia estar disponible para revisión pública en el sitio web de la ciudad en http://www.las-cruces.org/cd. Copias también estará disponibles para revisión pública en el en Edificio de Ayuntamiento, cuarto 1132, Oficina del Secretario de la ciudad, 700 N. Main St. y La biblioteca de Branigan, 200 E. Picacho Ave., Las Cruces, NM

Comentarios y observaciones deben ser enviados durante el período de comentario público de 15 días entre el 30 de Noviembre y 18 de Desembre de 2015. Comentarios públicos deben ser enviados a 5:00 p.m. en viernes, 18 de Diciembre de 2015.

Written comments may be submitted via any of the following methods:
Comentarios por escrito pueden presentarse a través de cualquiera de los siguientes métodos:
By Mail / *Por correo*: Community Development Department Neighborhood Services Section
Departamento de desarrollo comunitario Sección de servicios de barrio
ATTN: Citizen Participation Plan / *Plan de participación*
P.O. Box 20000, Las Cruces, NM 88004
By E-mail / *Por correo electrónico*: vzamora@las-cruces.org
By Phone / *Por teléfono*: 575-528-3194 (voice / voz) or 575-528-3157 (TTY)

/CityofLasCruces CLCGOV CLCTV.com Equal Housing Opportunity / Igual de Oportunidad en las Viviendas

Washington, D.C.

White House fence jumper left a suicide note

ANDREA A. MCCARREN
WUSA-TV, WASHINGTON, D.C.

WASHINGTON - In court, Joseph Caputo turned to his mother and mouthed the words "I love you." He was shackled but wearing the same clothing as on Thanksgiving, when he jumped the White House fence.

Caputo's distraught mother said nothing as she left D.C. Superior Court surrounded by reporters.

Caputo jumped the fence with an American flag draped over him like a cape and a binder of papers between his teeth. He immediately put his hands up and then lay on the ground as the Secret Service moved in.

Charging documents reveal that while in custody, Caputo told agents that "I love my country" and that "I knew I would be locked up." Officers confiscated an American flag, a flash drive that resembled a "Captain America" shield, a pocket guide to the Constitution and weight-lifting gloves.

The documents also say Caputo left behind, in the Virginia home where he'd been staying, a suicide note that said, "Death is a natural part of life." Caputo's mother also provided officers with a last will and testament prepared by Caputo and an audio message in which he told his mother that "something will happen, and he may or may not be able to see her again."

Caputo was released to the custody of the Secret Service and will undergo a comprehensive psychiatric evaluation at St. Elizabeth's Hospital.

In 2011, when Caputo was a high school senior, a Connecticut newspaper published a glowing feature on his success, despite having Asperger's syndrome.

At the time, Caputo said he dreamed of studying criminal justice. Now, he's learning about it firsthand.

He'll be in federal court Monday.

The Secret Service put new security measures in place last summer.

SALUTE TO DOWNTON ABBEY
Sunday, November 29 at 8pm
Wednesday, December 2 at 7pm
Sunday, December 6 at 8:30pm

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Programs for Domestic Violence Victims & Offenders
Join Us
Holiday BAZAAR
December 4, 5, & 6
Las Cruces Convention Center
Unique Holiday Gifts
at over 100 Booths
Friday 4:30-7:30pm • Saturday 9am-5pm
Sunday 10am-4pm
Admission Only $6, Children under 12 Free
All proceeds benefit
La Casa Domestic
Violence Services

Law enforcement

Chicago police officer shoots, kills 2

CARYN ROUSSEAU
ASSOCIATED PRESS

CHICAGO - A Chicago police officer shot and killed two people early Saturday while responding to a domestic disturbance call on the city's West Side, police said.

The shooting happened around 4:25 a.m. after officers who responded to the call "were confronted by a combative subject," the Chicago Police Department said in a statement.

The medical examiner's office and family members said Quintonio LeGrier, a 19-year-old college student, was pronounced dead at a hospital at 4:51 a.m. and Bettie Jones, a 55-year-old mother of five who lived downstairs from the apartment where LeGrier was staying, died at a different hospital at 5:14 a.m.

Both LeGrier and Jones were black, the Cook County medical examiner's office said. Police did not immediately disclose the race of the officer, how long the officer has been with the department or the officer's current work status.

The department is the subject of a federal civil rights investigation, which came after the release of a video showing white officer Jason Van Dyke shooting Laquan McDonald, a black 17-year-old, 16 times in 2014. Van Dyke faces six counts of first-degree murder and one of official misconduct in the death of McDonald and is scheduled to be arraigned Tuesday.

Officials have said the investigation will look into patterns of racial disparity in the use of force and review how the department disciplines officers and handles misconduct accusations.

LeGrier's father told the Chicago Sun-Times he had invited his son to a family holiday gathering before the shooting but he chose not to go. Antonio LeGrier said that when he returned to his second-floor apartment early Saturday, Quintonio appeared to be a "little agitated."

He said he heard loud banging on his locked bedroom door about 4:15 a.m. and that his son said, "You're not going to scare me." He said Quintonio tried to bust the door open, but he kept him from doing so and called police.

The father said he called Jones, who lived a floor below, and warned her that his son was a "little irate" and not to open the door unless police arrived. He said Jones told him she saw Quintonio outside with a baseball bat.

When police arrived, Antonio LeGrier said he heard Jones yell, "Whoa, Whoa Whoa!" He said he heard gunshots as he made his way down from the second floor and then saw his son and Jones lying in the foyer.

"I identified myself as the father and I held my hands out," he said.

He said his son had emotional problems after spending most of his childhood in foster care, but that it didn't warrant him being shot and killed.

The father said police told him that Quintonio was shot seven times.

He said his son was a "whiz kid" who was home on his holiday break from Northern Illinois University, where he majored in electrical engineering technology.

It is not clear from the police statement whether there are any video recordings of the shooting.

MEGAN CREPEAU/CHICAGO TRIBUNE VIA AP

A Chicago police sergeant speaks with a relative of Quintonio Legrier, who was killed by a police officer in Chicago early Saturday.

Obama

Continued from Page 1A

Even in the depths of tragedy after a church shooting in Charleston, South Carolina, the president struck an emotional chord with his stirring eulogy for the victims.

"I said at the beginning of this year that interesting stuff happens in the fourth quarter — and we are only halfway through," Obama said during his year-end news conference.

But the seventh year of Obama's presidency also challenged his restrained approach to international crises. Attacks in Paris and San Bernardino, California, heightened fears of terror, and Obama's attempts to reassure Americans fell flat.

Obama now stares down 11 months before his successor is chosen in an election shaping up to be a referendum on his leadership. He stirs deep anger among many Republicans, but he remains popular among Democrats and foresees a role campaigning for his party's nominee.

The president has about a half-dozen trips abroad planned, including a likely visit to Cuba.

His legislative agenda is slim and centers mostly on areas where he has common ground with Republicans, including final passage of the Trans-Pacific Partnership trade pact and criminal justice reform.

But he's also eyeing provocative executive actions, including expanding background checks for gun purchases and closing the Guantanamo Bay detention center.

"We recognize there's limited time left," said Jennifer Psaki, Obama's communications director.

Struggles and triumphs

At times, Obama's second term has appeared to play out in reverse.

He struggled to capitalize on his decisive reelection victory in 2012, stumbling through a two-year stretch that exposed the limits of his power. Then, in an unexpected twist, his party's devastating defeats in the 2014 midterm elections spurred one of the most productive years of his presidency, positioning Obama to be a valuable ally for Democratic presidential front-runner Hillary Clinton.

"Barack Obama will loom over the election," said Dan Pfeiffer, a longtime Obama adviser who left the White House earlier this year.

Advisers say the Supreme Court's ruling in May upholding the subsidies at the heart of Obama's health care law came as a particular relief. The decision ensures the law survives his presidency, even as Republican candidates pledge to repeal it.

Obama sees the Iran nuclear accord, Pacific Rim trade pact and sweeping climate change agreement finalized in Paris earlier this month as examples of how America should wield its power on the world stage.

National security

Yet Obama hasn't been able to escape the Middle East. No matter how many times he tries to pivot to Asia or rebrand U.S. foreign policy as more about diplomacy than military might, the volatile region continues to be the dominant force in the way his foreign policy is viewed.

Nearly every candidate running for president — including Clinton, his former secretary of state — is calling for more aggressive action to fight the Islamic State group, especially in the wake of terror attacks in Paris and California.

White House advisers say Obama is well aware that he misjudged the public's level of anxiety about terrorism and must scramble to counter what he sees as overheated rhetoric from Republican presidential candidates.

Aides say outlining an alternative to Republicans on foreign policy and other matters will be a central part of his final State of the Union address to Congress on Jan. 12.

The address was scheduled earlier than usual to give the president space to make his case before primary voting begins.

Julian Zelizer, a political historian at Princeton University, said a well-crafted speech can only go so far in helping Obama reassure the public of his national security stewardship.

"The only way he regains ground is concrete victories where people can literally see progress made," Zelizer said. "This is an area where he has to have policy gains."

Working with Congress

As he closed out 2015, Obama promised he wouldn't fade into the background in his final year in office. But he's also realistic about the limited opportunities for a Democratic president and Republican-led Congress in a presidential election year.

Some Republicans say they're willing to work with the president in his final year.

"I think if you look at what we've been able to work with him on this year, it's a good, telling piece of the kinds of things we can do next year," said Sen. Cory Gardner, R-Colo. "We worked very well on education reform, the highway bill, on human trafficking legislation — so there were some significant bipartisan accomplishments that we have been able to achieve this year."

Sen. Roger Wicker, R-Miss., echoed that sentiment, saying that "there are a lot of opportunities" to work with the president.

White House aides say the president is eager to campaign for the party's nominee, as well as Democrats in other races. He chafed at being kept on the sidelines in the 2014 midterms, and advisers used Democrats' sweeping losses as an I-told-you-so moment for party officials.

This time, Obama isn't waiting for an invitation from the Democratic nominee.

"I will have a Democratic successor, and I will campaign very hard to make that happen," he said.

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City of Las Cruces
PEOPLE HELPING PEOPLE

– PUBLIC MEETINGS • REUNION PUBLICA –

HOUSING & DEVELOPMENT FUNDS

Fondos federales de vivienda y desarrollo urbano

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La Ciudad de Las Cruces necesita su opinion acerca de cómo invertir los fondos federales de vivienda y desarrollo urbano que recibirá durante los próximos cinco años (2016-2020) del Departamento de Desarrollo Urbano y Vivienda (HUD por sus siglas en ingles) de los Estado Unidos. Generalmente, las actividades seleccionadas deben beneficiar a personas con ingresos bajos o moderados. La Ciudad está empezando un proceso que se llama el Plan Consolidado, que determinará como se invertirán estos fondos federales. La participacion de los ciudadanos es una parte muy importante en este proceso para determinar las necesidades de la comunidad.

We invite you to participate in one of the meetings listed:
Le invitamos que participe en uno de las siguientes reuniones públicas:

Tuesday/Martes
JANUARY 12 /12 DE ENERO / 6-7:30 p.m.
Munson Senior Center, 975 S. Mesquite

Wednesday/Miércoles
JANUARY 13 /13 DE ENERO / 2-3:30 p.m.
Henry Benavidez Senior Center, 1045 McClure Rd.

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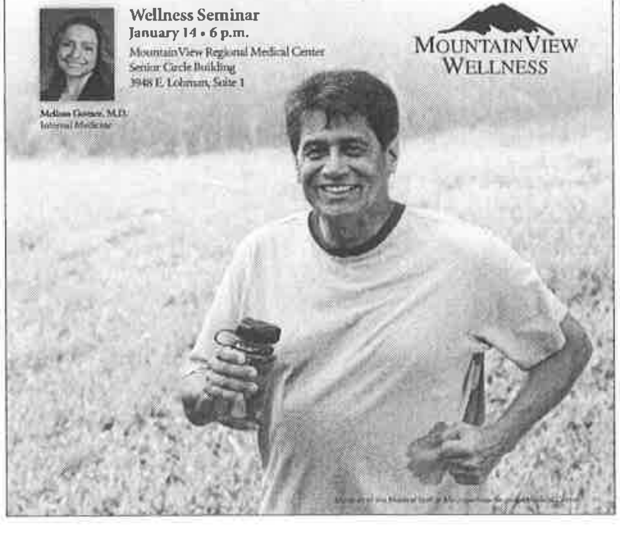
Sage Café, 6121 Reynolds Dr.

For more information contact Vera Zamora, Housing & Neighborhood Services Manager at 575-528-3194. If you cannot join us, be sure to complete a survey about housing and community development needs by going to https://www.surveymonkey.com/r/LasCrucesCP.

/CityofLasCruces CLCGOV CLC TV.com



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Wellness Seminar
January 14 • 6 p.m.
MountainView Regional Medical Center
Senior Circle Building
3948 E. Lohman, Suite 1

MOUNTAINVIEW WELLNESS

India

CHANNI ANANDAP

Indian security forces stand outside Pathankot's air base, which came under attack by suspected militants Saturday.

Attack on air base leaves six dead

Incident comes amid thawing relations with Pakistan

CHANNI ANAND
ASSOCIATED PRESS

PATHANKOT, India - Suspected militants infiltrated an Indian air force base near the border with Pakistan on Saturday and exchanged fire with security forces for hours, leaving at least four gunmen and two Indian troops dead, officials and news reports said.

Although it was unclear who staged the attack, it was being seen as a possible attempt to undo recent progress made in relations between archrivals India and Pakistan, coming just a week after the first visit to Pakistan in 12 years by an Indian prime minister.

The attack at the Pathankot air force base began a couple of hours before dawn, and by late morning it appeared that the violence had ended with the killing of the gunmen by Indian forces. But two hours later, more gunfire erupted, and an air force helicopter was seen firing at an area of the base, a major installation about 267 miles north of New Delhi.

Air force spokeswoman Rochelle D'Silva said Saturday night that troops were combing the entire base to fully secure it. She said the combing operation was expected to continue through the night.

The defense ministry said there had been intelligence reports about a likely terror attack on military installations in Pathankot, and the air force had been prepared to thwart any attackers.

"Due to the effective preparation and coordinated efforts by all the security agencies a group of terrorists were detected by the aerial surveillance platforms as soon as they entered the Air Force Station at Pathankot," the ministry said in a statement.

Despite the intelligence on a possible attack, at least two air force troops were killed in the gunbattle, the Press Trust of India news agency reported. PTI, citing police, also said at least four gunmen had been killed.

Police said they suspected the gunmen were militants and were investigating whether they had come from the Indian portion of Kashmir or from Pakistan. The Himalayan region of Kashmir is divided between India and Pakistan but is claimed in its entirety by both.

Rebels routinely stage attacks in Indian-held Kashmir, where they've been fighting since 1989 for an independent Kashmir or its merger with Pakistan.

India accuses Pakistan of arming and training Kashmir's insurgents, a charge Islamabad denies, and the attack was viewed by many in India as an attempt to unravel recent progress in the country's relationship with its archrival.

The violence came just a week after Indian Prime Minister Narendra Modi made an unannounced visit to Pakistan to meet with his Pakistani counterpart, Nawaz Sharif. The visit was seen as a potential sign of thawing relations between the two nuclear-armed neighbors. The two leaders also held an unscheduled meeting at the Paris climate talks.

Universities

Clemson responds to frat misconduct

RON BARNETT
THE GREENVILLE (S.C.) NEWS

Clemson University denies allegations that it "owed a duty of care" to a fraternity pledge who died during a fraternity run in September 2014.

In court documents filed last week, the university in Greenville, South Carolina, answered allegations made in a lawsuit brought by the parents of Tucker Hipps, including that he was forced to walk along a narrow railing of the State 93 bridge over Lake Hartwell. The university argued that Hipps might have contributed to his own death during the 2014 run. His body was found in the water below the bridge late that afternoon, and the coroner said he died of head injuries that could have been caused by falling from the bridge onto large rocks in shallow water.

The lawsuit was filed in April but amended in November to include allegations drawn from testimony of someone who said he saw Hipps walking on the rail. Authorities have dismissed the person's statements as inconsistent with known facts.

Clemson was named as a defendant along with Sigma Phi Epsilon fraternity and three members of the fraternity. The university denied that a member of the fraternity contacted a Clemson official asking permission to go for a predawn run Sept. 22, 2014. The lawsuit alleged that fraternity members got no reply to the emailed request and took that as acquiescence by the university.

City of Las Cruces
PEOPLE HELPING PEOPLE

– PUBLIC MEETINGS • REUNION PUBLICA –

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JANUARY 12 /12 DE ENERO / 6-7:30 p.m.
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For more information contact Vera Zamora, Housing & Neighborhood Services Manager at 575-528-3194. If you cannot join us, be sure to complete a survey about housing and community development needs by going to https://www.surveymonkey.com/r/LasCrucesCP.

Por más información contactar a Vera Zamora, encargado de servicios de vivienda y barrios en 575-528-3194. Si no puede asistir a una de las reuniones, asegúrese de completar el cuestionario acerca las viviendas y desarrollo urbano que se halla en el Web con la dirección https://www.surveymonkey.com/r/LasCrucesCP.

/CityofLasCruces @LCGOV CLCTV.com Equal Housing Opportunity / Igual de Oportunidad en la Vivienda

www.lcsun-news.com

LAS CRUCES SUN-NEWS

PROOF OF PUBLICATION

SEE ATTACHED

I, being duly sworn, Diana Jaramillo deposes and says that she is the Legal Coordinator of the Las Cruces Sun-News, a newspaper published daily in the county of Dona Ana, State of New Mexico; that the DISPLAY is an exact duplicate of the notice that was published once a week/day in regular and entire issue of said newspaper and not in any supplement thereof for 1 consecutive week(s)/day(s), the first publication was in the issue dated November 29, 2015, the last publication was November 29, 2015. Despondent further states this newspaper is duly qualified to publish legal notice or advertisements within the meaning of Sec. Chapter 167, Laws of 1937.

Signed

Diana Jaramillo

Legal Coordinator
Official Position

STATE OF NEW MEXICO
ss.
County of Dona Ana
Subscribed and sworn before me this

10th **day of** March '16

Diana Jaramillo

Notary Public in and for
Dona Ana County, New Mexico

June 24, 2019

My Term Expires

OFFICIAL SEAL
DIANA JARAMILLO
Notary Public
State of New Mexico
My Comm. Expires 06/24/19

City of Las Cruces®

PEOPLE HELPING PEOPLE

The City of Las Cruces Needs Your Input...

...to identify housing and community development needs in your neighborhood and the city.

Why is the City Interested?

The City of Las Cruces needs your input about how to spend the federal housing and community development funds it will receive during the next five years (2016 – 2020). Activities must generally benefit low and moderate income persons. The City is starting a process called the Consolidated Plan, which will determine how the federal funds will be spent. Citizen participation is a vital step in determining the community's needs.

What do we want to know?

- What do you consider to be the most critical housing needs in your neighborhood and for the City overall?
- What are the most critical community development needs? (e.g.; where sidewalks are needed, streets paved, drainage problems solved)
- What can the City do to improve housing opportunities and community development?

How to Get Involved

Community Meetings

On January 12th and 13th, three community meetings will be held to gather public input on housing and community development needs. During these forums, citizens, social service agencies, developers, homeless and housing providers, health professionals and advocates will come together to discuss the most pressing needs in the City. Please join us at one of the forums listed to the right.

Public Hearings

The draft Consolidated Plan will be available for review on March 22, 2016. On April 6th and 7th, hearings will be held to take public comments on the draft Plan. Dates, times and locations are listed to the right.

Questions?

If you cannot join us, be sure to complete a survey about housing and community development needs by going to www.surveymonkey.com/r/LasCrucesCP. Also feel free to provide written comments about the Consolidated Plan to the contact below. For more information about the Consolidated Plan process, or to make disability accommodations for a meeting, contact:

Vera Zamora, Housing and Neighborhood Services Manager
Phone: 575-528-3194 email: vzamora@las-cruces.org

Public Forum Schedule

Community Meetings

January 12, 2016
6:00 – 7:30 pm
Munson Senior Center
975 Mesquite

January 13, 2016
2:00 pm – 3:30 pm
Henry Benavidez Senior Center
1045 McClure Road

January 13, 2016
6:00 pm – 7:30 pm
Sage Cafe
6121 Reynolds Drive

Public Hearings

April 6th , 2016
6:00 pm - 7:30 pm
Sage café
6121 Reynolds Drive

April 7th, 2016
9:00 am - 10:30 am
Las Cruces City Hall
Council Chambers
700 N. Main Street

April 7th, 2016
2:00 pm - 3:30 pm
Mesilla Valley Community of Hope
Resource Room; Building 3
999 West Amador Avenue

Note: All locations are accessible to persons with disabilities.

CITY OF LAS CRUCES CITIZEN PARTICIPATION PLAN
PUBLIC HEARING DECEMBER 16, 2015

NAME:	EMAIL ADDRESS:	PHONE NUMBER:
Lisa LaRoque	llaroque@las-cruces.org	541-2177
Armida Hernandez	fed.integrator@yahoo.com	(505)977-6336
Becky Baum	beccaeich@yahoo.com	575.527 5588
Jan Lauterbach	JLauterbach@las-cruces.org	528-3134
Natalie Green	ngreen@las-cruces.org	528-3080
Steve Zamora	szamora@las-cruces.org	528-3194

Citizen Participation Plan Public Meeting
for the 2016-2020 Consolidated Plan
December 16, 2015

Following are the summary minutes of the 2016-2020 Consolidated Plan Public Input meeting held on December 16, 2015 at 5:30 p.m. at Munson Senior Center, 975 S. Mesquite St., Las Cruces, New Mexico.

PRESENT: Vera Zamora (Community Development)
Natalie Green (Community Development)
Jan Lauterbach (City of Las Cruces)
Armida Hernandez (Interpreting and Translation Services)
Lisa LaRocque (City of Las Cruces)
Becky Baum - Recording Secretary

No Public Present

Note: Staff waited for 40 minutes to ensure ample opportunity for members of the public to attend.

CONSOLIDATED PLAN PUBLIC INPUT MEETING
MUNSON SENIOR CENTER
JANUARY 12, 2016

Name	Organization (if applicable)	E-mail	Phone
MAGDALENA GIRÓN	[illegible]		
Glenn Landers		glenn.landers@gmail.com	
Rose Garcia	Tierra del Sol Housing	rosg@tdshc.org	541-0477
SAL ESTRADA	TDS	tdsestrada@msn.com	541-0477
David Nuñez		D-N-Nuñez@MSN.com	649-0460
THEO LAUTURNER	AARP		575-494-5188
Henri Lauturner			575-494-3759
Cindi Davis		southernmom45@yahoo.com	650-8144
Pamela Angell	St. Luke's Health Care Clinic	pangell@slhcc.info	202-0795
Colleen Patrick - Robert Brokate		bucketrobert@yahoo.com	642-8646

CONSOLIDATED PLAN PUBLIC INPUT MEETING
HENRY BENAVIDEZ SENIOR CENTER
JANUARY 13, 2016

Name	Organization (if applicable)	E-mail	Phone
MAGDALENA FIRÓN	[illegible]		
Theresa Armendariz	La Casa, Inc.	tarmendariz@lacasainc.org	526-2819
Juan Olvera	MVPHA	jolvera@mvpha.org	528-2000
ART MARRUJO	Tierra Del Sol Housing	ARTM@TDSHC.org	541-0477
Delores Gomez	Volunteer at El Caldito		5265991
Jimmy Michael	Mobile Home PARK	jamco1cnm@Hotmail	6425575
Simona Chacon	ST. Luke's Health Care Clinic	simonamango13@yahoo.com	649-3402
Jan Lanterbach	CLC	JLanterbach@las-cruces.org	528-3134
Veronica Schulz			649-4944
Audrey Hartley	Jardin de los Niños	jardindelosninos.lc@gmail.com	650-0768
Victoria Harvey	St Luke's Health Clinic	volorgs4elh@hotmail.com	
Dawn Hommel	CAASNM	dawnh@caasnm.org	527-8799
Nicole Martinez	MV Com. of Hope	hope@zianet.com	523-2219
Lorenzo Albo, Jr	Casa De Peregrinos	lo.albo.jr@gmail.com	523 5542
[illegible]	CLC		CLC
Angela Green	CLC		
Raymond Burchfield	CLC		
Natalie Green	CLC		x 3094

CONSOLIDATED PLAN PUBLIC INPUT MEETING
SAGE CAFÉ
JANUARY 13, 2016

Name	Organization (if applicable)	E-mail	Phone
Jan Lauterbach	CLC	JLauterbach@~~[illegible]~~ las-cruces.org	528-3134
Sharon Thomas	SCRTD	SKThomas-ID@msn.com	575 644-2517
Barbara & Arvel Thomas	- none	—	382-7473
Shannon Jacquez	Families & Youth	Sjacquez@fyinm.org	635-2165
A. Lopez	Homeowner	—	—
Karla Melania Schluter	~~[illegible]~~ Rising	Kjandmj86@gmail.com	3730126
Rosalva & George George	Home owners	georgearistie@aol.com	993-2090
Charles Wendler		candiwendler@aol.com	915-479-3337

Citizen Participation Plan Public Meeting
for the 2016-2020 Consolidated Plan
January 12, 2016

Following are the summary minutes of the 2016-2020 Consolidated Plan Public Input meeting held on January 12, 2016 at 6:00 p.m. at Munson Senior Center, 975 S. Mesquite St., Las Cruces, New Mexico.

Staff Present	Vera Zamora (Community Development) Natalie Green (Community Development) Ray Sartin (Community Development)
Consultant/Translator:	Magdalena Giron (Interpreting and Translation Services) Becky Baum (Recording Secretary)
Public Present:	Glen Lauders Rose Garcia Sal Estrada David Nunez Theo Lauturner Henry Lauturner Cyndi Davis Pamela Angell Colleen Patrick R. W. Brokard

Tom Hart gave a PowerPoint presentation of the 2016-2020 Consolidated Plan (see attached). The following questions and/or comments were made:

R.W. Brokad and Pamela Angell requested clarification of Tom Hart's statistics regarding mental health needs among adolescents in Las Cruces and regarding homeless population and utilization of homeless shelters. Pamela Angell discussed her personal experiences with the homeless people of Las Cruces.

Sal Estrada requested clarification of the number of veterans served by the homeless services in Las Cruces and whether the residents of the tent city are considered to be "homeless."

Vera Zamora clarified the definition of "functional zero" that is being used in the presentation and that the tent city residents are considered "homeless."

Rose Garcia discussed that she works with affordable housing and that she feels Tom Hart's presentation does not have accurate information because standard information gathering methods do not work for the homeless population of Las Cruces. She also offered to provide data from her office to help update the data that Tom Hart is working with.

David Nunez supports Rose Garcia's opinion about information gathering techniques and discussed the locations of colonias that he feels are third-world conditions and strongly suggested site visits to improve data collection.

Rose Garcia urged City Councilors to advocate for affordable housing.

David Nunez discussed language barriers and that the residents of the colonias are under-represented.

Magdalena Jiron discussed that the survey is very confusing for non-English speakers and therefore cannot be answered accurately by people who speak only Spanish due to grammar mistakes.

Rose Garcia discussed that the farm workers are mostly Spanish speakers who need better housing support in order to keep them here to work in agriculture.

Tom Hart continued his presentation.

David Nunez requested clarification on the type of properties in demand for affordable housing and where the information came from.

Tom Hart discussed that it is difficult to find out the type and quality of properties using a standard market survey.

Rose Garcia discussed the low income tax credit available from MFA and that Las Cruces does not receive the credit due to not scoring well on the applications. She again urged that City Councilors and County Commissioners advocate for more help for low-income families.

Tom Hart discussed some of the reasons that Las Cruces does not score well on the MFA applications and how to improve the scores.

Rose Garcia discussed timing of applications and how to improve the scores.

Tom Hart continued to discuss MFA applications and vacancy rates.

R.W. Brokad asked what the green line on the screen represented.

Tom Hart promised to look at his notes to be able to answer that later. He continued his presentation.

David Nunez asked for clarification on the types of renters in Tom Hart's numbers, whether they are currently renting homes or waiting to rent homes.

Tom Hart explained that the numbers represented currently housed renters.

Rose Garcia commented that the large number of people in the 30% income range consists of residents that qualify for assistance and due to recent cuts they are not getting help. She continued that most of these people are seniors and very low-income families and need extra help.

Tom Hart continued his presentation.

Rose Garcia commented that Las Cruces may try to get assistance from the new National Housing Trust Fund being made available through Congress and discussed that she does not believe Las Cruces will be ready to compete for those monies.

Tom Hart continued his presentation.

Sal Estrada commented that it is believed that the lack of educational success at two of the elementary schools in Las Cruces is due to homelessness and low income. He asked how to approach the problem of homelessness impacting the children's ability to learn and succeed at school.

Tom Hart discussed that the City has several after-school programs and parenting education programs that Sal Estrada may wish to make a high priority.

Rose Garcia commented that the City needs to budget for investing in these programs.

Tom Hart discussed that these public meetings are to get public opinion input to present to the City Council so that they can set budgets and priorities.

David Nunez asked for clarification that FY 2014-2015 budget monies were roughly 1.2 million.

Vera Zamora clarified that the monies being discussed are CDBG funds and not City General Fund money and that these entitlement monies are usually allocated to the services being shown on the screen. The Home Funds as well as some of the CDBG funds are dedicated to affordable housing, limiting the amount dedicated to public services by the percentage allowed by the regulations, which is 15%.

David Nunez asked that the expenditures be detailed in a presentation.

Vera Zamora informed him that at the end of the year maps are created to indicate where the monies are spent in the CAPER report.

Tom Hart discussed that after the strategic planning there are specific projects listed for the new year's budget.

David Nunez discussed that it is important to see exactly where the money is going and how the City is getting money and if they lose the chance to receive financial aid due to lack of competitiveness or missing deadlines for applications.

Vera Zamora discussed how the City receives money from HUD.

David Nunez commented that he is often disappointed when requesting aid from his City Councilors due to budget constraints.

Tom Hart commented that available funds are shrinking and less money is available recently.

David Nunez is concerned that City Council is using large amounts of money on small projects that are not really helpful.

Vera Zamora indicates that the funding currently under discussion, for street infrastructure projects, has to be spent in low to moderate income areas.

David Nunez asked how to request funds and/or infrastructure improvements.

Vera Zamora informed him that those requests are routed through City Council using public input meetings like this one.

David Nunez asked again how an individual could request a sidewalk or road repairs.

Vera Zamora indicated again that the individual would come to the public meetings and have their concerns brought up to City Council.

David Nunez commented that the low-income families need advocates to improve their housing and infrastructure.

Sal Estrada asked about the geographical data on the map.

Vera Zamora indicated that there are low moderate census tracts indicated.

Sal Estrada requested clarification of where monies would be allocated relative to the census tracts.

Tom Hart and Vera Zamora discussed that all the monies do not have to be allocated only in the specific geographical areas shown on the map as long as the monies are considered to be allocated fairly.

Tom Hart mentioned that there are more meetings regarding the Consolidated Plan in the next few days and that the new mapping techniques that HUD is using shows more diversity in Las Cruces and allows more leeway in developing neighborhoods.

Cyndi Davis asked how the City programs tie in with State programs to help people purchase their own homes.

Vera Zamora indicated that it depends on the project as to how the City and State funds are disbursed, that the situation or project determines whether gap funding is used or CDBG funding.

Cyndi Davis asked if all the affordable housing groups are coordinating together and how to find information on which agencies are best to help an individual in search of housing.

Rose Garcia offered her business card to Cyndi Davis to help her find housing and agencies to help financially.

Cyndi Davis commented that it is difficult to find housing for herself and people she knows who have very low incomes and also discussed that there are elderly people who cannot afford housing.

Theo Lauturner commented that the investors who are interested in building rental properties should be contacted and something should be done to help make it more profitable for the investors to build more.

Tom Hart agreed and indicated that subsidizing developers helps make rent less expensive. He closed the meeting and asked that everyone leave their papers on the table so the data can be collated.

Citizen Participation Plan Public Meeting
for the 2016-2020 Consolidated Plan
January 13, 2016

Following are the summary minutes of the 2016-2020 Consolidated Plan Public Input meeting held on January 13, 2016 at 2:00 p.m. at Henry Benavidez Senior Center, 1045 McClure Road, Las Cruces, New Mexico.

Staff Present:	Vera Zamora (Community Development)
	Natalie Green (Community Development)
	Angela Green (Community Development)
	Raymond Burchfield (Community Development)
	Jan Lauterbach (Community Development)
Consultant/Translator:	Magdelena Giron (Interpreting and Translation Services)
Public Present:	Theresa Armendariz
	Juan Owera
	Art Marrujo
	Dolores Gomez
	Jimmy Michael
	Simon Chacon
	Veronica Schulz
	Audrey Hartley
	Evictain Harvey
	Dawn Hommer
	Nicole Martinez
	Lorenzo Alba

Tom Hart gave a PowerPoint presentation of the FY2016-2020 Consolidated Plan (see attached). The following questions and/or comments were made:

Erica L. Harvey asked for clarification of the graph being displayed.

Tom Hart explained and continued his presentation.

Veronica Schultz commented that landlords do not keep up their properties and charge high rates for poor housing.

Nicole Martinez commented that Veronica Schultz is correct and that landlords and tenants are both very uneducated as to their rights and responsibilities.

Tom Hart continued his presentation.

Nicole Martinez commented that residents of Las Cruces do not wish to cooperate with City Council in education efforts as to rights and responsibilities of landlords and tenants.

Tom Hart continued his presentation.

Veronica Schultz commented that discrimination is less racially oriented and more financially oriented, that "rich" people discriminate against "poor" people regardless of race.

Teresa Armendariz of La Casa commented that discrimination and domestic violence are very common barriers that keep their clients from getting affordable housing.

Tom Hart continued his presentation.

Art Marrujo commented on difficulties in constructing low-cost housing and the obstructions of costs and codes.

Tom Hart continued his presentation.

Jimmy Michael, a local landlord, commented on the high cost of services such as sewer and garbage making it very difficult to keep rental rates low enough for low-income families to afford.

Dawn Hommer from the Community Action Agency commented that common issues keeping residents from getting housing are poor credit and passing background checks, as any criminal activity on a person's record can keep them from getting financing.

Tom Hart explained how to submit written comments and then continued his presentation.

Delores Gomez commented that people are put on a waiting list with the soonest available housing help coming in three years.

Tom Hart continued his presentation.

Delores Gomez commented on an abandoned house near her home that was burned years ago and asks if the City could not buy the property and use it for affordable housing.

Tom Hart commented that some cities have vacancy and seizure codes and that they might condemn the property and seize it but Las Cruces may not have such a thing.

Citizen Participation Plan Public Meeting
for the 2016-2020 Consolidated Plan
January 13, 2016

Following are the summary minutes of the 2016-2020 Consolidated Plan Public Input meeting held on January 13, 2016 at 6:00 p.m. at Sage Cafe, 6121 Reynolds, Las Cruces, New Mexico.

Staff Present:	Vera Zamora (Community Development) Natalie Green (Community Development) Jan Lauterbach (Community Development)
Consultant/Translator:	Magdalena Giron (Interpreting and Translation Services) Becky Baum (Recording Secretary)
Public Present:	Sharon Thomas Barbara & Arvel Thomas Shannon Jacquez Al Lopez Karla Melanie Schulter Rosenda & George George Charles Wendler

Tom Hart gave a PowerPoint presentation of the FY2016-2020 Consolidated Plan (see attached). The following questions and/or comments were made:

Barbara Thomas requested clarification on the presentation.

Tom Hart clarified.

Barbara Thomas requested further clarification.

Tom Hart clarified and continued his presentation.

Charles Wendler commented that manufacturing is not shown in the presentation and feels it is a very important aspect and a foundation of the economy.

Shannon Jacquez commented that the presentation helps show what is wrong with housing in the area.

Tom Hart agreed and continued his presentation and gave instructions on how to provide written input.

Shannon Jacquez commented that she was surprised that housing cost is being discussed without including the costs of transportation considering the high number of people who commute long distances to work.

Tom Hart agreed and explained that HUD has not gotten around to including those things although the State is working on a way to quantify and include that information in order to help more people.

George George questioned if the survey he recently filled out in the mail was for the Consolidated Plan.

Tom Hart confirmed that it was.

Charles Wendler asked Tom Hart to compare Las Cruces' economic development and poverty levels with other communities he has worked with.

Tom Hart stated that the poverty level in Las Cruces seems higher than other communities as well as having an oversupply of more expensive housing which makes it difficult for residents to find low-cost housing.

Charles Wendler asked what classification the residents of Tent City would fall into.

Tom Hart said they were considered unsheltered.

Charles Wendler asked if there are plans to expand the Tent City program.

Tom Hart commented that there are discussions about upgrading the tents to make them nicer to live in because there is no way to fund building houses there with HUD money because it would not meet required housing standards.

Shannon Jacquez commented that Tent City allows people to find help more easily and get into proper homes more quickly.

Tom Hart commented that Tent City provides shelter for those people who do not wish to follow the rules in a low-cost apartment or homeless shelter.

Charles Wendler commented that Tent City also provides more security and a feeling of protection and stability for many mentally ill people who are not ready to seek help from available programs.

Terrorism

Many at Gitmo not 'too dangerous'

Review board chips away at detainees at the US base

BEN FOX
ASSOCIATED PRESS

MIAMI - In the last comprehensive review of prisoners held at Guantanamo Bay, the U.S. government decided nearly 50 were "too dangerous to transfer but not feasible for prosecution," leaving them in an open-ended legal limbo.

Now it seems many might not be so dangerous after all. A review board that includes military and intelligence officials has been taking a hard look at these men and helping to steadily chip away at the list of indefinite detainees, who are a significant obstacle to President Barack Obama's push to close the detention center at the U.S. military base in Cuba. The first 23 decisions announced by the Periodic Review Board as of this month have skewed heavily in favor of the prisoners. It has unanimously cleared 19 for release and said five will continue to be held but be re-evaluated later. Some of the approved have already left Guantanamo, while the rest are expected to depart over the summer. Lawyers for detainees welcomed the initial results, although they say the men shouldn't have been held without charge for so long.

"These people have not been reviewed in over six years. They have changed, circumstances have changed, and they have needed a fresh look," said Pardiss Kebriaei, a lawyer for the New York-based Center for Constitutional Rights who represented a prisoner cleared by the Periodic Review Board.

The deliberations of the board are private. But David Glazier, a professor at Loyola Law School who has analyzed records of the proceedings released by the Pentagon, said the members appear to be treating past assessments of prisoners "with a healthier degree of skepticism" than officials did in the past.

"If you just care about justice for human beings, it's a little odd that it's taken 14 years to ask the questions in a hard enough way to discover that," said Glazier, a former Navy officer and expert in military law.

BRENNAN LINSLEY/AP

A shackled detainee is transported away from his annual Administrative Review Board hearing with U.S. officials in 2006, at the Guantanamo Bay U.S. Naval Base in Cuba.

Legislation

Lawmakers propose registries for refugees

JEFFREY COLLINS
ASSOCIATED PRESS

COLUMBIA, S.C. - While Republican front-runner Donald Trump continues to make waves nationally for his comments about banning Muslims from traveling to the country, lawmakers in two very different states are proposing that all refugees register with the government.

Registration bills are being proposed in both New York state and South Carolina, where if refugees commit an act of terrorism, their sponsors, under the bill, could be held liable.

The South Carolina lawmakers say they are less concerned about a possible constitutional challenge than a possible terrorist threat.

Opponents, however, say the measure is out of character for a state that often espouses the importance of Christian hospitality and loving your neighbor.

"I want us to be who we have always been — a welcoming people," said state Sen. Kevin Johnson, D-Manning, who is helping lead the fight against the bill.

Sponsoring state Sen. Kevin Bryant said the bill has three components: a registry of all refugees, civil liability for sponsors of refugees from countries considered state sponsors of terror by the federal government (currently Iran, Sudan and Syria) for crimes committed by refugees, and a prohibition on the state spending any money on refugees and their families.

Bryant said the bill is intended to protect public safety. Nearly 850 refugees from a number of countries in Europe, Africa and the Middle East have come to South Carolina since 2010, with 87 arriving since last summer. The Anderson Republican said if only one of them were to conduct a terrorist attack, it would be devastating. Instead, he said state residents can show their compassion by giving to relief organizations that help refugees elsewhere.

"Why should we bring one refugee here when we could spend the same money and help 10 in their part of the world?" Bryant said.

A challenge to the South Carolina bill is likely because it singles out people by country of origin and seems aimed at discriminating against Muslims, said Ibrahim Hooper, spokesman for the Council on American-Islamic Relations.

"If it is not illegal, it is at least un-American," Hooper said.

South Carolina senators debated the bill Wednesday and Thursday and would likely come back to it next Tuesday. Bryant is talking to Democrats about tweaking the proposal to allow some state money to be spent on refugee families, such as for public education.

The bill was introduced as the civil war in Syria has created thousands of refugees and European countries have pressured the U.S. to take in some of the people fleeing the violence. But terror attacks in Paris and California have heightened worries that refugees angry with the United States could get into the country. The New York bill was introduced by state Sen. Terrence Murphy, a Republican who represents a district in the lower Hudson Valley.

It requires refugees to register with the state Office of Temporary and Disability Assistance, be fingerprinted, and have the office monitor their activities for a year or until they become permanent residents, whichever happens first.

But the New York Immigration Coalition, composed of almost 200 groups, has called on senators to kill the measure, calling it a "heinous bill that treats refugees who are fleeing from violence and conflict like criminals."

City of Las Cruces®
PEOPLE HELPING PEOPLE

– PUBLIC NOTICE • AVISO PUBLICO –

2016 -2020 CONSOLIDATED PLAN AND 2016 CITY OF LAS CRUCES ACTION PLAN

Plan de Consolidación 2016-2020 y Plan de Acción 2016 de la Ciudad de Las Cruces

Notice is hereby given that the City of Las Cruces will hold three public hearings on the draft needs, priorities, and strategies for the 2016-2020 City of Las Cruces Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and the 2016 City of Las Cruces Action Plan.

The U.S. Department of Housing and Urban Development (HUD) requires cities receiving Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) entitlement funds to submit a five-year Consolidated Plan and an annual Action Plan describing the City's one year planned use of grant funds. The Plan will be available for review and comment for 30 days beginning Tuesday, March 22, 2016. These documents will be submitted to HUD no later than May 15, 2016.

Program year 2016 Action Plan anticipated funding is recommended to be allocated for activities that include home rehabilitation, public facility/infrastructure improvements, acquisition of vacant land and new construction of single family affordable housing, program support to various public service nonprofit agencies for the provision of food rescue, child, health and homeless services, and tenant based rental assistance for victims of domestic violence.

Se notifica por medio de la presente, que la Ciudad de Las Cruces llevará a cabo tres juntas públicas para presentar el borrador de necesidades, prioridades y estrategias del Plan de Consolidación 2016-2020 de la Ciudad de Las Cruces acerca de los impedimentos de Opciones de la Vivienda Pública y del Plan de Acción 2016 de la Ciudad de Las Cruces.

El Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (U.S. Department of Housing and Urban Development HUD) requiere que las ciudades que reciben Fondos para Desarrollo Comunitario (Community Development Block Grant CDBG) y HOME Investment Partnership, deben de entregar un Plan de Consolidación para un periodo de cinco años y un Plan de Acción Anualmente describiendo en el Plan de la Ciudad el uso de los fondos. El Plan va estar disponible para su revisión y comentarios durante 30 días a partir del Martes 22 de Marzo del 2016. Estos documentos se entregarán a HUD no después del 15 de Mayo del 2016.

El Programa del Plan de Acción del 2016 anticipa que los fondos sean recomendados para asignación de actividades que incluyen la rehabilitación de casas, mejoras a las instalaciones/infraestructuras de uso público, adquisición de terrenos vacantes y la nueva construcción de vivienda a precio accesible para familias, un programa para apoyar a varias agencias sin fines de lucro para servicio público en la distribución de alimentos, servicios a la niñez, salud e individuos desamparados, así como ayuda con la renta a personas que pasan por incidentes de violencia doméstica.

Public hearings to receive comments on the 2016-2020 Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and Annual Action Plan will be held the following dates:

Las juntas públicas para recibir sus comentarios durante (2016-2020) Plan de Consolidación, Análisis de impedimentos para escoger una vivienda accesible y el Plan de Acción Anual, se llevarán a cabo:

WEDNESDAY / MIÉRCOLES
APRIL 6 / 6 DE ABRIL
6-7:30 p.m.
Sage Café, 6121 Reynolds Dr.

THURSDAY / JUEVES
APRIL 7 / 7 DE ABRIL
9-10:30 a.m.
Las Cruces City Hall
(Edificio Municipal)
Council Chambers, 700 N. Main St.

2-3:30 p.m.
Mesilla Valley Community of Hope
Resource Room, Building 3
999 W. Amador Ave.

Public comments must be received by Thursday, April 21, 2016, by 5:00 p.m.
Los comentarios del público deberán de ser recibidos para el Jueves 21 de Abril del 2016, a las 5:00 p.m.

The draft 2016-2020 Consolidated Plan will be available for public review starting on Wednesday, March 22, 2016, from 8:00 a.m. to 5:00 p.m., Monday through Friday at the Las Cruces City Hall, Community Development Department, 700 N. Main, Suite 1100; City Clerk's Office, Suite 1200; and the Branigan Library, 200 E. Picacho. It will also be on the City's website at www.las-cruces.org. Upon request, the draft plan will be made available in alternative formats. If the public is unable to attend the public hearing, they may submit written comments concerning the 2016-2020 Consolidated Plan to the City of Las Cruces during the 30-day public comment period between March 22 and April 21, 2016.

El borrador del Plan de Consolidación 2016-2020 estará disponible para repaso del público a partir del Miércoles 22 de Marzo del 2016, de 8:00 am a 5:00 p.m., de Lunes a Viernes en el Edificio Municipal de Las Cruces (City Hall), en el Departamento de Desarrollo Comunitario (Community Development Department), 700 N. Main, Suite 1100; en la Oficina del Secretario de la Ciudad (City Clerk's Office), Suite 1200, y en la Biblioteca Branigan, 200 E. Picacho. También estará en la página de Internet de la Ciudad www.las-cruces.org. Si usted lo pide, el borrador del plan será accesible en diferentes formatos. Si el público no puede asistir a las juntas públicas, estos pueden someter sus comentarios por escrito acerca del Plan de Consolidación 2016-2020 a la Ciudad de Las Cruces durante el periodo de 30 días para comentarios públicos (del 22 de Marzo al 21 de Abril del 2016).

Written comments may be submitted via any of the following methods:
Los comentarios por escrito deberán de ser entregados por medio de cualquiera de los siguientes medios:
By Mail / *Por Correspondencia*:
Community Development Department, Neighborhood Services Section
ATTN: 2016-2020 Consolidated Plan, P.O. Box 20000, Las Cruces, NM 88004
By E-mail / *Por Correo Electrónico*: vzamora@las-cruces.org
By Phone / *Por Teléfono*: 575-528-3194 (voice)
or 575-528-3157 (TTY, *para personas con algún impedimento auditivo*)

[illegible]

/CityofLasCruces CLCGOV CLCTV.com Equal Housing Opportunity / Igualdad de Oportunidad en la Vivienda

LAS CRUCES SUN-NEWS

PROOF OF PUBLICATION

SEE ATTACHED

I, being duty sworn, Diana Jaramillo deposes and says that she is the Legal Coordinator of the Las Cruces Sun-News, a newspaper published daily in the county of Dona Ana, State of New Mexico; that the ROP DISPLAY is an exact duplicate of the notice that was published once a week/day in regular and entire issue of said newspaper and not in any supplement thereof for 1 consecutive week(s)/day(s), the first publication was in the issue dated March 20, 2016, the last publication was March 20, 2016. Despondent further states this newspaper is duly qualified to publish legal notice or advertisements within the meaning of Sec. Chapter 167, Laws of 1937.

Signed,

Diana Jaramillo

Legal Coordinator
Official Position

STATE OF NEW MEXICO
ss.
County of Dona Ana
Subscribed and sworn before me this
7th day of April 2016

Diana Jaramillo

Notary Public in and for
Dona Ana County, New Mexico

June 24, 2019

My Term Expires

OFFICIAL SEAL
DIANA JARAMILLO
Notary Public
State of New Mexico
My Comm. Expires 06/24/19

2016 Consolidated Plan Public Hearing

April 7, 2016 at 2 PM

Mesilla Valley Community of Hope

Sign- In Sheet

Name	Organization	Email / Phone
Christine Werner	MVCH	cwerner5907@gmail.com
Aide Lechuga	MVCH	alechuga999@gmail.com
Erin Boyd	MVCH	erinboyd999@gmail.com
NICOLE MARTINEZ	MVCH	hope@zianet.com
Nicole Fuchs	MVCH Keeping Families Together	nfuchs999@gmail.com
Armida Hernandez	Interpreter	fed.interpreter@yahoo.com
Martin Rede		mmremc@yahoo.com
Pamela Angell	St. Luke's Health Clinic	pangell@slhcc.info
Sara Mischler	MVCH	smischler999@gmail.com
Angela Green	CLC	528-3179
Jan Lauterbach	CLC	528-3134
Natalie Green	CLC	528-3086
Kevin Wilson	CLC	528-3177
Vera Zamora	CLC	528-3194

2016 Consolidated Plan Public Hearing

April 7, 2016 at 9 AM

Council Chambers

Sign- In Sheet

Name	Organization	Email / Phone
Christine Little	Interagency Council	cslittle@zicinet.com 528-373-1882
Srijana Basnyat	CLC	sbasnyat@las-cruces.org
Jan Lauterbach	CLC	528-3134
Kevin Wilson	CLC	
Natalie Green	CLC	8X3086
Armida Hernandez	Interpreter	(505) 977-6336
Vera Zanon	CLC	528-3194

2016 Consolidated Plan Public Hearing

April 6, 2016 at 6 PM

Sage Café

Sign- In Sheet

Name	Organization	Email / Phone
Gary Gail		WD8AJJ@yahoo.com
Rocio Dominguez	CLC	528-3071
Kay Burchfield	CLC	528-3094
Vera Zamm	CLC	528-3194
Angela Green	CLC	528-3179
Jan Lautenbach	CLC	528-3134
N. Green	CLC	3086
Ray Martin	CLC	3027

2016-2020 CONSOLIDATED PLAN PUBLIC HEARING
April 6, 2016

Following are the summary minutes of the 2016-2020 Consolidated Plan heard on April 6, 2016 at 6:00 p.m. at Sage Café, 6121 Reynolds Dr., Las Cruces, New Mexico.

Present: Vera Zamora (Community Development)
Natalie Green (Community Development)
Ray Burchfield (Community Development)
Jan Lauterbach (Community Development)
Rocio Dominguez - Translator (Community Development)
Ray Sartin (Community Development)
Angela Green - Recording Secretary (Community Development)

Public Present: Gary Gail

Mr. Hart made his presentation (see attached).

No public comments or questions.

2016-2020 CONSOLIDATED PLAN PUBLIC INPUT MEETING
April 7, 2016

Following are the summary minutes of the 2016-2020 Consolidated Plan heard on April 7, 2016 at 9:00 am at City Hall, 700 N. Main Street, Las Cruces, New Mexico.

PRESENT:	Vera Zamora (Community Development)
	Natalie Green (Community Development)
	Jan Lauterbach (City of Las Cruces)
	Kevin Wilson (City of Las Cruces)
	Srijana Basnyat (City of Las Cruces)
	Armida Hernandez - Interpreting and Translation Services
	Becky Baum - Recording Secretary
PUBLIC PRESENT:	Christine Little

Mr. Hart made his presentation (see attached).

No public or other input was recorded.

2016-2020 CONSOLIDATED PLAN PUBLIC HEARING
April 7, 2016

Following are the summary minutes of the 2016-2020 Consolidated Plan heard on April 7, 2016 at 2:00 p.m. at the Mesilla Valley Community of Hope, 999 W. Amador, Las Cruces, New Mexico.

PRESENT: Vera Zamora (Community Development)
Natalie Green (Community Development)
Kevin Wilson (Community Development)
Jan Lauterbach (Community Development)
Angela Green - Recording Secretary (Community Development)

PUBLIC PRESENT: Christine Werner (Mesilla Valley Community of Hope)
Aide Lechuga (Mesilla Valley Community of Hope)
Erin Boyd (Mesilla Valley Community of Hope)
Nicole Martinez (Mesilla Valley Community of Hope)
Nicole Fuchs ((Mesilla Valley Community of Hope)
Martin Rede
Pamela Angell (St. Lukes Health Clinic)
Sara Mischler (Mesilla Valley Community of Hope)
Armida Hernandez - Interpreter

Mr. Hart made his presentation (see attached).

Armida Hernandez: Is immigration status ever taken into account when, as factors, in determining whether a particular individual or family can access any of the assistance programs, for example the tenant based rental assistance program?

Tom Hart: Generally if you, if you are not, if you don't have some legal status in the country you can't participate in any of these programs.

Armida Hernandez: I ask the question, only because, it's pretty common to have what we call mixed families, where often one parent may be documented, the other not, or children, and so U.S citizen born children are probably found in families that have one or both parents that are not documented. And, certainly, that contributes to the danger of homelessness of those children.

Tom Hart: Yes, and that actually is an issue that's being discussed. Um, and given the current political environment I don't know whether congress and the HUD are going to do anything about it, but that is an issue of concern. And I know in this community part of the way it's dealt with is they have some other sources of non-federal funding to help, you know, non-registered people so that if they

need something there is still a way of helping them. Cause basically it's kinda like the same thing with, um, uh with people with a legal record. A lot of the HUD programs, you have to do a criminal background check and they're not eligible.

Armida Hernandez: Second question, public outreach. Is there, uh, currently or is there plans in the future, if it doesn't already exist already, any public outreach through radio or other means other than the printed word. I say that because, uh, a lot of folks either don't like to read or don't want to read, or don't have time to read, and they prefer to get all of their information, uh, simply by watching television or listening to the radio. And there is also a problem of literacy or semi-literacy. For example, you know, a flier like this a semi-literate person, doesn't matter whether it's in in English, Spanish, Japanese, Korean, if the person is semi-literate you're not reaching them. So that's why I'm asking.

Tom Hart: Right. Right. Right, they're limited proficiency. I think that's a good question. I don't know, does the City have a City-based television channel?

Vera Zamora: We do have, uh, Ch.20 Comcast where we could possibly put something there, but then again we haven't actually, we don't have anything in place right now that translates it from English to Spanish. And if we did it would probably mainly be a notification of the meeting. But we also have our Public Information Officer and he goes and has a segment on one or two of the talk shows on the radio. But at this point I'm not sure if it's on any of the Spanish radios. Does anybody know? But if you have a suggestion as to a particular radio station we could possibly have some, even them, probably make an announcement. Even if they charge a fee, I mean it's a good recommendation or suggestion that we would definitely consider.

Armida Hernandez: PSA's would probably be charged a lower rate for air time, wouldn't they?

Vera Zamora: Probably. But I'm just saying we don't have any in place right now.

Armida Hernandez: Okay.

Martin Rede: I can tell you this. PSA's are in the backwoods so much in the last three months. You're going to get one shot, once a year, and it's gonna be a three second shot. Otherwise, it's $3,000. That's their PSA, so...and that's nationwide.

Tom Hart: I think, too, one of the things that HUD is putting more emphasis on is these alternative forms of communication and I think that again I think you're going to see more video, more other kind of electronic means of communication than just the printed word in order to address the variety of needs people have and if they're going to be part of the community, you know how they can receive communication. You know, maybe next time we do this we'll be doing...(inaudible).

Nicole Martinez: There's also KRWG for, um, news and radio and tv, but...

Vera: In English.

Nicole Martinez: In English. And you don't...it's free.

Vera: But still. It would reach out. It may reach out further than what we do right now with the publications in the newspapers.

Tom: I would say this cycle you're going through now, really the Community Development department has done one of the more vigorous outreach efforts I've seen in trying to involve the largest number in the community whether it's through attendance in meetings, doing the survey, having access to stuff online or in printed material. Um, so I think the City really does have a commitment trying to keep the public involved which is admirable. Any other comments or questions? Well, thank you for attending. And hopefully check out all these documents online. Or in paper depending on what your preference is.

Kevin Wilson: Thanks Tom!

Date	Name/Title	Submission type	Comment
12/10/2015	Kathy Apodaca, LBSW	Email	Good morning Ms. Zamora! I just wanted to put in my two cents about the housing situation in Las Cruces. We do not have enough affordable housing for individuals who are on SSI/SSDI. It would be wonderful if there was a housing complex made up of one bedroom efficiency apartments for our homeless and mentally ill. Some type of transitional housing/apartments that is modeled after the Transitional Living Program for Juveniles (located next to the community of hope) would make a huge difference in the lives of those barely able to make ends meet. This type of living arrangement would allow for on-site case management and overall activities of daily living assistance. Thank you for the opportunity to provide my input! :o)
1/21/2016	Audrey Marion Hartley, M.A. Executive Director Jardin de los Niños 999 West Amador Avenue 1300-G El Paseo, PMB #272 Las Cruces, NM 88001 575-522-2111—phone 575-522-3595—fax 575-650-0768—cell www.jardinlc.org	Email	As you know, I attended the City Consolidated Plan at Benavidez center on January 13. I listened with interest the information presented by your consultant. However, I was rather taken aback that children were only mentioned once in the last five minutes of the presentation. According to Project Link in the Las Cruces Public Schools, there were approximately 650 homeless and near homeless children who reside within the city limits. Jardin de los Ninos serves and average of 250 of these children and their families annually, and we partner with Project Link and other community agencies to work to help these families break the cycle of homelessness and live healthy, productive lives. If not for the services we provide, these children and their families would fall through the cracks and have nowhere else to turn. I urge you and members of the city staff who make decisions about CDBG funding to make children—especially those who are homeless and near homeless—a high priority when it comes to deciding which organizations receive these very necessary funds.
1/28/2016	Martha Roditti	Email	I am a member of the Board of Jardin de Los Ninos, a very special child care program that serves homeless and near homeless children and their parents. All of our children are poor and extremely in need of developmental services. They live in one of the poorest counties in the 2nd poorest state in the US. Thirty eight percent of Dona Ana County's children live in poverty and too many of them are homeless or near homeless. At Jardin we expect that of our children are traumatized by their life experiences. Yet there are not enough services for them. CDBG funding needs to be prioritized for the children of our community. Please encourage the city staff who make the decisions about CDBG funding to prioritize children, especially young, poor, homeless and near homeless children. CDBG funds are limited and need to be targeted at those who can benefit the most, young children who have a window of time to develop into productive citizens. Thank you.
2/5/2016	Elizabeth Abrams	email	Thanks for your work on behalf of Las Cruces. I'm writing as a member of the Jardin de Los Ninos Board of Directors. I wanted to ask that our community's children rise to the top of the list as you and other city staff consider how to priorize CDBG funds this year. There are many children in need in las Cruces, and seeing that they have a better start would have a long-term impact on how our community develops and functions. thanks again for your work on this.
2/8/2016	Bernadette Sanchez	phone call	The Councilor in the University Hills area should earn their keep as an elected official * There are a number of dilapidated homes on Treviz and Boise that the City isn't doing anything about * The neighborhood is deteriorated * The Councilors or their designees should go neighborhood to neighborhood to see it for themselves

Date	Name/Title	Submission type	Comment
12/17/2015	Lisa LaRocque	Email	Comments on Citizen Participation Plan Lisa LaRocque, CLC Sustainability 1. Provide simple bilingual fliers with the organizations that service the target population.

League of Women Voters of Greater Las Cruces
P.O. Box 8322, Las Cruces, NM 88006
Tel: (575) 524-VOTE (8683) Web: www.lwvglc.org

April 21, 2016

TESTIMONY ON CONSOLIDATED HOUSING PLAN

The League of Women Voters has long been involved in Affordable Housing issues at all levels of government. The League of Women Voters of Greater Las Cruces supports current and future efforts to increase the availability of safe, decent and affordable housing for moderate and low income households. The U.S. Department of Housing and Urban Affairs (HUD) Draft Consolidated Housing Plan for Las Cruces is a good start to examine all sorts of strategies to meet the increased need for affordable housing in the next 5 years. We appreciate this opportunity to comment on the Draft 2016-2021 Consolidated Housing Plan.

The Plan is very comprehensive and well done. It seems to meet all of HUD's requirements. It will be very helpful to the community, City Council and Staff, as we work to increase "Affordable Housing" (using HUD's definitions) in Las Cruces over the next 5 years.

There are format errors that created reading difficulties. We trust these will not appear in the final version. The lack of pagination, indexes, and references were hindering. Also, we did not understand the meaning of the graphic symbols used in charts concerning "Occupations in Las Cruces."

The statistics in this Plan will be cited many times and in many places in the future. Figures that will be quoted frequently are poverty rates for various groups over time. Your text is very clear but the accompanying charts and graphs are incomplete and misleading. Charts that show data expressed in actual numbers with their percentages overlaid is a useful format. But when the trend of these visuals seem to go in opposite directions, the average citizen becomes confused.

The existence of Tent City should not be seen as an illustration of the lack of affordable housing. Tent City's existence is the result of mental health, drugs, culture, religion, and personal issues. Tent City is a way to give people that live on the streets a safer place. Even if we had no need for more affordable housing, we would still need Tent City.

Problems occur when dividing people into ethnic or racial groups. Because of differences in definitions, discrepancies in data occur in efforts to separate White from Hispanic people. Blacks from Hispanics. Indigenous Indians from White or Hispanic people. Data from different sources cannot be combined. Also, in Las Cruces cultural blending is considerable. Perhaps a general consolidation of the data could be achieved in a statement rather than in charts.

The "Anticipated Resources Chart" in SP-35 is compacted so much that analysis and verification is too difficult. Also it seems that all of our CDBG money is going into housing. Is this realistic considering other needs in the community?

One of our members attended a public meeting using a Power Point that was very good. However, it showed a slide of what money would be available this year. We could not find the same numbers in the Draft Plan.

The Plan seems to devote more attention to the Fair Housing Laws and Special Needs. We could find very little on what the City should do to increase the total number of affordable units involving programs that are not already in place. The real barrier is lack of money; not the lack of will or ideas. We do acknowledge that increased local taxation is not an option at this time.

It was very clear in the previous Consolidated Plan that we needed approximately 4700 more rental units. Previous CAPERs indicate that less than 500 Units were funded. We could not find, in this Plan, a comparable number. Do we now need 4200 units? Or less? Even with different preparers of the Plans, they should relate to each other.

Affordable housing remains a very important issue in our community. We appreciate all of the effort expended.

Jane B. Carter, Christina Little, Charlotte McCarthy, Victoria Simons
Affordable Housing Committee

Gwendolyn Hanson
President
League of Women Voters of Greater Las Cruces

City of Las Cruces
PEOPLE HELPING PEOPLE

City of Las Cruces

Annual Action Plan

2016

May 2, 2016

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

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

Introduction

HOME Investment Partnerships grant program has flexibility to assist in housing programs; participating jurisdictions decide how to use money for: Acquisition, Rehabilitation, New Construction, Tenant Based Rental Assistance (TBRA), Home Buyer Assistance, Planning, and Operating Assistance for CHDOs. For 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.

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 Oversight Ordinance once the City has a written Affordable Housing Plan approved by MFA. Other efforts include an impact fee waiver program for developers of affordable housing in the City of Las Cruces (approximately $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				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	773,328	35,000		808,328	3,087,332	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	289,953	30,000	1,500	321,453	1,159,812	HOME funds are used for both homeownership and rental housing projects and programs. Prior Year Resources is excess program income.

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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other	public - federal	TBRA	70,000	0	0	70,000	280,000	These funds are used to provide 11 housing first vouchers for the Mesilla Valley Community of Hope.
Other	public - local	Acquisition Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	100,000	0	500,000	600,000	400,000	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 1 - Expected Resources – Priority Table

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

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

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,

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

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.

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

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

City-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, city-owned land or the proceeds from the sale of city-owned land may be used for the development of affordable housing.

Discussion

The City of Las Cruces works to leverage local, federal and other funding resources to meet the needs identified within the community, and projects identified to meet these needs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce Homelessness	2016	2021	Affordable Housing Homeless		Reduce Homelessness	CDBG: $112,000 Permanent Supportive Housing Grant: 70,000	Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 11 Households Assisted
2	Stabilize impoverished households	2016	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development		Reduce Homelessness Improve public facilities/infrastructure expand economic opportunity	CDBG: $32,500	Public service activities other than Low/Moderate Income Housing Benefit: 950 Persons Assisted

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

Sort Order	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: $90,000	Tenant-based rental assistance / Rapid Rehousing: 14 Households Assisted
4	Preserve existing affordable housing	2016	2021	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide	Preserve existing affordable housing	CDBG: $387,898	Homeowner Housing Rehabilitated: 29 Household Housing Unit
5	Provide affordable home ownership options	2016	2021	Affordable Housing	Citywide	Affordable home ownership options	CDBG: $125,000 HOME: $199,390	Homeowner Housing Added: 15 Household Housing Unit
6	Economic opportunity/public improvements	2016	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	expand economic opportunity	CDBG: $6,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,000 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

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

1	**Goal Name**	Reduce Homelessness
	Goal 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.
2	**Goal Name**	Stabilize impoverished households
	Goal Description	
3	**Goal Name**	Increase affordability of rental housing
	Goal Description	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.
4	**Goal Name**	Preserve existing affordable housing
	Goal 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.

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5	**Goal Name**	Provide affordable home ownership options
	Goal 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.
6	**Goal Name**	Economic opportunity/public improvements
	Goal 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.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Las Cruces has allocated CDBG and HOME funds to projects in 2016 that meet its Priority Needs and Annual Goals. These projects include homeowner rehabilitation, land acquisition for new construction of for-sale affordable homes, rehabilitation of affordable rental housing, public service activities, and public facility repairs.

Projects

#	Project Name
1	Habitat for Humanity Property Acquisition
2	Tierra del Sol Re-Roof Program
3	Casa de Peregrinos
4	Tresco Inc Public Facility Rehabilitation
5	City Home Rehabilitation
6	Public Services Funding
7	Tierra del Sol Single Family Development
8	Habitat for Humanity Single Family Development
9	CHDO Operating Funds
10	La Casa Tenant Based Rental Assistance
11	City of Las Cruces Administration

Table 3 - Project Information

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

Allocation priorities were made based upon annual goals and priority needs, agency funding requests and needs, and current opportunities to meet goals.

AP-38 Project Summary

Project Summary Information

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

1	**Project Name**	Habitat for Humanity Property Acquisition
	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options
	Funding	CDBG: $125,000
	Description	Property Acquisition for single-family affordable housing development. National Objective LMC. CDBG Activity Code 1.
	Target Date	4/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	5 families at 80% AMI or less
	Location Description	TBD
	Planned Activities	vacant land acquisitions for future single-family development
2	**Project Name**	Tierra del Sol Re-Roof Program
	Target Area	Citywide
	Goals Supported	Preserve existing affordable housing
	Needs Addressed	Preserve existing affordable housing
	Funding	CDBG: $40,000
	Description	Tierra del Sol will provide a homeowner re-roofing program for low and moderate income elderly residents. National Objective LMH, CDBG Activity Code 14A.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Four elderly households at 80% AMI or less will benefit.
	Location Description	TBD
	Planned Activities	Homeowner Rehabilitation re-roof program for elderly
3	**Project Name**	Casa de Peregrinos
	Target Area	Citywide
	Goals Supported	Stabilize impoverished households

	Needs Addressed	Improve public facilities/infrastructure
	Funding	CDBG: $6,000
	Description	Parking lot and drainage infrastructure improvements at the food bank. National Objective LMC, CDBG Activity Code 3.
	Target Date	12/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Casa de Peregrinos estimates that 1,000 households will be served through the food bank.
	Location Description	999 W. Amador, Las Cruces
	Planned Activities	Parking lot & drainage infrastructure
4	**Project Name**	Tresco Inc Public Facility Rehabilitation
	Target Area	Citywide
	Goals Supported	Stabilize impoverished households
	Needs Addressed	Improve public facilities/infrastructure
	Funding	CDBG: $32,200
	Description	Rehabilitation of Tresco public facility for persons with special needs. National Objective LMC. CDBG Activity Codes 03B and 03.
	Target Date	4/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Tresco estimates a total of 950 beneficiaries who have special needs
	Location Description	
	Planned Activities	Public Facility Rehab for special needs population
5	**Project Name**	City Home Rehabilitation
	Target Area	Citywide
	Goals Supported	Preserve existing affordable housing
	Needs Addressed	Preserve existing affordable housing
	Funding	CDBG: $347,898
	Description	CDBG funds will be used for preserving affordable housing stock, mobile home ramp installations, and mobile home utility upgrades. National Objective LMH, CDBG Activity Code 14A.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 25 households at 80% AMI or less will benefit.
	Location Description	TBD
	Planned Activities	Homeowner Rehabilitation, Mobile Home Ramp Program, and Mobile Home Utility Upgrades for households at 80% AMI or less.
6	**Project Name**	Public Services Funding
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: $112,000
	Description	CDBG Public Services funding for agencies including Mesilla Valley Community of Hope, St. Luke's Health Care Clinic, Jardin De Los Ninos, Casa De Peregrinos, Las Casa Inc and Mesilla Valley CASA. National Objective Code LMC. CDBG Activity Code 05, 05G, 05L, 05M, 05N.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	2000 households
	Location Description	All public service activities will be provided in the City of Las Cruces. The majority of service providers are located at 999 W. Amador, Las Cruces, NM on the Mesilla Valley Community of Hope homeless campus.
	Planned Activities	Program 2016 Public services funding to non-profit agencies to provide a variety of services including homeless services, emergency shelter for victims of domestic violence, childcare services, health care services, advocacy for abused and neglected children and food rescue and distribution.
7	**Project Name**	Tierra del Sol Single Family Development
	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options

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

	Needs Addressed	Affordable home ownership options
	Funding	HOME: $153,390
	Description	Development of single family homes targeting households at 80% AMI or less.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Tierra del Sol expects to serve 10 homebuyers at 80% AMI or less.
	Location Description	TBD
	Planned Activities	Development of 10 single family homes affordable to households at 80% AMI or less.
8	**Project Name**	Habitat for Humanity Single Family Development
	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options
	Funding	HOME: $46,000
	Description	Development of single family homes for sale to households at 80% AMI or less.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Habitat for Humanity expects to serve 5 homebuyers at 80% AMI or less will benefit.
	Location Description	TBD
	Planned Activities	Construction of five single family homes affordable to households at 80% AMI or less.
9	**Project Name**	CHDO Operating Funds
	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options
	Funding	HOME: $14,450

	Description	HOME CHDO Operating funds will be provides to these two agencies which develop single family homes for sale to households at 80% AMI or less.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	The agencies will serve 15 households through construction of new homes.
	Location Description	The agency offices are located at 720 Santa Fe Street & 210 E Idaho Ste B, Las Cruces, NM.
	Planned Activities	CHDO Operating funds will be used to support agency operations to construct and sell homes to households at 80% AMI or less.
10	**Project Name**	La Casa Tenant Based Rental Assistance
	Target Area	Citywide
	Goals Supported	
	Needs Addressed	More affordable, accessible rental housing
	Funding	HOME: $90,000
	Description	HOME Funds will be used to provide Tenant Based Rental Assistance for clients with special needs.
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	14 households will receive TBRA housing assistance
	Location Description	TBD - the location of housing varies depending upon where tenants find a unit.
	Planned Activities	Up to 24 months of rental assistance for special needs households.
11	**Project Name**	City of Las Cruces Administration
	Target Area	Citywide

	Goals Supported	Reduce Homelessness Stabilize impoverished households Increase affordability of rental housing Preserve existing affordable housing Provide affordable home ownership options Economic opportunity/public improvements
	Needs Addressed	Reduce Homelessness More affordable, accessible rental housing Preserve existing affordable housing Affordable home ownership options Improve public facilities/infrastructure expand economic opportunity
	Funding	CDBG: $145,230 HOME: $33,758
	Description	HOME and CDBG funds allocated for City entitlement program staff for administration and program implementation. CDBG activity code 21A.
	Target Date	8/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	All CDBG and HOME beneficiaries from other activities will benefit from expenditure of CDBG and HOME funds for administration of the programs.
	Location Description	All program year 2016 CDBG and HOME funded activities will be located in the City of Las Cruces with the exception of any travel expenses for training purposes.
	Planned Activities	CDBG and HOME eligible administrative expenses.

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City's primary method of allocating CDBG and HOME dollars is to assist low to moderate income and special needs populations. To the extent that specific geographic areas have greater needs than other areas in the City and /or if service and housing organizations are 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.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As a participating jurisdiction the City of Las Cruces dedicates HOME and CDBG funding for the development and creation of affordable housing to help meet the housing needs of low income households within the City. The City is developing an Affordable Housing Plan during the 2016 Consolidated Plan process for the implementation of a the City's land bank and housing trust fund that would, in part, provide housing development or down payment assistance to first time homebuyers or low income renters. The City currently partners with two CHDO's for affordable housing development. The major housing programs employed in and by the City of Las Cruces to meet housing needs are affordable housing development, Home Rehabilitation Program, NSP Program, HOME TBRA, Mobile Home Ramp program for the disabled, and Mobile Home Utility Upgrade Program.

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	25
Special-Needs	15
Total	65

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	25
The Production of New Units	15
Rehab of Existing Units	29
Acquisition of Existing Units	0
Total	65

Table 6 - One Year Goals for Affordable Housing by Support Type

Discussion

One of the programs developed as part of the City's Affordable Housing Strategy Plan is the adoption of the Affordable Housing Land Bank and Trust Fund. City Council has appropriated funding to the Housing Trust Fund with an approximate balance of $500,000 with additional funding expected in PY 16. Efforts continue to identify and acquire land through voluntary donations or trade with the first land being donated/traded through the local school district for the Land Bank. One additional parcel of City owned

land has been identified for the City's Land Bank. An Affordable Housing Plan is being developed for the implementation of the Affordable Housing Land Bank and Trust Fund.

AP-60 Public Housing – 91.220(h)

Introduction

The Mesilla Valley Public Housing Authority (MVPHA) is one of the largest providers of rental housing in the City of Las Cruces and the County of Dona Ana. It offers subsidized rental units through the federal Housing Choice Voucher (HCV) program and units it owns and operates (some public housing, some private units). In March 2016, the MVPHA served 1,183 tenants through its allocation of funds from the federal HCV program, 257 VASH vouchers and 11 Family Unification Vouchers. The 248 units in the Public Housing Program maintain an occupancy rate of 98%. The MVPHA HCV waiting list is closed. The housing authority reports that voucher holders have difficulty finding affordable units for a number of reasons: landlords who own larger units prefer to rent to the student market; voucher holders cannot find units they prefer, etc. The MVPHA serves clients who cannot afford to rent in the private market. The MVPHA is also the General Partner for 8 tax credit developments, containing 603 units. Because of the difficulties voucher holders have had in finding landlords who will rent to them, the housing authority purchased 3 small apartment complexes (total of 58 units) to increase the supply of affordable units. About 40% of the existing public housing units are over 50 years old. MVPHA receives form HUD capital fund program (CFP) funding in the amount of approximately $260,000 annually which can be used for the modernization of public housing units and administrative expenses. There is also a maintenance budget that allows for the day-to-day repairs and upkeep of the units. The units are relatively old and are in average condition. The MVPHA has a 20 year physical needs assessment (PNA) that provides the estimated replacement/repair life cycles of the public housing structures and systems. The PNA estimates are equated to the estimated capital fund program funding on an annual basis over the 20 year period. MVPHA believes that it would be more cost effective to consider the replacement of the existing public housing stock with newly constructed units and increasing the density of the units on the existing parcels. This would allow the housing authority to gain better efficiency through building "greener," more sustainable units. The MVPHA believes it could serve more persons by increasing the number of affordable units.

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

The MVPHA plans to continue to meet the needs of extremely low, low income and moderate income families through the continued provision of affordable, safe, quality rental housing units. The MVPHA continues to explore future redevelopment of some of its current properties into mixed income, denser and newer developments that can serve a larger number of low to moderate income households.

Additionally, the MVPHA plans to look into the conversion of public housing units to Project-Based Rental Assistance under HUD's Rental Assistance Demonstration (RAD) Program.

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

The MVPHA plans to re-establish Resident Councils for public housing properties and to create a new Resident Advisory Board which will be encouraged to participate in MVPHA initiatives. The MVPHA plans to continue to apply for HUD's Family Self Sufficiency (FSS) grant in order to increase the number of residents participating in this program and homeownership.

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

NA

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

Introduction

Persons who are homeless and at-risk of homelessness in Las Cruces will be primarily assisted by the City through the provision of CDBG Public Services funds to homeless service and housing providers. Funds administered by the City of Las Cruces for activities that assist the homeless include the use of CDBG funds for public service activities, HOME funds for Tenant Based Rental Assistance, and HOME funds for eligible housing development activities. These agencies provide a variety of services including a homeless day shelter for services provided, homeless medical clinic, homeless child care, legal services for homeless and near homeless, and funding to an emergency shelter for victims of domestic violence. Additionally, the City is the grantee of a HUD Continuum of Care Permanent Supportive Housing/Shelter Plus Care grant which provides rental housing subsidy to the homeless special needs population.

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

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

The City of Las Cruces is the grantee for a Permanent Supportive Housing/Shelter Plus Care Grant awarded under the McKinney-Vento Act that provide rental housing subsidy and supportive services for homeless disabled persons and families. This program encourages a self-sufficiency plan and assessment of individual client needs. The City provides tenant based rental assistance to victims of domestic violence exiting the emergency shelter. These clients are provided transitional housing rent subsidy and supportive services which includes an assessment of their individual needs in preparation for self-sufficiency.

Addressing the emergency shelter and transitional housing needs of homeless persons

At least two agencies in the City have Continuum of Care Supportive Housing Grants awarded under the McKinney-Vento Act, as well as State funded Tenant Based Rental Assistance. The City has also provided previous years HOME funding to a Youth Transitional Housing Shelter for transitional housing. One agency provides emergency shelter for victims of domestic violence and also transitional housing for those exiting the shelter.

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

The Permanent Supportive Housing/Shelter Plus Care grant provides and assists with linking the clients to services that include independent living skills to the homeless population including veterans. The program requires that all participants have a self-sufficiency plan in efforts to assist them in becoming self-sufficient and to remain in permanent housing to avoid becoming homeless again. HOME funded TBRA also provides transitional housing with clients participating in supportive services promoting self-sufficiency and independent living skills. The City also provides non-HUD funds that are used to provide needed public services from non-profit agencies to the community that would include assistance to the homeless and chronically homeless. For PY 2016 approximately $300,000 is available for health care funding, some of which is dedicated to homeless service providers.

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

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.

Discussion

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

population are discussed at various levels. On-going technical assistance to the various agencies providing services to homeless and special needs populations are provided.

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

Introduction:

As part of this Consolidated Plan and Annual Action Plan, the City has examined its policies and regulations governing the production of new affordable housing units. The City and its stakeholders completed an Affordable Housing Strategy (2009) which listed a number of policy and regulatory actions the City should adopt to stimulate the production of more affordable rentals and for sale units. The City has adopted many of those recommendations. The City has been very successful in working with affordable homeownership developers, particularly Habitat for Humanity and Tierra del Sol. The City has provided some impact fee waivers and other regulatory concessions to facilitate affordable homeownership in subdivisions in various parts of the City. The City will continue to provide support for creating affordable homeownership and affordable rentals.

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

The City of Las Cruces has used its Affordable Housing Strategy as a blueprint for addressing the challenges facing affordable housing developers and owners in the community. As part of research for the Analysis of Impediments to Fair Housing Choice, an appendix document to the Consolidated Plan, Community Strategies Institute interviewed key informants, conducted surveys, made a general review of zoning and development regulations and facilitated community meetings to gain information about the policies and regulations the City has in place regarding housing and land use. The general consensus indicates that the City land use, zoning and development regulations do not impose unreasonable barriers to the expansion of the affordable housing supply in the City.

The City has no extraordinary land use controls and has a sizeable inventory of land with suitable zoning for multi-family development. The City has no tax policies affecting land valuations as those are determined by Dona Ana County under State Statute. The City has provided flexibility in its zoning requirements to address some of the factors that can create barriers for certain types of development. The City has not growth limitation or urban growth boundaries that artificially constrain the supply of land available for new development. The City does have affordability restrictions that are designed to ensure that affordable properties, financed with public assets remain affordable and do not produce windfall profits to homeowners or developers. For its homeownership programs the City takes a

permissive approach and any growth in equity beyond restrictions put in place to recoup homeowner subsidies can benefit the homeowner.

Discussion:

In general, the City is using its Affordable Housing Strategy as a blueprint for addressing the factors that inhibit the production of more affordable housing. The City has established a land bank which does have a couple of parcels that could be developed. During this plan period the City intends to use those parcels for development and will provide the land at low cost for affordable development. As budgetary constraints, permit, the City will address the financing shortage by adding allocations from the General Fund into the housing trust fund. The City will open discussions with the Mortgage Finance Authority to develop a strategy for enhancing the competitiveness of Las Cruces LIHTC projects. The Community Development Department will work with affordable housing developers to provide resources and technical assistance in conjunction with national and regional technical assistance providers such as NeighborWorks, Enterprise Partners and the Mortgage Finance Authority.

The impact fee waiver program the City sponsors, provides a limited number of fee waivers, due to budgetary constraints. The City will examine financing options for increasing the potential number of fee waivers it can grant in a fiscal year. Historically, the fee waivers have been applied to for sale units and the number granted annually would be insufficient to lower the development costs of a multifamily development with greater than 30 units.

The City has implemented a process for setting affordable unit production targets and measuring the progress made toward those goals. The output indicators included in this Consolidated Plan, form the basis for tracking the desired progress at least for those activities which the City will partially support with federal funds.

AP-85 Other Actions – 91.220(k)

Introduction:

The City of Las Cruces has a menu of actions that it will implement to deal with various issues that create challenges for lower income populations in its jurisdiction. The City has invested time and resources in developing plans and strategies for the most efficient and wise use of its limited resources. The City of Las Cruces Community Development Department, Housing and Family Services Section uses a holistic approach to address the housing needs and supportive service needs of low income and underserved populations.

Actions planned to address obstacles to meeting underserved needs

The City of Las Cruces allocates non-HUD funding for a variety of public services that are provided by non-profit agencies in Las Cruces. The City allocated approximately $300,000 per year for health related public services, which helps bridge the gap between the funding needs of agencies serving low income, special needs and homeless residents, and the amount of CDBG public services dollars available. In 2016, the City plans to allocate $300,000 in funding for public services from this fund.

Actions planned to foster and maintain affordable housing

Las Cruces has made new construction of affordable housing, TBRA, and preservation of existing affordable housing priorities for HOME and CDBG funds. HOME and CDBG funds may be used to construct new for-sale housing, preserve existing affordable owner occupied housing, and provide TBRA during 2016. The City of Las Cruces works with the local housing authority, nonprofit housing agencies and private developers to expand and preserve the affordable housing stock in Las Cruces.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

The City will implement those efforts that assist with housing services to the homeless and near homeless. In 2014 the City passed an ordinance to increase the minimum wage rate phased over a 5 year period with reviews in 2016 and 2018.

Actions planned to develop institutional structure

The City's institutional structure for carrying out housing and community development activities is efficient. Duplication of services is limited. The City benefits from having a relatively small group of nonprofit organizations specializing in serving certain populations.

The City has worked diligently to foster and develop strong relationships with community organizations that provide housing and supportive services to low income and special needs populations. City staff are accessible to its providers of housing and services and the City works to make the CDBG and HOME application processes 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, streamlining the development process and implementing fee waivers for affordable housing development. These efforts will continue during the next action plan period and throughout the Consolidated Plan period.

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

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

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

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

Discussion:

The City will continue participating 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.

The City of Las Cruces will continue to implement efforts related to Section 3. The three components are: 1) notifying all public and Section 8 tenants about the opportunity to register as a Section 3 qualified business if they should own one as well as being on the City's vendor list with the Housing Authority; 2) for specific projects that are subject to Section 3, have potential bidders identify workforce needs as part of the bidding process; and 3) for any identified contractor needs for Section 3 projects, coordinate a mini-job fair between the contractor or subcontractors and public housing tenants for recruitment opportunity. The City of Las Cruces currently has no certified Section 3 contractors. The City encourages participation by all local contractors who bid on City projects to become certified Section 3 contractors.

Program Specific Requirements

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

Introduction:

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

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

Goals and objectives identified in the Consolidated Plan are reviewed prior to awarding funds for proposed plans and projects to ensure that the proposed project meets identified goals and objectives of the plan. This process includes underwriting and risk assessments. To ensure timeliness of project expenditures City staff review applicable IDIS reports for HOME and CDBG projects. Written agreements with outside agencies for all programs include specific expenditure requirements as well as project completion deadlines. For HOME projects City staff follows additional guidelines per CPD notice 07-06. To perform the actual monitoring visit, City staff use Community Planning and Development (CPD) Handbook guideline/exhibit information as applicable for COC Permanent Supportive Housing Program (PSHP), both HOME/CHDO, CDBG, and CDBG Public Services as required in the regulations for each of the programs.

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

For Program Year 2016, City staff will begin scheduling on-site monitoring visits the 3rd quarter of the program year per the monitoring schedule spreadsheet for the programs. Normally, monitoring is

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complete for all projects during the first quarter of the next program year.

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

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	35,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**35,000**

Other CDBG Requirements

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

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

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

   None

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

   The City files a Deed Restriction and Covenants agreement against the units that are HOME-assisted via grants for the acquisition of land and new construction of individual single family owner-

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occupied units. Following a resale provision, during the period of affordability, that restricts the purchase price and ensures the original HOME-assisted owner a fair return on investment. The full resale provisions detailed in the Deed Restriction and Covenants agreement filed against the HOME-assisted units can be found in Appendix "B" attached in the Grantee Unique Appendices of this document.

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

   For single family owner occupied units that are provided HOME funds for direct down payment, the City files a Deed Restriction and Covenants agreement that contains resale/recapture provisions. The City's resale recapture requirements are provided in appendix B.

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

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

Discussion:

Changing conditions provision. As market changes occur within Las Cruces, the City will re-dedicate funding sources to address the market needs in other areas.

communitystrategiesinstitute

Las Cruces
Analysis of Impediments to Fair Housing Choice

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Prepared For:

City of Las Cruces
Housing and Neighborhood Services

May 2, 2016

The Community Strategies Institute was formed in 2003 to provide fiscal and economic analysis, education and training to individuals and groups wishing to better understand and improve the economic and social factors influencing affordable housing development, housing conditions and community infrastructure as those elements influence the economic mobility of low-income populations. The Institute Directors and Members have diverse backgrounds in housing development, finance, management, policy and research. The Institute can be your partner in designing research, programs, and investments for expanding opportunities for individuals to become economically stable members of caring communities.

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SECTION 1: EXECUTIVE SUMMARY

The 2016 Analysis of Impediments includes a review of Las Cruces 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. Las Cruces is required to include a Five Year Housing Impediment Plan as part of its Five Year Consolidated Plan. Both plans are required by The Department of Housing and Urban Development (HUD) in order to receive Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funding. Las Cruces contracted with the Community Strategies Institute (CSI) to develop the updated plan.

CSI utilized its experience and knowledge regarding fair housing issues in writing this report. The following steps were taken to formulate the report:

- The City of Las Cruces 2011, "Analysis of Impediments to Fair Housing Choice" Report and report updates were examined and analyzed.
- Extensive research was conducted using various resources including the internet, newspaper articles, press releases, promotional material, City reports and other documents. City departments, public and private agencies and individuals were contacted for information and input.
- Electronic surveys were distributed to industry professionals to gain insight into real estate and lending practices.
- A draft was published for public comments and feedback, three public hearings to review the plan were held on April 6 and 7th 2016, and feedback was solicited for 30 days. No feedback was received.
- A formal adoption hearing was scheduled for May 2nd and the AI was adopted.
- The final document was prepared for submittal to HUD.

The purpose of this report is to:

- Review the data and impediments identified in the previous report.
- Determine if the 2011 impediments still exist and if new impediments must be identified.
- Review actions taken and evaluate the effectiveness of the actions.
- Identify any new impediments and make recommendations on actions to address the impediments.

The actions suggested are intended to:

- Analyze and eliminate housing discrimination in the City.
- Promote fair housing choice for all persons.
- Provide opportunities for racially and ethnically inclusive patterns of housing occupancy.
- Encourage the construction of housing that is physically accessible to persons with disabilities.
- Facilitate community compliance with federal and state fair housing laws.

As a result of the research and analysis conducted for this report, CSI has restated possible barriers to fair housing choice in Las Cruces. Accompanying the listing of impediments to fair housing choice, are actions which the City of Las Cruces proposes to undertake to ameliorate the identified impediments to fair housing choice. The impediments to Fair Housing Choice and recommended actions listed below have been identified through the Public Participation Plan adopted by the City. These impediments are not listed in any particular order of priority. Each action includes a target time period for the action to be undertaken and completed. Some actions are noted as ongoing. The 2016 Impediments listing includes and expands upon the Impediments identified in the 2011 Impediments report with the exception of the 2011 Impediment, "Loan Denial Rates between Hispanics and Non-Hispanics Remain Relatively High". The 2016 listing reflects current conditions and concerns that exist in the community.

2016 IMPEDIMENTS TO FAIR HOUSING CHOICE – CITY OF LAS CRUCES

The impediments to Fair Housing Choice and recommended actions listed below have been identified through the preparation of this report. These impediments are not listed in any particular order of priority. Each action includes a target time period for the action to be undertaken and completed. Some actions are noted as ongoing. The 2016 Impediments listing includes and expands upon the Impediments identified in the 2011 Impediments report with the exception of the 2011 Impediment, "Loan Denial Rates between Hispanics and Non-Hispanics Remain Relatively High" (See assessment of 2011 Impediments). The 2016 listing reflects current conditions and concerns that exist in the community.

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

Proposed Actions the City will take to address Impediment 1:

- The City will continue to be a partner with other agencies and programs to increase awareness of Fair Housing Laws and policies including those at the Federal level, State level and local level. The City will provide an updated Fair Housing website as part of the Las Cruces web portal. The Fair Housing website will contain necessary information in English and Spanish including Fair Housing Laws and Ordinances as well as information on agencies to contact and the steps needed to file a complaint. It will also contain the City's adopted Analysis of Impediments to Fair Housing Action Plan. The City will provide Fair Housing materials and all other informational documents related to its Community Development activities and reports in alternative formats if requested by a disabled person. Ongoing.
- As the administrator and technical assistance provider for Federal and local housing programs the City Community Development Department will work with subgrantees as well as private housing providers to ensure that housing consumers are dealt with in a non-discriminatory fashion as defined by Fair Housing rules. The City will provide printed and electronic information to landlords and property managers that they can pass on to prospective tenants and purchasers. This information will be a brief summary of the information contained on the City's Fair Housing website. Fair Housing information will be made available in alternative formats upon request. Ongoing.

- The City Community Development and Housing Department will partner with professional associations and fair housing agencies to provide community forums and meetings educating citizens on Fair Housing laws and their importance in ensuring equal access to housing and the programs and services the City provides. The City of Las Cruces Fair Housing Ordinance (Chapter 13: Article I) will also be explained and highlighted at public Fair Housing events. Annually.

IMPEDIMENT 2: HOUSING CONSUMERS WITH LIMITED ENGLISH PROFICIENCY HAVE DIFFICULTY IN UNDERSTANDING AND ACCESSING INFORMATION ON FAIR HOUSING AND THE OFTEN COMPLEX FORMS AND DOCUMENTS USED IN OBTAINING SERVICES OR COMPLETING A TRANSACTION FOR HOUSING.

Proposed Actions the City will take to address Impediment 2:

- The City, as outlined in its Public Participation Plan, will continue to provide notice that interpreter services and materials in alternative formats will be made available at public meetings and meetings discussing City services and programs so that potential applicants will have equal access to programs and services in spite of their limited English proficiency or due to sensory disabilities.
- The City will provide information and referrals as available in Las Cruces, for interpreters skilled in various languages including sign language. As needed, the Community Development and Housing Department will partner with subgrantees to ensure that application forms, program guidelines, leases, loan agreements, can be available in English and Spanish on a standard basis and individuals with other language needs, will have access to interpretation services that will help them understand the various documents used in housing transactions. Ongoing.

IMPEDIMENT 3: DISCRIMINATION BY PROPERTY OWNERS AND MANAGERS, AGAINST PEOPLE OF DIFFERENT NATIONAL ORIGIN (PARTICULARLY NON-ENGLISH SPEAKING HISPANICS), ETHNICITY, RACE (INCLUDING NATIVE AMERICANS AND ASIANS), SEXUAL/GENDER ORIENTATION, FAMILIES WITH CHILDREN, PREGNANT WOMEN, AND FAMILIES WITH DISABILITIES AND THE ELDERLY LIMITS THESE GROUPS FROM EQUAL ACCESS TO HOUSING.

Proposed Actions the City will take to address Impediment 3:

- The City of Las Cruces Community Development Department will continue its outreach and educational efforts to inform builders, property owners and managers of the provisions and requirements that must be met in providing equal access to housing for the protected classes of people outlined above. The educational effort will include providing written and electronic information on how housing providers can ensure that advertising, screening processes, lease policies, and general interactions with those seeking housing are treated equally. The City educational effort will also include information for builders on ways to address accessibility requirements through the design and construction of accessible, adaptable units. The City will continue to partner with other agencies serving the Las Cruces area to educate property owners, Mesilla Valley Public Housing Authority, managers, and builders on their Fair Housing responsibilities. Partner agencies may include Las Cruces Homebuilders Association, Las Cruces Association of Realtors, New Mexico Human Rights Division, and local community organizations with involvement in Fair Housing Activities. Ongoing.
- Through online and printed Fair Housing materials, the City Community Development Director or designee, will assist complainants who wish to file a discrimination complaint, in filing the necessary forms and providing guidance and referrals on the process the City and other state and federal agencies will utilize in responding to complaints. Ongoing.
- The City will post Fair Housing Information at all facilities controlled by the City of Las Cruces. This effort will be extended to City subgrantees which provide housing services. Those agencies will be required to post the Fair Housing sign at all housing facilities assisted with local or federal funds. Ongoing.

- The City will enforce its Fair Housing Ordinance in cases of discrimination as prescribed in the Ordinance. Ongoing.
- The City will provide technical assistance and oversight to CDBG and HOME subgrantees to ensure that each agency has a compliant Affirmatively Furthering Fair Housing Marketing Plan (AFFHMP), if applicable. The City will monitor the use of the agency AFFHMP to determine the success of subgrantees in using the plan to encourage participation in housing activities by underserved populations. Ongoing.
- The City will monitor its communications and public outreach and funding activities to measure the effectiveness of its AFFHMP to ensure that underserved populations are actively recruited to participate in public meetings and housing programs and activities. Annually.

IMPEDIMENT 4: THE INCREASING COST OF BOTH RENTAL AND FOR SALE HOUSING DISPROPORTIONATELY IMPACTS PERSONS WITH DISABILITIES, THE LOW INCOME ELDERLY, NON ENGLISH SPEAKING HISPANICS AND LOW INCOME NATIVE AMERICAN AND ASIAN POPULATIONS AS QUANTIFIED IN THE CONSOLIDATED PLAN AND THE HOUSING CONCERNS SECTION OF THE ANALYSIS OF IMPEDIMENTS.

Proposed Actions the City will take to address Impediment 4:

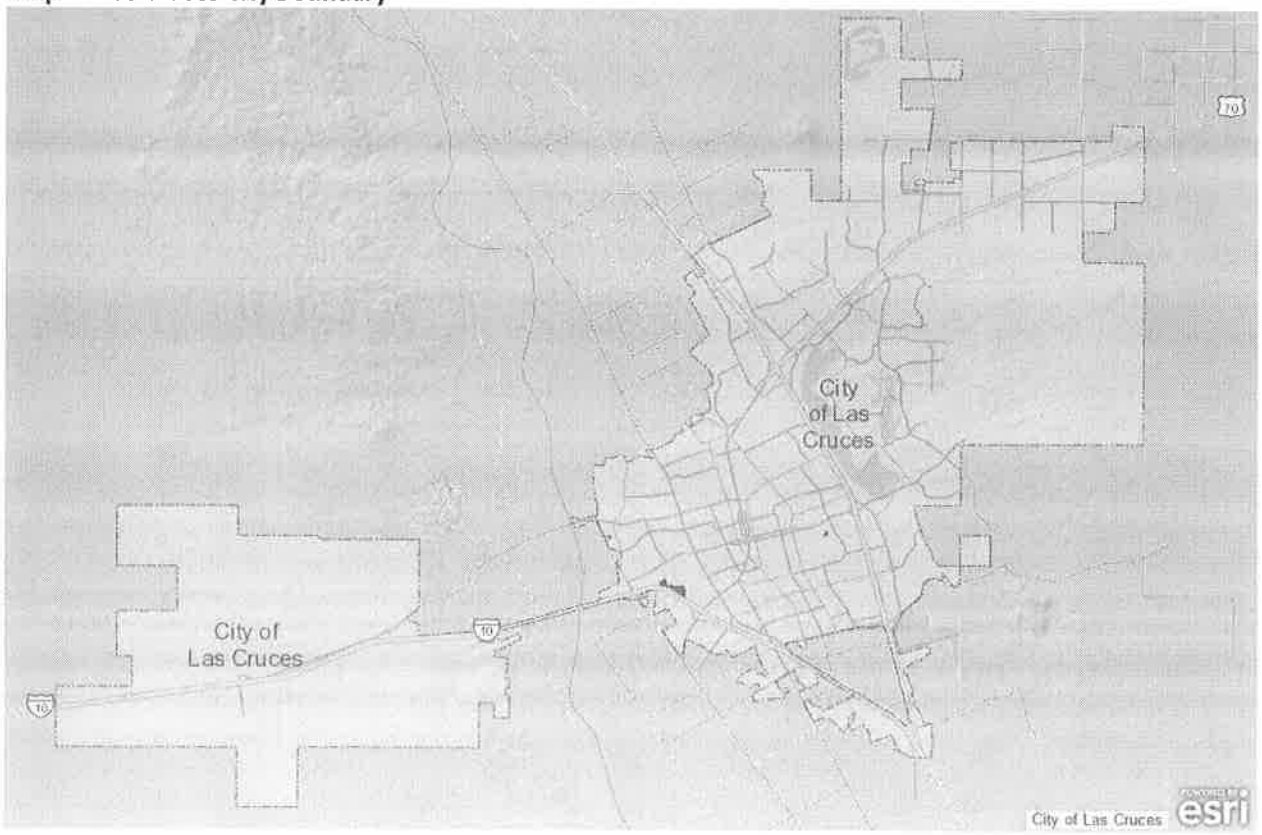
- In its 2016-2020 Consolidated Plan, the City has prioritized increasing the supply of accessible, affordable rental housing as a high priority. The City will implement this priority by expending its federal and local resources to support development efforts to provide more rental housing to very low and low-income households, particularly those with special needs. Annually.
- The City will examine current planning and development review procedures to provide fast tracking and concurrent review of affordable rental projects. The City will work with its stakeholders to develop a document, policy or ordinance that more clearly outlines what incentives, concessions and enhancements it will make available to increase the production of affordable rental housing that meets the needs of those with the greatest challenges. Annually.
- The City will serve as lead convener of state level and federal agencies and private sources of capital to create a more robust set of tools to address the development cost of new housing. This enhanced finance approach will focus on Low-income Housing Tax Credits, HOME Investment Partnership Funding, various supportive housing financing sources, various tax exempt bonds including General Obligation Bonds and affordable loans from lenders doing business in the community. 2016-2017.
- The City will review density limitations, minimum lot sizes and other regulations that may constrict housing providers' ability to produce both smaller apartments and for sale homes for sectors of the market which cannot presently afford the products available in Las Cruces. Ongoing.
- Development Readiness Measures: The City through its mapping and property records system will identify vacant and underutilized residentially-zoned properties in zoning areas that have adequate infrastructure to support greater densities for residential uses. This action could effectively steer development to sites that are considered suitable by the locality and expedite the pace at which affordable development occurs. Annually.
- The City will continue to provide limited financial assistance to households who qualify for long term mortgages. The City will utilize its Impact Fee Deferral policies for starter homes that meet the City definition of affordable housing. Annually.
- The City will track the numbers of those populations which receive assistance to alleviate disproportionate housing needs. Annually.
- As part of the process of updating its Comprehensive Plan, the City will formulate sub-elements of its Housing Element, that provide for the various needed types of affordable housing including apartments, single family homes, supportive housing for those with special needs, affordable infill development. 2016-2017.

SECTION TWO: DATA COLLECTION AND ANALYSIS

DEMOGRAPHICS

Las Cruces is the center of an agricultural region irrigated by the Rio Grande. This once small community was known for its rich farmland and New Mexico State University (the only land based grant university) in New Mexico. The settlement of Las Cruces was created as an overflow area from the colony of Doña Ana. The city has grown rapidly, especially since 1960. The 1910 federal census recorded the Las Cruces population at 3,386. In 1960, the city occupied 10.79 square miles with a population of 29,367. Today, the city is projected to encompass 76.99 square miles, with a population of 101,218.

Map 1: Las Cruces City Boundary



POPULATION

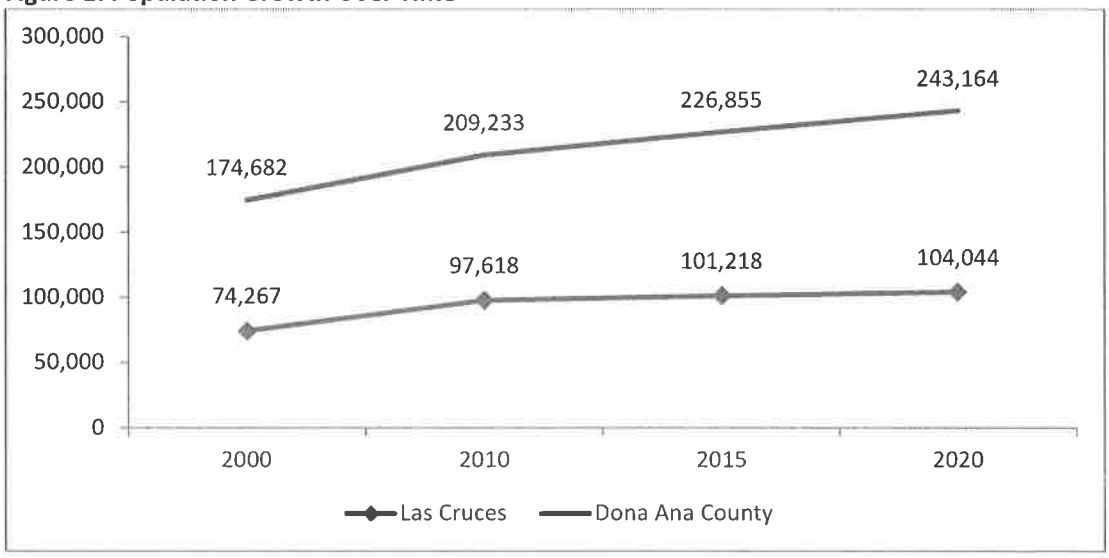
As of 2015, 101,218 people reside in Las Cruces, up from 97,618 in 2010 and 74,267 in 2000. During the past five years, Las Cruces has averaged growth of .7% per year. The average annual growth rate was higher between 2000 and 2010. Population growth is expected at an annual rate of .6% between 2015 and 2020, a lower rate than throughout the county or state. Population growth in Las Cruces, Dona Ana County and New Mexico is displayed in the table below.

Table 1: Las Cruces 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	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	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 Data (Las Cruces 2015 and 2020)

Figure 1: 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 Data (Las Cruces 2015 and 2020)

POPULATION BY AGE

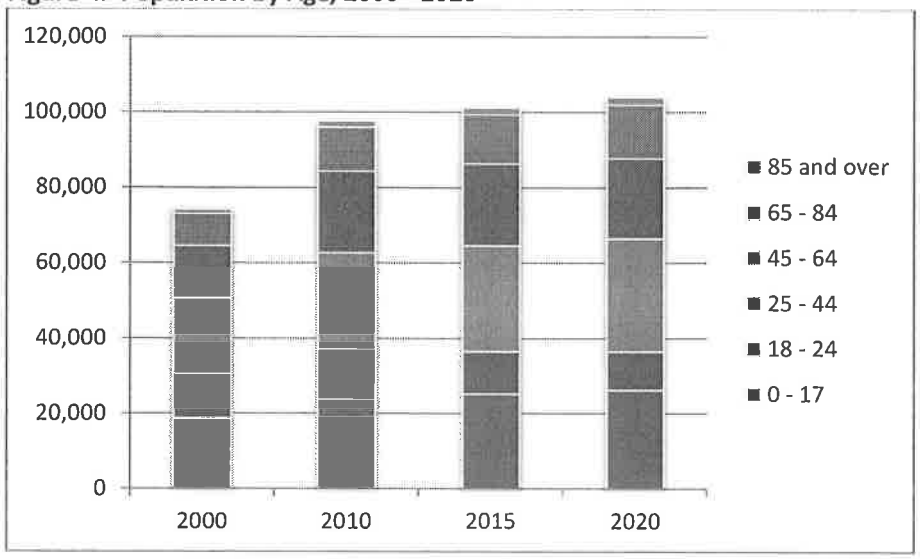
The following table shows the number of residents in Las Cruces by age range. The largest shifts in population between 2015 and 2020 will be in the 18 -24 age range, which will decline by over 1,000 persons, the rise in the 25 – 44 population by over 1,900 persons, and the shift of baby boomers into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

Table 2: 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

Figure 2: Population by Age, 2000 - 2020



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

POPULATION BY RACE, ETHNICITY, AND LIMITED ENGLISH PROFICIENCY

As 2013 American Community Survey data shows below, 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.

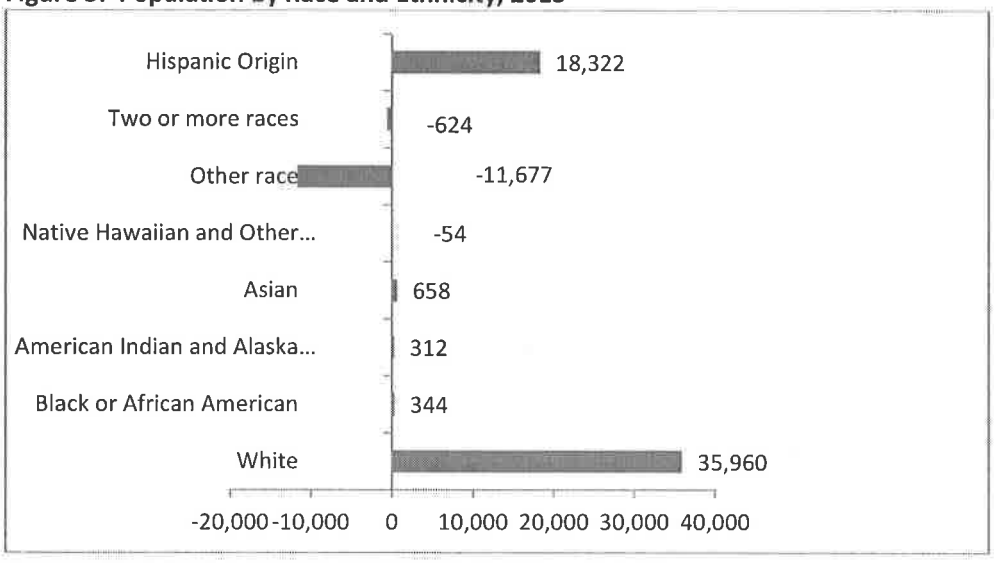
Table 3: Population by Race and Ethnicity, 2013

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 population was Asian (76.3%), and decline was in the 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.

Figure 3: Population by Race and Ethnicity, 2013

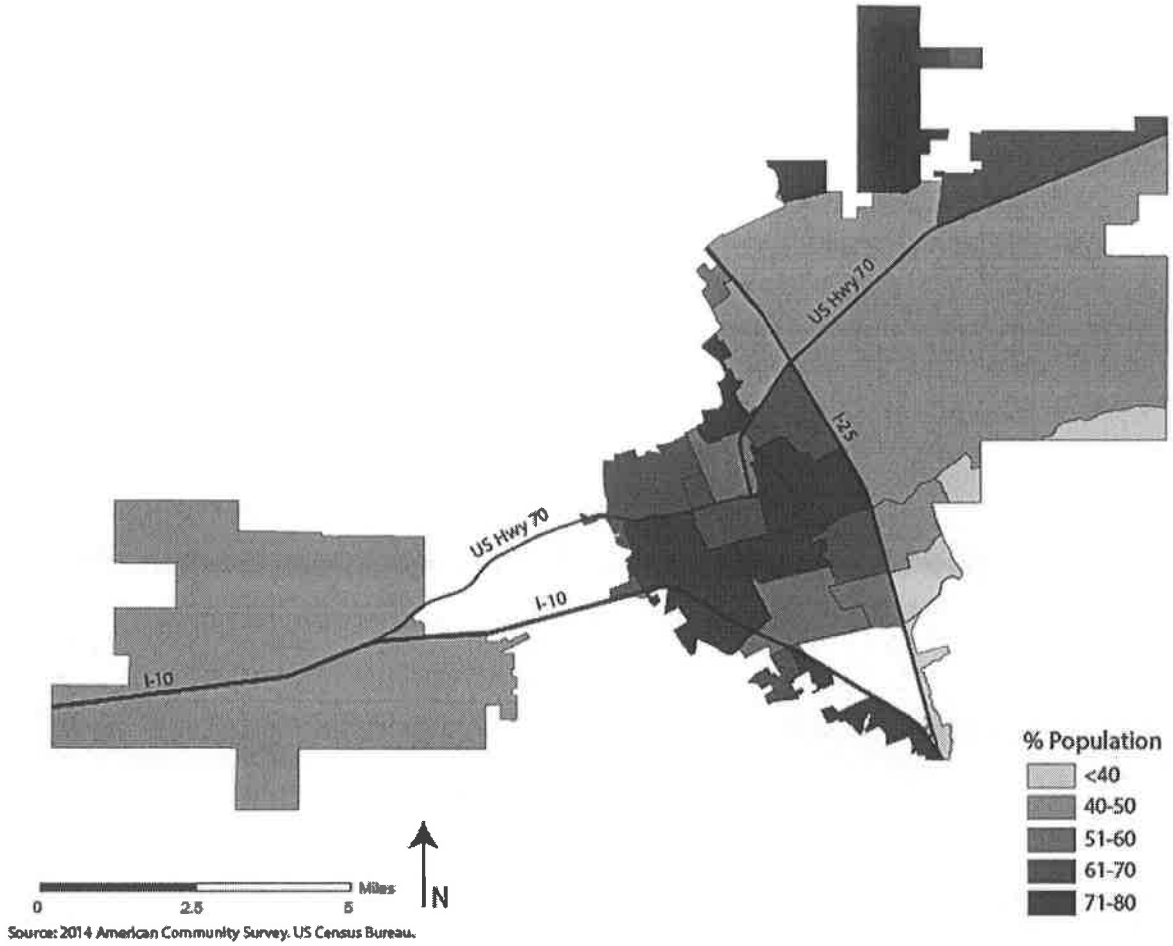


Source: 2009-2013 American Community Survey 5-Year Estimates

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. The City of 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). There are no other racial or ethnic groups that have concentrations above 11% in any census tract in Las Cruces.

Map 2: Hispanic/Latino Population, Las Cruces, 2014



Just under 11% of Las Cruces' population is foreign born as seen in Table 4. Sixty percent (60%) of these individuals are not U.S. Citizens. Considering the proximity of Las Cruces to the border with Mexico, it is not surprising to see so many residents who are not yet citizens. The number and percentage of citizens who were not born in the U.S. is slowly declining in Las Cruces.

Table 4: Place of Birth, 2013

	2010		2013	
	Number	Percent	Number	Percent
Native	80,673	86.8%	88,377	89.1%
Born in state of residence	41,889	45.1%	46,685	47.1%
Born in other state in the United States	37,644	40.5%	40,503	40.8%
Born outside the United States	1,140	1.2%	1,189	1.2%
Foreign born	12,224	13.2%	10,809	10.9%
Naturalized U.S. citizen	4,295	4.6%	4,414	4.5%
Not a U.S. citizen	7,929	8.5%	6,395	6.4%
Total Population	92,897		99,186	

Source: US Census American Community Survey

Table 5 shows that in Las Cruces, 36.9% of people age five and older speak Spanish as their primary language. Of these, 78% speak English very well.

Table 5: 2013 Language Spoken for Population Age 5 and Up, 2013

	Las Cruces Population Aged 5+	% of Total	Speak English "very well"	Speak English less than "very well"
Speak only English	55,141	60.2%		
Spanish or Spanish Creole	33,788	36.9%	26,517	7,271
Total	91,666		28,630	7,895

Source: US Census American Community Survey and CSI

Housing and other social programs in Las Cruces must be aware of the language and cultural barriers that may exist for foreign born and non-English speaking residents to access City and other services.

POPULATION WITH 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.

Table 6: Disability Characteristics, 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	X NA		95	0.6%	997	1.7%	1,094	8.3%
With an independent living difficulty	X 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 percent of the population with disabilities increases as the population ages. For persons age 65 and older, 39.8% have one of the disabilities listed above. As seniors age, the frequency of ambulatory, self-care and independent living disabilities increases greatly.

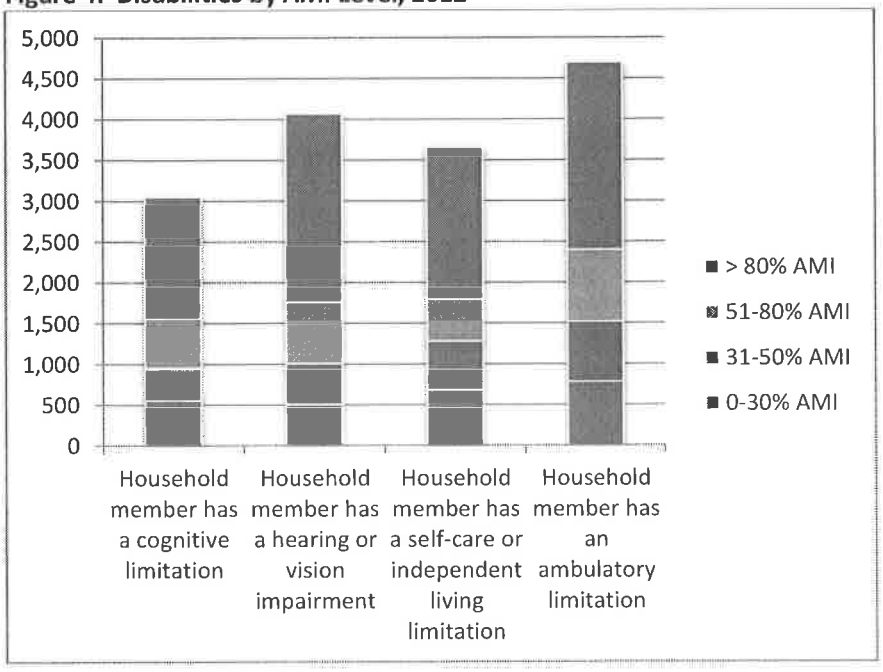
The following table shows households with a disabled household member by tenure and income range .The most common disabilities were ambulatory and vision or hearing impairment. In the lowest income category (0-30% AMI), there were a significant number of households with an ambulatory and self-care limitation.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

Table 7: Households with Disabled Household Members, 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 2012 CHAS Data

Figure 4: Disabilities by AMI Level, 2012



Source: HUD 2012 CHAS Data

The population of seniors in Las Cruces is projected to increase from approximately 15,000 to 16,250 between 2015 and 2020, an increase of 9% during the five-year period. Almost 40% of seniors that are 65 years or older have a disability and most seniors opt to stay in their homes rather than move elsewhere and may be

reluctant to accept government assistance. Accessibility modifications and in-home assistance will become increasingly important for this growing segment of the population.

HOUSEHOLDS

As Las Cruces' population has grown, so has the number of households within the city, as Table 8 shows. Household numbers continued to grow through the last decade, despite the economic downturn, though the growth rate has slowed, and growth is occurring at a faster pace in Dona Ana County than in Las Cruces.

Table 8: Households, Las Cruces, 2000 – 2020

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

Sources: 2000 Census, 2010 Census, American Community Survey, Claritas Data

HUD estimates households by type for the Consolidated Plan. The following table shows these types and estimates the total number and percent of all households by type in 2011. By far, the most common household type was small family households, those with two to four family members. Households with at least one person age 62 – 74 years of age made up 18% of Las Cruces households in 2011.

Table 9: Household Type, Las Cruces, 2011

	Las Cruces		Dona Ana County	
	Number	Percentage	Number	Percentage
Total Households	37,355	100.0%	72,745	100.0%
Small Family Households*	15,370	41.1%	32,885	45.2%
Large Family Households*	2,370	6.3%	7,500	10.3%
Household contains at least one person 62-74 years of age	6,725	18.0%	13,825	19.0%
Household contains at least one person age 75 or older	4,180	11.2%	7,740	10.6%
Households with one or more children 6 years old or younger*	5,669	15.2%	12,640	17.4%

Source: CHAS Data, 2012 US Census American Community Survey, CSI

HOUSEHOLD INCOMES

In Las Cruces, 34%, or 15,139, households have incomes below $25,000 a year (just over 55% AMI in Las Cruces). Another 21%, or 8,049, have incomes between $25,000 and $45,000 per year (just under the median income of $45,200), and 45%, or 16,950, have incomes that are higher than $45,000 per year, as shown in Table 10.

Table 10: Household Incomes in Las Cruces, 2013

Income Range	Number	Percentage
Less than $10,000	4,256	11.2%
$10,000 to $14,999	2,379	6.2%
$15,000 to $19,999	3,034	8.0%
$20,000 to $24,999	3,400	8.9%
$25,000 to $29,999	2,070	5.4%
$30,000 to $34,999	2,017	5.3%
$35,000 to $39,999	1,861	4.9%
$40,000 to $44,999	2,101	5.5%
$45,000 to $49,999	1,412	3.7%
$50,000 to $59,999	2,722	7.2%
$60,000 to $74,999	3,550	9.3%
$75,000 to $99,999	4,163	10.9%
$100,000 to $124,999	2,062	5.4%
$125,000 to $149,999	1,218	3.2%
$150,000 to $199,999	1,165	3.1%
$200,000 or more	658	1.7%
Total Household:	38,068	100.0%
Median Income	$40,040	

Source: US Census American Community Survey and CSI

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 66% of owner households have incomes at 80% of the AMI or above.

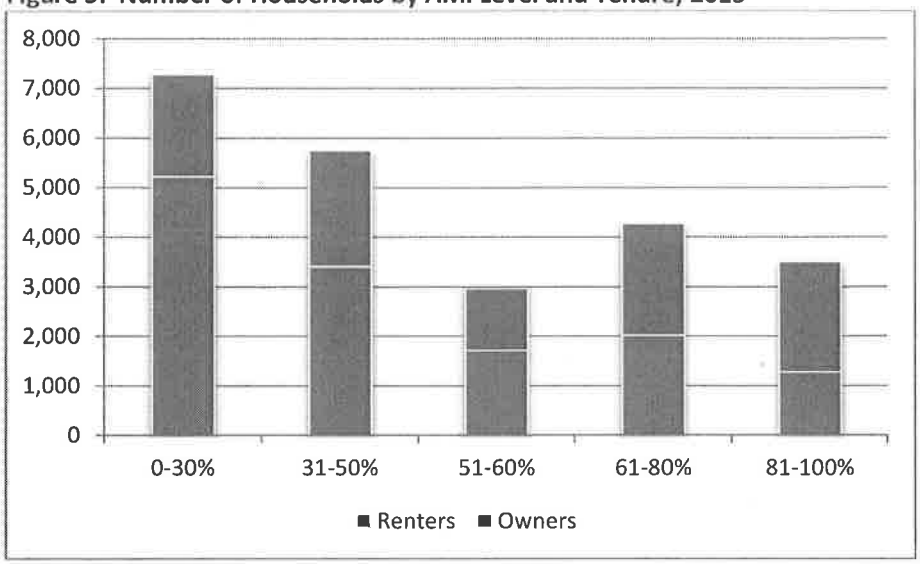
Table 11: Households by Income Range and Tenure, 2015

	Renter Households		Owner Households		Total Households	
	Number	Percentage	Number	Percentage	Number	Percentage
0 – 30% AMI	5,228	29.7%	2,061	8.8%	7,289	17.8%
31-50% AMI	3,407	19.3%	2,347	10.0%	5,754	14.0%
51-60% AMI	1,710	9.7%	1,251	5.3%	2,962	7.2%
61-80% AMI	2,012	11.4%	2,256	9.6%	4,267	10.4%
81-100% AMI	1,269	7.2%	2,233	9.5%	3,502	8.5%
101-120% AMI	808	4.6%	2,163	9.2%	2,971	7.2%
120% AMI and over	3,176	18.0%	11,129	47.5%	14,305	34.8%
Total	17,611		23,439		41,050	

Source: US Census Bureau American Community Survey 2013, CSI

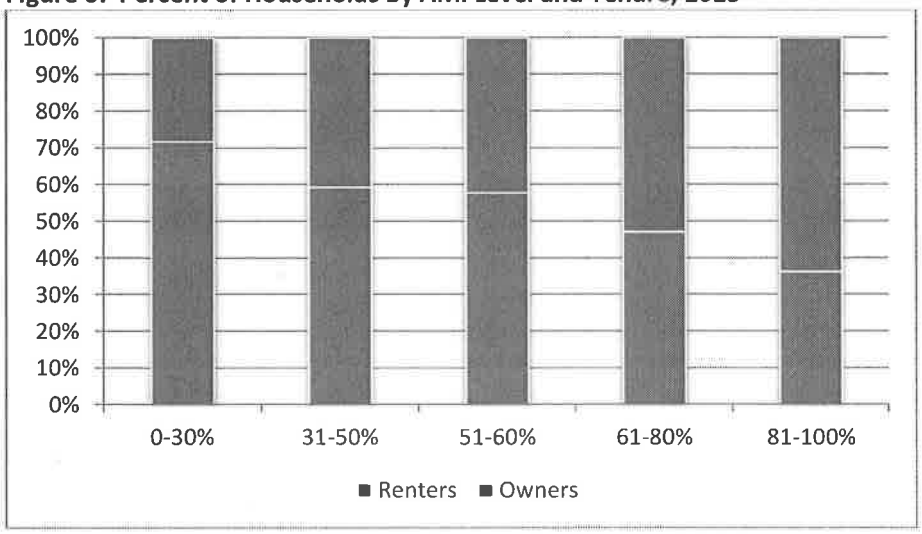
The following charts show the distribution of households by AMI level and tenure (owner vs. renter).

Figure 5: Number of Households by AMI Level and Tenure, 2015



Source: US Census Bureau American Community Survey 2013, CSI

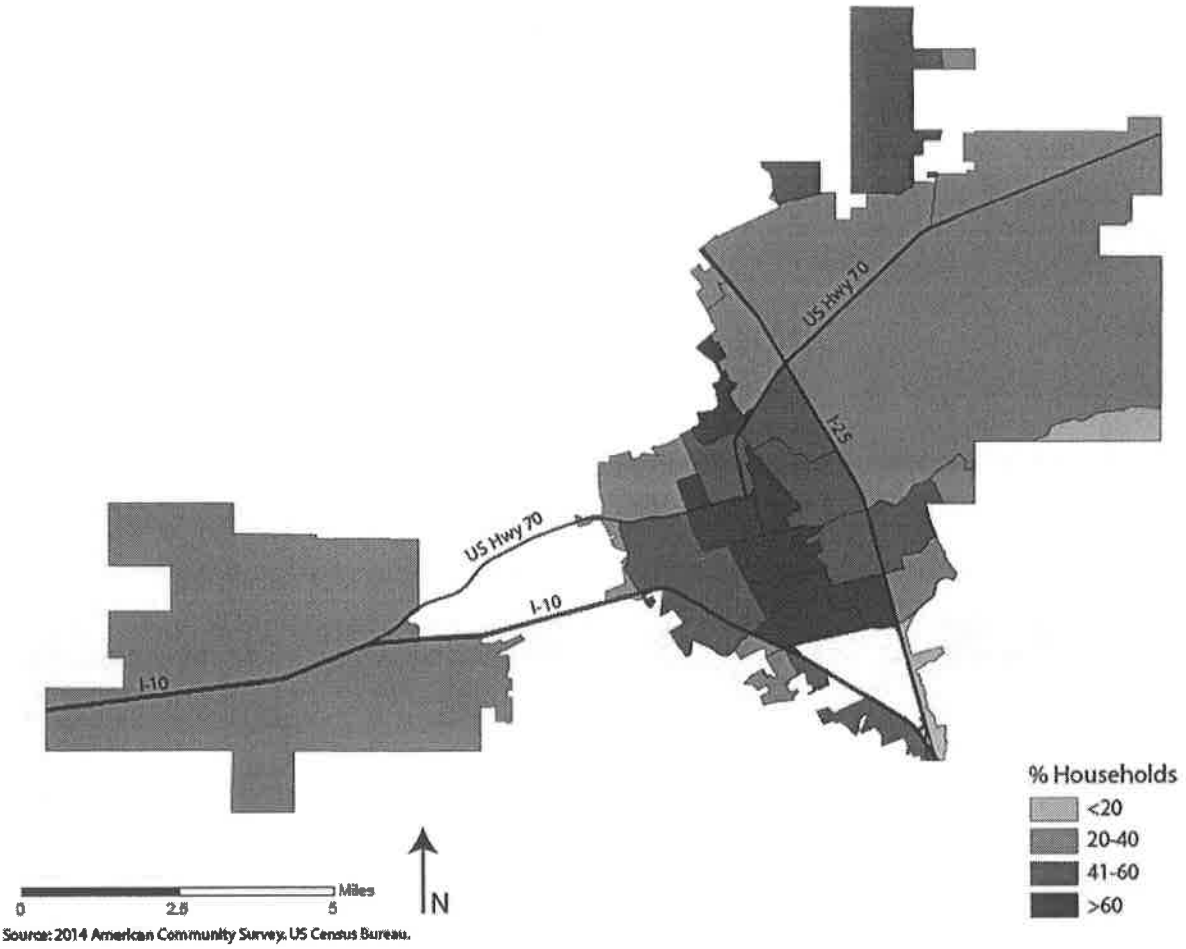
Figure 6: Percent of Households by AMI Level and Tenure, 2015



Source: US Census Bureau American Community Survey 2013, CSI

Map 3, below, shows the percentage of households in each of Las Cruces' census tracts, with incomes below 80% AMI. The highest concentrations of households with low-incomes are in central Las Cruces.

Map 3: Percent of Households at 80% AMI or Less by Census Tract



Source: American Community Survey 2014

FAMILIES IN POVERTY

Fewer families who are owners in Las Cruces live in poverty, according to HUD CPD Maps data, than renters. Almost three fourths of families living in poverty in Las Cruces in 2011 were renters.

Table 12: Family Poverty Level by Tenure, Las Cruces, 2011

	Las Cruces		Dona Ana County	
	Number	Percentage	Number	Percentage
Families with Income in the past 12 months below poverty level	3,454		10,433	
Families in poverty, owner occupants	947	27.4%	4,904	47.0%
Families in poverty, renter occupants	2,507	72.6%	5,529	53.0%

Source: HUD CPS Maps Data, 2011

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 aged 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 lived in poverty, while 23.1% of whites lived in poverty.

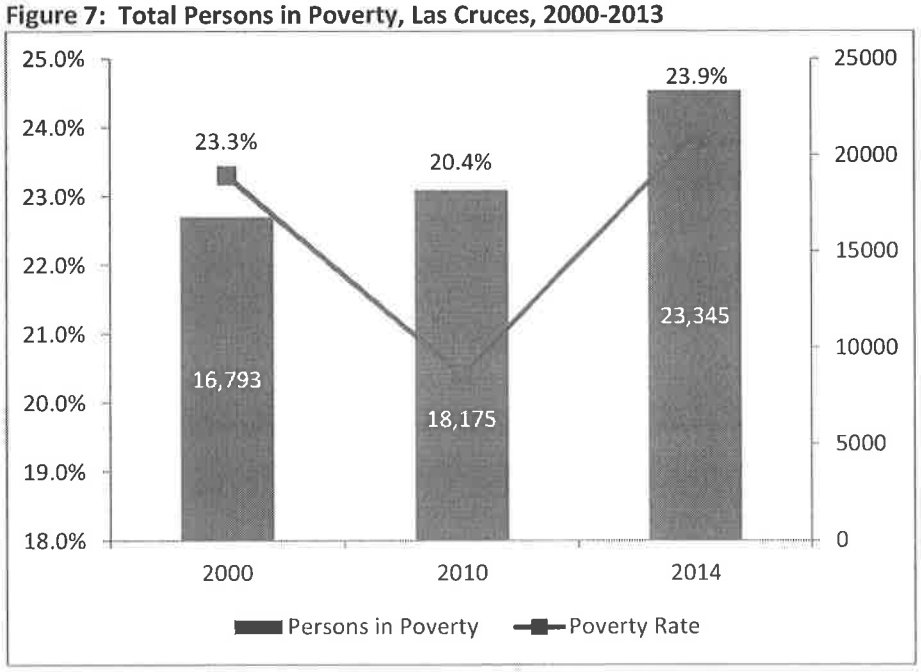
Although employed persons are less likely to be in poverty than the entire population, in 2013, working persons in Las Cruces had a poverty rate of 15.9%, illustrating that there are many working poor in Las Cruces.

Table 13: 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, American Community Survey 2013

Figure 7: Total Persons in Poverty, Las Cruces, 2000-2013



Source: US Census Bureau, American Community Survey 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.

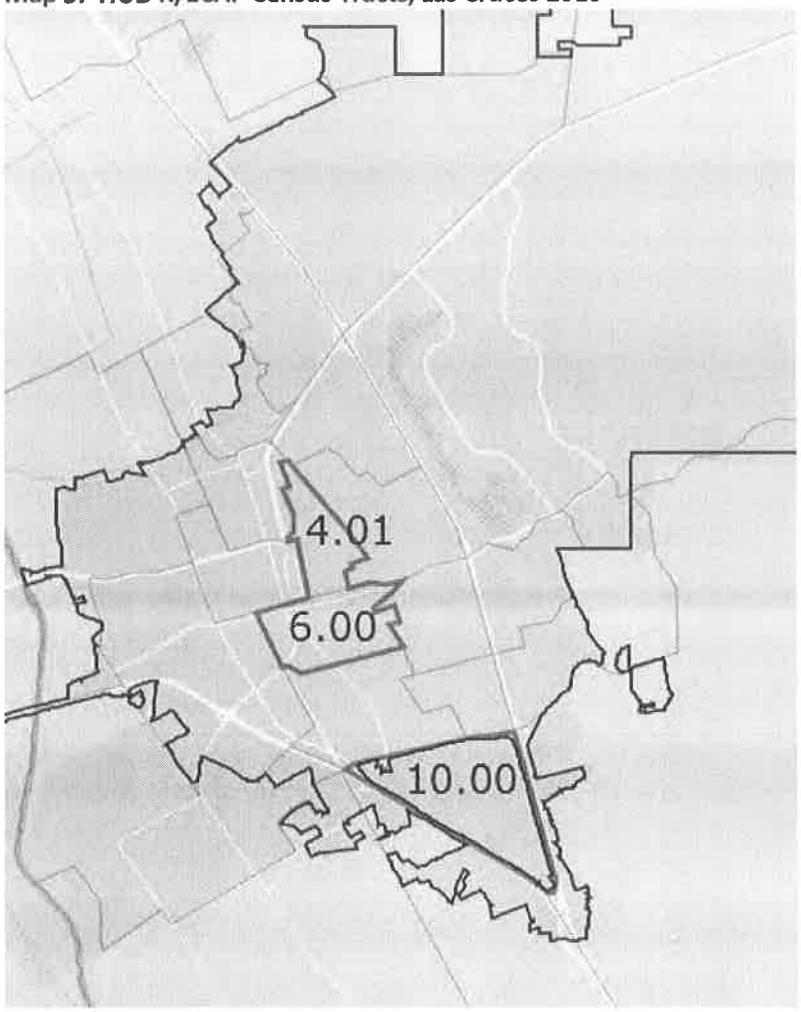
Map 4: Poverty Levels by Census Tract

Persons in poverty are more likely to need affordable housing solutions and other services, such as public transportation, subsidized childcare, medical and food assistance. A rising number of persons in poverty means greater demand for housing and services.

HUD R/ECAP CENSUS TRACTS

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, shown in the map below, is owned solely by New Mexico State University and is not within the City limits.

Map 5: HUD R/ECAP Census Tracts, Las Cruces 2010



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.

ECONOMY AND LOCAL EMPLOYMENT

The Las Cruces MSA's labor force has declined during the past decade, as has the number of employed persons. In December of 2015, the unemployment rate in the MSA was 7.5%. The number of unemployed persons grew from 2014 to 6,857. The unemployment rate in Las Cruces is the second highest of the MSA study areas in New Mexico, and is higher than the statewide rate of 6.7%.

Table 14: Labor Force Information, Las Cruces MSA, December Reporting Periods

	Civilian Labor Force	Employed	Unemployed	Unemployment Rate
2015	91,183	84,326	6,857	7.5%
2014	92,300	85,894	6,406	6.9%
2010	94,422	87,625	6,797	7.2%

Source: New Mexico Workforce Solutions

US Department of Commerce BEA data from 2014 shows the largest employment industries in Dona County are healthcare and social assistance, state and local government, retail trade and accommodation and food services. These industries, with the exception of state government, have also had high growth in employment and wages.

Table 15: Top Employment Industries, Dona Ana County, 2014

Description	2014		2001 - 2014 Change	
	Employment	Average Compensation (dollars)	Employment	Average Compensation (dollars)
Retail trade	9,133	24,325	19.1%	34.1%
Health care and social assistance	14,753	38,434	57.9%	57.6%
Accommodation and food services	7,442	16,753	44.5%	47.3%
State government	8,074	53,637	-5.9%	78.7%
Local government	8,743	58,359	24.2%	43.3%

Source: Bureau of Economic Analysis, 2014

CSI used NMDWS, Employment Projections data to conduct an analysis of the occupations with the largest number of employees in the Las Cruces MSA, the fastest growing occupations, and 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 can only afford to pay $520 per month for housing, much lower than prevailing rents in Las Cruces.

Figure 8: Top Occupations in Las Cruces

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

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

Figure 9: Highest Growth Occupations

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	796	874
10	Legal Occupations	343	382

High unemployment and low wages make it difficult for many Las Cruces households to afford prevailing housing prices.

HOUSING MARKET PROFILE

MARKET 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 growing 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. HUD CHAS data contained in the 2016 – 2020 Consolidated Plan shows that 7,529 renter households and 3,220 owner households at 80% AMI or less were cost burdened in Las Cruces in 2012. Of these, 3,999 renter households and 1,665 owner households were severely cost burdened and paid more than 50% of their income for housing.

The Housing Needs Assessment section of the 2016 – 2020 Consolidated Plan shows a gap in the rental housing inventory for households at 50% AMI or less of 4,949 units. Most renters at 80% AMI or less interested in purchasing a home will not be able to afford the median priced home in Las Cruces, according to an analysis of 2015 MLS sales data.

The following tables present information related to the types of housing units available in Las Cruces. 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.

Table 16: Tenure by Units in Structure, 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: US Census Bureau, American Community Survey

The following table shows the age of housing units in Las Cruces and by tenure. In Las Cruces, development of owner occupied and renter occupied units has occurred fairly proportionally over time. Almost one third of all units have been constructed since 2000.

Table 17: Year Units Built by Tenure, 2013

	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Built 2000 or later	6,550	29.9%	3,938	24.3%	10,488	27.6%
Built 1980-1999	7,453	34.1%	4,986	30.8%	12,439	32.7%
Built 1950-1979	6,761	30.9%	6,237	38.5%	12,998	34.1%
Built 1949 or earlier	1,117	5.1%	1,026	6.3%	2,143	5.6%
Total	**21,881**	**57.5%**	16,187	**42.5%**	**38,068**	
Median Year Built	1989		1983		1978	

Source: US Census Bureau, American Community Survey

Most housing units in Las Cruces have three or more bedrooms, as shown in Table 18. Renters are more likely to live in smaller units, while most units with three or more bedrooms are owner occupied. A lack of larger rental units can be a challenge to larger families trying to find a rental housing unit.

Table 18: Units by Bedroom Size, 2013

	Owner occupied		Renter occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	91	0.4%	460	2.8%	551	1.4%
1 bedroom	340	1.6%	3,614	22.3%	3,954	10.4%
2 bedrooms	3,094	14.1%	6,025	37.2%	9,119	24.0%
3+ bedrooms	18,356	83.9%	6,088	37.6%	24,444	64.2%
Total	**21,881**		**16,187**		**38,068**	

Source: US Census Bureau, American Community Survey

RENT PROFILE

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.

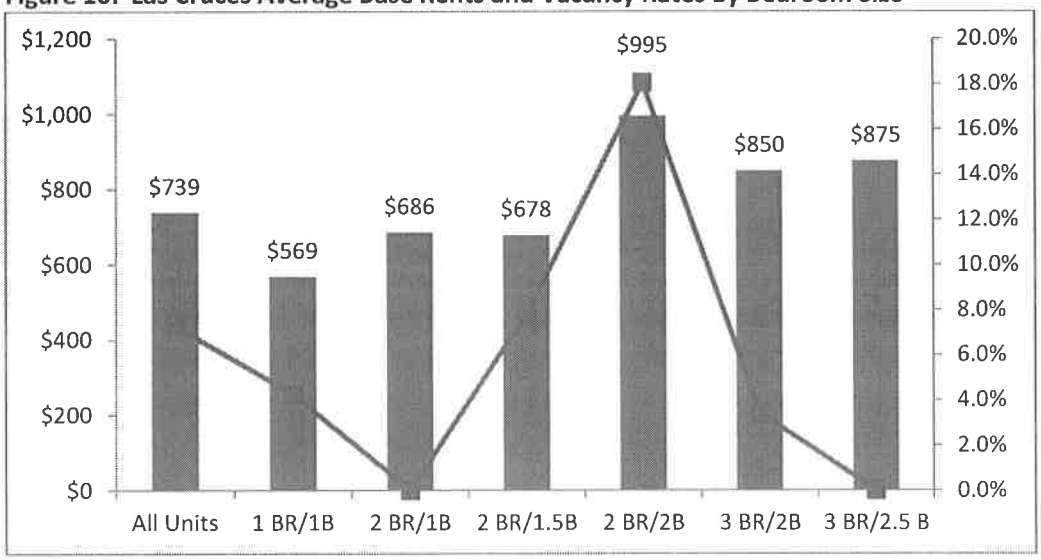
Table 19: New Mexico Apartment Association Rent and Vacancy Survey, 3rd Quarter 2015

	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 which are driving up overall vacancy rates.

Figure 10: 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 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 Public 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.

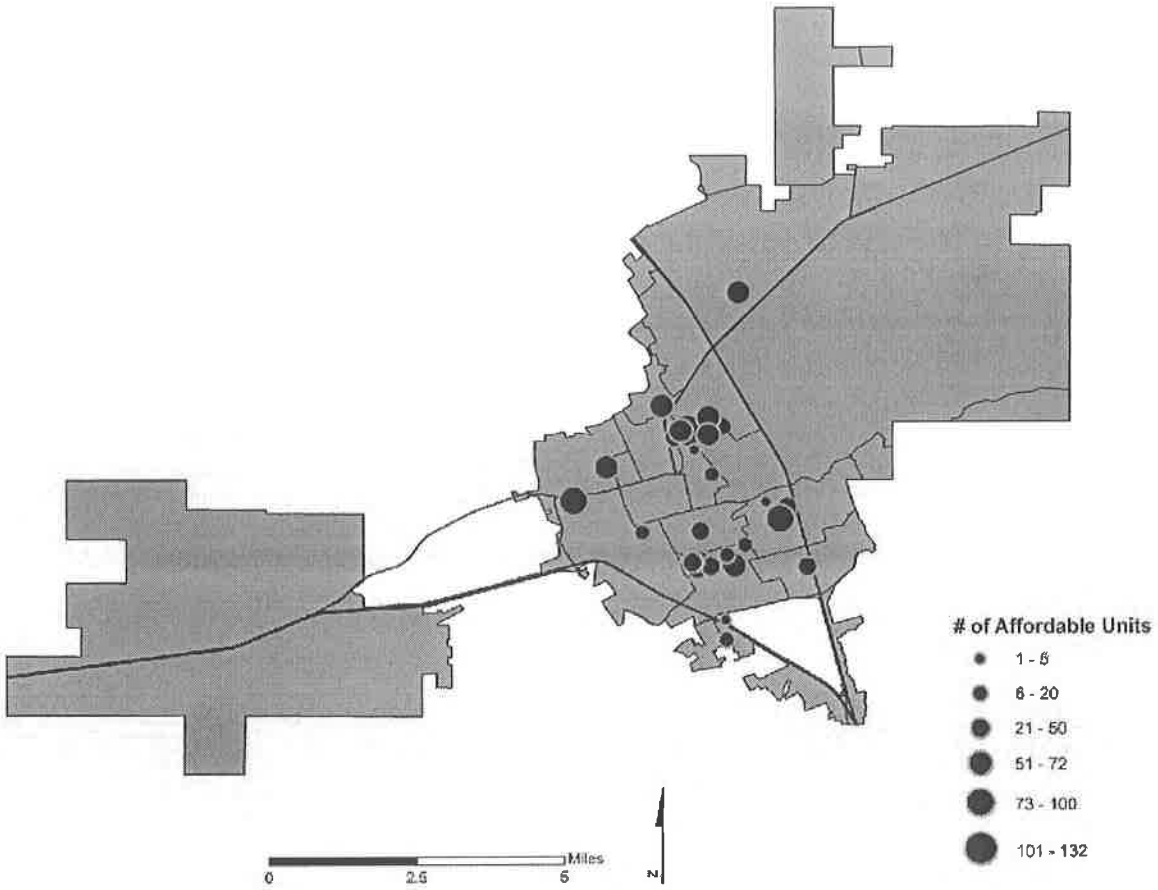
Table 20: Price Restricted Rental Units in Las Cruces

Property Name	Total Units	Price Restricted
Doña 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
Total	*1,491*	*1,426*

Source: CSI

Rental units are located for the most part in central neighborhoods of Las Cruces, which is also where services are located, and the best access to the local public transportation system.

Map 6: Locations of Price Restricted Rental Units



Source: CSI

Units are fairly evenly distributed between one, two, and three bedroom units. There are few studio or four bedroom restricted units.

Table 21: Restricted Units by Bedroom Size

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

Source: CSI

Table 22 shows the 2015 HUD HOME and Fair Market Rent limits for the Las Cruces MSA, the latest available. Owners of affordable properties must meet these rent guidelines, and Section 8 voucher holders must find units at or below the Fair Market Rents, which is becoming a challenge, according to the local housing authority and non-profit housing providers.

Table 22: HUD Rent Limits 2015

Monthly Rent ($)	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$445	$534	$634	$907	$1,008
High HOME Rent	$445	$534	$634	$811	$885
Low HOME Rent	$423	$454	$545	$629	$702

Source: HUD CPD

HOMEOWNERSHIP PROFILE

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.

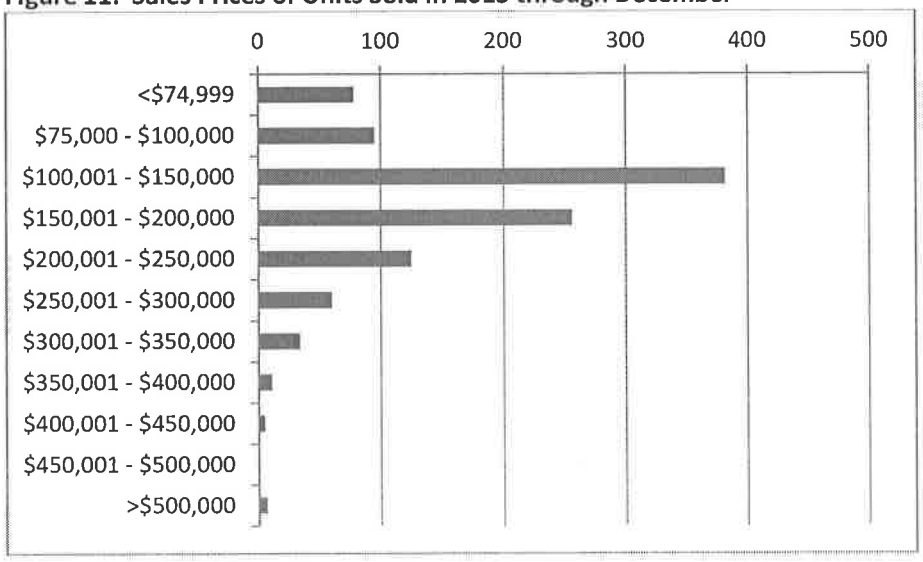
Table 23: Current Listings, December 2015, Las Cruces

	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

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.

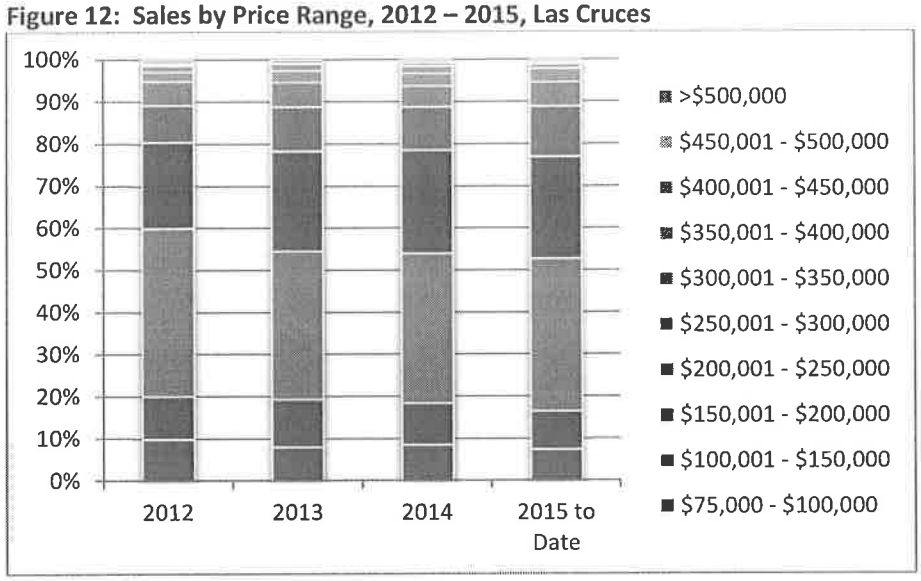
Figure 11: Sales Prices of Units Sold in 2015 through December



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%.

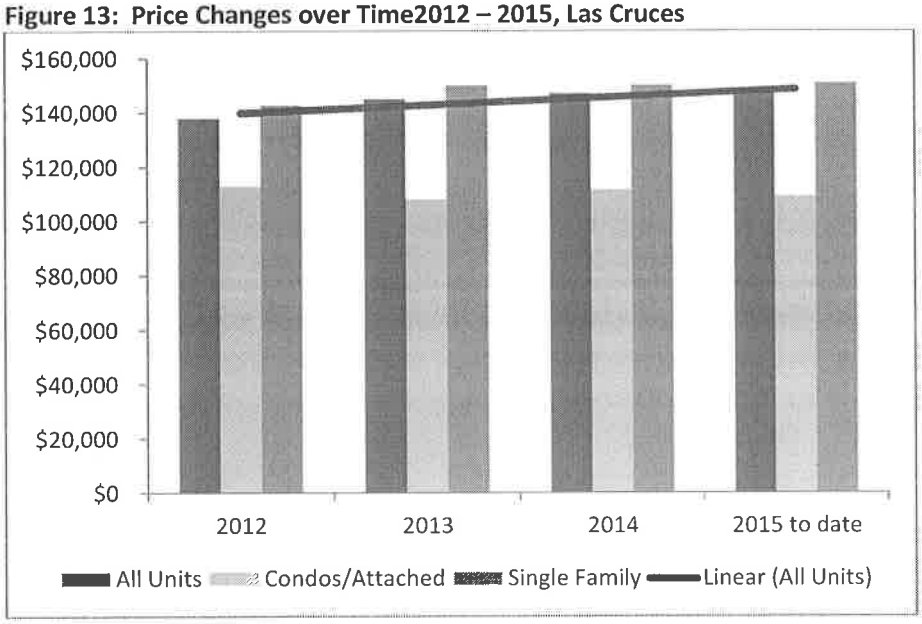
Figure 12: Sales by Price Range, 2012 – 2015, Las Cruces



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 units 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.

Figure 13: Price Changes over Time2012 – 2015, Las Cruces



Source: MLS and CSI

The highest concentrations of owners are in the newest areas of Las Cruces where large single family developments were built in the 1990s and early 2000s. Central neighborhoods have a higher renter household rate.

Map 7: Homeownership Rates by Census Tract, 2014

Source: 2014 American Community Survey, US Census Bureau.

Table 24 shows that the number of residential building permits declined between 2010 and 2014 in Las Cruces. Most activity has been in the single family development market. As the home sales market picks up and inventory of existing units declines, developers may start to construct new housing units again.

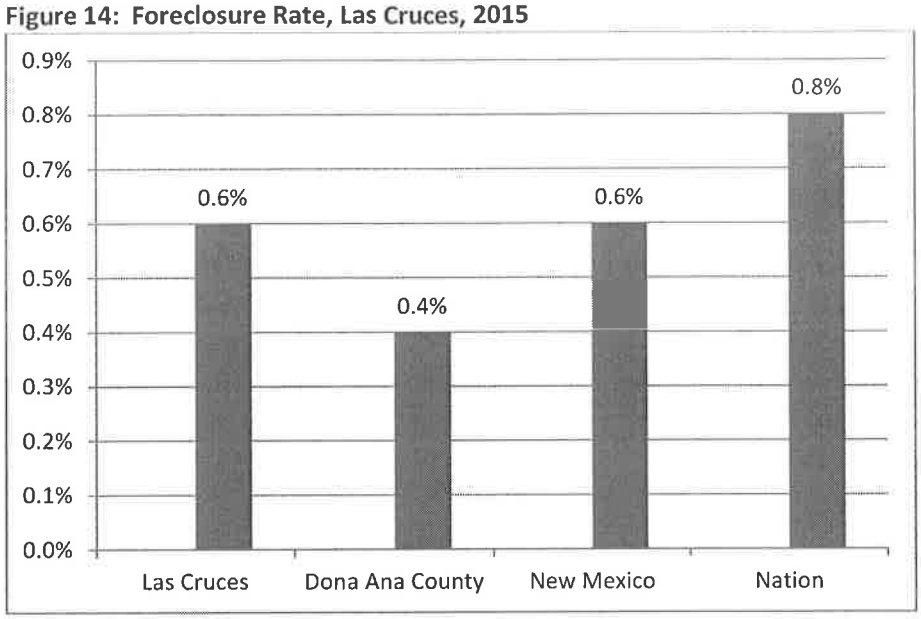
Table 24: Building Permits over Time, Las Cruces

	Single Family	Multi-Family
2010	576	5
2011	439	1
2012	414	2
2013	397	4
2014	293	1

Source: Source: City of Las Cruces

Foreclosures continue to be a problem in Las Cruces, though the 2015 foreclosure rate in Las Cruces and New Mexico is now below the national rate of .8%.

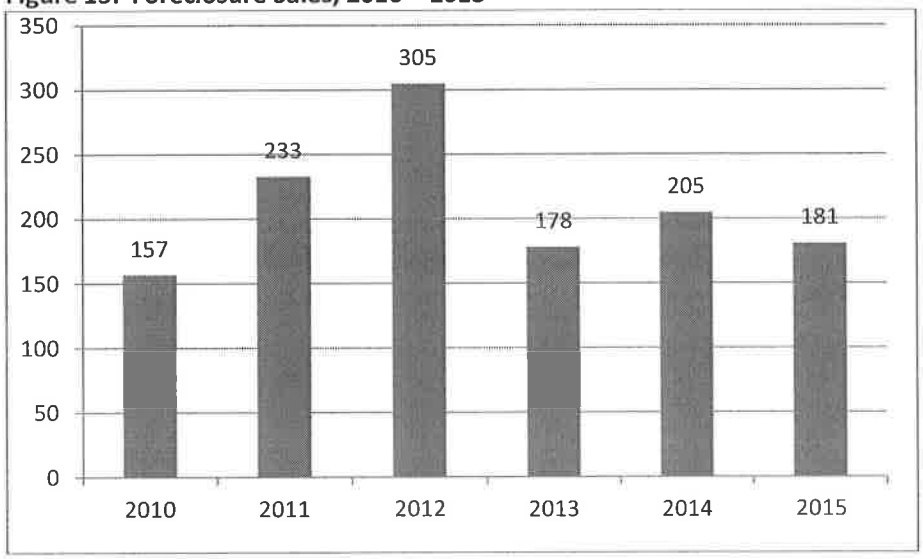
Figure 14: Foreclosure Rate, Las Cruces, 2015



Source: RealtyTrac

RealtyTrac data shows that in 2015, there were 619 foreclosures in Las Cruces, or 1 in every 1,719 units. The number of foreclosure sales in Las Cruces has hovered near 200 for the past few years, and is down from 305 in 2012. In the past 12 months, RealtyTrac reports that units in pre-foreclosure, at auction, and those that are bank owned have all risen in Las Cruces.

Figure 15: Foreclosure Sales, 2010 – 2015



Source: MLS Data

According to RealtyTrac, most recent foreclosures are in the $100,000 - $200,000 price range, are between 1,000 – 2,200 square feet in size, have three bedrooms, and were built after 1970. The largest concentration was constructed between 1990 and 1999.

Low and moderate income households are especially vulnerable to foreclosure. Foreclosure counseling programs and refinancing options can help these homeowners stay in their unit and avoid foreclosure.

AFFORDABLE HOUSING NEEDS

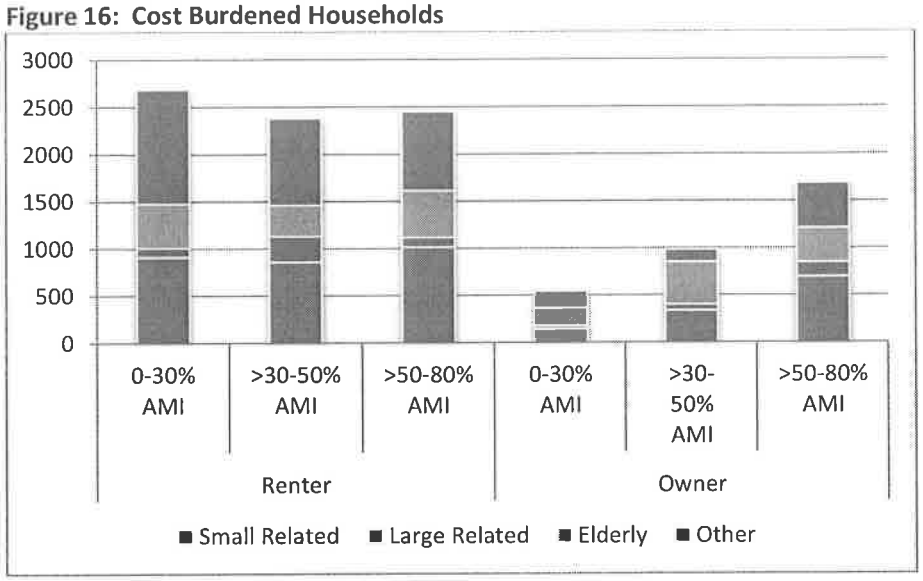
Housing problems are defined by HUD as:

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.

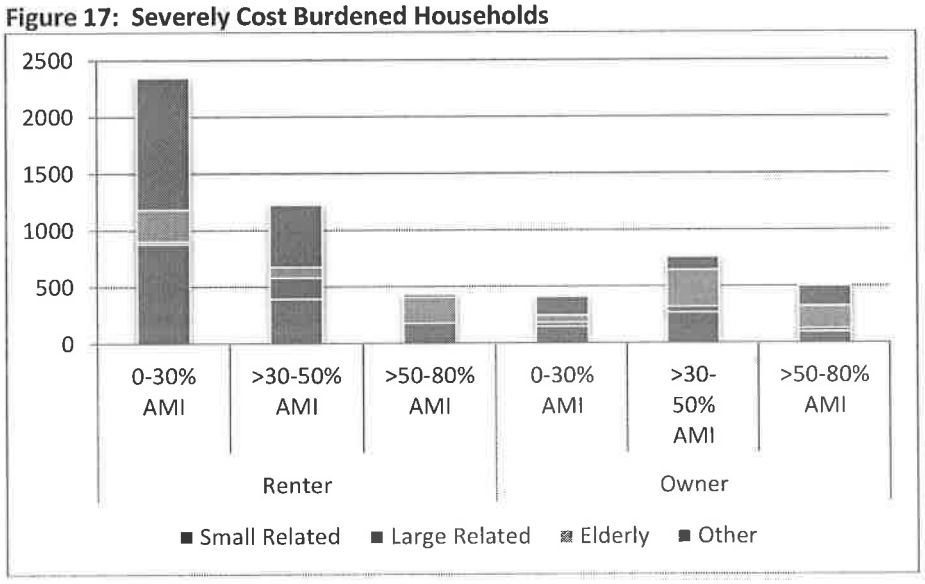
Figure 16: Cost Burdened Households



Source: 2007-2011 CHAS

The highest number of severely cost-burdened households are also 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.

Figure 17: 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. The largest numbers of overcrowded households are single family renter households at 0–30% AMI.

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 below 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 at 0 – 50% AMI, with a total of almost 5,000 renters in need of an affordable rental unit.

Table 25: 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

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.

Table 26: 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

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.

Table 27: 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

Source: CSI

AVAILABILITY OF ACCESSIBLE HOUSING

The Mesilla Valley Public Housing Authority has some fully accessible rental units in the affordable housing stock, as are some of the privately held price restricted rentals, though much of the older rental housing stock is not accessible. While new HOME funded units must have 5% of units accessible, demand for fully accessible units for those with very low and low-incomes is higher than the available inventory.

SECTION THREE: EVALUATION OF FAIR HOUSING LEGAL STATUS

FAIR HOUSING COMPLAINTS:

EVALUATION OF JURISDICTION'S CURRENT FAIR HOUSING STATUS

Las Cruces residents filed 24 complaints with HUD between January 1, 2011 and December 31, 2015. These 24 complaints resulted in 13 individual cases filed. The most frequently named protected class was disability, followed by race. Mental disability comprised 15% of cases filed. The top violations that the complaints alleged included discrimination in terms, conditions, privileges or services and facilities (20%) and failure to make reasonable accommodations (18% of cases filed).

Sixty-one percent of the complaints were found to have no cause and were dismissed by HUD. In twenty-one percent of the cases filed, the complainant withdrew their complaint after successful a conciliation/ settlement was reached.

Table 28: Summary of HUD Complaints, 2011-2015

	2011	2012	2013	2014	2015	Total
Number of Cases	6	4	0	1	2	13
Number of Complaint Issues:	12	8	0	2	2	24
Most Common Protected Class Affected	Disability	Familial Status, Sex, Religion, Disability	0	Disability, Retaliation	Sex, Disability	Disability
Most Common Alleged Violation:	Discriminatory terms, Conditions, privileges or services and facilities	Failure to make reasonable accommodation	0	0	Discrimination in terms/conditions/privileges relating to rental & Failure to make reasonable accommodation	Discrimination in terms/conditions/privileges relating to rental & failure to make reasonable accommodation
Most Common Resolution	No cause determination & Conciliation/settlement successful	Complaint withdrawn by complainant without resolution	0	No cause determination	Complaint withdrawn by complainant without resolution	No cause determination

Source: HUD-Office of Fair Housing

Between 2011 and 2015, one fair housing complaint was filed with the State of New Mexico Human Rights Division. The alleged violation(s) are unknown.

IDENTIFICATION OF FAIR HOUSING CONCERNS OR PROBLEMS

Impediments to fair housing choice include any action, omission or decision taken because of race, color, religion, sex, disability, familial status, or national origin that may restrict housing choices or the availability of housing choices. This section addresses housing problems related to discriminatory and illegal practices, as well as general and specific local housing concerns that may occur. The discriminatory and illegal practices listed below are examples and definitions of the kinds of discrimination that could occur in a community with respect to housing, which are considered illegal under the provisions of the Fair Housing Act and are not intended to imply that these practices are occurring in a community.

1. DISCRIMINATORY AND ILLEGAL PRACTICES

Advertising or printing and/or publishing, or causing the printing and/or publishing of any notice, statement or advertisement in the sale or rental of a dwelling which shows preference, limitation, or discrimination.

Blockbusting is the unethical real estate practice of creating fear by moving one or more households of another race or creed into a neighborhood, then exploiting the situation by urging residents to sell their homes at deflated prices.

Control of listings is when a real estate agent or broker refuses to list a home or rental because it is minority-owned or because of the neighborhood in which it is located.

Discrimination in the provision of brokerage services may result when a minority or disabled real estate agent or broker is denied membership in a multiple listing directory or other organization.

Lending practices are discriminatory when different credit standards are used to qualify minority and non-minority home buyers. In addition to race, such things as marital status, age, sex and number of dependents may also be the basis for discriminatory lending practices.

Rental practices discriminate against minorities, families, seniors, or persons with disabilities when a landlord charges higher rent for equivalent units, misrepresents information concerning unit vacancies, requires larger security deposits and/or uses different or higher standards of tenant approval.

Steering is the practice of directing a prospective buyer away from a certain property due to a person's race, color, religion, sex, disability, familial status, or national origin.

Many of the above described discriminatory practices may occur unknowingly. When discrimination occurs in the area of housing, it encourages segregated living patterns and housing markets. These discriminatory practices are often difficult to see and document. Those who have been discriminated against must bring charges of housing discrimination to the attention of local, state or federal authorities in order to detect and enforce against such illegal practices.

2. GENERAL HOUSING CONCERNS/PREFERENCES

Las Cruces residents are served by the Mesilla Valley Public Housing Authority, which is the largest provider of affordable housing units and tenant based rental assistance in the city. The 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. They 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 Housing Authority does not keep any demographic information about those households on the list. The Housing Authority provides 40 Family Unification Vouchers, 55 VASH Vouchers for homeless veterans, 100 Non-Elderly (NED) vouchers for non-elderly disabled families, 17 homeownership vouchers and 1,415 regular housing choice vouchers. There are currently 600 households on the waiting list for Housing Choice Vouchers.

EXPIRING HOUSING ASSISTANCE CONTRACTS

At this time, the Mesilla Valley Public Housing Authority does not have any plans to dispose of public housing units located 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.

Table 29: Expiring Housing Assistance Contracts

Property Name	Subsidy End Date	Total Units	Owner	Owner Type
Montana Meadows Apartments	12/31/2017	81	Montana Meadows Apartments LP	Non-Profit
Mira Villa Vistas	12/31/2018	76	Mira Vista Housing LP	For Profit
Montana Senior Village II	12/31/2018	84	MSV II LP	For Profit
Desert Palms 2	12/31/2020	100	Desert Palms Apartments LP	Non-Profit
Four Hills Apartments	12/31/2020	72	Tierra Four Hills LP	For Profit
Mesquite Village	12/31/2020	48	Mesquite Village Apts LP	Non-Profit
Vista Montana	12/31/2020	80	Las Cruces Vista Montana Associates, LP	For Profit

Source: National Preservation Database, National Low-income Housing Coalition

SPECIFIC HOUSING CONCERNS

HOUSING NEEDS OF PERSONS WITH DISABILITIES

There are a variety of agencies that serve persons with special needs in Las Cruces. These groups include the elderly, persons with mental, physical, and intellectual and developmental disabilities (IDD), persons with HIV/AIDS, and persons with alcohol or drug addictions. Some individuals with disabilities may have limited ability to work and earn a living, requiring them to live on Social Security Disability. They may also require modified housing units that include ramps, widened doors, and other features, service enriched housing that includes assistance with activities of daily living, a group quarter or an assisted living environment.

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.

Table 30: HUD CHAS Household with Housing Problems with Disabled Household Member

	0-30% AMI	31-50% AMI	51-80% AMI	> 80% AMI	Percent with Disability
All Households					
Household member has a cognitive limitation	330	295	430	305	44.6%
Household member has a hearing or vision impairment	360	365	310	425	35.9%
Household member has a self-care or independent living limitation	520	395	285	360	42.7%
Household member has an ambulatory limitation	585	485	520	530	45.2%
Household member has none of the above limitations	2,615	2,360	3,480	2,635	37.7%
Renters					
Household member has a cognitive limitation	275	175	190	165	61.2%
Household member has a hearing or vision impairment	265	205	125	195	58.3%
Household member has a self-care or independent living limitation	400	250	140	215	67.2%
Household member has an ambulatory limitation	455	290	275	225	66.6%
Household member has none of the above limitations	2,090	1,605	2,270	655	52.6%
Owners					
Household member has a hearing or vision impairment	55	120	240	140	32.0%
Household member has an ambulatory limitation	95	160	185	230	24.7%
Household member has a cognitive limitation	120	145	145	145	25.7%
Household member has a self-care or independent living limitation	130	195	245	305	31.0%
Household member has none of the above limitations	525	755	1,210	1,980	26.5%

Source: HUD CHAS Data 2012

While 51% of all renters in Las Cruces has one of the four housing issues identified by HUD in the Consolidated Plan (cost burden, overcrowding or lack of kitchen or plumbing), renters with disabilities have housing problems at a rate between 58% and 67%, depending upon the disability type. Thus, renters with a disabled household member have disproortionate instances of housing problems, most likely cost burden. This is especially true for those in the lower income categories.

The table below shows the percent of people 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.

Table 31: 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%
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

Frail elderly/ Elderly - The supportive housing needs of this population may involve maintaining individuals in their homes with minor home repairs, in-home support services, at-home nursing (skilled) care and hospice care.

Persons with Physical Disabilities - accessible, and adaptable housing is a primary housing need for people with disabilities and their families. Affordable housing with supportive services is needed to serve these populations effectively. Many people with disabilities are best served in an independent living environment and some need higher levels of support and supervision. The trend in the size of group living facilities to serve this population segment is toward smaller facilities. There are significant financial challenges with this model.

Mental Illness - For individuals with mental illness, supportive housing is critical to avoid homelessness. Types of services include home based case management, therapeutic services, medication monitoring and peer to peer support.

Substance Use Disorders – People with serious mental illness, substance use disorders or co-occurring disorders require coordinated and accessible treatment and support. Permanent supportive housing, particularly for those who have experienced homelessness is critical to prevent future episodes of homelessness. Peer supports and case management support can be effective services for this population.

HIV/AIDS - The supportive housing needs of person living with AIDS are unique and varied. Some require only short term assistance with their rent, mortgage or utilities. Others who have multiple diagnoses of HIV and co-occurring disorders may require longer term supportive housing. Supportive housing allows people living with HIV/AIDS to access drug therapies and other health/mental health supports.

Overall, the biggest need mentioned by providers in interviews, discussion panels, and public meetings, was for additional housing units affordable to very low-income households, units that have accessibility features for those with physical disabilities, additional service dollars, and more reliable and cost efficient transportation options for clients.

Table 32: Summary of Special Population Housing Needs

Population Group	Needs for Las Cruces Residents
Seniors	Home services to keep seniors in their own homes. Assisted living units Accessibility features in housing units Home rehabilitation services Mental Health Services
Persons with Physical Disabilities	Low cost affordable rental housing that is accessible by wheelchair or walker Affordable, reliable and accessible (near housing and work) transportation options
Persons with Mental Health Disabilities	Sufficient residential treatment opportunities for clients
Persons with Substance Abuse Issues	Funding for enhanced case management and services and residential treatment
Persons with HIV/AIDS	Low cost affordable rental housing units

Source: CSI Research and Interviews

HOUSING NEEDS FOR SENIORS

The number of seniors in Las Cruces has grown 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. Elderly renters have a higher instance of cost burden (37%), than all renter households (26%), a disproportionately higher level of cost burden. However, they do not have a higher instance of severe cost burden than other renter households.

Table 33: Seniors with One or More Housing Problems

	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 2012

HOUSING NEEDS FOR MINORITIES

As Las Cruces continues to grow, the racial and ethnic makeup of its population is also changing. The vast majority of the population in the city continues to be White and Hispanic/Latino, and the percent of population that is Hispanic or Latino continues to grow. Table 34 shows the percent change in each racial group from 2000 – 2013. The percent of Hispanic or Latino residents is growing as a portion of all residents, comprising 57.2% of the population in Las Cruces in 2013, compared to 51.7% of the population in 2000, growing by 18,322 residents. While data is not available on all races, Latino households are more likely to live in poverty than white households and have lower median incomes. As the population of minority racial and ethnic groups grows, housing providers and local agencies must continue to ensure that outreach is conducted in communities of color and through information channels appropriate to each group to ensure access to housing resources.

Table 34: Change in Population by Race and Ethnicity, 2010 – 2013

	Total Population	Hispanic / Latino Population
White	18.6%	36.5%
Black or African American	-12.7%	-69.6%
American Indian and Alaska Native	-6.2%	-45.3%
Asian	-1.3%	-64.2%
Native Hawaiian and Other Pacific Islander	-99.1%	-100.0%
Some other race alone	-70.8%	-71.6%
Two or more races	-30.0%	-35.4%
Total	1.6%	2.3%

Source: US Census American Community Survey

Table 35 shows the median income of households in Las Cruces by race and ethnicity. Households who are American Indian or Alaska Native, "other" race, and of Hispanic origin have lower median incomes than other households. These households may have greater housing needs and larger cost burden than higher income racial groups.

Table 35: Median Income of Households by Race, 2014

	Median Income
White	$42,107
Black or African American	$39,100
American Indian and Alaska Native	$26,028
Asian	$57,548
Native Hawaiian and Other Pacific Islander	NA
Other	$30,504
Two or more races	$53,528
Hispanic Origin	$32,926

Source: US Census American Community Survey

HUD CHAS data presented in the 2016 – 2020 Consolidated Plan shows that Native American and Asian households in the 0 – 30% AMI income range have disproportionate housing problems, or housing problems at a rate more than 10% higher than for all households in the City of Las Cruces. Asian households at 30 – 50% AMI and 80 – 100% AMI also have disproportionate housing needs.

The new AFFHT Fair Housing data provided by HUD for jurisdictions, shows that 6% more Hispanic households in Las Cruces experience housing problems than all households in Las Cruces, and have 5% more severe housing problems than all households in Las Cruces. CHAS data shows that Hispanic renter households have a 5% greater instance of severe cost burden than white households in Las Cruces. While this data does not indicate "disproportionate needs", it does indicate that Hispanic households have higher instances of cost burden, than white and other households in Las Cruces.

HOUSING NEEDS FOR THE HOMELESS

CSI interviewed homeless providers serving Las Cruces. The New Mexico Coalition to End Homelessness (NMCEH) leads the Continuum of Care planning process in its efforts to address the needs of people experiencing homelessness and those at risk of homelessness in Las Cruces. As a part of this process, an annual Point in Time count (PIT) of the sheltered and unsheltered homeless populations is conducted in Las Cruces and statewide as part of HUD's national strategy to end homelessness.

The most recent PIT count with available data was conducted in January, 2015. 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.

Table 36: Homeless Needs

	Estimate the # of persons experiencing Homelessness on a given night	
	Sheltered	**Unsheltered**
Persons in households with adult(s) and children	135	5
Persons in households with only children	3	0
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

Source: NMCEH Point-in-Time 2015

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 Balance of State 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.

Table 37: 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**	**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 (CH beds)	0
Veterans	0	0	0	41	0
Unaccompanied Youth	3	0	6	0	0

Source: NMCEH

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 Public 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 agencies transitional housing program assists 22 families with tenant based rental assistance through the continuum of care progress. 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. Las 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 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, therapeutic and other comprehensive services to children and their families who are homeless and 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, 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 and establishing health care access for veterans, assistance 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 veteran's in recovery.

The VASH program is the local VA Supportive Housing Program that serves homeless veterans with health, mental health and substance use 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 Community of HOPE which provides flexible funds for security deposit, rent arrears and in issuing vouchers to clients. The Mesilla Valley Public Housing Authority operates the HUD VASH Program for homeless veterans who have health, mental health and substance use disorders. It is a provider of 55 VASH Vouchers and works directly with the VA to serve homeless veterans.

Conclusion: Las Cruces has a robust homeless and special needs housing delivery system. Continued coordination among homeless and housing providers to increase opportunities for homeless persons and families to obtain and retain affordable housing is essential in Las Cruces.

DISPLACEMENT

There have been no known instances of displacement of residents as a result of governmental action.

Section Four: Identification of Impediments to Fair Housing Choice

HUD requires that jurisdictions review previously identified impediments to fair housing choice as part of the update of the Analysis of Impediments update. CSI has completed this review and will be recommending changes in the wording and identification of some Impediments.

REVIEW OF 2011 IMPEDIMENTS

IMPEDIMENT 1: LAS CRUCES RESIDENTS EXPERIENCE DISCRIMINATION.

The Public Participation Process and discrimination complaint records used to formulate the Consolidated Plan and the Analysis of Impediments to Fair Housing Choice validated that the community perceives that there is discrimination against some residents when they pursue housing options in the market. The largest subsector of those experiencing discrimination appears to be households with disabilities. The City believes that most complaints are resolved without the need to file formal complaints. Greater outreach and education efforts need to be made to assist housing consumers and providers better understand what their rights and responsibilities are under various Fair Housing regulations and ordinances. The City has maintained an educational outreach effort to raise consciousness about Fair Housing and to also assist landlords and property managers in making sure their marketing efforts, tenant screening processes and leasing practices do not discriminate against a protected class of citizens. The City has retained this Impediment and added new language to provide greater substance to problem. The City continues to increase fair housing awareness by offering fair housing awareness training to the general public. Also additional efforts to reach out to landlords and property managers are in place. Alternative formats for the training and training materials is offered upon request. Additional outreach includes posting of training notices in locations such as Senior Centers and churches.

IMPEDIMENT 2: DEVELOPMENT REGULATIONS COULD BE IMPROVED TO FACILITATE AFFORDABLE HOUSING DEVELOPMENT.

The City has taken steps to align development regulations to more favorably deal with the unique financing and development challenges facing those wishing to produce affordable housing. The City has followed the recommendations made in its Affordable Housing Strategy. In some zoning districts, minimum lot sizes have been reduced. Greater densities are allowed and encouraged in some zoning districts. The City has adopted an impact fee waiver policy for affordable housing which meets the requirement contained in City Code. The City has adopted an accessory dwelling ordinance which permits the siting of two living units in some zone areas that are classified as single family residential. The City has created new tools to lower the cost of affordable development. This City has an Affordable Housing Trust Fund and also has created a land banking system to secure parcels that would be suitable for affordable development. The City has reworded this Impediment to broaden the meaning because it is not only regulatory factors that stifle new affordable development but also policies maintained by other authorities including local agencies and state agencies. The City is in the process of developing an Affordable Housing Plan to encourage and implement affordable housing development. The plan is expected to be completed during program year 2016.

IMPEDIMENT 3: LOAN DENIAL RATES BETWEEN HISPANICS AND NON-HISPANICS REMAIN RELATIVELY HIGH.

This City is removing this impediment from the 2016 Analysis of Impediments of Fair Housing Choice. The reasons for this decision are two- fold: 1. The City has little regulatory authority or control over lending practices used by various financial institutions. Lenders are governed by regulations and laws that are

promulgated at the State and Federal level. 2. Loan denial rates between Hispanics and non-Hispanics have improved during this period and does not appear to be as pressing a problem as in the past. HMDA data used for the Analysis of Impediments shows that Las Cruces residents of all races have lower denial rates and are placed in fewer predatory lending products than in the rest of the State of New Mexico.

IMPEDIMENT 4: RESIDENTIAL ACCESSIBILITY IN THE CITY IS LACKING

Many of the homes and apartments in Las Cruces are more than thirty years old and were built before the Americans with Disabilities Act was passed by Congress. It is often very difficult to retrofit particularly the exterior access to older homes. The City Building Code now requires that a percentage of newly constructed homes and apartments meet accessibility requirements. The City provides a home and mobile home modification program to assist disabled residents in making basic modifications, such as ramps to increase accessibility of the older homes. If affordable units are constructed with Federal assistance, the City requires that at least 5% of those units meet ADA guidelines. This Impediment has been expanded and reworded in the 2016 listing of Impediments.

IMPEDIMENT 5: SOME LANDLORDS ARE IGNORANT OF AND/OR NONCOMPLIANT WITH THE FEDERAL FAIR HOUSING ACT.

As stated previously in the commentary on Impediment 1, the City believes that consumers and housing providers lack basic knowledge of Fair Housing Rights and Responsibilities. In the past five years, the City has cosponsored educational initiatives to improve awareness among both consumers and landlords. The City maintains a visible link on its website to Fair Housing information so that both consumers and the housing industry can access up to date information through electronic means. This Impediment has been expanded and reworded in the 2016 list of Impediments.

PUBLIC SECTOR: CITY OF LAS CRUCES

As part of the required analysis for public policies and actions that affect Housing Choice, CSI has reviewed the Comprehensive Plans, the development and zoning regulations and the building code requirements promulgated by the City.

GENERAL PLAN:

The City of Las Cruces has recently began the public engagement phase of a major update to its general plan, "Comprehensive Plan 2040". Because this update will be substantial there may be items and concepts which change as the updated plan evolves. It is anticipated that the new plan will be completed by the end of 2016 or in the early months of 2017. Presently Comprehensive Plan 2040 has substantive elements that address Housing Choice and makes provisions for incentives to encourage more affordable housing in the community. The comprehensive plan has one overarching goal.

VISION "Continue to make Las Cruces a great place to live, work and play for persons of all ages, backgrounds, cultures and economic levels. In support of this, Las Cruces promotes a sustainable natural and built environment, compatibility among differing land uses, preservation of desirable vistas/views and open spaces, equitable mobility opportunities, context-sensitive design, housing opportunities for all income levels, intergovernmental cooperation, and a robust economy."

There are two principles in the general plan that are particularly relevant to this review:

PRINCIPLE:

"Housing: Provide a range of housing alternatives within neighborhoods that are safe, well built, clean, comfortable and affordable at varying economic levels to promote equity and choice."

PRINCIPLE:

"Transit: Provide for a safe, efficient, effective, convenient and connected multi-modal transportation system which promotes healthy living and provides mobility alternatives."

In order to make those two principles operational, the "Las Cruces Comprehensive Plan 2040" includes a number of policy provisions to encourage a mix of housing types and facilitate the provision of greater housing choice particularly for those with limited income. Below are some policy provisions that support the overall goal and principles in the Comprehensive Plan:

"2.2 Maintain fair housing opportunities for all residents regardless of race, religion, sex, marital status, familial status, ancestry, national origin, color, age, disability, sexual orientation or gender identity.
a. Enforce Federal, State, and Local law in the case of a discriminatory practice in the sale or rental of any unit.
b. Provide assistance and/or referral services to appropriate agencies for those households unable to obtain housing because of unlawful discriminatory practices."

"2.3 Provide a supply of housing available to low and moderate income families within all areas of Las Cruces. To accomplish this, the City supports a partnership approach, between public and private sectors, to ensure affordable housing needs are met. Accomplishment of this policy may be achieved through a variety of means, but not limited to the following policies.
a. Use density bonuses or similar incentives as a means to facilitate the implementation of this provision.
b. Require that Master Plan, Concept Plan and other similar development documents clearly identify proposed locations of affordable housing, in context with surrounding land uses in a manner consistent with the Growth Management section of this Comprehensive Plan. Developers are encouraged to make additional efforts such

as disseminating the subject land use information in marketing brochures and other similar means to ensure area residents are aware of proposed phasing/build-out.
c. Regularly update the City Affordable Housing Strategic Plan" and its" New Mexico Affordable Housing Plan".

"2.4 Utilize PUD and Infill development regulations to address: a. Provisions for design standard flexibility as a means of offering suitable opportunities for successful affordable housing creation. b. Incentives such as density bonuses, streamlined development reviews, and waivers to or payment from other City sources of applicable development impact fees as a means to support and enhance development opportunities, especially those which primarily propose affordable housing for the target groups."

"2.5 The City will consider the recommendations in the final report of the Las Cruces Affordable Housing Strategies, or as amended.
a. Set production and preservation goals, establishing a goal for an overall proportion of affordable rental and units for sales, also setting annual production goals to meet these overall goals and monitor the affordable stock on an annual basis.
b. Seek ways to stock a land bank, whereby land is acquired by donation, trade or purchased with the purpose of developing affordable housing or revitalization activities. Land in the land bank could also be sold with revenues from the sale of land to be used for affordable housing activities.
c. Strengthen the Affordable Housing Trust Fund by acquiring specific funds through legislation, ordinance or resolution. Through these mechanisms, the cost of affordable housing is shared throughout the community and the dollars can be used for a variety of affordable housing activities and be tailored and changed to meet the needs of the market.
d. Make changes to development policies that impact zoning, parking requirement/ accessory dwelling unit regulations, and expand impact fee exemptions.
e. Develop a vacant building ordinance and mobile home park redevelopment program."

"2.6 Provide various lot sizes for single-family residential developments to promote a variety of lifestyles."

"2.7 Not concentrate populations of low-income residents and housing, like group homes and shelters, in any one neighborhood or city area; rather encourage the dispersal of uses throughout the city in locations where they are compatible with neighborhood or city area building densities."

"2.8 Encourage the use of alternative housing types, styles, and living arrangements (i.e. conventional single family homes, apartments, mobile homes, modular homes, group homes, housing for older persons, accessory units, transitional housing etc.) as a means of making available additional housing opportunities for those who may not otherwise obtain suitable housing through conventional means."

"2.9 Maintain existing affordable housing stock well-distributed throughout the city."

"2.10 New affordable housing stock shall be well-distributed throughout the city and compatible with surrounding densities."

There are two important elements that tie the housing items to transit concerns:

"9.5 Increase usage of public transportation and other modes of transportation that decrease the use of single-occupancy vehicles, including increased transit service to underserved neighborhoods and the placement of transit pull-off lanes in new developments."

"9.6 Encourage Transit-Oriented Development (TOD) along or near transit routes.
a. Generally locate TOD within a radius of one-quarter to one-half mile from a transit stop.

b. Promote high density within the TOD radius that is compatible with the future planned context for the area.
c. Develop mixed income housing.
d. Create pedestrian and bicycle connections.
e. Mitigate vehicular traffic flow through adjacent neighborhoods when necessary.
f. Support TOD when market conditions warrant it"

CONCLUSION:

The Las Cruces "Comprehensive Plan 2040" deals substantively with the important issues underlying this Analysis of Impediments to Fair Housing Choice review. The City addresses many important aspects of the challenge of providing a range of housing choices to those who are not easily served in a competitive housing market. The comprehensive plan includes a number of tools that can impact housing affordability.

- The City has established affordable housing production targets in its 2016-202 Consolidated Plan.
- The City has made Fair Housing Choice an important planning policy to ensure that there are not over concentrations of lower income or minority populations in any area of the City and that underserved households have access to various housing types.
- The City has provided a range of incentives including: density bonuses, smaller lot sizes, a land banking system, impact fee waivers, an affordable housing trust fund, financial support for housing preservation, a commitment to fast track affordable housing proposals in an effort to lower carrying costs for those projects.
- The City encourages and envisions a mix of housing types for all incomes and lifestyles. It lists a variety of housing types including manufactured housing and group homes or congregate living arrangements that can provide lower cost as well as support services needed by special populations.
- The City has linked housing with transit access. City plans provide for a multi modal transit system that can be accessed by residents and for lower income households, public transit access is a prime consideration in review of affordable developments.
- The City has formed a vision for Transit Oriented Developments. Greater densities with access to public transit and good connectivity to other parts of the community can provide a way of assisting households with limited incomes in keeping their transit and housing outlays at a portion of income that leaves money for the other necessities.
- The Central Overlay Revitalization District is an area of high opportunity. They City has provided incentives to encourage the redevelopment of older neighborhoods. Activity in this area has been limited and it may be time for the City to adopt a substandard building abatement ordinance that would provide an impetus to property owners to either sell their properties or improve them. Such a policy may also serve as a motivator for rental property owners to better maintain and improve their older rental units

1. DEVELOPMENT PROCESS AND COSTS

As part of the research for this Analysis of Fair Housing Choice, the City has conducted a vigorous Public Participation effort including surveys, public meetings and key informant interviews. The general consensus is that the Development regulations and fees associated with that process are not unreasonably onerous. The City has been engaged in reinventing its permitting process and has implemented a permitting counter to allow builders and homeowners to deal quickly with City personnel in obtaining necessary guidance and approvals for housing improvements. The City is moving to an electronic development application process that will yield greater efficiencies in concurrently reviewing development plans and also cutting down on the expense and time involved with reviewing paper versions of the necessary documents.

The City will provide fast track reviews of affordable housing development proposals and when the electronic submittal system is fully functional, the priority treatment of affordable housing proposals will serve to lower the carrying costs and potential delays associated with these developments.

The City Development and Building Services Section has formulated electronic guides to assist builders and owners in navigating the development review process. The information sheets lay out a step by step process that development applications will follow. The overarching policy document is the Las Cruces Comprehensive Plan and development reviewers will use the Comprehensive Plan as the basis for assessing project suitability. The City has a Development Code which deals with all details related to the various types of development for residential, commercial and mixed use. The process of submitting an application for a multi-family development requires technical expertise, for knowledgeable professionals engaged in architecture, engineering and construction management should not find the challenges in Las Cruces greater than in other comparably sized communities.

The costs for water and waste water appear to be in-line for an arid environment. Below is a listing of the tap fees associated with varying development sizes, typically detached homes use either a three quarter inch water tap or a one-inch tap depending on size of the dwelling. Multi-family residences require larger sizes depending on the number of units and how many fixture units are counted for each living unit. Wastewater charges are based on the size of the water meter because the larger the water connection, the more water is returned to the waste water system.

WASTEWATER
DEVELOPMENT IMPACT FEES

APPLICABILITY

A Wastewater Development Impact Fee is assessed for each new connection to the Las Cruces Utilities wastewater supply system based on water meter size of capacity whether the water provider is the City of Las Cruces, a public water utility, a mutual domestic, a private well, or other entity.

Wastewater Development Impact Fees will not be assessed to properties within the West Mesa Industrial Park per Resolutio 15-16-LCU007.

The fee is also applicable to any increase in size of capacity. The fee will be assessed for any such increase in an amount representing the difference between the fee that would be imposed for the existing size of capacity and the fee imposed for the proposed size of capacity.

FEE

Size of Capacity	Total Fee	Fee to Builder	Customer Surcharge	Fee to Rate Base
⅝– ¾ inch meter	$1,943.00	$971.00	$389.00	$583.00
1.0 inch meter	$4,858.00	$2,429.00	$972.00	$1,457.00
1.5 inch meter	$9,715.00	$4,857.00	$1,943.00	$2,915.00
2.0 inch meter	$15,544.00	$7,772.00	$3,109.00	$4,663.00
3.0 inch meter	$31,088.00	$15,544.00	$6,218.00	$9,326.00
4.0 inch meter	$48,575.00	$24,287.00	$9,715.00	$14,573.00
6.0 inch meter	$97,150.00	$48,575.00	$19,430.00	$29,145.00
8.0 inch meter	$155,440.00	$77,720.00	$31,088.00	$46,632.00

Fees for meters greater than 8 inches will be based on $46.66 per gpm.

WATER
DEVELOPMENT IMPACT FEES

APPLICABILITY

A Water Development Impact Fee is assessed for each new connection to the Las Cruces Utilities water supply system based on water meter size of capacity.

The fee is also applicable to any increase in size of an existing meter. The fee will be assessed for any such increase in an amount representing the difference between the fee that would be imposed for the existing meter size and the fee imposed for the size of the proposed meter.

FEE

Size of Capacity	Total Fee	Fee to Builder	Customer Surcharge	Fee to Rate Base
⅝– ¾ inch meter	$2,420.00	$1,210.00	$678.00	$532.00
1.0 inch meter	$6,050.00	$3,025.00	$1,694.00	$1,331.00
1.5 inch meter	$12,100.00	$6,050.00	$3,388.00	$2,662.00
2.0 inch meter	$19,360.00	$9,680.00	$5,421.00	$4,259.00
3.0 inch meter	$38,720.00	$19,360.00	$10,842.00	$8,518.00
4.0 inch meter	$60,500.00	$30,250.00	$16,940.00	$13,310.00

In addition to water and sewer impact fees, the City also has Public Safety Impact Fee. Presently it assessed at $466.00 per dwelling unit. The fee is the same for detached residences and multifamily units. The City of Las Cruces is considering an increase in the Public Safety Impact Fee. If the proposed fee schedule is adopted by the City Council, some residential units will see a moderate increase. Other smaller units would see a reduction in the fee. Part of the proposed new fee schedule would base the fee charged on habitable square footage of the dwelling. Therefore, smaller dwellings would see a reduction and larger ones would see the increase. The reduction in the fee will tend to increase affordability for those purchasers of smaller units. Below is the comparison between the proposed fee schedule and the current Public Safety Impact Fees.

Public Safety Development Fees

	Current	*Proposed*	*Change*
Residential (per dwelling by square feet of living space)			
900 or less	$466	$337	-$129
901 to 1300	$466	$552	$86
1301 to 1700	$466	$713	$246
1301 to 1700	$639	$712	$73
1701 to 2100	$639	$835	$196
2101 or more	$639	$887	$248

The City also requires a Parks Impact fee. The fee is set at $2,600.00 per residential unit including multifamily units. There is a provision that if the developer of multi-family housing provides on-site open space areas that conform with the requirements of the Parks Impact Fee regulation, that $2,600.00 fee will be reduced to $1,300.00 per unit.

Conclusion :

The Las Cruces development review process, fee schedule and the associated costs to obtain the necessary permits to undertake a housing development project are in-line with costs in other communities which are dealing with similar planning, infrastructure challenges and water availability challenges. The sum of the Las Cruces development impact fees is below the New Mexico average of $5,950 for residential fees according to a study completed by Duncan and Associates.

DEVELOPMENT COSTS AND THE OVERALL COST OF HOUSING

Development costs are rising because of increases in the cost of land and hard costs associated with new construction. The housing construction activity in Las Cruces has not fully recovered following the Great Recession. Demand for new homes is not as strong as in the past. Builders have been reluctant to substantially increase production levels because of the soft demand. The slower pace of activity is influencing the cost of existing housing units as demand is increasing partially because the supply of newly constructed units is limited.

The "Comprehensive Plan 2040" addresses the upward pressure on housing costs and envisions the use of alternative materials and construction methods as one way of mitigating rising costs. Smaller square footage minimums and the use of accessory dwelling units are also encouraged under the Comprehensive Plan and Zoning Code.

Conclusion:

The overall cost of housing is rising in Las Cruces. The increase in land, materials, labor, and soft costs is not escalating in Las Cruces as rapidly as in other New Mexico communities. Las Cruces does have a significant inventory of greenfield land suitable for development. There are also several sizeable parcels that would be suitable for redevelopment. Those assets will tend to hold land costs relatively stable for some years into the future. As growth trends improve, there will be greater demand for more housing units. Smaller yards and smaller houses will be an important alternative for those consumers who have limited funds to invest in their housing option. It will be important that the regulatory structure continues to be flexible and allow for alternative housing forms that have the effect of minimizing the ever growing cost of building new housing.

BUILDING CODES

Las Cruces continues to administer the 2009 Battery of Codes under the International Building Code. The 2014 National Electric Code has been adopted by the City. These codes are national codes which serve to bring efficiencies into the building regulation process because they are becoming the standard codes in many jurisdictions. This assists designers and builders in creating efficiencies because the codes are becoming a standard in most municipalities and the technical requirements do not differ substantially from municipality to municipality. This allows for efficiencies in the design process as well as the construction process because development professionals don't have to learn a different code for each city they work in.

The Las Cruces Residential Building Permit fee schedule charges $.14 per square foot of occupancy area including garages. Using an average per square foot cost of $125.00, that results in a cost of less than .0012% of the square foot valuation. For a 1,300 square foot home, including garage, the building permit cost would be $182.00. Depending on the project, there may be other fees associated with drainage inspections, plan review, etc.

For multifamily construction, the cost is based on the square footage the building(s). The table below illustrated how these charges are determined:

Total Valuation	Fee
$1 to $500	$30.00
$501 to $2,000	$30.00 for the first $500 plus $1.07 for each additional $100 or fraction thereof, to and including $2,000
$2,001 to $25,000	$39.55 for the first $2,000 plus $5.89 for each additional $1,000 or fraction thereof, to and including $25,000
$25,001 to $50,000	$162.60 for the first $25,000 plus $5.10 for each additional $1,000 or fraction thereof, to and including $50,000
$50,001 to $100,000	$278.60 for the first $50,000 plus $3.92 for each additional $1,000 or fraction thereof, to and including $100,000
$100,001 and up	$456.60 for the first $100,000 plus $2.85 for each additional $1,000 or fraction thereof

Conclusion: The Codes and the fee structure adopted by the City are consistent with codes and costs found in other jurisdictions. The fee for single family residences is less than that found in some other municipalities.

2. DEFINITION OF "FAMILY"

The Las Cruces zoning code defines "family" this way: "Family means persons related by blood or marriage, or a group of persons who need not be related by blood or marriage, living together as a single housekeeping unit in a dwelling." This definition is very permissive and allows for group homes and other alternative living arrangements. The Las Cruces Zoning Code also directly defines and permits group home and other living arrangements:

"*Chapter* 38.21: Halfway house means a residential facility located in a structure or dwelling or any living unit thereof designed, used, or intended to be used as human habitation, the principal use or goal of which is to serve as a place for persons seeking rehabilitation, recovery, or counseling from any physical, mental, emotional, penal or legal infirmity, in a family setting, as part of a group rehabilitation or recovery program.

Home for the disabled means a community residence for persons who are physically disabled, developmentally disabled, psychiatrically disabled, mentally ill or for persons who have drug or alcohol problems; or are persons who have disabilities associated with aging. A community residence serving ten or fewer persons (see NMSA 3-21-1C) is considered a residential use of property for purposes of zoning, and is a permitted use in all districts in which residential uses are permitted generally, including particularly residential zones for single-family dwellings. A community residence serving more than ten persons is permitted in the R-2, R-3, and R-4 zoning districts. A community residence pursuant to this definition does not include skilled nursing care homes (see section 38-33.A)."

CONCLUSION:

The Las Cruces Zoning Code is in compliance with Fair Housing Laws and Regulations which govern the placement and permitting of group homes for special needs populations.

3. NEIGHBORHOOD REVITALIZATION: MUNICIPAL AND OTHER SERVICES; EMPLOYMENT, HOUSING

The City of Las Cruces has adopted several Zoning and Development Overlay policies to encourage neighborhood revitalization. There are corridor plans for some of the major thoroughfares in the City that are adjoined by older neighborhoods and commercial strips. These policies and regulations include incentives for property owners to improve existing structures and add improvements. The City may have to add new regulations pertaining to substandard building abatement if it wants to stimulate revitalization activity in some

of the older neighborhoods. The proposed Downtown Development Standards, encourage catalytic downtown projects that will bring more residents into the Downtown area particularly after working hours. In order to enhance the economic opportunities for downtown business and cultural institutions, a higher level of downtown residential occupancy will be needed.

Las Cruces citizens have access to a wide array of municipal services. Those service include libraries, police and fire protection, public services for underserved populations, cultural and entertainment activities, housing assistance, and transit options. These services are delivered in an equitable manner and there is no evidence that services are less available in neighborhoods occupied by underserved populations. In the community surveys used as part of the research for the 2016-2021 Consolidated Plan, residents expressed desire for better infrastructure including connectivity between the older neighborhoods and the Central business district.

Employment in Las Cruces has declined in the aftermath of the Great Recession and the City has not returned to the robust economic activity seen prior to 2009. The City has created an economic development office to enhance local economic opportunities. The office will concentrate on providing assistance to local businesses in an effort to encourage employment growth. The City will work with existing employers and new employers to match the skills of residents with job opportunities through training and job placement services. The City will coordinate youth employment agencies to ensure that younger people have an opportunity to receive training and job readiness skills so that they can compete in the changing job market.

Las Cruces has completed its Consolidated Plan for 2016-2021 and the plan prioritizes affordable rental housing as a high priority. Additionally, the City plans to continue supporting affordable homeownership programs operated by Habitat for Humanity and Tierra del Sol. The City operates an owner occupied rehab program that addresses both accessibility needs and housing preservation needs. The City works closely with the Mesilla Valley Public Housing Authority to ensure that their Public Housing units in Las Cruces remain viable and in good repair for the residents.

Conclusion:

Las Cruces is addressing the needs of its underserved populations through a variety of regulatory and programmatic efforts that should create greater opportunities for housing choice in the community.

4. TRANSPORTATION LINKAGE

The City operates a municipal bus system that utilizes a loop system to cover as much of the City as is practical.

The City also operates an on demand van system that provides pick-up and return for elderly residents and those requiring special accommodation for transit.

The Las Cruces Comprehensive Plan 2040, details the City vision for the integration of a multi-modal transit system that provides good connectivity between neighborhoods, commercial areas and regional transit nodes in the community. As part of the Comprehensive Plan the City has formulated a Transit Oriented Development (TOD) framework that calls for the positioning of dense, attached housing, small commercial and retail activities within transit villages that are served by bus service, bike and walking paths and roadways linking the TOD to other parts of the City.

The City of Las Cruces is in the process of adopting a Downtown Development Plan that includes the construction of urban scale attached housing and multi-use buildings. The Central Business Corridor and adjoining Civic Plaza will provide multi-modal transit nodes for moving through the central area and connecting residents to adjoining neighborhoods and public facilities. By emphasizing housing as part of the

development plan, the City hopes to increase economic activity in the downtown area, particularly after normal working hours.

Conclusion:
As part of the Public Participation process used to formulate the Consolidated Plan and the Analysis of Impediments documents, citizens supported an enhanced transit system that includes better access to bus service as well as more access to linkages for other forms of transportation including walkways and bike lanes. The City planning effort addresses those needs and as new development occurs, better transit linkages will be part of those development efforts.

8. PUBLIC HOUSING. PUBLIC HOUSING AND OTHER ASSISTED/INSURED HOUSING PROVIDER TENANT SELECTION PROCEDURES; HOUSING CHOICES FOR VOUCHER HOLDERS

9. SALE OF SUBSIDIZED HOUSING/DISPLACEMENT

There are no plans for the sale of subsidized housing units at the time of this analysis.

Conclusion:

There are not planned actions that involve the sale or disposition of subsidized housing units.

10. PROPERTY TAX POLICIES:

The City does not administer the property tax system. The property tax collections are administered by Dona Ana County. There are provisions available for certain property tax exemptions for some types of affordable housing. Qualified entities must submit an application for tax exemptions and are reviewed and approved by the County tax authority.

Conclusion:
There are limited exemptions available under the property tax code for providers of affordable housing.

11. ADMINISTRATIVE POLICIES CONCERNING COMMUNITY DEVELOPMENT AND HOUSING ACTIVITIES, SUCH AS URBAN HOMESTEADING, MULTI-FAMILY REHABILITATION, AND ACTIVITIES CAUSING DISPLACEMENT, WHICH AFFECT OPPORTUNITIES OF MINORITY HOUSEHOLDS TO SELECT HOUSING INSIDE OR OUTSIDE OF AREAS OF MINORITY CONCENTRATION:

There are no active programs for Urban Homesteading. The City has a program for addressing accessibility improvements in multi-family housing and residences. The City will consider requests for assistance in rehabilitating multi-family housing that is governed by a deed restriction that would make the housing affordable into the future.

CONCLUSION:

The City operates its CDBG and HOME program according to the guidelines established by HUD. The Consolidated Plan and Annual Action Plan lists eligible activities which the City may choose to fund. Expenditures and output measures are included in the annual CAPER.

PRIVATE SECTOR

FOR-SALE HOUSING

Home Mortgage Disclosure Act (HMDA) Data

Home Mortgage Disclosure Act (HMDA) data is available for all loans made on properties in Las Cruces. This information provides an overview of mortgage lending practices within Las Cruces in 2013 and 2014. Specific areas to evaluate (which may suggest potential discriminatory practices or trends) include high denial rates for minority and female applicants; very low denial rates; unusually low levels of applications from women, minorities and low and moderate-income persons; and a high number of applications withdrawn by minority applicants, as compared to non-minority applicants.

Data from HMDA was obtained for a total of 6,507 loan applications made in 2014 in Las Cruces. Of these, 63.2% were conventional loans, 21.0% FHA loans, and 15.7% for VA loans. Only 49.2% of loan applications were to purchase a home, while 41.6% were for to refinance a home and 9.2% were to make home improvements. The large number of refinance loans is a reflection of the very low interest rates in 2014.

Loan origination rates ranged from a low of 51.3% for Hispanic/Latinos, to a high of 64.3% for American Indian or Alaska Native households. Loan denial rates ranged from a low of 16.9% for Asian/Pacific Islanders, to a high of 29.8% for Hispanic/Latinos. Women had origination rates slightly lower than all households and denial rates slightly higher than all households in Las Cruces.

Table 37: Action Taken on Loan by Race, Ethnicity, and Sex, Las Cruces, 2014

Race/Ethnicity	Loan Originated	Loan Not Accepted by Applicant	Loan Denied	Application Withdrawn	File Closed	Total
Race						
African American	64.1%	8.4%	15.3%	10.7%	1.5%	131
Asian/Pacific Islander	69.5%	5.4%	15.0%	6.7%	3.3%	698
White	69.9%	5.7%	14.1%	8.2%	2.1%	22,747
American Indian or Alaska Native	61.9%	2.9%	22.9%	11.4%	1.0%	105
Ethnicity						
Hispanic/Latino	65.4%	5.0%	18.3%	9.3%	2.1%	777
Non-Hispanic	70.1%	5.6%	14.0%	8.2%	2.1%	22,853
Women	68.7%	5.1%	15.7%	8.3%	2.1%	6,838
Total	68.9%	5.6%	14.8%	8.3%	2.4%	26,323

Source: 2014 HMDA Raw Data and CSI

Reasons for the denial of applications are listed on the following table by race, ethnicity, and gender. The most frequent reasons for denial were "debt to income ratio", "credit history" and "collateral". There were a total of 804 loan denials during 2014. No one racial or ethnic group had higher denial rates in a majority of categories than other groups, though Asian borrowers had higher denial rates in two of the nine categories.

Table 39: Loan Denial Reason by Race, Ethnicity, and Gender Las Cruces, 2014

	All	White	Black	Asian	Native American	Hispanic	Women
Debt-to-Income Ratio	26.2%	27.1%	50.0%	22.2%	10.0%	26.8%	26.2%
Employment History	1.4%	1.4%	0.0%	0.0%	0.0%	1.6%	0.4%
Credit History	32.7%	33.9%	25.0%	11.1%	75.0%	43.0%	40.0%
Collateral	16.2%	15.3%	12.5%	11.1%	0.0%	10.9%	14.2%
Insufficient Cash	2.0%	1.9%	0.0%	11.1%	5.0%	1.8%	1.9%
Unverifiable Information	4.6%	4.7%	0.0%	22.2%	5.0%	3.4%	3.5%
Credit Application Incomplete	8.0%	6.6%	12.5%	0.0%	5.0%	3.6%	5.8%
Mortgage Insurance Denied	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other	9.0%	9.2%	0.0%	22.2%	0.0%	8.9%	8.1%

Source: 2014 HMDA Raw Data and CSI

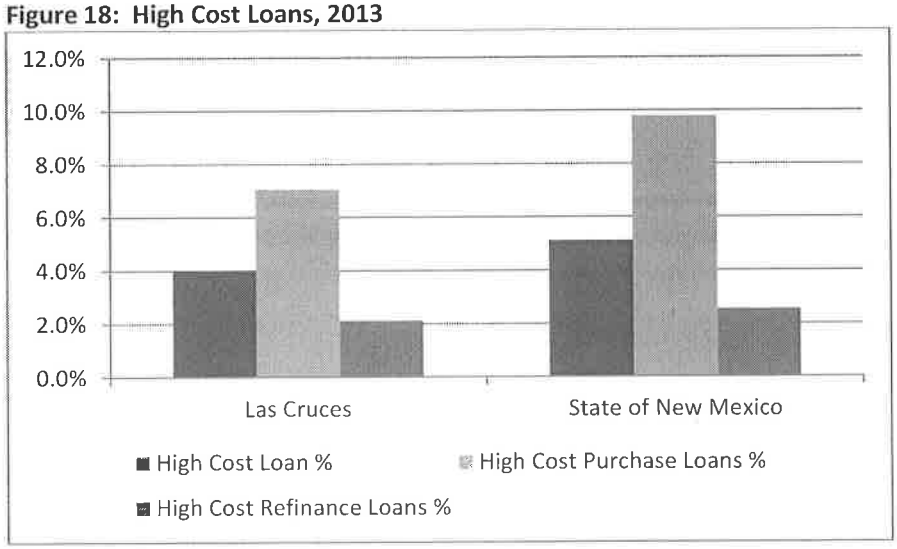
Table 40, below, shows the number of high cost loans in Las Cruces. The recent national foreclosure crisis illuminated the risks to borrowers who used high cost loans and ended up losing their homes. Risky loan products were targeted to low-income households and minorities across the nation. Las Cruces borrowers had a lower instance of high cost purchase loans and high cost refinance loans as throughout New Mexico in 2013, though 7.06% of Las Cruces homebuyers used a high cost purchase loan in 2013.

Table 40: High Cost Loans, 2013

	# of Loans	High Cost Loan %	Purchase Loans	High Cost Purchase Loans %	Refinance Loans	High Cost Refinance Loans %
Las Cruces	3,394	4.04%	1,318	7.06%	2,076	2.12%
State of New Mexico	38,091	5.12%	13,548	9.79%	24,543	2.54%

Source: PolicyMap, HMDA Data

Figure 18: High Cost Loans, 2013



Source: PolicyMap, HMDA Data

The following table shows that Hispanics are most likely to borrow using high cost loans to purchase and refinance existing loans, though the total number of these loans in Las Cruces is very small.

Table 41: High Cost Loans by Race and Ethnicity, 2013

	Las Cruces	State of New Mexico
High Cost Loans		
Loans to Whites	125	1,745
Percent of all Loans to Whites	4.2%	5.4%
Percent of High Cost Loans	91.2%	89.5%
Loans to African Americans	1	36
Percent of all Loans to African Americans.	1.7%	6.0%
Percent of High Cost Loans	0.7%	1.9%
Loans to Asians	1	23
Percent of all Loans to Asians	2.27%	3.63%
Percent of High Cost Loans	0.73%	1.80%
Loans to Hispanics	76	949
Percent of all Loans to Hispanics	5.7%	8.6%
Percent of High Cost Loans	55.5%	48.7%

Source: PolicyMap, HMDA Data

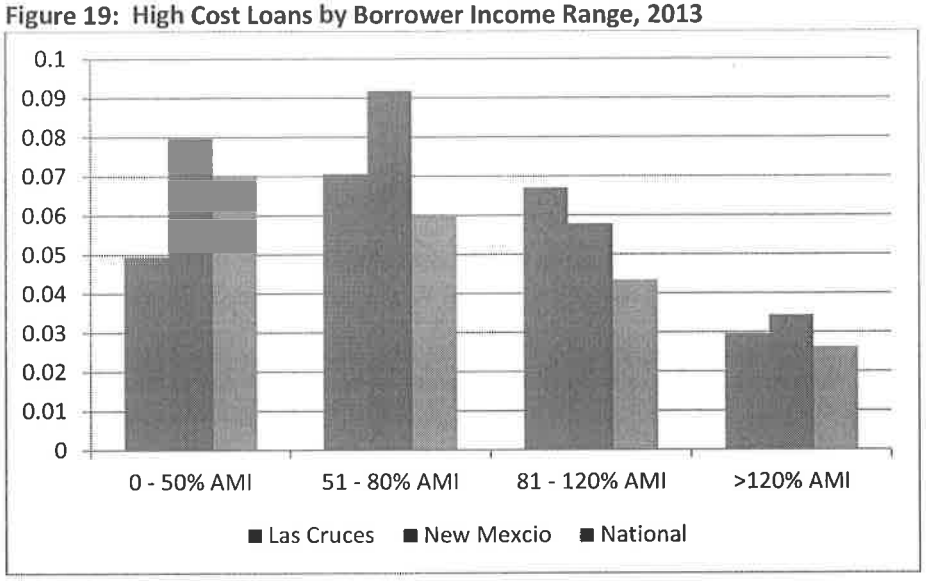
Borrowers with lower income are more likely to use a high cost loan to purchase a home than those with higher incomes, the following PolicyMap analysis of HMDA data shows. Low and very low-income households are less likely to use a high cost loan in Las Cruces than throughout New Mexico, however.

Table 42: High Cost Loans by Borrower Income Range, 2013

	# of Loans	% High Cost
Las Cruces		
0 - 50% AMI	101	4.95%
51 - 80% AMI	311	7.07%
81 - 120% AMI	656	6.71%
>120% AMI	1,923	2.96%
New Mexico		
0 - 50% AMI	2,573	7.97%
51 - 80% AMI	6,059	9.19%
81 - 120% AMI	8,118	5.78%
>120% AMI	17,095	3.44%
National		
0 - 50% AMI	483,709	7.04%
51 - 80% AMI	1,200,429	6.03%
81 - 120% AMI	1,623,314	4.34%
>120% AMI	3,236,426	2.62%

Source: PolicyMap, HMDA Data

Figure 19: High Cost Loans by Borrower Income Range, 2013



Source: PolicyMap, HMDA Data

Although HMDA data is not conclusive, it does show that loan originations have a 5.4% under representation Hispanic households and that these households are those with incomes below 120% AMI are more likely to use high cost riskier loan products. Loan denials due to bad credit and debt to income ratios for minorities and low-income households are an issue that could be solved with increased homebuyer counseling efforts targeted to minority populations and down payment assistance program loans for these households.

Conclusion: Increased emphasis on homebuyer counseling and efforts to target populations to down payment assistance programs could help increase the success rate of loan applicants in Las Cruces. Education for area lenders about Fair Housing laws and practices should be increased, and lending practices should be watched carefully, to ensure that minorities and low-income households are fairly treated.

PUBLIC AND PRIVATE SECTOR

FAIR HOUSING ENFORCEMENT

The Community Strategies Institute created and distributed an online survey to collect primary data about the realty and lending practices in Las Cruces as they relate to Fair Housing. This electronic survey was distributed to realtors, lenders and local housing services professionals. A total of 85 professionals responded to the survey, including 7 bankers/lenders, 61 realtors, and 17 other Housing Services professionals.

The results of the 13-question survey are summarized below, and detailed responses can be found in Appendix C. Survey results are based upon only complete responses to a particular question.

LAS CRUCES REALTOR/LENDER/PROVIDER FAIR HOUSING SURVEY

The Community Strategies Institute created and distributed an online survey to collect primary data about the realty and lending practices in Las Cruces, particularly as they relate to Fair Housing. This electronic survey was distributed to realtors, lenders and local housing services professionals. A total of 85 professionals responded to the survey, including 61 real estate professionals, 7 bankers/lenders, and 17 other representatives of nonprofit, local government, and various housing and service industries.

The results of the 13-question survey are summarized below, and detailed responses can be found in Appendix C. Survey results are based upon only complete responses to a particular question.

FAIR HOUSING LAWS

The survey was open to any professional working in residential real estate, lending, or other housing professionals in Las Cruces. After asking respondents to define their professional affiliation, the survey opened with questions to seek the Fair Housing knowledge of respondents. All respondents answered that they are aware of Fair Housing laws.

FAIR HOUSING TRAINING AND ACTIVITIES

There were 54 people (77.14%) who said their place of work does provide fair housing training opportunities for staff, and 10 responded that their place of work does not provide fair housing training opportunities. There were 6 people who responded that they did not know.

Over half of the respondents (59.42%) reported that they have attended a training on fair housing law either offered through their employer or another agency in the past year.

There were 60 respondents (85.71%) who reported that they do inform their clients, residents and others who receive their services about housing discrimination and about the laws protecting people from housing discrimination.

There were six respondents (9.52%) who answered that the institution where they work is a participant in Community Reinvestment Act (CRA) activities. The other respondents to this question indicated that this is not applicable to their housing profession. Comments indicated interest in investing in low-income housing programs, micro-businesses, and rehabilitation of low-income areas. Community involvement, seminars, Money Smart, and USDA were also mentioned.

COMMUNITY PERCEPTIONS

Of the 67 respondents who answered the question as to whether they believe there is an adequate supply of affordable housing in Las Cruces, 22 said yes. Less than half responded yes to the question of whether they believe there is an adequate supply of for-sale housing in Las Cruces. There were 11 respondents said they did not know if the affordable for-sale supply is low and 21 said they did not know if the affordable rental supply is low.

Nearly half of the 67 respondents who provided an opinion about distribution of affordable housing throughout Las Cruces think that *it is not* evenly distributed.

Forty-four respondents provided comments reflecting their opinions of the most pressing fair housing issues in Las Cruces. Many responses indicated that lack of affordable housing inventory is a major concern. Some respondents noted a lack of home buyer education, poor credit, and low wages are contributing factors. Comments in their entirety are listed below.

- "There are many people on the streets and being displaced due to the low-income and no place to help them supplement their income".
- "Homeless and veteran population"
- "there is not enough affordable rental housing in Las Cruces that is safe and sanitary."
- "Strict lending guidelines and high medical taxes are a hindrance to investment in the community."
- "Upkeep of rental property. Low -income individuals are forced to live in homes/apartments that have not been insulated, bad wiring in some, dirt floors in some, uninterested owners."
- "Need more programs for low-income families to help establish good credit and a down payment".
- "the ability of home buyers to get financing. There is plenty of supply and no one is discriminating. Loans are hard to get because they were too easy and it tanked the market"
- "Loans to low-income borrowers."
- "I know of none."
- "I ignore it".
- "Need more housing for low-income and seniors".
- "Finding safe affordable homes without exceeding 30% of income in any area"
- ???
- "There are no fair housing issues at this time"
- "I try to help out all customers regardless of race, religion etc. but I receive some customers from other lending institution who are turned away due to low-income levels because they don't want to deal with "low" loan amount."
- "Low-income buyers are not educated to the fact that they have to have good credit to buy a house. Bad credit is the number one reason they cannot buy".
- "not enough housing for low-income residents"
- N/A
- "None that I am aware of"
- "Service animals. Everyone who has a pet calls it a service animal so that they will be allowed. This is a disservice to those who truly need a service animal"
- "am not aware of any issues"
- "housing quality/safety/livability"
- "all the new restrictions and delays in loan and requirements for closing are frustrating and difficult for all buyers".
- "I am not aware of any issue"

- "availability of livable and affordable housing, especially that is close to transit lines. Much of the affordable housing is out of city limits, requiring the use of an automobile for transportation, and thus making it difficult and expensive to get to work, school, medical and other services".
- "affordable housing for lowest income groups"
- "the problem is not with fair housing issues. It is with fair wages in the region"
- "upgraded older housing units and new low to moderate income rental & single family developments"
- "not enough supply and little education for buyers, need more programs for these folks
- "I do not know"
- "I've been told there is not enough"
- "not enough supply of low-income housing"
- "I haven't thought about it"
- "income limits need to be expanded"
- Educating the low-income families about the options available for them. This includes first time home buyers in the MFA qualified areas".
- "not aware of any"
- "not aware of any. Plenty of affordable housing available"
- "Over regulation at state, federal and local level"
- "very few section 8 rental homes. Very little inventory under $110,000 for sale"
- "don't really know".
- "Affordable single family homes and rental units".

LENDING PROGRAMS

There were 8 respondents (12.70%) who said they participate in VA, FHA or New Mexico Mortgage and Finance Association (NMMFA) loan programs and 54 did not know or responded "N/A". There were 9 respondents who answered yes to the question that asked if they (lenders) inform low and moderate income borrowers about down payment assistance programs such as those offered through the NMMFA. There were 53 who responded they did not know or not applicable.

SURVEY CONCLUSIONS

Responses allowed for insight into community perceptions and the practices of residential realtors and lenders and other housing services professionals as they relate to Fair Housing. Knowledge of Fair Housing laws are reportedly widely known in the housing industry. Comments received indicated that housing affordability is viewed as the primary fair housing concern in Las Cruces. Some comments indicated a belief that there are no fair housing issues currently. The condition and quality of some housing was noted as a concern for local citizens. Overregulation and low inventory of affordable homes were noted as well. Loan programs designed to help lower income and first-time homebuyers appear to be utilized. Almost half of the respondents believe that low and moderate income households are not evenly distributed throughout the city. Most respondents (85%) do not believe steering is an issue in the city.

ACTIONS AND PROGRAMS

The City of Las Cruces has organized its fair housing programs around expanding housing choice and preserving existing neighborhoods and the single family housing stock within those neighborhoods. In order to meet that goal, the bulk of the City 's current fair housing activities exist to address the identified impediments that cause a lack of affordable housing and also result in discriminatory actions particularly for those with special needs. The City of Las Cruces emphasizes infill, preservation and new projects that are served by municipal services.

The City of Las Cruces cosponsors and supports the efforts of private fair housing groups which provide a variety of trainings and workshops. The City Community Development and Housing office will partner with professional associations and fair housing agencies to provide community forums and meetings educating citizens on Fair Housing laws and their importance in ensuring equal access to housing and the programs and services the City provides. The City of Las Cruces City Council has adopted a Fair Housing Ordinance that will be used as a tool to discourage discriminatory acts and practices that can limit Fair Housing Choice.

The Las Cruces 2016-2021 Consolidated Plan and 2016 Annual Action Plan proposes that CDBG and HOME funds be used for the following affordable housing activities and housing related public service activities: assisting persons at risk of becoming homeless and chronically homeless, increasing the supply of affordable, accessible housing, retaining the affordable housing stock, increasing the availability of affordable permanent rental housing to low-income and moderate-income families, expanding and maintaining emergency and short term housing, providing down payment assistance for first time homebuyers. Public Service activities and non-housing community development actions include: increasing the access to quality public and private facilities, making public improvements to infrastructure, offering the provision of public services concerned with creating suitable living environments for youth, those experiencing homelessness, the elderly, those with special needs and HIV/AIDS patients. The City will also pursue its economic development goals as a way to improve the economy and expand equal employment opportunities to those who have been underserved in the Las Cruces economy.

As resources and staff capacity allows, the City of Las Cruces will more actively promote the dissemination of Fair Housing Information and provide training to its subgrantees on how to comply with HUD Fair Housing requirements a, including implementing effective Affirmatively Furthering Fair Housing Marketing Plans. The City will strive to provide understandable Fair Housing information to both consumers and those engaged in the Las Cruces housing industry.

SECTION SIX: PUBLIC PROCESS

The public process used for this update included several key components. First, information for this report was gathered through research and a series of interviews conducted by CSI with the staff and/or representatives of the participating agencies, organizations, and businesses.

Over 40 different housing organizations, governmental agencies and advocacy groups involved in housing issues, housing providers, lenders and financial institutions, educational institutions and other organizations involved or interested in housing issues were contacted, or provided information included in this report. Internet based surveys were used with housing industry lenders and realtors. Public meetings to gather input into development of the Analysis of Impediments was held on December 12, 13, 2015, Attachment B has minutes from this meeting.

CSI held three public hearings to allow the public to comment on the draft Analysis of Impediments to Fair Housing Choice. This public hearing was conducted in accordance with the Las Cruces Public Participation Plan and notice of the public hearing was posted in local newspapers. The hearings were held in three locations throughout the City at various times of day and in the evenings, on April 6th and 7th, 2015. No one provided comment at the three hearings.

The plan was presented to and adopted by Las Cruces City Council at a public meeting in May 2, 2016. A legal notice that the plan was available for public comment was published in local papers on March 20 and April 1, 2016 and the public was given 30 days to provide comments on the plan. No public comments were received.

SECTION SEVEN: CONCLUSIONS AND RECOMMENDATIONS

2016 IMPEDIMENTS TO FAIR HOUSING CHOICE – CITY OF LAS CRUCES

The impediments to Fair Housing Choice and recommended actions listed below have been identified through the preparation of this report. These impediments are not listed in any particular order of priority. Each action includes a target time period for the action to be undertaken and completed. Some actions are noted as ongoing. The 2016 Impediments listing includes and expands upon the Impediments identified in the 2011 Impediments report with the exception of the 2011 Impediment, "Loan Denial Rates between Hispanics and Non-Hispanics Remain Relatively High"(See assessment of 2011 Impediments). The 2016 listing reflects current conditions and concerns that exist in the community.

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

Proposed Actions the City will take to address Impediment 1:

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

IMPEDIMENT 2: HOUSING CONSUMERS WITH LIMITED ENGLISH PROFICIENCY HAVE DIFFICULTY IN UNDERSTANDING AND ACCESSING INFORMATION ON FAIR HOUSING AND THE OFTEN COMPLEX FORMS AND DOCUMENTS USED IN OBTAINING SERVICES OR COMPLETING A TRANSACTION FOR HOUSING.

Proposed Actions the City will take to address Impediment 2:

- The City, as outlined in its Public Participation Plan, will continue to provide notice that interpreter services and materials in alternative formats will be made available at public

meetings and meetings discussing City services and programs so that potential applicants will have equal access to programs and services in spite of their limited English proficiency or due to sensory disabilities.

- The City will provide information and referrals as available in Las Cruces, for interpreters skilled in various languages including sign language. As needed, the Community Development and Housing Department will partner with subgrantees to ensure that application forms, program guidelines, leases, loan agreements, can be available in English and Spanish on a standard basis and individuals with other language needs, will have access to interpretation services that will help them understand the various documents used in housing transactions. Ongoing.

IMPEDIMENT 3: DISCRIMINATION BY PROPERTY OWNERS AND MANAGERS, AGAINST PEOPLE OF DIFFERENT NATIONAL ORIGIN (PARTICULARLY NON-ENGLISH SPEAKING HISPANICS), ETHNICITY, RACE (INCLUDING NATIVE AMERICANS AND ASIANS), SEXUAL/GENDER ORIENTATION, FAMILIES WITH CHILDREN, PREGNANT WOMEN, AND FAMILIES WITH DISABILITIES AND THE ELDERLY LIMITS THESE GROUPS FROM EQUAL ACCESS TO HOUSING.

Proposed Actions the City will take to address Impediment 3:

- The City of Las Cruces Community Development Department will continue its outreach and educational efforts to inform builders, property owners and managers of the provisions and requirements that must be met in providing equal access to housing for the protected classes of people outlined above. The educational effort will include providing written and electronic information on how housing providers can ensure that advertising, screening processes, lease policies, and general interactions with those seeking housing are treated equally. The City educational effort will also include information for builders on ways to address accessibility requirements through the design and construction of accessible, adaptable units. The City will continue to partner with other agencies serving the Las Cruces area to educate property owners, Mesilla Valley Public Housing Authority, managers, and builders on their Fair Housing responsibilities. Partner agencies may include Las Cruces Homebuilders Association, Las Cruces Association of Realtors, New Mexico Human Rights Division, and local community organizations with involvement in Fair Housing Activities. Ongoing.
- Through online and printed Fair Housing materials, the City Community Development Director or designee, will assist complainants who wish to file a discrimination complaint, in filing the necessary forms and providing guidance and referrals on the process the City and other state and federal agencies will utilize in responding to complaints. Ongoing.
- The City will post Fair Housing Information at all facilities controlled by the City of Las Cruces. This effort will be extended to City subgrantees which provide housing services. Those agencies will be required to post the Fair Housing sign at all housing facilities assisted with local or federal funds. Ongoing.
- The City will enforce its Fair Housing Ordinance in cases of discrimination as prescribed in the Ordinance. Ongoing.
- The City will provide technical assistance and oversight to CDBG and HOME subgrantees to ensure that each agency has a compliant Affirmatively Furthering Fair Housing Marketing Plan (AFFHMP), if applicable. The City will monitor the use of the agency AFFHMP to determine the success of subgrantees in using the plan to encourage participation in housing activities by underserved populations. Ongoing.
- The City will monitor its communications and public outreach and funding activities to measure the effectiveness of its AFFHMP to ensure that underserved populations are actively recruited to participate in public meetings and housing programs and activities. Annually.

IMPEDIMENT 4: THE INCREASING COST OF BOTH RENTAL AND FOR SALE HOUSING DISPROPORTIONATELY IMPACTS PERSONS WITH DISABILITIES, THE LOW INCOME ELDERLY, NON ENGLISH SPEAKING HISPANICS AND LOW INCOME NATIVE AMERICAN AND ASIAN POPULATIONS AS QUANTIFIED IN THE CONSOLIDATED PLAN AND THE HOUSING CONCERNS SECTION OF THE ANALYSIS OF IMPEDIMENTS.

Proposed Actions the City will take to address Impediment 4:

- In its 2016-2020 Consolidated Plan, the City has prioritized increasing the supply of accessible, affordable rental housing as a high priority. The City will implement this priority by expending its federal and local resources to support development efforts to provide more rental housing to very low and low-income households, particularly those with special needs. Annually.
- The City will examine current planning and development review procedures to provide fast tracking and concurrent review of affordable rental projects. The City will work with its stakeholders to develop a document, policy or ordinance that more clearly outlines what incentives, concessions and enhancements it will make available to increase the production of affordable rental housing that meets the needs of those with the greatest challenges. Annually.
- The City will serve as lead convener of state level and federal agencies and private sources of capital to create a more robust set of tools to address the development cost of new housing. This enhanced finance approach will focus on Low-income Housing Tax Credits, HOME Investment Partnership Funding, various supportive housing financing sources, various tax exempt bonds including General Obligation Bonds and affordable loans from lenders doing business in the community. 2016-2017.
- The City will review density limitations, minimum lot sizes and other regulations that may constrict housing providers' ability to produce both smaller apartments and for sale homes for sectors of the market which cannot presently afford the products available in Las Cruces. Ongoing.
- Development Readiness Measures: The City through its mapping and property records system will identify vacant and underutilized residentially-zoned properties in zoning areas that have adequate infrastructure to support greater densities for residential uses. This action could effectively steer development to sites that are considered suitable by the locality and expedite the pace at which affordable development occurs. Annually.
- The City will continue to provide limited financial assistance to households who qualify for long term mortgages. The City will utilize its Impact Fee Deferral policies for starter homes that meet the City definition of affordable housing. Annually.
- The City will track the numbers of those populations which receive assistance to alleviate the identified housing problems. Annually.
- As part of the process of updating its Comprehensive Plan, the City will formulate sub-elements of its Housing Element, that provide for the various needed types of affordable housing including apartments, single family homes, supportive housing for those with special needs, affordable infill development. 2016-2017.

APPENDIXES AND MAPS

APPENDIX A: LAS CRUCES ANALYSIS OF IMPEDIMENTS SURVEY RESULTS

Professional Affiliation

What is your professional affiliation?		
Answer Options	Response Percent	Response Count
Banking/Lending	8.2%	7
Real Estate	71.8%	61
Housing Services	5.9%	5
Other (please specify)	14.1%	12
answered question		85
skipped question		0

Source: Community Strategies Institute

Services Provided

Do you buy/sell real estate, lend or provide housing services in the City of Las Cruces?		
Answer Options	Response Percent	Response Count
Yes	83.3%	70
No	16.7%	14
answered question		84
skipped question		1

Source: Community Strategies Institute

Fair Housing Knowledge

Are you aware of federal fair housing law, which states that it is unlawful to discriminate in housing based on a person's race, color, national origin, religion, disability or familial status (families with children under the age of 18 or mothers who are expecting a child)?		
Answer Options	Response Percent	Response Count
Yes	100.0%	83
No	0.0%	0
answered question		83
skipped question		2

Source: Community Strategies Institute

Fair Housing Training Opportunities

Does your place of work provide training opportunities for staff regarding fair housing and fair lending practices?		
Answer Options	Response Percent	Response Count
Yes	77.1%	54
No	14.3%	10
I don't know	8.6%	6
answered question		70
skipped question		15

Source: Community Strategies Institute

Fair Housing Training Participation

In the past year, have you attended a training on fair housing law either offered through your employer or another agency?		
Answer Options	Response Percent	Response Count
Yes	59.4%	41
No	40.6%	28
answered question		69
skipped question		16

Source: Community Strategies Institute

Provision of Fair Housing Information to Clients

Do you inform your clients, the residents in your housing complex/park/subdivision, or those people who participate in your services about housing discrimination and about the laws protecting people from housing discrimination?		
Answer Options	Response Percent	Response Count
Yes	85.7%	60
No	14.3%	10
answered question		70
skipped question		15

Source: Community Strategies Institute

Supply of Affordable Rental Housing

Do you believe there is an adequate supply of affordable rental housing within the City of Las Cruces for people who are in the very low to low-income level?		
Answer Options	Response Percent	Response Count
Yes	32.8%	22
No	35.8%	24
I don't know	31.3%	21
answered question		67
skipped question		18

Source: Community Strategies Institute

Supply of Affordable For-Sale Housing

Do you believe the current supply of affordable for-sale housing units limits housing choice within the City of Las Cruces for people who are in the very low to low-income level?		
Answer Options	Response Percent	Response Count
Yes	47.1%	32
No	36.8%	25
I don't know	16.2%	11
answered question		68
skipped question		17

Source: Community Strategies Institute

Geographic Distribution of Low and Moderate Income Households

Do you believe there is an even distribution of low and moderate income households throughout the City of Las Cruces?		
Answer Options	Response Percent	Response Count
Yes	35.8%	24
No	44.8%	30
I don't know	19.4%	13
answered question		67
skipped question		18

Source: Community Strategies Institute

Most Pressing Fair Housing Issues

In your opinion, what are the most pressing fair housing issues now evident in the City of Las Cruces?	
Answer Options	Response Count
	44
answered question	44
skipped question	41

Upkeep of rental property. Low-income individuals are forced to live in homes/apartments that have not been insulated, bad wiring in some, dirt floors in some, uninterested owners.
Need more programs for low-income families to help establish good credit and a down payment.
The ability of home buyers to get financing. There is plenty of supply and no one is discriminating. Loans are hard to get because they were too easy and it tanked the market.
Loans to low-income borrowers.
I know of none.
I ignore it
Need more housing for low-income and seniors
Finding safe affordable homes without exceeding 30% of income in any area.
???
There are No fair housing issues at this time
reasonably priced rental units
I try to help out all customers regardless of race, religion, etc. but I receive some customers from other lending institutions who are turned away due to low-income levels because they don't want to deal with a "low" loan amount
Low-income buyers are not educated to the fact that they have to have good credit to buy a house. Bad credit is the number one reason they cannot buy.
Not enough housing for low-income residents
N/A
None that I am aware of
Service animals. Everyone who has a pet calls it a service animal so that they will be allowed. This is a disservice to those who truly need a service animal.
Am not aware of any issues.
housing quality/safety/livability
All the new restrictions and delays in loan and requirements for closing are frustrating and difficult for all

buyers.
I am not aware of any issue.
Availability of livable and affordable housing, especially that is close to transit lines. Much of the affordable housing is out of city limits, requiring the use of an automobile for transportation, and thus making it difficult and expensive to get to work, school, medical and other services.
The problem is not with fair housing issues; it is with fair wages in the region.
Affordable housing for lowest income groups
Upgraded older housing units and new low to moderate income rental & single family developments
not enough supply, and little education for buyers, need more programs for these folks
I do not know
I've been told there is not enough
Not enough supply of low-income housing.
Income limits need to be expanded
I haven't thought about it
Educating the low-income families about the options available for them. This includes first time home buyers in all the MFA qualified areas.
Not aware of any
The amount of regulation on builders significantly affects the cost of housing, both for sale and for rent.
not aware of any. Plenty of affordable housing available
OVER REGULATION AT STATE, FEDERAL, AND LOCAL LEVEL
Very few section 8 rental homes. Very little inventory under $110,000 for sale
don't really know.
Affordable single family homes and rental units Upkeep of rental property. Low-income individuals are forced to live in homes/apartments that have not been insulated, bad wiring in some, dirt floors in some, uninterested owners

Source: Community Strategies Institute

Loan Program Participation

If you are a lender, do you inform your low and moderate income borrowers about down payment assistance programs such as those offered through the New Mexico Mortgage Finance Authority?		
Answer Options	Response Percent	Response Count
Yes	14.5%	9
No	0.0%	0
I don't know or not applicable	85.5%	53
answered question		62
skipped question		23

Source: Community Strategies Institute

Homebuyer Workshops/Program Participation

If you are a lender, do you inform your first time homebuyers about homebuyer workshops and programs?		
Answer Options	Response Percent	Response Count
Yes	14.8%	9
No	0.0%	0
I don't know or not applicable	85.2%	52

answered question	61
skipped question	24

Source: Community Strategies Institute

Loan Program Participation

If you are a lender, do you participate in Veteran's Administration (VA), Federal Housing Administration (FHA) or New Mexico Mortgage and Finance Association (NMMFA) loan programs?		
Answer Options	Response Percent	Response Count
Yes	12.7%	8
No	1.6%	1
I don't know or not applicable	85.7%	54
answered question		63
skipped question		22

Source: Community Strategies Institute

CRA Participation

If you work in the banking industry, does your lending institution participate in community activities under the Community Reinvestment Act (CRA)?		
Answer Options	Response Percent	Response Count
Yes	9.5%	6
No	0.0%	0
I don't know or not applicable	90.5%	57
If yes, please describe the types of CRA activities		4
answered question		63
skipped question		22

Source: Community Strategies Institute

Barriers to Fair Housing Choice

To your knowledge, are there any public administrative actions or regulations in your community that act as barriers to fair housing choice?		
Answer Options	Response Percent	Response Count
Yes	7.8%	5
No	43.8%	28
Don't know	48.4%	31
If you answered yes to this question, please indicate the administrative action or regulation and discuss how it creates impediments or barriers to fair housing choice.		3
answered question		64
skipped question		21
"Low Fair Market Rents"		
"Impact fees hurt everyone"		
"IMPACT FEES – they knock out low-income from being able to purchase a home."		

Steering

To your knowledge, is there any type of steering of residents in Las Cruces to live in certain areas based upon their race, ethnicity, gender, language spoken or family composition?		
Answer Options	Response Percent	Response Count
Yes	1.5%	1
No	84.6%	55
Don't know	13.8%	9
answered question		65
skipped question		20

Source: Community Strategies Institute

Additional Comments

"There are many people on the streets and being displaced due to the low-income and no place to help them supplement their income".
"Homeless and veteran population"
"there is not enough affordable rental housing in Las Cruces that is safe and sanitary."
"Strict lending guidelines and high medical taxes are a hindrance to investment in the community."
"Upkeep of rental property. Low -income individuals are forced to live in homes/apartments that have not been insulated, bad wiring in some, dirt floors in some, uninterested owners."
"Need more programs for low-income families to help establish good credit and a down payment".
"the ability of home buyers to get financing. There is plenty of supply and no one is discriminating. Loans are hard to get because they were too easy and it tanked the market"
"Loans to low-income borrowers."
"I know of none."
"I ignore it".
"Need more housing for low-income and seniors".
"Finding safe affordable homes without exceeding 30% of income in any area"
???
"There are no fair housing issues at this time"
"I try to help out all customers regardless of race, religion etc. but I receive some customers from other lending institution who are turned away due to low-income levels because they don't want to deal with "low" loan amount."
"Low-income buyers are not educated to the fact that they have to have good credit to buy a house. Bad credit is the number one reason they cannot buy".
"not enough housing for low-income residents"
N/A
"None that I am aware of"
"Service animals. Everyone who has a pet calls it a service animal so that they will be allowed. This is a disservice to those who truly need a service animal"
"am not aware of any issues"
"housing quality/safety/livability"
"all the new restrictions and delays in loan and requirements for closing are frustrating and difficult for all buyers".
"I am not aware of any issue"

"availability of livable and affordable housing, especially that is close to transit lines. Much of the affordable housing is out of city limits, requiring the use of an automobile for transportation, and thus making it difficult and expensive to get to work, school, medical and other services".
"affordable housing for lowest income groups"
"the problem is not with fair housing issues. It is with fair wages in the region"
"upgraded older housing units and new low to moderate income rental & single family developments"
"not enough supply and little education for buyers, need more programs for these folks
"I do not know"
"I've been told there is not enough"
"not enough supply of low-income housing"
"I haven't thought about it"
"income limits need to be expanded"
Educating the low-income families about the options available for them. This includes first time home buyers in the MFA qualified areas".
"not aware of any"
"not aware of any. Plenty of affordable housing available"
"Over regulation at state, federal and local level"
"very few section 8 rental homes. Very little inventory under $110,000 for sale"
"don't really know".
"Affordable single family homes and rental units".

Source: Community Strategies Institute

APPENDIX B: PUBLIC HEARING MINUTES

2016-2020 CONSOLIDATED PLAN PUBLIC HEARING
April 6, 2016

Following are the summary minutes of the 2016-2020 Consolidated Plan heard on April 6, 2016 at 6:00 p.m. at Sage Café, 6121 Reynolds Dr., Las Cruces, New Mexico.

Present: Vera Zamora (Community Development)
Natalie Green (Community Development)
Ray Burchfield (Community Development)
Jan Lauterbach (Community Development)
Rocio Dominguez - Translator (Community Development)
Ray Sartin (Community Development)
Angela Green - Recording Secretary (Community Development)

Public Present: Gary Gail

Mr. Hart made his presentation (see attached).

No public comments or questions.

2016-2020 CONSOLIDATED PLAN PUBLIC INPUT MEETING
April 7, 2016

Following are the summary minutes of the 2016-2020 Consolidated Plan heard on April 7, 2016 at 9:00 am at City Hall, 700 N. Main Street, Las Cruces, New Mexico.

PRESENT:	Vera Zamora (Community Development)
	Natalie Green (Community Development)
	Jan Lauterbach (City of Las Cruces)
	Kevin Wilson (City of Las Cruces)
	Srijana Basnyat (City of Las Cruces)
	Armida Hernandez - Interpreting and Translation Services
	Becky Baum - Recording Secretary
PUBLIC PRESENT:	Christine Little

Mr. Hart made his presentation (see attached).

No public or other input was recorded.

2016-2020 CONSOLIDATED PLAN PUBLIC HEARING
April 7, 2016

Following are the summary minutes of the 2016-2020 Consolidated Plan heard on April 7, 2016 at 2:00 p.m. at the Mesilla Valley Community of Hope, 999 W. Amador, Las Cruces, New Mexico.

PRESENT: Vera Zamora (Community Development)
Natalie Green (Community Development)
Kevin Wilson (Community Development)
Jan Lauterbach (Community Development)
Angela Green - Recording Secretary (Community Development)

PUBLIC PRESENT: Christine Werner (Mesilla Valley Community of Hope)
Aide Lechuga (Mesilla Valley Community of Hope)
Erin Boyd (Mesilla Valley Community of Hope)
Nicole Martinez (Mesilla Valley Community of Hope)
Nicole Fuchs ((Mesilla Valley Community of Hope)
Martin Rede
Pamela Angell (St. Lukes Health Clinic)
Sara Mischler (Mesilla Valley Community of Hope)
Armida Hernandez - Interpreter

Mr. Hart made his presentation (see attached).

Armida Hernandez: Is immigration status ever taken into account when, as factors, in determining whether a particular individual or family can access any of the assistance programs, for example the tenant based rental assistance program?

Tom Hart: Generally if you, if you are not, if you don't have some legal status in the country you can't participate in any of these programs.

Armida Hernandez: I ask the question, only because, it's pretty common to have what we call mixed families, where often one parent may be documented, the other not, or children, and so U.S citizen born children are probably found in families that have one or both parents that are not documented. And, certainly, that contributes to the danger of homelessness of those children.

Tom Hart: Yes, and that actually is an issue that's being discussed. Um, and given the current political environment I don't know whether congress and the HUD are going to do anything about it, but that is an issue of concern. And I know in this community part of the way it's dealt with is they have some other sources of non-federal funding to help, you know, non-registered people so that if they

need something there is still a way of helping them. Cause basically it's kinda like the same thing with, um, uh with people with a legal record. A lot of the HUD programs, you have to do a criminal background check and they're not eligible.

Armida Hernandez: Second question, public outreach. Is there, uh, currently or is there plans in the future, if it doesn't already exist already, any public outreach through radio or other means other than the printed word. I say that because, uh, a lot of folks either don't like to read or don't want to read, or don't have time to read, and they prefer to get all of their information, uh, simply by watching television or listening to the radio. And there is also a problem of literacy or semi-literacy. For example, you know, a flier like this a semi-literate person, doesn't matter whether it's in in English, Spanish, Japanese, Korean, if the person is semi-literate you're not reaching them. So that's why I'm asking.

Tom Hart: Right. Right. Right, they're limited proficiency. I think that's a good question. I don't know, does the City have a City-based television channel?

Vera Zamora: We do have, uh, Ch.20 Comcast where we could possibly put something there, but then again we haven't actually, we don't have anything in place right now that translates it from English to Spanish. And if we did it would probably mainly be a notification of the meeting. But we also have our Public Information Officer and he goes and has a segment on one or two of the talk shows on the radio. But at this point I'm not sure if it's on any of the Spanish radios. Does anybody know? But if you have a suggestion as to a particular radio station we could possibly have some, even them, probably make an announcement. Even if they charge a fee, I mean it's a good recommendation or suggestion that we would definitely consider.

Armida Hernandez: PSA's would probably be charged a lower rate for air time, wouldn't they?

Vera Zamora: Probably. But I'm just saying we don't have any in place right now.

Armida Hernandez: Okay.

Martin Rede: I can tell you this. PSA's are in the backwoods so much in the last three months. You're going to get one shot, once a year, and it's gonna be a three second shot. Otherwise, it's $3,000. That's their PSA, so...and that's nationwide.

Tom Hart: I think, too, one of the things that HUD is putting more emphasis on is these alternative forms of communication and I think that again I think you're going to see more video, more other kind of electronic means of communication than just the printed word in order to address the variety of needs people have and if they're going to be part of the community, you know how they can receive communication. You know, maybe next time we do this we'll be doing...(inaudible).

Nicole Martinez: There's also KRWG for, um, news and radio and tv, but...

Vera: In English.

Nicole Martinez: In English. And you don't...it's free.

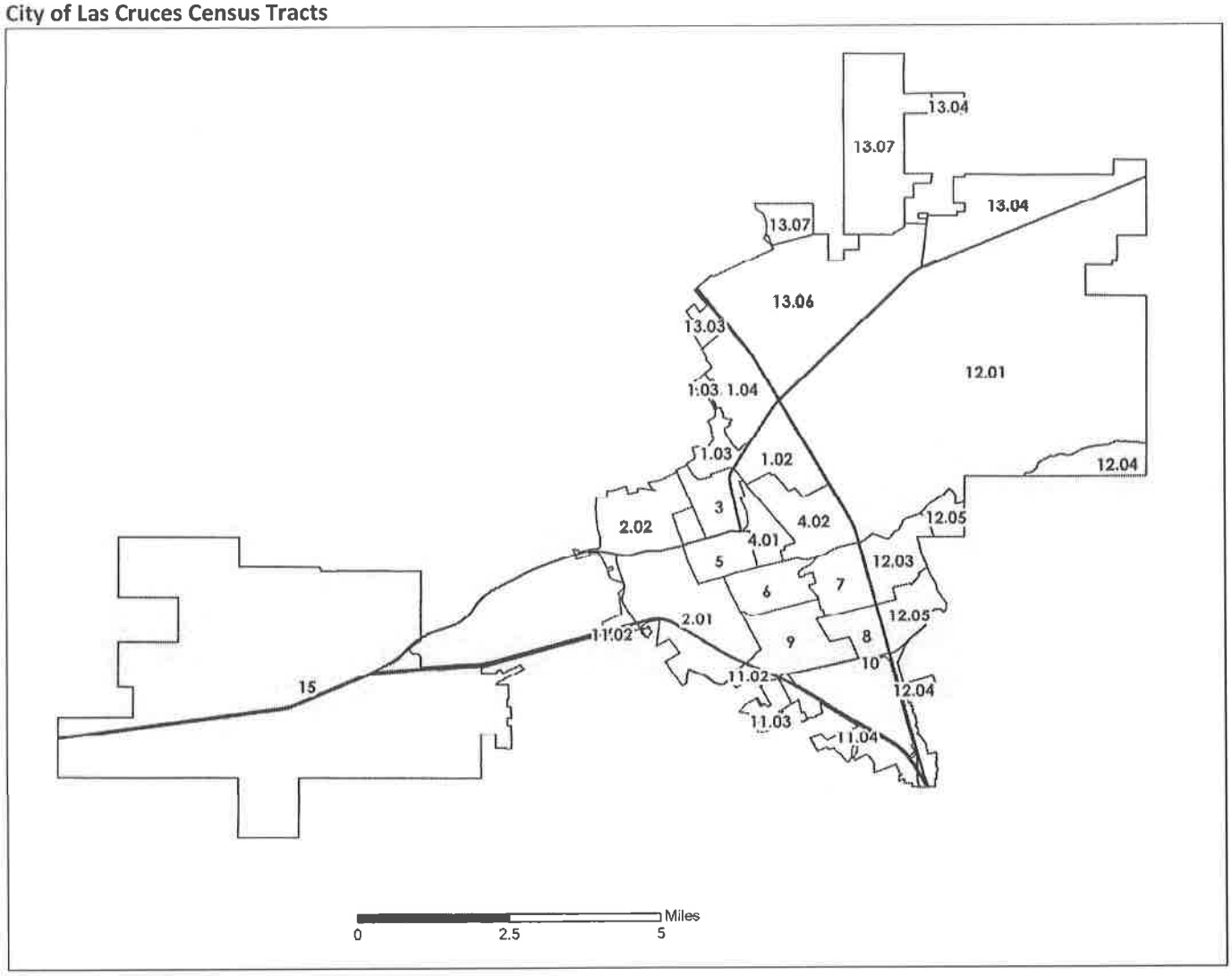
Vera: But still. It would reach out. It may reach out further than what we do right now with the publications in the newspapers.

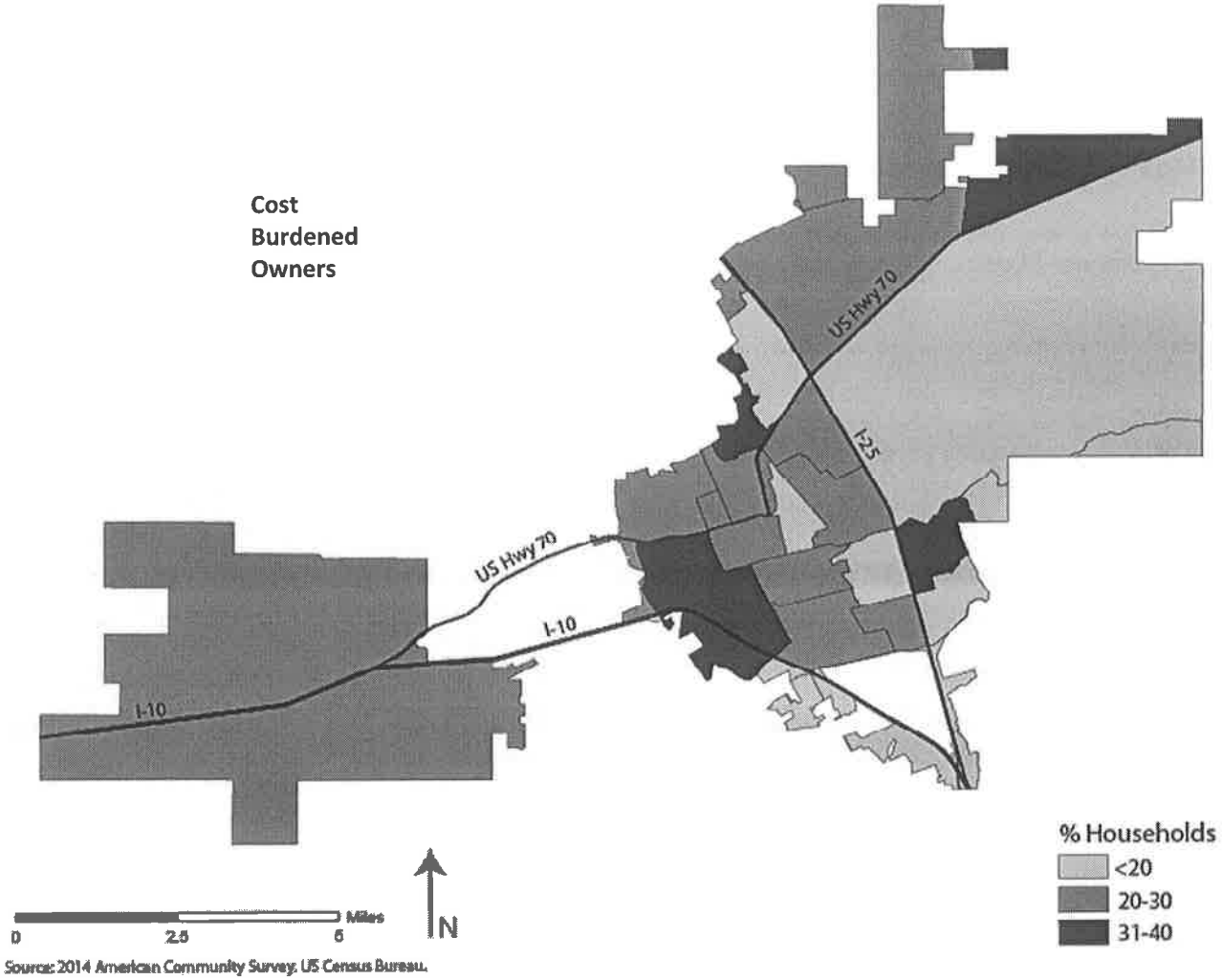
Tom: I would say this cycle you're going through now, really the Community Development department has done one of the more vigorous outreach efforts I've seen in trying to involve the largest number in the community whether it's through attendance in meetings, doing the survey, having access to stuff online or in printed material. Um, so I think the City really does have a commitment trying to keep the public involved which is admirable. Any other comments or questions? Well, thank you for attending. And hopefully check out all these documents online. Or in paper depending on what your preference is.

Kevin Wilson: Thanks Tom!

APPENDIX C: MAPS

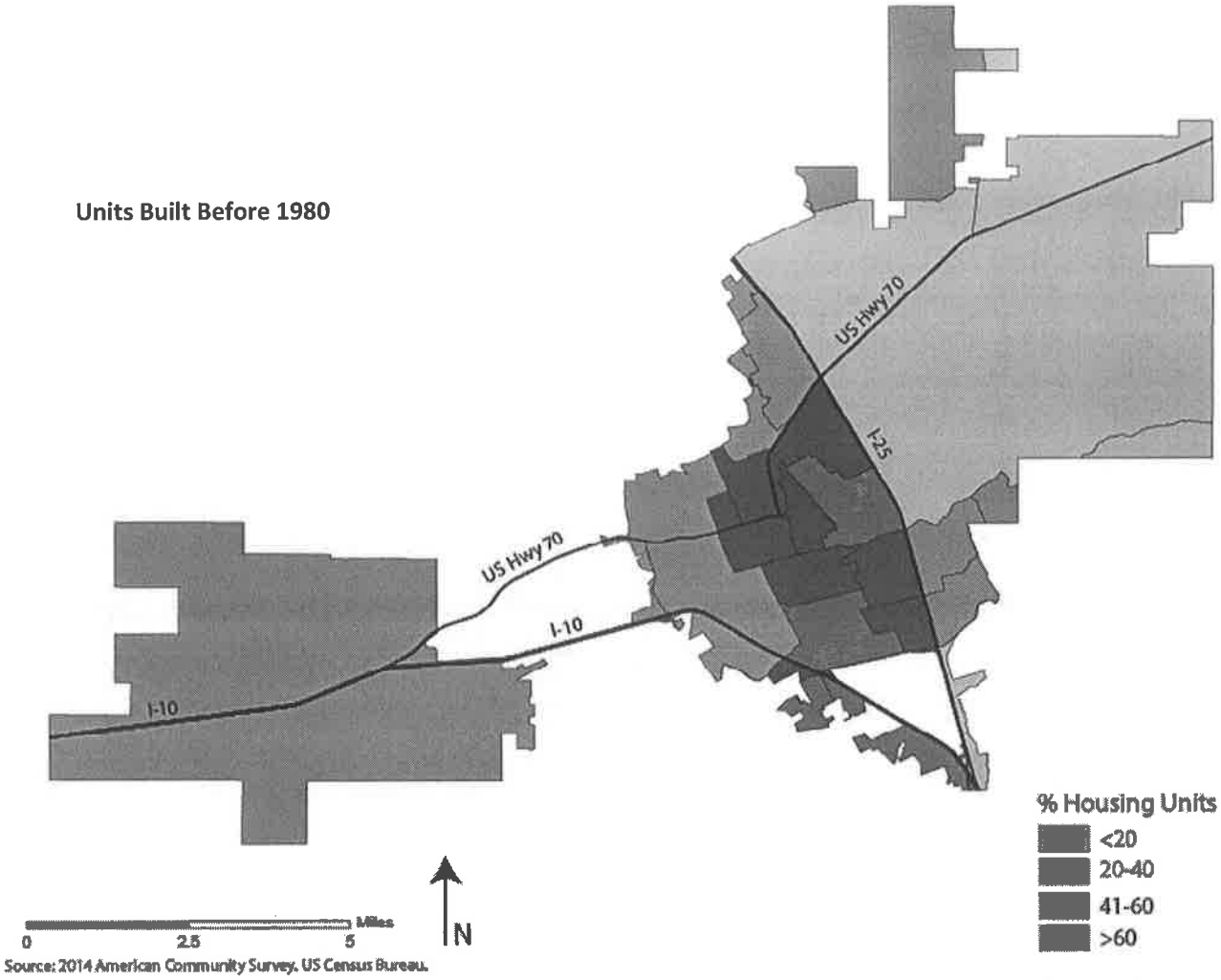
City of Las Cruces Census Tracts

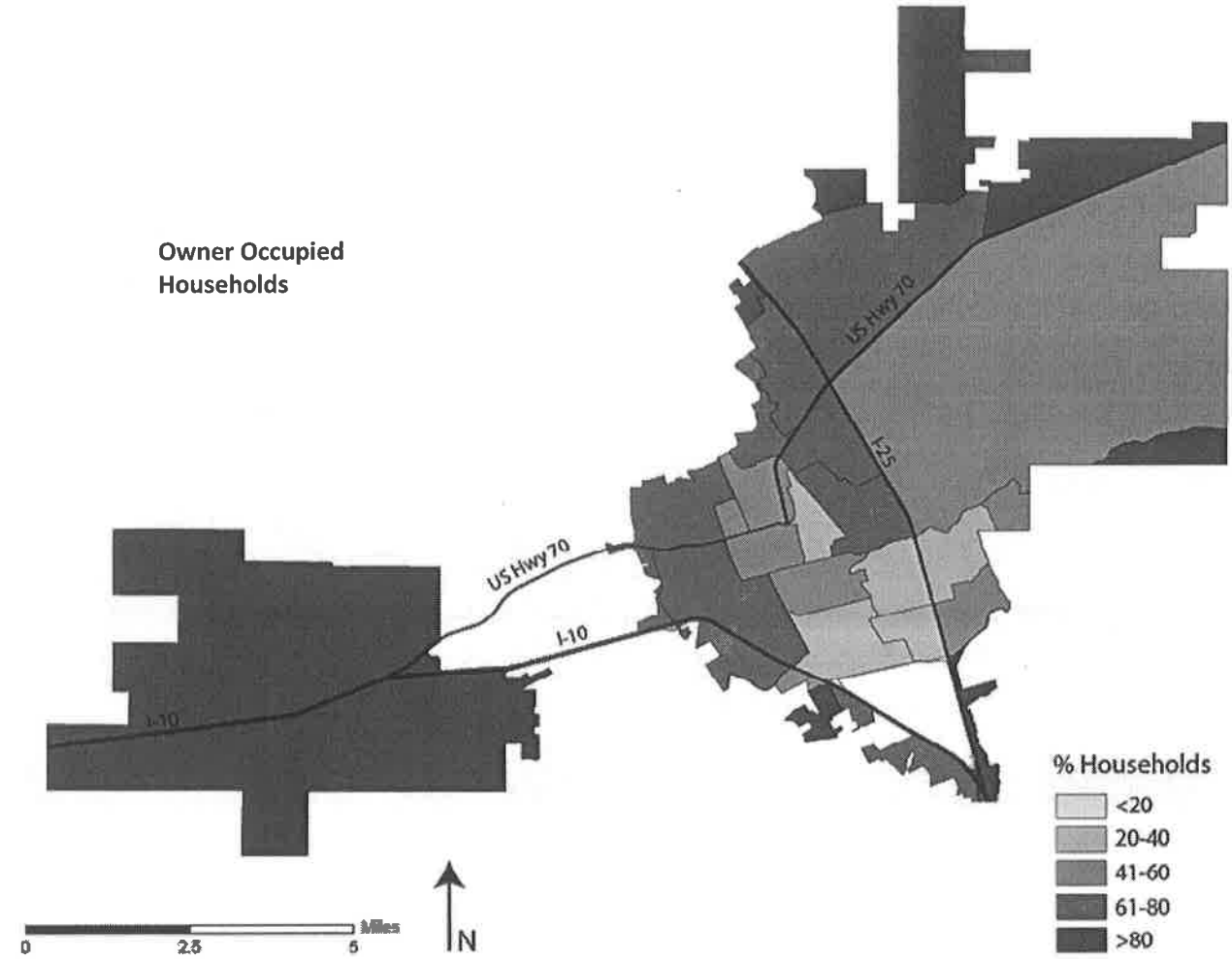



Cost
Burdened
Owners
US Hwy 70
I-25
US Hwy 70
I-10
I-10
% Households
<20
20-30
31-40
Miles
0
2.5
5
N
Source: 2014 American Community Survey, US Census Bureau.

Households At 80%
AMI or Below
US Hwy 70
I-10
I-10
US Hwy 70
I-25
% Households
<20
20-40
41-60
>60
0
2.5
5
Miles
N
Source: 2014 American Community Survey, US Census Bureau.

Persons in Poverty
US Hwy 70
I-25
US Hwy 70
I-10
I-10
% Population
<20
20-40
>40
Miles
0
2.5
5
N
Source: 2014 American Community Survey, US Census Bureau.


Units Built Before 1980
US Hwy 70
I-25
US Hwy 70
I-10
I-10
% Housing Units
<20
20-40
41-60
>60
0
2.5
5
Miles
N
Source: 2014 American Community Survey, US Census Bureau.



Source: 2014 American Community Survey, US Census Bureau.

Percent
Hispanic/Latino
Residents
US Hwy 70
I-25
US Hwy 70
I-10
I-10
% Population
<40
40-50
51-60
61-70
71-80
0
2.5
5
Miles
N
Source: 2014 American Community Survey, US Census Bureau.

APPENDIX D: PARTICIPATING AGENCIES, ORGANIZATIONS

Governmental:

Staff from the Following Agencies were Key Informants:
City of Las Cruces Housing and Neighborhood Services
City of Las Cruces Planning Department
City of Las Cruces GIS
City of Las Cruces Economic Development Department
City of Las Cruces Senior Programs
City of Las Cruces Public Works
City of Las Cruces Building Department
City of Las Cruces MPO
City of Las Cruces Transportation
City Council Liaison
Dona Ana County
US Veteran's Administration

Advocacy/Housing Providers and Industry Representatives:

La Casa
Mesilla Valley Community of Hope
Mesilla Valley Public Housing Authority
Casa de Peregrinos
JL Gray Property Management
JL Gray Development
New Mexico State University Economic Development Department
Affordable Housing Committee
FYI
Tresco, Inc.
El Caldito Soup Kitchen
HHSAC Committee members
International AIDS Empowerment
MMC Hospital
Jardin de los Ninos
St. Lukes Health Care Clinic
La Pinon
Tierra del Sol Housing Corp
First American Bank
LCHBA
Bank 34
Pioneer Bank
Habitat for Humanity