

PROGRAM YEAR 2017 DRAFT ACTION PLAN

PUBLIC REVIEW COPY

PUBLIC HEARINGS:

MARCH 14, 2017 at 5:30 p.m.
BENAVIDEZ SENIOR CENTER
1045 MCCLURE RD.

MARCH 16, 2017 at 5:30 p.m.
SAGE CAFÉ
6121 REYNOLDS DR.

PUBLIC COMMENT PERIOD:

MARCH 3 TO APRIL 5, 2017

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

By Mail: Community Development Department
Neighborhood Services Section
ATTN: 2017 Action Plan
P.O. Box 20000
Las Cruces, NM 88004

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

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

DO NOT REMOVE UNTIL APRIL 6, 2017

Contents

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	2
PR-05 Lead & Responsible Agencies – 91.200(b).....	10
AP-10 Consultation – 91.100, 91.200(b), 91.215(l).....	11
AP-12 Participation – 91.105, 91.200(c)	17
AP-15 Expected Resources – 91.220(c) (1, 2)	22
AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)	28
AP-35 Projects – 91.220(d)	33
AP-38 Projects Summary.....	34
AP-50 Geographic Distribution – 91.220(f).....	47
AP-55 Affordable Housing – 91.220(g)	48
AP-60 Public Housing – 91.220(h).....	50
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	52
AP-75 Barriers to affordable housing – 91.220(j)	55
AP-85 Other Actions – 91.220(k)	61
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	63

Executive Summary

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

1. Introduction

The City of Las Cruces, Community Development Department, Planning and Neighborhood Services Section oversees the Consolidated Plan process for the City. The City submitting its 2017 Action Plan, Year 2 of the 2016-2020 Consolidated Plan. This Plan has been prepared according to HUD requirements. The Plan will govern the City's investment of federal funds for persons experiencing homelessness, housing and non-housing community development activities for the next year.

Annually, the City as a participating jurisdiction is entitled to receive an allocation of the Housing and Urban Development (HUD) Community Development Block Grant (CDBG), and the HOME Investment Partnerships Program (HOME) funding. In 2017, the City expects to receive \$773,328 in CDBG and \$307,598 in HOME funds. In addition, the City estimates program income of \$30,000 for CDBG and \$30,000 for the HOME Program.

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

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

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

2. Summarize the objectives and outcomes identified in the Plan

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

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

Proposed* uses of HUD funding for PY2017 are:

	CDBG	HOME	Benefit
Anticipated funding amount from HUD	\$773,328	\$307,598	
Program Income Estimate	\$30,000	\$30,000	
Total Funding Available	\$803,328	\$337,598	
Administration	\$139,199	\$33,760	
CDBG Public Services Grants to Non-profits <i>(Applications will be reviewed and selected by the Health and Human Services Advisory Committee) There are 6 Applicants</i> <i>Mesilla Valley Community of Hope, St. Luke's Health Care Clinic, Jardin de los Ninos, Casa de Peregrinos, La Casa, Inc. and Mesilla Valley CASA.</i>	\$110,000 not to exceed 15% of CDBG allocation		City-wide
St. Luke's Clinic Remodel	\$60,000		City-wide
Homeless Shelter Solar Project	\$23,019		15 persons living in shelter
Home Rehabilitation (includes Mobile Home ADA Ramps)	\$471,110		City-wide
Tierra Del Sol Housing Multi-Family Project		\$200,000	East Mesa; Jornada @ Peachtree Hills
Mesilla Valley Habitat for Humanity (MVHFH)		\$56,038	Affordable Housing Construction for Low-Income Families
MVHFH CHDO Operating		\$8,000	Operating expenses for Habitat
La Casa, Inc. Tenant-Based Rental Assistance		\$31,800	Direct rental assistance for victims of domestic violence
PY2016 Amendment No. 1 to Habitat for Humanity		150,000	Affordable Housing Construction for Low-Income Families
PY2016 Amendment No. 2 to City Street/Park Infrastructure project.	200,000		City Street/Park Infrastructure

Proposed* uses of HUD funding for PY2017

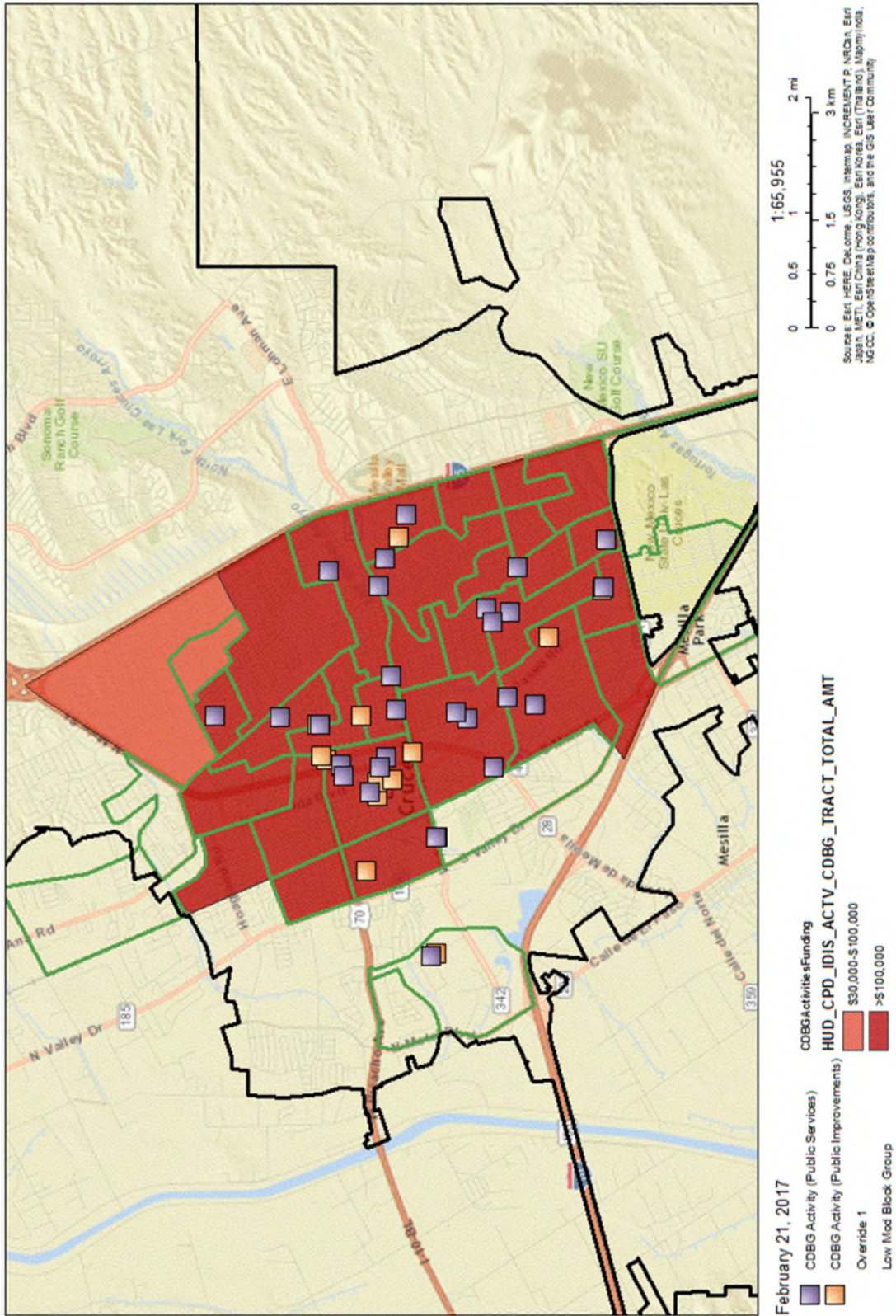
*Funding is subject to the adoption of a Federal Budget and allocation. In the event of reduced CDBG funding the proposed Home Rehabilitation allocation will be reduced. In the event of reduced HOME funding the proposed La Casa and Habitat for Humanity allocations will be reduced proportionally. If anticipated funding is increased the above mention projects will receive proportional increases.

3. Evaluation of past performance

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

For Program Year 2016 the City increased the supply of affordable housing units for low and moderate income homebuyers. HOME Funding was provided to Mesilla Valley Habitat for Humanity to complete construction on 5 single family homes and acquire six scattered sites for the development of affordable, owner-occupied housing to be completed in Program Year 2017. Tierra Del Sol Housing Corporation is in the process of selecting parcels for single family development using Program Year 2016 HOME funding. The agency will also be performing market analysis on proposed sites for acquisition and working with City staff for the completion of environmental assessments on the parcels selected. The City did provide CHDO operating funds to Mesilla Valley Habitat for Humanity and Tierra Del Sol Housing Corporation to help offset operational costs for the organization. HOME funds increase affordability of rental housing for the City's lowest income renters are being provided in the form of transitional housing TBRA assistance with PY 2016 funding. CDBG funds were used to purchase 5 vacant parcels of land for future single family affordable housing development. CDBG funds used to preserve existing affordable housing stock were used for the City's Home Rehabilitation program to provide rehabilitation for 8 owner occupied units, the installation of 18 mobile home ramps and 10 mobile home utility upgrades. CDBG Public Services funding was provided to non-profit agencies who provided a variety of activities including funding to homelessness services providers including a homeless day care center, homeless day shelter, homeless medical clinic, domestic violence shelter, and a homeless law project. Approximately 1200 individuals benefited from the services provided. The City provided Fair Housing awareness training to all new employees of the City and the City's Fair Housing Ordinance has been updated/amended. The City also sponsored Affirmative Fair Housing Marketing Plan Training for staff and subrecipient affordable housing partners.

CDBG Activities - Consolidated Plan and Continuum of Care Planning Tool



4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The draft 2017 Action Plan will be available for public review starting Friday, March 3, 2017, 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 or 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 under the Community Development Department (this page is ADA compliant for the visually impaired).

The 2017 Action Plan can be translated, upon request, for Limited English Proficient (LEP) persons for review during the public comment period. The 2017 Action Plan can also be provided in alternate formats for the disabled (i.e. Braille, large print, audio tape) upon request.

Two public hearings to receive comments on the on the 2017 Action Plan will be held. The first is Tuesday, March 14, 2017, from 5:30 to 6:30 p.m. at the Benavidez Senior Center, 1045 McClure Road. An additional hearing is scheduled for Thursday, March 16, 2017 from 5:30 to 6:30 p.m. at the Sage Cafe, 6121 Reynolds Dr., Las Cruces, NM. These facilities meet the requirements for wheelchair accessibility. A Spanish interpreter will be available and, upon request, interpreters for other languages can also be made available during the hearings. Please make any language and format accommodation requests at least 72 hours in advance of the scheduled hearings to the person of contact listed at the bottom of this announcement.

If you need an accommodation for a disability, to enable you to fully participate in this event, please contact us 72 hours before the event at 575-528-3022 or TTY at 575-528-3157. The City of Las Cruces does not discriminate based on race, ethnicity, color, national origin, sex, sexual orientation, gender identity, familial status, spousal affiliation, religion, age or disability in employment or the provision of services.

If the public is unable to attend the public hearing, they may submit written comments concerning the 2017 Action Plan to the City of Las Cruces during the 30-day public comment period between March 3 and April 5, 2017.

Public comments must be submitted by Wednesday, April 5, 2017 at 5:00 p.m.

By Mail: Community Development Department
Neighborhood Services Section
ATTN: 2017 Action Plan
P.O. Box 20000
Las Cruces, NM 88004

By E-mail: vzamora@las-cruces.org
By Phone: 575-528-3022 (voice) or 575-528-3157 (TTY)

5. Summary of public comments

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

The document is out for Public Comment

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

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

7. Summary

Las Cruces has historically depended upon federal funding to support housing and community development activities. On average, the City of Las Cruces receives approximately \$1.0 million annually between the federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME). CDBG and HOME are entitlement funds received from the U.S. Department of Housing and Urban Development (HUD). In addition to these federal block grants, through funding received by nonprofit agencies/developers and Mesilla Valley Public Housing Authority, the City's low to moderate income residents benefit from the federal Section 8 voucher program, Continuum of Care funding, Veterans VASH Vouchers, Neighborhood Stabilization funding, Neighbor Works, USDA, and Federal Low Income Housing Tax Credit (LIHTC) program.

The awarding of CDBG and HOME funding is an annual competitive application process that starts in November and continues through a public process which concludes with City Council approval of the recommended projects. Applications for funding are accepted in December for HOME January for CDBG and Public Service projects. The process begins with the solicitation of Request for Application/Letter of Intent to apply for funding. City entities, other governmental entities and private nonprofit organizations may submit proposals. Non-profit entities, to be eligible, must also have the organizational capacity to carry out the proposed activity and to meet the record keeping and reporting requirements of CDBG and HOME programs. Applications for funding are accepted from all eligible organizations whether they have previously received grants or not. The Request for Application/Letters of Intents are reviewed for initial determination of program eligibility. After the initial determination of program eligibility, City staff distributes electronic applications for funding to the eligible applicant agency. Staff reviews, scores and recommends CDBG and HOME applications for funding. The Health and Human Services Advisory Committee reviews, scores and recommends CDBG Public Service applications. Information regarding the application process is available on the City's website with program staff contact information.

Draft

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	LAS CRUCES	
CDBG Administrator	LAS CRUCES	Community Development
HOPWA Administrator		
HOME Administrator	LAS CRUCES	Community Development
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

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

Consolidated Plan Public Contact Information

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

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

1. Introduction

The development of the 2017 Action Plan included several opportunities for citizen and stakeholder input. During December 2016, two public hearings were held to provide an overview of the Plan process and to solicit input. On March 1, 2017, the City's Health and Human Services Advisory Committee held a public hearing to make funding recommendations for the CDBG Public Service Funds for the 2017 Program Year. Public hearings were held on March 14 and 16, 2017 to gather input on the draft 2017 Action Plan, along with a 30-day public comment period on the draft plan. Public comments could also be made at the May 1, 2017 City Council meeting in which the 2017 Action Plan was considered for adoption.

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

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

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

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

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

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

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

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

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

The City currently does not receive ESG funding. The City receives one CoC Permanent Supportive Housing Shelter Plus Care grant. CoC funds are also provided directly to our outside partnering agencies. The NMCEH administers the operations of the HMIS system.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	MESILLA VALLEY COMMUNITY OF HOPE
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MVCH was consulted as it is the lead provider of Homeless services in the City of Las Cruces.
2	Agency/Group/Organization	LA CASA, INC
	Agency/Group/Organization Type	Services - Housing Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	La Casa was consulted as the lead provider of services to victims of domestic violence.
3	Agency/Group/Organization	MESILLA VALLEY HABITAT FOR HUMANITY
	Agency/Group/Organization Type	Housing

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mesilla Valley Habitat for Humanity was consulted as they are a Community Housing Development Organization partnering with the City in the development of affordable housing.
4	Agency/Group/Organization	TIERRA DEL SOL HOUSING CORP
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Tierra Del Sol Housing Corporation was consulted as they are a Community Housing Development Organization partnering with the City in the development of affordable housing.
5	Agency/Group/Organization	MESILLA VALLEY PUBLIC HOUSING
	Agency/Group/Organization Type	PHA Other government - County Regional organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Mesilla Valley Public Housing Authority was consulted as they administer with Section 8 Choice Voucher and Public Housing Programs throughout the County of Dona Ana, including the City of Las Cruces.

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

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

Draft

AP-12 Participation – 91.105, 91.200(c)

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

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	Initial input meeting were held November 29th and December 1st 2016.	No comment received.	n/a	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	<p>Notice of Funding Availability and initial input meetings were advertised in the Las Cruces Sun News and Las Cruces Bulletin.</p>	<p>No comments received.</p>		
3	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Residents of Public and Assisted Housing</p>	<p>Information was distributed in the City's Website and through the Interagency Council List serv</p>			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Newspaper Ad	<p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	The Draft Action plan was advertised through the Las Cruces Sun News and Las Cruces Bulletin.			
5	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	Public Meetings were held March 14th and 16th, 2017			

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p>	The 2017 Action Plan was adopted through a Public Hearing On May 1, 2017	Comments were received from...		

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

HOME Investment Partnerships grant program has flexibility to assist in housing programs; participating jurisdictions decide how to use money for: Acquisition, Rehabilitation, New Construction, Tenant Based Rental Assistance (TBRA), Home Buyer Assistance, Planning, and Operating Assistance for CHDOs. For 2017, 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. This will give the City's 2017 HOME Program a full funding amount of \$337,598.

The Community Development Block Grant (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 2017, the City anticipates receiving \$773,323 of CDBG Entitlement funds and an anticipated \$30,000 of program income from houses which have been previously rehabilitated, and \$17,901.09 in Prior Year Resources. This will give the City's 2017 CDBG Program a full funding amount of \$826,229.09.

The City has an Affordable Housing Land Bank and Housing Trust Fund with approximately \$516,475 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 \$70,702 which is allocated to the Mesilla Valley

Community of Hope to provide Permanent Supportive Housing in Las Cruces.

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

Priority Table

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	30,000	200,000	1,003,328	2,311,000	CDBG funding is used for a variety of programs and projects in Las Cruces. Prior Year Resources are excess program income and pre-2015 accumulated funds not dedicated to a project.

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: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	307,598	30,000	0	337,598	850,875	HOME funds are used for both homeownership and rental housing projects and programs. Prior Year Resources is excess program income and pre-2015 accumulated funds not dedicated to a project.
Other	public - federal	TBRA	70,702	0	0	70,702	0	The City was awarded a Continuum of Care Permanent Supportive Housing Assistance grant. These funds are used to provide 11 housing first vouchers for disabled homeless households through the Mesilla Valley Community of Hope.

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 - local	Acquisition Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	516,000	0	0	516,000	0	The Affordable Housing Trust Fund dollars are used for affordable housing related projects. No projects have been identified as program is still under development.
Other	public - local	Housing	15,000	0	0	15,000	0	The City provides impact fee waivers for affordable housing projects for qualified grantees under the New Mexico Affordable Housing Act.
Other	public - local	Public Services	321,435	0	0	321,435	0	These funds are used to provide public service funding to a variety of human service organizations working in Las Cruces. Fifteen (15) agencies will be provided local funds in PY2017

Table 5 - Expected Resources – Priority Table

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

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

The HOME funds generally require a 25% match liability of local monies; however, due to federal guidelines for HOME match waivers, the City of Las Cruces received a 50% reduction in match liability waiver for Federal fiscal year 2016 and will be subject to the same match reduction for Program Year 2017. Match requirements will be satisfied through various sources to including TBRA supportive services, local loan amounts in conjunction with MFA Mortgage Revenue Bond Program, volunteer labor and sweat equity, amounts discounted from sales prices of land to value amount for lot purchases for affordable housing development and other non-federal sources.

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

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

Discussion

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

The City of Las Cruces requires that no more than 50% of CDBG funds may be dedicated to infrastructure, public facilities, or economic

development activities that result in capital or facility improvements and that the remaining 50% or more may come from other sources. Other sources can include other federal, state, local, and private funds. For improvements made to City-owned facilities that are occupied by non-city operated programs, the other 50% must come from other federal, state and private (non-City of Las Cruces) sources or will provide full funding from CDBG funds with 50% of the funding provided as loan, resulting in program income upon payback.

Program income exceeding the amount anticipated to be received for the prior program year will be allocated/committed to a project through a Program Year Action Plan Amendment submitted to the HUD field office for approval.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

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	Citywide	Reduce Homelessness More affordable, accessible rental housing	HOME: \$31,800	Tenant-based rental assistance / Rapid Rehousing: 14 Households Assisted
2	Stabilize impoverished households	2016	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Reduce Homelessness expand economic opportunity	CDBG: \$110,000	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 11 Households Assisted
3	Increase affordability of rental housing	2016	2021	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	More affordable, accessible rental housing	CDBG: \$23,019 HOME: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted Rental units constructed: 40 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Preserve existing affordable housing	2016	2021	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide	Preserve existing affordable housing	CDBG: \$471,110	Homeowner Housing Rehabilitated: 25 Household Housing Unit
5	Provide affordable home ownership options	2016	2021	Affordable Housing	Citywide	Affordable home ownership options	HOME: \$72,038	Homeowner Housing Added: 5 Household Housing Unit
6	Economic opportunity/public improvements	2016	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Improve public facilities/infrastructure expand economic opportunity	CDBG: \$260,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Reduce Homelessness
	Goal Description	The Public Participation process used in the formulation of this 2016-2020 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 assist those facing episodic homelessness, chronic homelessness, 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	Many households in Las Cruces are priced out of the appreciating housing market. This economic stress on individuals and families is further exacerbated by the lack of other services that also contribute to a positive living situation. Many households which are at the lower end of the income spectrum are also dealing with other challenges that make it more difficult to maintain stable housing. Medical challenges, substance abuse challenges, domestic violence, nutritional needs, mental health issues, needs of children, support for elderly residents in poverty, all contribute to conditions that tear at the fabric of independence. The City through its general fund and federal allocations, partners with local agencies and charitable groups to provide a level of basic services to assist those households in maintaining greater independence and stability. An essential aspect of this support system also involves making people aware that they can obtain help when the need arises. Las Cruces is served by a strong supportive service system that can assist people challenged by poverty in getting the necessary help they need to overcome a range of challenging situations.
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.
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.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The City anticipates assisting 56 households in PY 2017

25 households are anticipated to receive Rental Assistance, 14 will be assisted through HOME TBRA and 11 Households will be assisted through Continuum of Care Permanent Supportive Housing funds.

The City anticipates the production of 6 HOME assisted new single family units.

CDBG funds will be used for the City's Home Rehabilitation and Mobile Home ramp programs. Anticipated households to be served is 25.

AP-35 Projects – 91.220(d)

Introduction

The City of Las Cruces has allocated CDBG and HOME funds to projects in 2017 that meet its Priority Needs and Annual Goals. These projects include homeowner rehabilitation, land acquisition for new construction of for-sale affordable homes, construction and rehabilitation of affordable rental housing, public service activities, and public facility/ infrastructure improvements.

#	Project Name
1	City of Las Cruces Administration
2	Street/park Infrastructure Project
3	ABODE Solar Project
4	St. Luke's Rehabilitation
5	City Home Rehabilitation
6	CDBG Public Services (6 Agencies)
7	Tierra del Sol Multi-Family Development
8	Habitat for Humanity Single Family Development
9	CHDO Operating Funds
10	La Casa Tenant Based Rental Assistance

Table 8 – 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. The proposed project 7, Tierra Del sol multi-family project funding is contingent upon the project receiving LIHTC funding from the New Mexico Mortgage Finance authority. If the project is not chosen to receive LIHTC funding, the \$200,000 allocated will be re-allocated to Mesilla Valley Habitat for Humanity for single family development.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	City of Las Cruces Administration
	Target Area	Citywide
	Goals Supported	Reduce Homelessness 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: \$139,199 HOME: \$33,760
	Description	HOME and CDBG funds allocated for City entitlement program staff for administration and program implementation. CDBG activity code 21A.
	Target Date	6/30/2018

	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 2017 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 including a set aside for Fair Housing Activities.
2	Project Name	Street/park Infrastructure Project
	Target Area	Citywide
	Goals Supported	Economic opportunity/public improvements
	Needs Addressed	Improve public facilities/infrastructure expand economic opportunity
	Funding	CDBG: \$200,000
	Description	public works projects: TBD
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	Area benefit to Low-mod-income census tracts.
	Location Description	TBD
	Planned Activities	Infrastructure project tbd
3	Project Name	ABODE Solar Project
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households Increase affordability of rental housing Preserve existing affordable housing
	Needs Addressed	Reduce Homelessness Preserve existing affordable housing Improve public facilities/infrastructure
	Funding	CDBG: \$23,019
	Description	Installation of a solar panel system at the Abode Inc. homeless shelter to increase energy efficiency. National Objective LMH, CDBG Activity Code 10 (Housing Units).

	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Abode is a complex of two homes with fifteen total units for chronically homeless persons.
	Location Description	1845 Sexton, Las Cruces, NM
	Planned Activities	Installation of a solar electric power system to decrease utility expense.
4	Project Name	St. Luke's Rehabilitation
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households Economic opportunity/public improvements
	Needs Addressed	Improve public facilities/infrastructure expand economic opportunity
	Funding	CDBG: \$60,000
	Description	St. Luke's Rehabilitation
	Target Date	6/30/2019

	Estimate the number and type of families that will benefit from the proposed activities	During the last completed Nature & Location survey, for the week of May 16, 2016, St. Luke's served 124 clients. 100% of these clients self-declared as low-income.
	Location Description	999 W Amador, Las Cruces NM
	Planned Activities	Rehabilitation/Renovation of a healthcare facility on the Mesilla Valley Community of Hope Campus for Homeless and near-homeless persons. National Objective LMA. CDBG Activity Codes 05M and 01. This space is being renovated for use as a medical and dental service center.
5	Project Name	City Home Rehabilitation
	Target Area	Citywide
	Goals Supported	Preserve existing affordable housing
	Needs Addressed	Preserve existing affordable housing
	Funding	CDBG: \$471,110
	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	Ongoing

	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-Scattered Site
	Planned Activities	Homeowner Rehabilitation, Mobile Home Ramp Program, and Mobile Home Utility Upgrades for households at 80% AMI or less.
6	Project Name	CDBG Public Services
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: \$110,000

Description	CDBG Public Services funding for nonprofit agencies.				
	Recipients of funding will be:				
	Agency	Matrix Code	Approx. Amount	Anticipated Beneficiaries	Primary Service Area
	Mesilla Valley Community of Hope	05(other-homeless)	\$18,333	530	999 W. Amador, Community of Hope Campus
	St. Luke's Health Care Clinic	05M (healthcare services)	\$18,333	380	999 W. Amador, Community of Hope Campus
	Jardin De Los Ninos	05L (Childcare Services)	\$18,333	200	999 W. Amador, Community of Hope Campus
	Casa De Peregrinos	05W (Food banks)	\$18,333	12000	999 W. Amador, Community of Hope Campus
La Casa Inc	05G (Battered & Abused Spouses)	\$18,333	300	City-wide	
MVCASA	05N (Abused and Neglecteds Children)	\$18,333	200	City-wide (Third District Court jurisdiction)	
Target Date	6/30/2018				
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. La Casa is a domestic violence emergency shelter located at 820 S. Walnut. MV CASA provides case advocacy across the 3rd district court jurisdiction.
	Planned Activities	Program 2017 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 Multi-Family Development
	Target Area	Citywide
	Goals Supported	Increase affordability of rental housing
	Needs Addressed	More affordable, accessible rental housing
	Funding	HOME: \$200,000
	Description	construction of a multi-family complex containing up to 84 2 and 3 bedroom units with up to 70 units for low-income households in the Metro Verde PUD. 3-4 HOME units are anticipated at completion. Activity is dependent on the project received LIHTC funding from the New Mexico Mortgage Finance Authority. If project is not awarded LIHTC funding the HOME funding will be re-allocated to Mesilla Valley Habitat for Humanity for single family development.
	Target Date	5/15/2021

	Estimate the number and type of families that will benefit from the proposed activities	up to 70 low-income households will benefit from the development
	Location Description	The proposed Peach Canyon apartment complex will be located in the Metro Verde Subdivision at intersection of Jornada Rd and Peachtree Hill, southwest.
	Planned Activities	Construction and development of Peachtree Canyon multi-family affordable housing complex. The proposed project is dependent on received LIHTC financing from the New Mexico Mortgage Finance Authority. If the project is not awarded LIHTC funding the HOME funds will be re-allocated to Mesilla Valley Habitat for Humanity for single-family development.
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: \$64,038
	Description	Single family housing units constructed in the Aurora Subdivision. This project may receive additional funding if Project 7, Tierra Del Sol multi-family development is not awarded LIHTC funding; the HOME funds will be re-allowed to Mesilla Valley Habitat for single family development.
	Target Date	4/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	Up to 6 low-income households will be assisted
	Location Description	Housing Units will be located in the City's Aurora Subdivision off of Elks Drive
	Planned Activities	Acquisition and new construction of up to 6 single family homes. This project may receive additional funding if Project 7, Tierra Del sol multi-family development is not awarded LIHTC funding
9	Project Name	CHDO Operating Funds
	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options
	Funding	HOME: \$8,000
	Description	Assist Mesilla Valley Habitat for Humanity with CHDO operating funding. Funding will be used for staff salaries for their Operations Coordinator, Volunteer Coordinator, and Office Accountant.
	Target Date	6/30/2018

	Estimate the number and type of families that will benefit from the proposed activities	up to 20 families will benefit working with Habitat employees
	Location Description	CHDO operating assistance will take place at Habitat's main office at 720 Santa Fe
	Planned Activities	Assistance is getting families qualified for HOME-assisted building single family building projects
10	Project Name	La Casa Tenant Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households Increase affordability of rental housing
	Needs Addressed	Reduce Homelessness More affordable, accessible rental housing
	Funding	HOME: \$31,800
	Description	HOME Funds will be used to provide Tenant Based Rental Assistance for clients with special needs.
	Target Date	6/30/2019

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.

Draft

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 10 - 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.

Discussion

As mentioned in the Consolidated Plan, the greatest obstacle to meeting underserved needs is lack of funding. The City has many needs that exceed available funding, including street/sidewalk repair, provision of affordable housing, housing and services to special needs populations, and comprehensive housing and services to assist persons who are chronically homeless move into supportive housing environments.

The 2016-2020 Consolidated plan and AI, analysis revealed that 65% of census tracts within the City (17 of 26), have more than 50% of residents who are Hispanic or Latino. The AFFHT data for Las Cruces shows that the dissimilarity index is in the Low Segregation index level in Las Cruces, indicating that segregation is not a concerning issue. While many census tracts have more than 50% Hispanic population, there are just two that meet the R/ECAP threshold of 50% non-white and having a poverty rate of 40% or more, or three times or more the average tract poverty rate for the Las Cruces MSA. HUD has recently developed a data and mapping tool that identifies these "R /ECAP" census tracts based on 2010 census data. In Las Cruces, there are two R /ECAP tracts– 4.01 and 6.00. Tract 10.00 is owned solely by New Mexico State University and is not within the City limits. The City acknowledges that place-based strategies should be

sited in minority concentrated areas as they are designed to improve the area. This will be accomplished through the City’s Home Rehabilitation Program.

Funding for affordable housing is provided to partnering agencies who are responsible for site selection. The agencies negotiate with sellers of the land for the best possible prices city wide. They strive to develop in areas with existing infrastructure to reduce overall costs. The cost of environmental assessments also weighs in the site selection decision as individual assessments on scattered sites is cost prohibitive.

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 developed an Affordable Housing Plan during the 2016 Consolidated Plan process for the implementation of 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, 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	14
Non-Homeless	6
Special-Needs	11
Total	56

Table 11 - 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	6
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	56

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

Of 25 households anticipated to receive with Rental Assistance, 14 will be assisted through HOME TBRA and 11 Households will be assisted through Continuum of Care Permanent Supportive Housing funds.

The City anticipates the production of 6 HOME assisted new single family units.

CDBG funds will be used for the City's Home Rehabilitation and Mobile Home ramp programs.

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 \$516,475 with additional funding expected in PY 2017. 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 2016, the MVPHA served 1,293 tenants through its allocation of funds from the federal HCV program, including 52 VASH vouchers, 34 Family Unification Program vouchers, 91 Non-Elderly disabled vouchers, and 15 Homeownership 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, quality rental housing units. The MVPHA continues to explore future redevelopment of some of its current properties into mixed income, more dense and newer developments that can serve a larger number of low to moderate income households.

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

N/A

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

The City of Las Cruces, La Casa and Mesilla valley Community of Hope were awarded approximately \$821,264 in Continuum of Care Supportive Housing Grants awarded under the McKinney-Vento Act, as well as State funded Tenant Based Rental Assistance. La Casa provides emergency shelter for victims of domestic violence and also transitional housing for those exiting the shelter. Mesilla Valley Community of Hope uses the funds for a variety of housing programs and is the project sponsor for the City's Shelter plus Care grant.

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 2017 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 to provide oversight and technical assistance to affordable rental partners for affordable rental housing. Families and Youth Inc. (FYI) HOME-assisted rental complex, El Crucero , works closely with the agencies at the Community of Hope campus to provide housing for up to 12 homeless families.

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.

The City of Las Cruces will provide funding to many agencies which serve non-homeless special needs populations. In PY2016 CDBG funds were awarded to rehabilitate the facility used by Tresco to provide services to persons with developmental disabilities. Construction and Project completion is expected to begin in PY2017 CDBG will also be used to make parking lot repairs at Casa de Peregrinos food bank. Public Service funds will be used by multiple agencies who serve homeless and non-homeless persons with special needs. The El Caldito Soup Kitchen, St. Luke's Health Care Clinic, Casa de Peregrinos, La Casa, and

Mesilla Valley Community of Hope provide food, medical attention, and self-sufficiency services to all very low income and low income special needs populations in Las Cruces. The City also uses \$300,000 in local public services funds to support agencies which provide services to special needs populations.

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

Introduction

The impediments to Fair Housing Choice and recommended actions listed were identified through the preparation of the 2016-2020 Consolidated Plan and Analysis of Impediments to Fair Housing Choice. 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. 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.

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.

Impediment 3: Discrimination by Property owners and Managers, against persons with Disabilities and Hispanic Residents limits these groups from Equal access to housing.

Impediment 4: The increasing cost and scarcity of both rental and For Sale Housing Disproportionately Impacts Persons with Disabilities, and Hispanics as Quantified in the Consolidated Plan and the Housing Concerns Section of the Analysis of Impediments.

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

Impediment 1: Lack of knowledge about Fair Housing roles and responsibilities of consumers and providers.

Proposed 2017 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. The City will continue to provide Fair Housing materials and all other informational documents related to its Community Development activities and reports in alternative formats if

requested by a disabled person. Ongoing.

- As the administrator and technical assistance provider for Federal and local housing programs the City's 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 continue to provide printed and electronic information to landlords and property managers that they can pass on to prospective tenants and purchasers. This information will be a summary of the information contained on the City's Fair Housing website. Fair Housing information will be made available in alternative formats upon request. Ongoing.
- The City Community Development 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.
- In PY2017 the City anticipates holding 2 fair housing awareness workshops. Workshops will be held in conjunction with the FDIC Money smart week. The City has also contracted with a Fair Housing consultant to provide Multifamily Affirmative Fair Housing Marketing Plan (AFFHMP) training for City staff and select sub-recipients. Fair housing awareness training of all new City employees will be conducted in PY 2017. City staff will also continue taking calls, office visits, and emails from the general public and referring them to the appropriate channels for problem resolutions. City staff will assist in submitting referrals as needed to HUD's Fair housing office. The City will be exploring other opportunities to engage and inform the public about Fair Housing.
- The City will include a Fair Housing notice/flyer in the City's utility bill mailing during the program year, which reaches approximately 44,000 households. The City will also use this to affirmatively market its Home Rehabilitation Program and expand to a broader client base.

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 2017 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. Ongoing.
- 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.

- The City is developing its Language Access Plan (LAP) using the Affirmatively Furthering Fair Housing Data Tools. Development of the LAP will continue in PY2017.

Impediment 3: Discrimination by Property owners and Managers, against persons with Disabilities and Hispanics residents limits these groups from equal access to housing.

Proposed 2017 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. The City has also contracted with a Fair Housing consultant to provide Multifamily Affirmative Fair Housing Marketing Plan (AFFHMP) training for City staff and select sub-recipients. 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.
- In PY 2017 the City will update and revise its Transition plan and will include 504 self-evaluation. Anticipated completion is December 2017.

Impediment 4: The increasing cost and scarcity of both rental and For Sale Housing Disproportionately Impacts Persons with Disabilities, and Hispanics as Quantified in the Consolidated Plan and the Housing Concerns Section of the Analysis of Impediments.

Proposed 2017 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. In PY 2017 the City proposes funding a LIHTC multifamily development project with HOME funds.
- The City will examine current planning and development review procedures to provide fast tracking and concurrent review of affordable rental projects. The City updated its Affordable Housing Ordinance to more clearly outline 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. Implementation of the Affordable Housing Plan and the Affordable Housing Land Bank and Trust Funds will continue in PY2017. 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. The City had created a

Neighborhood Action team to address vacant and abandoned properties. In PY2017 the team will be reviewing and amending various ordinance to assist in addressing the identified properties. Annually.

- The City will continue to provide limited financial assistance to households who qualify for long term mortgages. In PY 2017 the City will utilize approx. \$15,000 for its Impact Fee waiver program for homes that meet the City definition of affordable housing. 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. The Comprehensive plan “Plan4LasCruces” is made up of 4 modules to be reviewed and updated over the next five years. In PY2016 the “Healthy Communities” module was updated with anticipated adoption in May 2017. This module included a review of the City’s gentrification/displacement risk. Staff evaluated plans, investments, and significant new infrastructure and new development for the potential to increase housing costs for, or cause displacement of communities of color, low- and moderate-income households, and renters. The module seeks to identify and implement strategies to mitigate the anticipated impacts. Staff also reviewed its policy for responding to social isolation. The comprehensive plan will encourage site designs and relationship to adjacent developments that reduce social isolation for groups that often experience it, such as older adults, people with disabilities, communities of color, and immigrant communities. In PY2017 Module 2 of the Comprehensive Plan titled “Economic Prosperity” will begin. This module will a review and development of polices to encourage a diversified business community, attract and retain a highly trained workforce, enhance infrastructure, develop job opportunities and other economic initiatives.

Discussion:

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 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.

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 2017, the City plans to allocate \$300,000 in funding for public services from this fund. In PY2016/2017 the City is conducting a “Live Well” summit to review the social determinants of poverty to develop a regional investment strategy for addressing economic stability, housing quality, food security, health and healthcare access, safety and justice protections and educational attainment.

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 will be used to construct new for-sale housing, new multi-family housing, preserve existing affordable owner occupied housing, and provide TBRA during PY2017. 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.

In PY2016/2017 the City is conducting a “Live Well” summit to review the social determinants of poverty to develop a regional investment strategy for addressing economic stability, housing quality, food security, health and healthcare access, safety and justice protections and educational attainment.

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(I)(1,2,4)

Introduction

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

The City of Las Cruces adheres to HUD regulations for monitoring requirements and has an adopted Evaluation & Monitoring Guide which identifies the methods in which applications and agencies will be determined to be evaluated each year. In addition to the Evaluation Guide, which determines the number of monitoring reviews that are to be accomplished each year, the Program Monitoring and Compliance staff is charged with conducting the monitoring visits for each agency including sub-recipients, sponsors or administering agents each year as applicable. The monitoring conducted includes both financial and programmatic review in accordance with the requirements of the CDBG, HOME, 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 unoccupied, 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 2017, 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 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 | 45,000 |
| 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 |

Annual Action Plan 64
2017

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:	45,000

Other CDBG Requirements

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

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

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

None

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

The City files a Deed Restriction and Covenants agreement against the units that are HOME-assisted via grants for the acquisition of land and new construction of individual single family owner-occupied units. Following a resale provision, during the period of affordability, that restricts the purchase price and ensures the original HOME-assisted owner a fair return on investment. The full resale provisions detailed in the Deed Restriction and Covenants agreement filed against the HOME-assisted units can be found 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 can be found attached in the Grantee Unique Appendices of this document.

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

The City of Las Cruces follows a Standard Operating Procedure for competitive Requests for Proposals (RFPs) that is in accordance with 24 CFR Part 85.36(d)(3) and the City's Procurement Code 24.92. RFPs for CDBG and HOME applications will be publicized annually and all evaluation factors and their relevant importance will be included. Applicants must first submit a standardized Request for Proposal/Letter of Intent (LOI) which must be received by the published deadline. Staff will review submitted LOIs for terms and conditions of the RFP, grant program guidelines and registration and debarment, and applicable program regulations. Each applicant will be notified in writing of acceptance or rejection of the LOI. If accepted, City staff will inform an applicant for which program the LOI will be considered and provide a blank RFP application for that program to the applicant.

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

For Program Year 2017 funding, the City of Las Cruces published a notice of funds available and the RFP process that let applicants know that the RFP LOI would be available on October 24, 2016. LOIs were due back to the City no later than 4:30 pm on November 2, 2016 for the HOME program and November 7, 2016 for the CDBG program. City staff reviewed LOIs, notified applicants who were eligible to submit an RFP for a specific project or program, and City Council approved projects and the Annual Action Plan on May 1, 2017.

Median Area Purchase Price (HOME Homeownership Value Limits)

The City of Las Cruces uses the HOME homeownership value limits provided by HUD for newly constructed housing and for existing housing. HUD provides limits for affordable newly constructed housing based on 95% of the median purchase price for the area using FHA single-family mortgage program data with a minimum limit based on 95% of the U.S. median purchase price for new construction or rehabilitation of owner-occupied single family housing in the jurisdiction.

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.

Please see the Grantee Specific Appendixes for a description of CDBG special benefit area designation status.