

2019  
CONSOLIDATED ANNUAL PERFORMANCE &  
EVALUATION REPORT (CAPER)

# PUBLIC REVIEW COPY

## VIRTUAL PUBLIC HEARINGS:

WEDNESDAY SEPTEMBER 9, 2020, 2:30 PM

Join Zoom Meeting

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Join via TTY call in to 575 528 3157 to provide your comments

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THURSDAY SEPTEMBER 9, 2020, 5:30 P.M.

<https://zoom.us/j/99468303098?pwd=c3RoOFJyMEZnWTVKTjJPUTZlZUpiZz09>

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Passcode: 0446781

## **PUBLIC COMMENT PERIOD: AUGUST 31, 2020- SEPTEMBER 18, 2020**

**DO NOT REMOVE UNTIL SEPTEMBER,  
19, 2020**

Written comments as well as special accommodation requests may be submitted via any of the following methods:

By Mail: Community Development Department  
Community Improvement Section  
ATTN: 2019 CAPER  
P.O. Box 20000  
Las Cruces, NM 88004

By e-mail: [fairhousing@las-cruces.org](mailto:fairhousing@las-cruces.org)

By phone: 575-528-3086 (voice) or 575-528-3157 (TTY)

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City addressed the six identified strategic plan goals during PY2019. A total of 4 owner-occupied single-family units were constructed and sold by qualified families. Mesilla Valley Habitat for Humanity completed one unit in the Aurora Subdivision and Tierra Del Sol Housing Corporation completed 3 homes in the Highland view subdivision. A total of 12 homes were to be completed in PY2019; 8 were delayed due to the COVID-19 pandemic and will be closing in the first quarter of PY2020. HOME TBRA funding provided affordable rental housing for the City's special needs population, victims of domestic violence. The City's Home Rehab program completed 6 home rehabilitation projects, and 4 mobile home ramp projects. CDBG (Public Services) and HOME TBRA were used to assist special needs populations with social services and housing needs. A total of 18,666 persons were assisted through Public Services funding. A total of 37 homeless and near homeless households were provided rent subsidy, security deposits and supportive services through HOME TBRA. Approximately 161 new employees were provided Fair Housing Training. Staff also assisted approximately 230 members of the general public with fair housing related inquiries and training See attached text below for a full narrative.

### **Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

| Goal                                     | Category  | Source / Amount | Indicator   | Unit of Measure     | Expected – Strategic Plan | Actual – Strategic Plan | Percent Complete | Expected – Program Year | Actual – Program Year | Percent Complete |
|--|---|-----------------|---|---------------------|---------------------------|-------------------------|------------------|-------------------------|-----------------------|------------------|
| Economic opportunity/public improvements | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$        | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted    | 4000                      | 0                       | 0.00%            | 200                     | 0                     | 0.00%            |
| Economic opportunity/public improvements | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$        | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit        | Households Assisted | 0                         | 0                       |                  | 100                     | 0                     | 0.00%            |
| Economic opportunity/public improvements | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$        | Businesses assisted   | Businesses Assisted | 2                         | 0                       | 0.00%            |                         |                       |                  |

|  |  |   |  |                        |     |    |         |     |   |        |
|--|--|---|--|------------------------|-----|----|---------|-----|---|--------|
| Increase affordability of rental housing | Affordable Housing Homeless Non-Homeless Special Needs       | HOME: \$ / Affordable Housing Trust Fund: \$            | Rental units constructed                         | Household Housing Unit | 150 | 0  | 0.00%   | 100 | 0 | 0.00%  |
| Increase affordability of rental housing | Affordable Housing Homeless Non-Homeless Special Needs       | HOME: \$ / Affordable Housing Trust Fund: \$            | Tenant-based rental assistance / Rapid Rehousing | Households Assisted    | 50  | 69 | 138.00% |     |   |        |
| Preserve existing affordable housing     | Affordable Housing Public Housing Non-Homeless Special Needs | CDBG: \$ / HOME: \$ / Affordable Housing Trust Fund: \$ | Rental units rehabilitated                       | Household Housing Unit | 25  | 0  | 0.00%   |     |   |        |
| Preserve existing affordable housing     | Affordable Housing Public Housing Non-Homeless Special Needs | CDBG: \$ / HOME: \$ / Affordable Housing Trust Fund: \$ | Homeowner Housing Rehabilitated                  | Household Housing Unit | 70  | 47 | 67.14%  | 25  | 7 | 28.00% |

|   |                    |   |   |                        |    |    |        |   |   |        |
|---|--------------------|---|---|------------------------|----|----|--------|---|---|--------|
| Provide affordable home ownership options | Affordable Housing | CDBG: \$ / HOME: \$ / Affordable Housing Trust Fund: \$ / General Fund Impact Fee Waivers: \$ | Homeowner Housing Added                   | Household Housing Unit | 70 | 19 | 27.14% | 5 | 4 | 80.00% |
| Provide affordable home ownership options | Affordable Housing | CDBG: \$ / HOME: \$ / Affordable Housing Trust Fund: \$ / General Fund Impact Fee Waivers: \$ | Homeowner Housing Rehabilitated           | Household Housing Unit | 0  | 0  |        | 0 | 0 |        |
| Provide affordable home ownership options | Affordable Housing | CDBG: \$ / HOME: \$ / Affordable Housing Trust Fund: \$ / General Fund Impact Fee Waivers: \$ | Direct Financial Assistance to Homebuyers | Households Assisted    | 10 | 0  | 0.00%  |   |   |        |

|                     |                             |  |  |                        |   |       |  |   |   |  |
|---------------------|-----------------------------|--|--|------------------------|---|-------|--|---|---|--|
| Reduce Homelessness | Affordable Housing Homeless | CDBG: \$ / Health Related Public Services: \$ / Permanent Supportive Housing Grant: \$ | Public service activities other than Low/Moderate Income Housing Benefit | Persons Assisted       | 0 | 14707 |  |   |   |  |
| Reduce Homelessness | Affordable Housing Homeless | CDBG: \$ / Health Related Public Services: \$ / Permanent Supportive Housing Grant: \$ | Homeowner Housing Rehabilitated  | Household Housing Unit | 0 | 14    |  | 0 | 1 |  |
| Reduce Homelessness | Affordable Housing Homeless | CDBG: \$ / Health Related Public Services: \$ / Permanent Supportive Housing Grant: \$ | Tenant-based rental assistance / Rapid Rehousing                         | Households Assisted    | 0 | 0     |  |   |   |  |

|                     |                             |  |                                   |                        |      |     |       |  |  |  |
|---------------------|-----------------------------|--|-----------------------------------|------------------------|------|-----|-------|--|--|--|
| Reduce Homelessness | Affordable Housing Homeless | CDBG: \$ / Health Related Public Services: \$ / Permanent Supportive Housing Grant: \$ | Homeless Person Overnight Shelter | Persons Assisted       | 0    | 512 |       |  |  |  |
| Reduce Homelessness | Affordable Housing Homeless | CDBG: \$ / Health Related Public Services: \$ / Permanent Supportive Housing Grant: \$ | Homelessness Prevention           | Persons Assisted       | 4000 | 0   | 0.00% |  |  |  |
| Reduce Homelessness | Affordable Housing Homeless | CDBG: \$ / Health Related Public Services: \$ / Permanent Supportive Housing Grant: \$ | Housing for Homeless added        | Household Housing Unit | 55   | 0   | 0.00% |  |  |  |



|                                   |   |   |   |                     |      |       |         |       |       |        |
|-----------------------------------|---|---|---|---------------------|------|-------|---------|-------|-------|--------|
| Stabilize impoverished households | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / Health Related Public Services: \$ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit | Persons Assisted    | 0    | 11558 |         |       |       |        |
| Stabilize impoverished households | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / Health Related Public Services: \$ | Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit        | Households Assisted | 0    | 0     |         |       |       |        |
| Stabilize impoverished households | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / Health Related Public Services: \$ | Public service activities other than Low/Moderate Income Housing Benefit                    | Persons Assisted    | 6000 | 56364 | 939.40% | 18950 | 18666 | 98.50% |

|                                   |   |   |   |                     |   |     |  |     |     |       |
|-----------------------------------|---|---|---|---------------------|---|-----|--|-----|-----|-------|
| Stabilize impoverished households | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / Health Related Public Services: \$ | Public service activities for Low/Moderate Income Housing Benefit | Households Assisted | 0 | 0   |  | 440 | 0   | 0.00% |
| Stabilize impoverished households | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / Health Related Public Services: \$ | Tenant-based rental assistance / Rapid Rehousing                  | Households Assisted | 0 | 0   |  |     |     |       |
| Stabilize impoverished households | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / Health Related Public Services: \$ | Homeless Person Overnight Shelter                                 | Persons Assisted    | 0 | 457 |  | 0   | 457 |       |

|                                   |   |   |   |      |   |   |  |   |   |  |
|-----------------------------------|---|---|---|------|---|---|--|---|---|--|
| Stabilize impoverished households | Homeless Non-Homeless Special Needs Non-Housing Community Development | CDBG: \$ / Health Related Public Services: \$ | Overnight/Emergency Shelter/Transitional Housing Beds added | Beds | 0 | 0 |  | 0 | 0 |  |
|-----------------------------------|---|---|---|------|---|---|--|---|---|--|

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

For PY2019 the City’s use of funds addressed the highest priority needs identified through the 2016-2020 Consolidated Plan process. These activities included CDBG public services (general), services to battered and abused spouses, healthcare services, child care services, rehab single unit residential, energy efficiency improvements, lead-based paint testing and abatement, HOME rental subsidy payments, acquisition of real property, and general program administration. The City used Public Services and General Funds to stabilize impoverished households and reduce homelessness.

CDBG funds totaling \$140,000 from PY2018 and PY2019 were used for acquisition of 5 parcels of vacant land by Mesilla Valley Habitat for Humanity for future affordable housing development. HOME funds from PY2016 were used for eligible new construction expenses for single family development by Tierra Del Sol Housing Corporation and Mesilla Valley Habitat for Humanity used HOME funds from PY2017 for eligible new construction expenses on their single family dwellings. City policy is to alternate funding years between multi-family and single-family projects for HOME assistance. PY2019 is designated a multi-family year for HOME-assisted projects.

The City meets the goal of preserving existing affordable housing stock through the implementation of a CDBG-funded, Home Rehabilitation Program. In PY2019, the program completed rehabilitation of 6 single family homes, helping low and moderate-income persons to upgrade or

improve their homes to safe living conditions through addressing code deficiencies, repairing or replacing sub-standard elements, or providing necessary weatherization or accessibility needs. This included required lead-based paint testing, reporting and depending on the scope of work, abatement on all houses built prior to 1978. Total funds spent were \$187,968.84

The City's Mobile Home Ramp Program, which provides ADA compliant wheelchair ramps for low-income disabled occupants of mobile homes completed 4 ramps in PY2019. The completed ramps totaled \$17,939.25 in expenditures.

The Section 3 program is designed to give employment opportunities, to the greatest extent feasible, to low-income residents that meet Section 3 criteria. Section 3 residents are residents of public housing and/or low, to low-mod income residents of the City of Las Cruces. When Section 3 covered projects come up for bidding, the Section 3 certification and employment needs form are included in the bid documents.

In April of 2020, a mailing went out to all residents of public housing informing them of the Section 3 program. . Three recipients of the letter called the City interested in finding work. Efforts will be made to achieve opportunity for employment of Section 3 Residents. The Section 3 report for PY2019 will be submitted with this report.

**Goal 1:**

Funds Used: HOME CDBGActivities: The City's HOME Program saw the closeout of 4 owner-occupied single-family units by Tierra Del Sol Housing Corporation and Mesilla Valley Habitat for Humanity. Tierra Del Sol completed 3 of the HOME-assisted units in the Highland View Subdivision with address of 134, 135, and 142 Scotland Ct. using PY2016 funding in the amount of \$65,738.58. Habitat for Humanity completed 1 unit located in the Aurora Subdivision at 4181 Aurora Star Ct. PY2018 CDBG funds of \$25,496.67 were used for land acquisition and HOME funds of \$31,851.85 were used for eligible new construction expenses. Completion of construction of an additional 8 HOME-assisted units (4 for Tierra Del Sol and 4 for Habitat) was delayed due to the COVID-19 pandemic and will be completed during the first quarter of PY2020. PY2018 (\$7,510) and PY2019 ( \$132,490) CDBG funds totaling \$140,000 were used by Mesilla Valley Habitat for Humanity to purchase 5 vacant parcels in the Aurora Subdivision (Lots 17-21) that will start construction in the 2nd quarter of PY2020.

**Goal 2:**

Goal #2: Increase affordability of rental housing. Funds used: HOME and Neighborhood Stabilization Program (NSP).Activities: In PY2019 HOME Funds were used for two Tenant Based Rental Assistance (TBRA) Programs. Twenty two (22) homeless and near homeless households who are also victims of domestic violence were assisted through La Casa Inc. Fifteen (15) homeless households, comprised of mostly veterans

were assisted through the Mesilla Valley Community of Hope (MVCH). The funding has provided rent subsidy, security deposits and supportive services. This resulted in approximately \$ 148,635.24 in rental assistance payments for PY2019. The City continues to provide oversight for rental housing purchased with NSP funding for special needs populations in partnership with two local non-profits, La Casa Inc and Mesilla Valley Community of Hope.

**Goal 3:**

Goal # 3: Preserve existing affordable housing. Funds Used: CDBG Activities: Twenty-seven (27) applicants were processed from the Home Rehabilitation program during PY2019. Eighteen (18) withdrew or were removed from the program waitlist due to various ineligibility factors. Six (6) owner-occupied home rehabilitation projects were completed. Five (5) of the houses were built prior to 1978 and required adherence to the Lead Safe Housing Rule for federally funded projects. Lead based paint (LBP) inspections; risk assessments; and in the event of the presence of lead above the federal minimum, clearance inspections were performed. All subsequent work involving lead was done by certified contractors and lead safe work practices were used. A total of \$187,968.84 was spent on the four projects, of which \$7,421.47 went toward Lead Safe Housing activities. Three of the LBP tested projects are still in progress and will be counted in the PY2020 CAPER. Three (3) additional projects began in PY19 and are currently at different stages of progress, with anticipated completion dates in PY2020. Seven (7) applicants from the Mobile Home Ramp Program were processed during PY2019. Four (4) applicants withdrew or were removed from the program waitlist due to various ineligibility factors. Four (4) were completed. The total expenditures for the program year is approximately 17,939.25.

**Goal 4:**

Goal #4: Reduce homelessness.

Funds used: CDBG (Public Services) and HOME TBRA

Activities: PY2019 CDBG Public Services funds were allocated to local homeless services and homeless prevention providers and domestic violence victims' assistance. Funds were awarded to 5 local non-profit organizations during PY2019 that provided high priority community services to help curb escalation of social problems such as homelessness, food insecurity, and domestic violence. These services were intended to better the living environment of low-income residents. Services are summarized, as follows:

(1) Casa de Peregrinos, a food pantry, received \$27,000 in PY2019 CDBG Public Services funds to operate a food rescue program, to supplement their Emergency Food Program which focuses on alleviating food insecurity through the provision of emergency food distribution to Las Cruces families. Casa de Peregrinos was able to rescue approximately 1,125,805 pounds of food and served total of 17,063 persons during PY2019.

(2) Jardín de los Niños, a childcare facility for homeless and near-homeless children, located on the campus of the Mesilla Valley Community of Hope, received \$27,000 in PY2019 CDBG Public Services funding to provide Children’s Therapeutic Services for homeless/near homeless children. The program focuses on direct treatment, prevention, intervention and education via early learning opportunities, individualized curriculum, therapy for developmental delays and social and emotional behavioral interventions; as well as assistance for self-sufficiency and stabilization out of homelessness; and Healthcare assessments, housing assistance and information/education. Jardin served a total of 254 duplicated children during PY2019.

(3) La Casa, Inc., a facility serving homeless and near-homeless abused spouses and children, received \$27,000 in PY2019 CDBG Public Services funding to implement the operations of their Emergency Shelter Program. La Casa, Inc. served 457 unduplicated homeless and near-homeless abused spouses and children during PY2019.

(4) Mesilla Valley CASA (Court Appointed Special Advocates), received an \$27,000 operational grant in PY2019 CDBG Public services funding. MVCASA provided advocacy for abused and neglected children who are in the foster care system. MVCASA provided services to 249 unduplicated children during PY2019.

(5) Mesilla Valley Community of Hope, a primary provider of services to homeless, near-homeless and disabled persons received \$27,000 in PY2019 CDBG Public Services funding for day shelter (showers, laundry, clothing) and case management (referrals to health care, housing, employment and counseling) services. Mesilla Valley Community of Hope served 643 unduplicated homeless and near-homeless adults and their families during PY2019.

See Summary of HOME TBRA, and Permanent Supportive Housing Shelter Plus Care under Goal 2 above.**Goal 5:**

Goal #5: Stabilized impoverished households Funds Used: CDBG, City General Fund Activities: PY2019 CDBG Public Services funds were allocated to local homeless services and homeless prevention providers and domestic violence victims assistance. Funds were awarded to 5 local non-profit organizations during PY2019 that provided high priority community services to help curb escalation of social problems such as homelessness, food insecurity, lack of healthcare and domestic violence. These services were intended to better the living environment of low-income residents. 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. To address this the City also awarded 2.7 million dollars from its general fund for the provision public services to local agencies and charitable groups to provide a level of basic services to assist those households in maintaining greater independence and stability.

**Goal 6:**

Goal #6: Economic opportunity/public improvements. Funds used: CDBG Activities: There were three new CDBG infrastructure grant/projects awarded during PY2019. \$13,500 was awarded to La Casa to improve the playground behind the shelter. \$20,000 was awarded to the Mesilla Valley Community of Hope to improve to bathroom and shower at the Sue's House shelter for chronically homeless women. \$15,000 was awarded to Families and Youth Inc. to improve access to the second floor restroom at the My Friends Place Teen shelter. \$300,000 was granted to Public Works for the McFie Ave. Reconstruction project. This project is expected to start construction in mid PY2020. In PY2017 the City awarded \$200,000 to the Nevada Cool Corridor project for roadway improvements. Construction began in mid PY2019 and will be completed early in PY2020.

### **Summary of Fair Housing activities**

Summary of Fair Housing activities. Funds Used: CDBG Activities: Fair housing awareness training of all new City employees was continued in PY2019 as well as taking calls, office visits, and emails from the general public and referring them to the appropriate channels for problem resolutions. Approximately 161 new employees were provided fair housing awareness training during the program year. Training was provided to one hundred ten (110) Hispanics, forty-one (41) White Non-Hispanics, four (4) blacks, one (1) other, and five (5) persons who identified with two or more races Staff devoted approximately 11% of their time to fair housing issues. City staff also processed over 420 landlord tenant/fair housing inquiries which resulted in referrals to applicable agencies. Staff referred approximately 15% of inquiries to the HUD Fair Housing Hotline.

### **Additional Information**

Additional Information: The City actively plans and programs each years funding allocation of CDBG and HOME funds. Should additional program income result in a substantial amount of savings of entitlement funding, then an Action Plan Amendment will be completed to dedicate the funds to an additional or on-going project. The City conducts public meetings and works with its outside partners or on its own accord to utilize the funds available within the Action Plan. One person is designated to sign all certificates of consistency and that is the Community Development Director. This position is responsible for oversight of both the HOME and CDBG programs and is an employee of the City of Las Cruces. The certification is only required on projects for outside agencies for other HUD funds not administered directly by the City and for CoC Supportive Housing Program grants. The City's Community Development Department serves as the starting point for a number of projects funded by entitlement and/or other funding. Therefore, staff are involved in a great deal of oversight in many areas and their work interacts with other City departments and functions. Regular staff meetings and discussions help to identify potential areas that might be affected by other departments and staff. The Department Director is also part of the City's Executive Management team and attends all City Council

meetings. This provides for routine oversight and inquiry into potential issues on a regular basis and serves as the foundation for eliminating hindrances to the Consolidated Plans implementation by action or willful inaction.



## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

|   | CDBG          | HOME      |
|---|---------------|-----------|
| White                                     | 17,825        | 37        |
| Black or African American                 | 648           | 4         |
| Asian                                     | 34            | 0         |
| American Indian or American Native        | 114           | 0         |
| Native Hawaiian or Other Pacific Islander | 55            | 0         |
| <b>Total</b>                              | <b>18,676</b> | <b>41</b> |
| Hispanic                                  | 12,813        | 23        |
| Not Hispanic                              | 5,863         | 18        |

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The above clients are consistent with the racial and ethnic demographics identified through the Consolidated Plan process. The Consolidated Plan identified The City's racial and ethnic demographics as 57% Hispanic; 38%/White/NH; 2% Black, 2% Asian/NH; 1% American Indian/AK Native; 1% Native HI/Pac Islander and 1% two or more races.

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.

For PY2019, a total of 18,676 CDBG client beneficiaries and 41 HOME beneficiaries. There were 3320 disabled households assisted through the CDBG and HOME programs in PY2019. There were 10,082 female head of households assisted through the CDBG and HOME programs in PY2019. See the below chart for program specific detailed breakdown.

In PY2017 the city administratively updated its definition of "concentration" in its Analysis of impediments to fair housing choice. The City of Las Cruces considers there to be a "concentration" of racial or ethnic minorities if there is 15% more than the total minorities (62.6%) or the representation of minorities is 77.6% and over.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

| Source of Funds | Source           | Resources Made Available | Amount Expended During Program Year |
|-----------------|------------------|--------------------------|-------------------------------------|
| CDBG            | public - federal | 1,247,445                | 868,879                             |
| HOME            | public - federal | 487,433                  | 246,226                             |
| Other           | public - federal | 560,525                  |                                     |

**Table 3 - Resources Made Available**

### Narrative

Generally, HOME funds spent on activities during any current year are from previous years allocations. All HOME activities completed or in which funds were expended during PY2019 were funded with HOME funds from Program Years 2016 and 2017. HOME Funding was spent on HOME eligible construction expenses, and Tenant Based Rental Assistance. For single family development, actual disbursement of funds can take place over two to three program years depending on the size of the project. CDBG funds from PY2018 and PY2019 of \$140,000.00 were used for land acquisition for SFD development. Additional HOME funds of \$8,000 were also used for CHDO operating expenses for Mesilla Valley Habitat for Humanity. HOME funds in the amount of \$32,133.88 were spent on administration fees. CDBG funds were expended on home rehabilitation projects, mobile home ramp projects, CDBG public services agencies, land acquisition in conjunction with HOME funds for affordable housing development and program administration expenses.

### Identify the geographic distribution and location of investments

| Target Area | Planned Percentage of Allocation | Actual Percentage of Allocation | Narrative Description |
|-------------|----------------------------------|---------------------------------|-----------------------|
| Citywide    | 100                              | 100                             | Within jurisdiction   |

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

The City of Las Cruces made efforts to direct assistance to low-moderate income Census Tracts in the City, in addition to segments of Census Tracts that were found to qualify as low to moderate income ("CDBG Special Benefit Areas"). Appendix E of the Consolidated Plan contains the documentation of the door-to-door surveys that were conducted in December 2010 and January 2011 to qualify the special benefit areas. 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 does 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 were allocated in areas of new development where land was previously purchased at an affordable price and where environmental assessments were completed promoting price affordability. In PY19, \$140,000 in CDBG funds were granted to Mesilla Valley Habitat for Humanity for land acquisition. \$13,500 was granted to La Casa Inc. for improvements to the shelter. Mesilla Valley Community of Hope was granted \$20,000 for improvements to the Sue's House shelter. \$15,000 was granted to Families & Youth Inc. for improvements to the My Friends Place Teen shelter. \$325,000 in PY19 CDBG was allocated to the McFie Ave Reconstruction project in a low-income neighborhood. \$375,945 in PY19 CDBG was allocated to the City's Home Rehabilitation program.

## Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

CDBG and Home Funds were used as gap-funding dollars which allowed other funds to be leveraged through our participation. CDBG Public services in PY2019 leveraged approximately \$5,481,990.

| Organization                 | CDBG Grant Amount | Add'l Funds Leveraged per Organizations' Operating Budgets. (Grants/fundraising) |
|------------------------------|-------------------|--|
| Casa de Peregrinos           | \$27,000          | \$561,000.00   |
| Jardin De Los Ninos          | \$27,000          | \$608,569.00   |
| La Casa Inc                  | \$27,000          |  |
| Mesilla Valley CASA          | \$27,000          | \$294,472.00   |
| Mesilla Valley Comm. Of Hope | \$27,000          | \$1,209,913.00   |
| TOTAL                        | \$135,000         |  |

The HOME funds generally require a match of local monies. The City has a 100% match reduction for Program Year 2019 according to HUD's website and the HOME Match Liability Report (PR33).

Mesilla Valley Habitat for Humanity primarily uses HOME funds for eligible acquisition and construction expenses and all labor is provided by volunteers except their construction superintendent and subcontractors for plumbing, electrical, plastering, and foundation work. Additional project financing is provided by funding from their Re-store activities. With the COVID-19 Pandemic, Habitat had a loss of volunteers and caravaneers. The City of Las Cruces provided a grant to Habitat in the amount of \$64,078.22 to hired contractors to complete the 5 HOME-assisted units. 1 of the 5 units was able to be completed during PY2019. The remaining 4 units were completed during the 1<sup>st</sup> quarter of 2020. Tierra Del Sol Housing Corporation uses private construction loans for labor costs and construction costs over and above HOME funding for land acquisition and HOME eligible construction activities.

Home Match liability that can be used as carry over for PY2019 due to the 100% waiver is met through a variety of sources including carry over from previous years. This included funding from impact fee waivers in the amount of \$15,000 for single family development and \$42,532

for a multi-family project Desert Hope Apartments for affordable housing development from the City’s general fund. City funding of \$64,078.22 and sweat equity used for the construction of single family development by Mesilla Valley Habitat for Humanity in the amount of \$86,400 will also be carried over.

The City of Las Cruces, owns the property identified as Mesilla Valley Community of Hope Campus. The Campus is a unique and highly successful consortium of non-profit organizations that serves the City’s homeless and low-income persons on City owned property and buildings located at 999 W. Amador Avenue, Las Cruces, NM 88005. Five of these non-profits have formed an Alliance and operate in close proximity to each other on the 7.3 acres of land on a cul-de-sac street.

| <b>Fiscal Year Summary – HOME Match</b>  |           |
|--|-----------|
| 1. Excess match from prior Federal fiscal year                                 | 897,509   |
| 2. Match contributed during current Federal fiscal year                        | 171,410   |
| 3. Total match available for current Federal fiscal year (Line 1 plus Line 2)  | 1,068,919 |
| 4. Match liability for current Federal fiscal year                             | 0         |
| 5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) | 1,068,919 |

**Table 5 – Fiscal Year Summary - HOME Match Report**

| Match Contribution for the Federal Fiscal Year |                      |                            |                               |                              |                         |   |                |             |
|--|----------------------|----------------------------|-------------------------------|------------------------------|-------------------------|---|----------------|-------------|
| Project No. or Other ID                        | Date of Contribution | Cash (non-Federal sources) | Foregone Taxes, Fees, Charges | Appraised Land/Real Property | Required Infrastructure | Site Preparation, Construction Materials, Donated labor | Bond Financing | Total Match |
| 1112   | 04/01/2019           | 0                          | 0                             | 0                            | 0                       | 31,282  | 0              | 31,282      |
| 1142   | 04/01/2019           | 0                          | 0                             | 0                            | 0                       | 31,282  | 0              | 31,282      |
| 1143   | 04/01/2019           | 0                          | 0                             | 0                            | 0                       | 31,282  | 0              | 31,282      |
| 1144   | 04/01/2019           | 0                          | 0                             | 0                            | 0                       | 31,282  | 0              | 31,282      |
| 1185   | 04/01/2019           | 0                          | 0                             | 0                            | 0                       | 31,282  | 0              | 31,282      |
| 1186   | 09/19/2019           | 0                          | 3,000                         | 0                            | 0                       | 0   | 0              | 3,000       |
| 1187   | 09/19/2019           | 0                          | 3,000                         | 0                            | 0                       | 0   | 0              | 3,000       |
| 1188   | 09/19/2019           | 0                          | 3,000                         | 0                            | 0                       | 0   | 0              | 3,000       |
| 1189   | 09/19/2019           | 0                          | 3,000                         | 0                            | 0                       | 0   | 0              | 3,000       |
| 1190   | 09/19/2019           | 0                          | 3,000                         | 0                            | 0                       | 0   | 0              | 3,000       |

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

| Program Income – Enter the program amounts for the reporting period |   |   |                                |  |
|---|---|---|--------------------------------|--|
| Balance on hand at beginning of reporting period<br>\$              | Amount received during reporting period<br>\$ | Total amount expended during reporting period<br>\$ | Amount expended for TBRA<br>\$ | Balance on hand at end of reporting period<br>\$ |
| 19,350  | 80,319  | 21,000  | 21,000                         | 59,319   |

Table 7 – Program Income

| <b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b> |         |                                   |                           |                    |          |                    |
|---|---------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|   | Total   | Minority Business Enterprises     |                           |                    |          | White Non-Hispanic |
|   |         | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| <b>Contracts</b>  |         |                                   |                           |                    |          |                    |
| Dollar Amount   | 901,178 | 0                                 | 0                         | 0                  | 901,178  | 0                  |
| Number  | 1       | 0                                 | 0                         | 0                  | 1        | 0                  |
| <b>Sub-Contracts</b>  |         |                                   |                           |                    |          |                    |
| Number  | 26      | 0                                 | 0                         | 0                  | 23       | 3                  |
| Dollar Amount   | 901,178 | 0                                 | 0                         | 0                  | 824,989  | 76,189             |
|   | Total   | Women Business Enterprises        | Male                      |                    |          |                    |
| <b>Contracts</b>  |         |                                   |                           |                    |          |                    |
| Dollar Amount   | 0       | 0                                 | 0                         |                    |          |                    |
| Number  | 0       | 0                                 | 0                         |                    |          |                    |
| <b>Sub-Contracts</b>  |         |                                   |                           |                    |          |                    |
| Number  | 1       | 1                                 | 0                         |                    |          |                    |
| Dollar Amount   | 2,534   | 2,534                             | 0                         |                    |          |                    |

**Table 8 - Minority Business and Women Business Enterprises**

| <b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b> |       |                                   |                           |                    |          |                    |
|--|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
|  | Total | Minority Property Owners          |                           |                    |          | White Non-Hispanic |
|  |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number   | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Dollar Amount  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

| Parcels Acquired                                |       | 0                                 | 0                         |                    |          |                    |
|---|-------|-----------------------------------|---------------------------|--------------------|----------|--------------------|
| Businesses Displaced                            |       | 0                                 | 0                         |                    |          |                    |
| Nonprofit Organizations Displaced               |       | 0                                 | 0                         |                    |          |                    |
| Households Temporarily Relocated, not Displaced |       | 0                                 | 0                         |                    |          |                    |
| Households Displaced                            | Total | Minority Property Enterprises     |                           |                    |          | White Non-Hispanic |
|   |       | Alaskan Native or American Indian | Asian or Pacific Islander | Black Non-Hispanic | Hispanic |                    |
| Number  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |
| Cost  | 0     | 0                                 | 0                         | 0                  | 0        | 0                  |

**Table 10 – Relocation and Real Property Acquisition**



## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

|  | One-Year Goal | Actual    |
|--|---------------|-----------|
| Number of Homeless households to be provided affordable housing units      | 15            | 37        |
| Number of Non-Homeless households to be provided affordable housing units  | 37            | 4         |
| Number of Special-Needs households to be provided affordable housing units | 0             | 0         |
| <b>Total</b>   | <b>52</b>     | <b>41</b> |

Table 11 – Number of Households

|  | One-Year Goal | Actual    |
|--|---------------|-----------|
| Number of households supported through Rental Assistance             | 15            | 37        |
| Number of households supported through The Production of New Units   | 12            | 4         |
| Number of households supported through Rehab of Existing Units       | 25            | 10        |
| Number of households supported through Acquisition of Existing Units | 0             | 0         |
| <b>Total</b>   | <b>52</b>     | <b>51</b> |

Table 12 – Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

For the HOME program serving non-homeless through the production of new units, 4 new units were completed, a decrease below the 2019 goal of 10 due to COVID-19 pandemic. Habitat for Humanity volunteers could no longer volunteer and funding was needed to hire contractors to complete the homes. Tierra Del Sol experienced delays in received materials needed to complete homes. all HOME-assisted units that were under construction and were scheduled to closed in PY2019, but not completed, will be completed in the 1st quarter of PY2020. For the Multi-family LIHTC project Desert Hope, ground

breaking ceremonies did occur with a slight delay getting the project permitted. Rehabilitation and construction will continue throughout PY2020. The goals for the City’s Home Rehabilitation program were to complete a total of twenty-five (25) home rehabilitation projects and mobile home accessibility ramps. In PY2019 six (6) homes were completed with three (3) additional projects currently under construction, to be completed in PY2020. Four (4) mobile home ramp projects were completed. Staff shortage, training, turnover and COVID-19 pandemic challenges were factors in the Community Improvement section during the program year.

**Discuss how these outcomes will impact future annual action plans.**

For the HOME program, we are tracking the progress of all projects including any delays and causes of delays. For PY2019 the COVID-19 pandemic affected the completion of construction of HOME-assisted units in a timely manner. Out of 12 units under construction 4 were able to be completed during the program year. The 8 additional units will be completed during the 1st quarter of PY2020. The COVID-19 pandemic could very well affect the 2020 units under construction that are to be assisted during the build process with volunteers. We are all working with the pandemic situation following day by day, month by month, state and national orders to control the spread. Tierra Del Sol and City staff or working on the completion of an environmental assessment for the Skylark Subdivision for up to 10 SFD to be constructed. Habitat could be affected by the loss of volunteers again for PY2020, we will have to adjust as needed. Should projects with the partners be delayed, written explanations are required and work-out plans may be requested. This process allows staff to anticipate the number of units to be completed during any program year to ensure compliance with HOME guidelines.

For the CDBG infrastructure programs, staff frequently collaborates with the City’s Public Works Department. Additional efforts to collaborate with other City Departments on future planned infrastructure projects is underway. There is a street project planned for PY2020. In addition, staff has developed a system to more quickly move applicants on the Home Rehabilitation program waitlist by routinely updating information and desire to participate in the program. Staff will continue to work towards the addition of programs and re-structuring current program guidelines in the existing Home-Rehab Handbook to refine programs that will expand services to clients

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

| <b>Number of Households Served</b> | <b>CDBG Actual</b> | <b>HOME Actual</b> |
|------------------------------------|--------------------|--------------------|
| Extremely Low-income               | 4                  | 37                 |
| Low-income                         | 4                  | 4                  |
| Moderate-income                    | 2                  | 0                  |
| <b>Total</b>                       | <b>10</b>          | <b>41</b>          |

**Table 13 – Number of Households Served**

## **Narrative Information**

All four (4) single- family HOME-assisted units completed during PY2019 were constructed and sold to income eligible households earning between 51-80% AMI. There were a total of 14 individuals in the 4 units for HOME single family construction.

All CDBG completed, Home Rehabilitation, Mobile Home Ramp, projects during PY2019 were provided to households earning less than 80% AMI. There was a total of ten (10) households with eighteen (18) people assisted. Two of the activities actually closed in 2018 however, reopened in 2019 with last draw completed and reclosed with original closing date. IDIS is counting them in the totals for 2019. There were a total of 27 applications processed during the year, with 14 applicants being determined to be ineligible (4 Ramp and 10 Home Rehab) for various reasons.

All households assisted through HOME Tenant Based Rental Assistance were households earning below 80% AMI. Thirty-Seven households were assisted in PY2019.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

CDBG public services funds directly assist the homeless population and their needs. Up to 15% of the City's PY2019 CDBG Entitlement was dedicated to Public Services. In PY2019 \$135,000 was dedicated to sub-recipients who serve the homeless and near homeless populations almost exclusively.

The agencies are:

(1) Casa de Peregrinos, a food pantry, received \$27,000 in PY2019 CDBG Public Services funds to operate a food rescue program, to supplement their Emergency Food Program which focuses on alleviating food insecurity through the provision of emergency food distribution to Las Cruces families. Casa de Peregrinos was able to rescue approximately 1,125,805 pounds of food and served total of 17063 persons during PY2019.

(2) Jardín de los Niños, a childcare facility for homeless and near-homeless children, located on the campus of the Mesilla Valley Community of Hope, received \$27,000 in PY2019 CDBG Public Services funding to provide Children's Therapeutic Services for homeless/near homeless children. The program focuses on direct treatment, prevention, intervention and education via early learning opportunities, individualized curriculum, therapy for developmental delays and social and emotional behavioral interventions; as well as assistance for self-sufficiency and stabilization out of homelessness; and Healthcare assessments, housing assistance and information/education. Jardin served a total of 254 duplicated children during PY2019.

(3) La Casa, Inc., a facility serving homeless and near-homeless abused spouses and children, received \$27,000 in PY2019 CDBG Public Services funding to implement the operations of their Emergency Shelter Program. La Casa, Inc. served 457 unduplicated homeless and near-homeless abused spouses and children during PY2019.

(4) Mesilla Valley Community of Hope, a primary provider of services to homeless, near-homeless and disabled persons received \$27,000 in PY2019 CDBG Public Services funding for day shelter (showers, laundry, clothing) and case management (referrals to health care, housing, employment and counseling) 643 unduplicated homeless and near-homeless adults and their families during PY2019.

In PY2017 the began a pilot program with its general funds known as Mano y Mano. Mano y Mano is a day labor program targeting unsheltered homeless individuals in the City of Las Cruces. The program is managed by the local homeless housing provider in an attempt to make outreach and assess the needs of individuals. Through this outreach efforts staff can make the necessary referrals and help address their housing and other needs. This program has been so successful it was increased by an additional 400,000 of City General Funds in PY2019. As a result, Mesilla Valley Community of Hope has seen an increase in clients served through day shelter outreach services.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City funded two (2) agencies who are working to meet the housing needs of homeless persons with the City of Las Cruces, Mesilla Valley Community of Hope and La Casa Inc. La Casa and Mesilla Valley Community of Hope were awarded 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 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. The City's general fund provided \$175,000 in operational support to an emergency shelter for runaway and homeless youth. This effort will seek to help youth transition to more stable placement and link to other community resources. Program implementation began in PY2018 (\$361,000) and additional allocation of \$175,000 was provided in PY2019 and PY2020.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Prior years HOME funding assisted in the construction of a transitional living facility that targets young adults aging out of foster care, rehabilitation facilities, correction programs and homeless youth. Families and Youth Incorporated/ Resources for Children and Youth own and manage the facility which offers support services for the youth such as life and employment counseling, educational path awareness opportunities and other supportive services. Approval from HUD and the Department of Finance and Administration allowed a change from transitional housing to permanent rental housing for adults. The facility called El Crucero is a 12- unit facility now offers permanent supportive housing to families.

The City's general funds will be providing operational support to an emergency shelter for runaway and homeless youth. This effort will seek to help youth transition to more stable placement and link to other community resources.

**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**

HOME funded TBRA provided transitional housing with clients participating in supportive services promoting self-sufficiency and independent living skills. The City provides non-HUD funds to needed public services provided by non-profit agencies to the community that would include assistance to the homeless and chronically homeless. During PY2019 approximately \$2.1 million in health care funding was allocated for service providers, some of which was dedicated to homeless services. The City's general fund provided \$175,000 in operational support to an emergency shelter for runaway and homeless youth. This effort will seek to help youth transition to more stable placement and link to other community resources. Program implementation began in PY2018 (\$361,000) and additional allocation of \$175,000 was provided in PY2019 and PY2020.

In PY2017 the began a pilot program with its general funds known as Mano y Mano. Mano y Mano is a day labor program targeting unsheltered homeless individuals in the City of Las Cruces. The program is managed by the local homeless housing provider in an attempt to make outreach and assess the needs of individuals. Through this outreach MVCH can provide case management and referral services, the day stipend also helps housed individuals pay for necessities like utility payments. This program has been so successful it was increased by an additional \$400,000 in City General Funds PY2019. As a result, Mesilla Valley Community of Hope has seen an increase in clients served through day shelter outreach services. In PY2015 the City was officially recognized by HUD for reaching functional zero in the Mayor's Challenge to End Veteran Homelessness. That designation is still maintained in PY2019.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

No actions were taken in PY2019 by the City of Las Cruces, as the Public Housing efforts and initiatives are under the responsibility of the Mesilla Valley Public Housing Authority (MVPHA). The MVPHA does not use HOME or CDBG funds for improvements in public housing. Capital Fund Program funds are awarded annually to maintain public housing units. MVPHA received \$598,257.00 in Capital Funds for PY2019.

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

MVPHA has a Resident Council that participates in the process for the review of the Annual and Five-Year Plan and attends the MVPHA's Board of Commissioners meetings. MVPHA has 13 families who participate in the HCV Homeownership Program. In 2020 HUD awarded MVPHA 5 additional Veterans Affairs Supportive Housing (VASH) vouchers for a total of 75 VASH vouchers to serve Veterans in Dona Ana County, MVPHA is planning to apply for additional VASH vouchers for year 2021. MVPHA currently has 41 participants in the HCV Family Self-Sufficiency (FSS) Program and is looking to expand within the next fiscal year. An application was submitted to HUD to fund the FSS Coordinator position for calendar year 2020. MVPHA posts all vacant positions and notices in the MVPHA lobby, Interagency Council, and with NM Dept. of Workforce Solutions so interested residents can submit an application.

### **Actions taken to provide assistance to troubled PHAs**

The Department of Housing and Urban Development (HUD) designated the MVPHA HCV program a high performer on the Fiscal Year 20119 SEMAP Assessment. The Department of Housing and Urban Development (HUD) designated the MVPHA Public Housing program a standard performer on Fiscal Year 2019 PHAS Assessment.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The Las Cruces City Council acknowledges the burden that public policies can have on the creation of affordable housing and has provided funding to pay development impact fees for qualified grantees for the development of affordable housing. The Las Cruces City Council has also allocated funding to the City of Las Cruces Affordable Housing Trust Fund. Land acquired or owned by the City may also be allocated to the City's Affordable Housing Land Bank for future development of affordable housing or it also may be sold with the proceeds set aside for the affordable housing trust fund for additional affordable housing development. Development standards for density bonus, parking standards, and development on infill lots have also been reviewed to help with the feasibility of new development. The City has received approval from the NM Mortgage Finance Authority (MFA) for its Affordable Housing Plan (AHP) and has submitted the Affordable Housing Land Bank and Trust Fund Policies to MFA for approval. The City's first project on land held in the land bank, Sierra Tract affordable housing development is currently under contract negotiations with the selected developer. We anticipate construction to begin in late 2021.

The City continued to allocate funding for development impact fee waivers for affordable housing units using City General Fund monies. This program provides approximately \$15,000 in impact fee waiver value for park fees, public safety fees, water and wastewater impact fees waivers, in accordance with the State's Affordable Housing Act. These funds helped offset development costs for 5 single family owner-occupied affordable housing units in PY2019. The City's new updated Comprehensive Plan, Elevate Las Cruces, was adopted on February 18, 2020. Elevate Las Cruces provides a holistic approach incorporating principles of environmental, fiscal, and social sustainability. The Plan is organized into a Vision Framework, a Physical Framework consisting of the Future Development Program and Future Thoroughfare Program, as well as, a Policy Framework consisting of three themes: Community Environment, Community Livability, and Community Prosperity. Under the Community Prosperity theme various recommendations are provided to promote and expand housing diversity. More specifically, the goal of Attainable Housing for all residents regardless of their incomes is established, and various Policies and Actions the City and community may pursue towards this goal are provided.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

No other specific actions related to the Action Plan are identified other than those previously described or elsewhere in this report. However, the City does look to use or pursue other funding sources to address the needs, including their own. This includes providing public service funds for general welfare and health care needs from the City's special funds from the proceeds and/or interest earnings of a pre-paid lease of Memorial Medical Center. In PY2019, approximately \$400,000 of City-financed health care



funds was provided to public service agencies that primarily benefited the low-income residents of the community.

The City also provides money from its general fund to an outside agency that provides low-income residents with assistance on their City utility bills. This assistance is limited to those residents that are delinquent in their payments and receive some other form of government assistance to determine their income status/eligibility or households affected by loss of income due to the COVID-19 pandemic. In PY2019, the City provided 203,383.97 in utility assistance from the general fund. The City's Public Works and Facilities Departments also use either grants or other appropriations received from the State of New Mexico to implement projects that benefit low-income residents, special needs populations, or low-income areas. On-going efforts include funding for improvements to the buildings at Community of Hope.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

The City of Las Cruces is committed to reducing the hazards posed by Lead Based Paint (LBP) in the older stock of the City and to reduce the potential for childhood lead poisoning. All City-eligible contractors in the Home Rehabilitation Program, which bid on houses that were built before 1978 and are found to contain levels of LBP that require action, are mandated to be certified with the EPA's "Renovate, Repair, and Painting Rule" (RRP). This EPA Rule has added more advanced training and documentation requirements for contractors and renovation workers. Under the City's Home Rehabilitation and Neighborhood Stabilization Programs, LBP testing was done on all homes constructed before 1978 and which were rehabilitated through these two (2) programs. All LBP, detected at levels considered "hazardous," were remediated through either interim controls or abatement per HUD/EPA regulations as part of the rehabilitation. In PY2019, the Home Rehabilitation Program tested seven (7) houses for LBP. Five (5) were found to be clear of LBP hazards and three (3) were found to have LBP at levels considered to be "hazardous". To date there are two (2) ongoing projects with LBP hazards being remediated. The following is a table that summarizes the LBP efforts of the City's Home Rehabilitation Program:

**CHART pending**

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The low incomes of many citizens of Las Cruces have left them with insufficient means for decent, affordable living. The immediate goal is to ensure services are provided throughout the City that address this issue. The City understands the needs of those living in poverty. Its strategy is to address the issue of poverty by supplementing resources to promote an acceptable standard of living, and this will continue to be done through a number of programs and goals. These programs and goals include: home rehabilitation for low-income families who cannot afford to maintain their homes and who would be in danger of losing them, and funding and support of other types of services (primarily CDBG Public Services) for low-income persons (primarily presumed benefit groups). All of these activities support housing or social service needs so that low-income families and persons can use their limited resources

for other living requirements. The City has undertaken additional efforts to assist with reducing the number of poverty level families. This includes the use of EDI grants (previously completed), the use of Health Care funds and other general funds to area non-profits, and Continuum of Care, especially those programs that provide permanent supportive housing efforts.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City's institutional structure for addressing 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 an affordable housing land bank and trust fund, streamlining the development process and implementing impact 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 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 and CDBG program staff.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City provided public service funding to local non-profit 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 provided HOME funds to private, non-profit housing providers for the development of single-family housing.

The City began the process for implementation of its Affordable Housing Land Bank and Trust Fund. However, the New Mexico Mortgage Finance Authority required a substantial update to the AHP which was adopted in PY2016. Implementation is ongoing. The City has published an RFP for the development of Affordable Housing on City owned property and is under contact negotiation with the selected developer. Additional RFPs and Parcels maybe solicited in PY2020. In PY2015 the City was officially recognized by HUD for reaching functional zero in the Mayors Challenge

to End Veteran Homelessness. Mesilla Valley Community of Hope continues to ensure that functional zero is maintained in PY2019. The City continued participating in meetings with outside partners in efforts to improve overall delivery of CDBG, HOME, and CoC-funded projects, as well as public service and homeless providers on a regular basis.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

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.**

2019 Actions to address Impediment 1:

- The City partners with other agencies and programs to increase awareness of Fair Housing Laws and policies including those at the Federal, State, and local levels. The City provided an updated Fair Housing website as part of the Las Cruces web portal. The Fair Housing website contains 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.

- The City continued to provide printed and electronic information to landlords and property managers that they can pass on to prospective tenants and purchasers. Fair Housing information was made available in alternative formats upon request.
- The City Community Development Department partnered 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.

**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.**

2019 Actions to address Impediment 2:

- The City, as outlined in its Public Participation Plan, continued 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.
- Development of the Language Access plan is near complete, changes in staff resulted in ongoing delays. Staff attended Language Accesses planning for Limited English proficiency individuals in anticipation of completing the LAP.

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

2019 Actions to address Impediment 3:

- The City of Las Cruces Community Development Department continues 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 included 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
- Community Development staff assisted complainants who wish to file a discrimination complaint, in filing the necessary forms through the HUD web portal and provided guidance and referrals on the process the City and other state and federal agencies will utilize in responding to complaints.
- The City posted Fair Housing information at all facilities controlled by the City of Las Cruces. This effort was extended to City subgrantees which provide housing services.
- The City provided 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.
- In PY2016 the City began to update and revise its Transition plan and will include 504 self-evaluation. In PY2017 the draft was completed and is posted to the City's transitional plan website and submitted to the State of New Mexico for review. Council adoption

is still pending City of Las Cruces Human Resources department and State of New Mexico approval. Vacancies in the State have caused substantial delays.

**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.**

2019 Actions 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 has made 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 PY2019 the City awarded HOME funding to a LIHTC multifamily development special needs project. The project application was awarded LIHTC funding. Construction has commenced with completion anticipated in PY2020.
- In PY2017 the City updated its Affordable Housing Ordinance to more clearly define income levels to match the State's Affordable Housing Act. Implementation of the Affordable Housing Plan and the Affordable Housing Land Bank and Trust Fund continued in PY2018, an RFP was issued to solicit affordable housing development on City owned property. Additional RFPs and properties will be identified by PY2020.
- The City continued its review of 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. In PY2019, the City provided zoning variances to a multifamily LIHTC project.
- 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. In PY2016 the City created a Neighborhood Action Team to address vacant and abandoned properties. In PY2017 additional "Teams" were created to review and guide City policies. Most notable is the Housing Policy Review Committee which is currently developing ordinances for Nuisance Abatement and Uniform Housing Code. In PY2018 several vacant nuisance properties were acquired by the City through lien foreclosures. These properties will be abated and returned to the market as affordable housing homes/land parcels. RFP for developers will be issued in PY2020.
- The City continued to provide limited financial assistance to households who qualify for long term mortgages. In PY2019 the City utilized approx. \$57,532 for its impact fee waiver program for homes that meet the City definition of affordable housing.

## **CR-40 - Monitoring 91.220 and 91.230**

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

The City's monitoring expectations call for at least one annual visit to each CDBG Public Service, HOME Project site (including CHDO Operating, CHDO Reserve projects and TBRA-assisted sites); and Supportive Housing Shelter Plus Care Housing grants (as applicable). HOME rental project sites are monitored in accordance with the requirements at 24 CFR 92.504. City staff provide the monitoring review to the sub-recipient at a time that is conducive to their schedule. Generally, the arrangement for the visit commences with a call to arrange the visit, with a follow-up formal letter, verifying the time and indicating what records are to be reviewed, and what activities are to be assessed. This letter is generally done with at least a two-week advance notice.

To perform the actual monitoring visit, City staff use Community Planning and Development (CPD) Handbook (HBK) 6509.2, Revision-5, selected forms, as applicable, from Chapters 3 and 22 for Public Services, Chapters 13 and 22 for Supportive Housing Program (as applicable), and Chapters 7 and 22 for both HOME/CHDO and as a framework for S+C.

Generally, for all on-site reviews there is a full record(s) review (review of program participant eligibility and supporting documentation), a complete Uniform Physical Conditions Standards (UPCS) for HOME multi-family, plus TBRA and Supportive Housing Program tenant-based rentals and a walk-through of HOME single-family homes under construction or un-occupied, but where construction has been completed. 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, Comments, and/or Observations to the Sub-recipient, with appropriate due dates for correction/compliance.

Monitoring sub-recipients for PY2019 has been delayed due to the COVID-19 pandemic. HUD has approved the delay of up to 180 days. Currently City staff are requesting owner occupancy checks for HOME-assisted single-family dwellings in their affordability period and working toward desk reviews of applicable documentation, while multi-family unit inspections are still on hold as the states experience surges of the COVID-19 virus.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

A draft of the 2019 CAPER, will be available for comment between Monday, August 31, 2020 through Friday, September 18, 2020, on the City's website at [www.las-cruces.org](http://www.las-cruces.org) (website is ADA compliant for the visually impaired), at the Community Development Department, and the City Clerk's Office, 700 N. Main Street. Public input meetings will be held via zoom. The first is on Wednesday, September 9, 2020 at 2:30pm and the second meeting is on Thursday, September 10 at 5:30 pm via the following links:

Wednesday, September 9, 2020 at 2:30 p.m.

Join Zoom Meeting

<https://zoom.us/j/93726669793?pwd=ektLRGw1Und3aDY1RUI0d0dvOVFuZz09>

Meeting ID: 937 2666 9793

Passcode: caper19

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

Join via TTY call in to 575 528 3157 to provide your comments

Meeting: 937 2666 9793

Passcode: 4207892

Thursday, September 10, 2020 at 5:30 p.m.

<https://zoom.us/j/99468303098?pwd=c3RoOFJyMEZnWTVKTjJPUTZIZUpiZz09>

Meeting ID: 994 6830 3098

Passcode: caper19

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Germantown)

Join via TTY call in to 575 528 3157 to provide your comments

Meeting ID: 994 6830 3098

Passcode: 0446781

Meeting notifications in English and in Spanish were posted at all City Municipal buildings, including local churches of various denominations.

Members of the public are encouraged to attend either meeting. All comments received will be accepted.



## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There are a number of barriers that may have a negative impact on fulfilling the strategies and the overall vision. The lack of funding, is a significant barrier that most negatively impacts the City's ability to fulfill the strategies and vision for the community. Community growth and construction projects in prior years experienced some slow down due to downturns in the economy. There was some positive change over the past year with an increase in construction projects and slight community growth. PY2019 program objectives are reflective of the goals identified in the 2016-2020 Consolidated Plan. As is the case with almost all cities in the United States, the need for affordable housing and supportive services for the homeless, disabled, elderly, and low-income persons, in general, far exceeds the capacity of municipalities to provide them. The City generally has to balance the limited HOME funding between single-family (homebuyers) and multi-family (renters) in alternating years. The social services need to Special Needs Populations, as well as housing, is also part of the limitations from funding (CDBG Public Services cap of 15%). However, the City continues to address the targeted goals to include the preservation needs for owner-occupied housing, and infrastructure and economic improvements to neighborhoods.

HOME project units under construction were delayed by the COVID-19 pandemic which affected Habitat with the loss of volunteers and Tierra Del Sol with materials and workers. Grant disbursements are completed in a timely manner.

No substantial changes have been made to programs; however, the City is continuing to evaluate, revise, and update Standard Operating Procedures for improvement in processes for our programs and services to residents. This may result in process changes to grant programs for PY2019. The Museum of Nature and Science was funded by a \$2,000,000 Brownfield Economic Development Initiative (BEDI) grant and a \$2,000,000 Sec 108 loan, as well as an ARRA grant from DOE, finished construction during program year 2012 and has been open for business. The P&I amount repaid for PY2019 was \$146,917.90 with a cumulative amount repaid of \$1,833,117.90.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

For PY2019 Monitoring sub-recipients for PY2019 has been delayed due to the COVID-19 pandemic. HUD has approved the delay of up to 180 days. Currently City staff are requesting owner occupancy checks for HOME-assisted single- family dwellings in their affordability period and working toward desk reviews of applicable documentation, while multi-family unit inspections as still on hold as the states experiences surges of the COVID-19 virus.

Projects to be inspected are as follows:

Multi-family Units:

Casa De Corazones

Cactus Gardens

El Crucero

Montana Senior Village II

Mesquite Village

Desert Palms

Stone Mountain Place

Alta Tierra

MVCOH –TBRA

La Casa- TBRA

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.**

#### **92.351(b)**

The City provided technical assistance and oversight to CDBG and HOME sub-grantees to ensure that each agency has a compliant Affirmatively Furthering Fair Housing Marketing Plan (AFFHMP), if applicable

The City of Las Cruces actively markets its programs through bilingual public forums and advertisements. All HOME-assisted projects must have an affirmative marketing plan or certification as applicable as part of their HOME Agreement with the City. The City's single-family owner-occupied units are not developed under the "spec home" concept. Prior to starting construction, all units have a qualified homebuyer and executed construction and/or sales contracts in place with qualified applicants on the agencies' waiting lists. All multi-family projects have Affirmative Fair Housing Marketing Plans. For single-family development City sub-recipients, Mesilla Valley Habitat for Humanity and Tierra Del Sol, also have Fair Housing Marketing Plans which they advertise.

Places where Mesilla Valley Habitat for Humanity and Tierra Del Sol advertise include:

Las Cruces Sun News

Las Cruces Bulletin

Barnes & Noble Bookstore

Senior Centers

Local Radio Stations

Presentations at Local Low-Income Health Clinics, La Clinica de Familia and Ben Archer

Social Media sites including Facebook and Instagram

And various churches including the below:

Peace Lutheran Church

First Church of Nazarene

Catholic Diocese

Baptist Student Union

Apostolic Tabernacle

Bethel Second Baptist Church

Holy Cross Catholic Church

St. Alberts Newman Center

Calvary Christian Church

First Baptist Church

Bethel Bible Fellowship

Immaculate Heart of Mary Catholic Church

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

HOME Program income expended during the program period totaled \$21,000.00. All funds were spent on eligible Tenant Based Rental Assistance activities and HOME program admin expenses. The beneficiary characteristics are reported in other section CR 10.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

All HOME-assisted multi-family complexes with the exceptions of Cactus Gardens a four-unit complex, Casa de Corazones a Section 811 property, and El Crucero apartment complex were financed with LIHTC funding from New Mexico Mortgage Finance Authority. City of Las Cruces policy is to alternate funding years between single family and multi-family housing. PY2019 was designated as a multi-family year for HOME funding allocations and funding was allocated to the Desert Hope LIHTC multi-family project which will rehabilitate a current 20 unit 2-BR complex into a 40 efficiency unit complex that will house homeless individuals.