

2014
CONSOLIDATED ANNUAL PERFORMANCE &
EVALUATION REPORT (CAPER)

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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.

Goal #1: Increase the supply of affordable housing units for low- to moderate-income buyers.

Funds Used: HOME and CDBG

Activities: The City's HOME Program saw the closeout of 9 owner-occupied single-family units by Mesilla Valley Habitat for Humanity and Tierra Del Sol Housing Corporation and the purchase of 5 additional lots with CDBG funds by Habitat for Humanity for future single family construction. Habitat for Humanity completed a total of 5 homes in the Rincon Mesa Subdivision. HOME funds were used for both acquisition and new construction expenses on all completed units. Tierra Del Sol Housing Corporation completed and closed on 4 HOME-assisted single family dwellings with an additional 7 units anticipated to close in the first quarter of program year 2015. All Tierra Del Sol's units were located on the City's east mesa in the Tierra Grande Subdivision.

Goal #2: Increase affordability of rental housing for the City's lowest income renters.

Funds used: HOME, Continuum of Care Permanent Supportive Housing/ Shelter Plus Care Program, and Neighborhood Stabilization Program (NSP)

Activities: HOME Funds are currently being used for a Tenant Based Rental Assistance (TBRA) Program. 20 homeless and near homeless households who are also victims of domestic violence have been assisted through La Casa Inc. The funding has provided rent subsidy, security deposits and supportive services. This resulted in approximately \$61,500 in rental assistance payments for PY2014.

Through the Continuum of Care Permanent Supportive Housing Shelter Plus Care program (PSH/S+C), the City has accepted a grant transfer of a PSH/S+C Grant with implementation expected during PY 2015. The grant will provide rental assistance and supportive services to approximately 11 disabled homeless persons. The City will partner with Mesilla Valley Community of Hope.

NSP funding was used to purchase a vacant/foreclosed home to be used as an affordable rental housing unit for a local non-profit. The use is providing affordable rental housing for special needs population/victims of domestic violence.

Goal #3: Preserve existing affordable housing stock.

Funds Used: CDBG

Activities: Six (6) home rehabilitation projects of owner-occupied housing, were processed and completed in PY2014. Three (3) additional projects were processed, with expected completion in PY2015. All of the home rehab projects included the applicable lead based paint testing and abatement as they were built prior to 1978. Project expenditures for completed projects totaled approximately \$231,902.

Staff processed forty (40) potential applicants for the Home Rehabilitation Program of which ten (10) were eligible for rehabilitation loans and grants. Six (6) projects have been completed with three (3) currently under construction, three (3) are processing, and eighteen (18) were disqualified due to various program ineligibility factors.

Staff also processed twenty five (25) applicants for the Mobile Home Ramp Program during the 2014 Program Year, of which nine (9) were completed. Three (3) additional ramps began construction after the end of Program Year. The total expenditures were approximately \$54,353. Fifteen (15) additional applicants withdrew or were disqualified due to various ineligibility factors.

Goal #4: Assist special needs populations with social services and housing needs, including needed improvements to public facilities.

Funds used: CDBG (Public Services) Supportive Housing Program, Shelter Plus Care, and HOME TBRA

Activities: PY2014 CDBG Public Services funds were allocated to local homeless services and prevention providers and domestic violence victims' assistance. Funds were awarded to four (4) local non-profit organizations during PY 2014 that provided high priority community services to help curb escalation of social problems such as homelessness, and domestic violence. These services were intended to better the living environment of low-income residents. Services are summarized, as follows:

(1) 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 \$24,417 in PY2014 CDBG Public Services funding to provide Children's Therapeutic Services for homeless/near homeless children that 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 Health care assessments, housing assistance and information/education. Jardin served a total of 481 duplicated children during PY2014.

(2) La Casa, Inc., a facility serving homeless and near-homeless abused spouses and children, received \$24,417 in PY2014 CDBG Public Services funding to implement the operations of their

Emergency Shelter Program. La Casa, Inc. served 563 duplicated homeless and near-homeless abused spouses and children during PY2014.

(3) Mesilla Valley Community of Hope, a primary provider of services to homeless, near-homeless and disabled persons received \$24,417 in PY2014 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 904 unduplicated homeless and near-homeless adults and their families during PY2014.

(4) St. Luke's Health Care Clinic, a provider of medical services for homeless, near-homeless and disabled persons received a \$24,417 operational grant in PY2014 CDBG Public Services funding for Homeless Health Care Coordination. St. Luke's Health Care Center served 580 duplicated patients during PY2014.

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

Each program year, the City and staff from the various agencies comprising the Mesilla Valley Community of Hope campus conduct a survey to document the Nature and Location status of the clients on campus for one week. The survey instrument and methodology is structured so that clients are only counted once during each day of the week.

For the PY2014 survey, the campus agencies served a total of at least 1904 persons. Out of the total, 896 (47.06%) agreed take the survey. 490 (54.68%) reported being currently homeless. 870 (97.1%) reported as being low-income. 431 (48.1%) reported as being severely disabled. The final results determine a combined percent of presumed benefit clientele (Homeless & Disabled) of 74.89% with 30.25% of the clients being potentially chronically homeless. The PY2014 survey will be retained in files at the City offices.

Goal #5: Implement the City's 2013 Fair Housing Action Plan.

Funds Used: CDBG

Activities: Training of all new City employees was continued in Program Year 2014 as well as taking calls and office visits from the general public and referring them to the appropriate channels for problem resolutions. Approximately 357 new employees were provided Fair Housing Training during the program year. Staff devoted approximately 10% of their time to fair housing issues with approximately \$1,700 was spent on fair housing activities. The City also participated in Money Smart Week in conjunction with the Federal Home Loan Bank and the Federal Reserve Bank conducting Fair Housing Training with Albuquerque HUD field office staff to the to approximately 20 members of the general public and participants of Money Smart Week. City staff and several housing agency partners also attended training on affirmative fair housing marketing plans conducted by High Desert Fair Housing Consultants. City staff also

processed over one hundred (100) landlord tenant/fair housing inquiries which resulted in referrals to applicable agencies including the HUD Fair Housing Hotline.

Goal #6: Improve public infrastructure, economic and housing conditions in low income, economically-challenged and deteriorating neighborhoods.

Funds used: CDBG

Activities: There were three (3) CDBG infrastructure grants/projects awarded during Program Year 2014. Sue's House, a shelter for chronically homeless women was awarded \$10,000 to install a solar photovoltaic generating system. The Sue's House Solar project was completed in PY 2014.

Tresco Inc., a public facility serving special needs populations was awarded \$17,500 in Program Year 2014 funding to make accessibility improvements to their parking lot. This project is expected to be complete by September, 2015.

The St. Luke's Healthcare clinic was awarded \$75,000 in PY14 CDBG funds in addition to the \$55,000 in PY12 funding previously awarded for the installation of an HVAC system at the clinic. This project is a small part of the much larger renovation of the entire clinic. This project has approximately \$939,450 in State of New Mexico Capital Outlay funding from several different program years. CDBG funding will be applied to the HVAC portion of the project which is currently in the design stage.

Additional Information:

The City actively plans and programs each year's 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 or in his absence, the Deputy 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 Plan's implementation by action or willful inaction.

Las Cruces Residents experience discrimination. Approximately 9 percent of Las Cruces residents believe they have experienced housing discrimination at some point. About 63 percent of those respondents said the discrimination occurred in Las Cruces. 742 adult residents living in the City's low and moderate income areas and 5,727 adult residents Citywide have experienced housing discrimination. The most common reason for housing discrimination experienced by residents according to survey respondents was race and familial status. The good news is that the percentage of residents who say they would file a complaint if they experienced discrimination is very high. 70 percent of residents said they would "file a complaint" if they felt they had been discriminated against; just 2 percent said they would "do nothing." This differs from what residents who were surveyed in 2006 did in response to discrimination: 77 percent "did nothing" about the discrimination.

Development regulations could be improved to facilitate affordable housing development.

Loan denial rates between Hispanics and Non-Hispanics remain relatively high.

Residential accessibility in the City is lacking.

Some landlords are ignorant of and/or noncompliant with the Federal Fair Housing Act.

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
2013 Goal - Assist Special Needs Populations	Homeless and non-homeless special needs services and housing		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	11959	1,195.90%			
2013 Goal - Assist Special Needs Populations	Homeless and non-homeless special needs services and housing		Homeless Person Overnight Shelter	Persons Assisted	250	625	250.00%			
2013 Goal - Implement the City's Fair Housing Action Plan	Fair Housing Efforts		Other	Other	200	702	351.00%			

2013 Goal - Improve public infrastructure, economic and housing	Economic opportunity		Other	Other		0				
2013 Goal - Increase affordable rental housing	Affordable Housing		Rental units constructed	Household Housing Unit	0	0				
2013 Goal - Increase affordable rental housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit	0	0				
2013 Goal - Increase affordable rental housing	Affordable Housing		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	14	62	442.86%			
2013 Goal - Increase the supply of affordable housing units	Affordable Housing		Rental units constructed	Household Housing Unit	0	0				
2013 Goal - Increase the supply of affordable housing units	Affordable Housing		Rental units rehabilitated	Household Housing Unit	0	0				

2013 Goal - Increase the supply of affordable housing units	Affordable Housing		Homeowner Housing Added	Household Housing Unit	16	16	100.00%			
2013 Goal - Increase the supply of affordable housing units	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
2013 Goal - Increase the supply of affordable housing units	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	0	0				
2013 Goal - Increase the supply of affordable housing units	Affordable Housing		Tenant-based rental assistance / Rapid Rehousing	Households Assisted	10	42	420.00%			
2013 Goal - Increase the supply of affordable housing units	Affordable Housing		Homeless Person Overnight Shelter	Persons Assisted	0	0				

2013 Goal - Increase the supply of affordable housing units	Affordable Housing		Housing for Homeless added	Household Housing Unit	0	0				
2013 Goal - Preserve existing affordable housing stock	Affordable Housing Mobile Home Ramps and Mobile Home Utility Upgrade Program		Homeowner Housing Rehabilitated	Household Housing Unit	8	6	75.00%	0	0	
2013 Goal - Preserve existing affordable housing stock	Affordable Housing Mobile Home Ramps and Mobile Home Utility Upgrade Program		Other	Other	20	17	85.00%			

Assist Special Needs Populations	Homeless and non-homeless special needs services and housing	CDBG: \$97668	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	13924	1,392.40%	1200	2528	210.67%
Assist Special Needs Populations	Homeless and non-homeless special needs services and housing	CDBG: \$97668	Homeless Person Overnight Shelter	Persons Assisted	0	2217		0	563	
Implement the City's Fair Housing Action Plan	Fair Housing Efforts		Other	Other	200	1079	539.50%	275	377	137.09%
Improve public infrastructure, economic and housin	Economic opportunity	CDBG: \$102500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1	0	0.00%	691	0	0.00%

Improve public infrastructure, economic and housin	Economic opportunity	CDBG: \$102500	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	4		1030	0	0.00%
Improve public infrastructure, economic and housin	Economic opportunity	CDBG: \$102500	Rental units rehabilitated	Household Housing Unit	0	0		4	4	100.00%
Improve public infrastructure, economic and housin	Economic opportunity	CDBG: \$102500	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Increase affordable rental housing	Affordable Housing	HOME: \$90000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	14	62	442.86%	14	20	142.86%
Increase the supply of affordable housing units	Affordable Housing	CDBG: \$100000 / HOME: \$235479	Homeowner Housing Added	Household Housing Unit	69	45	65.22%	15	9	60.00%

Increase the supply of affordable housing units	Affordable Housing	CDBG: \$100000 / HOME: \$235479	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Increase the supply of affordable housing units	Affordable Housing	CDBG: \$100000 / HOME: \$235479	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Increase the supply of affordable housing units	Affordable Housing	CDBG: \$100000 / HOME: \$235479	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Preserve existing affordable housing stock	Affordable Housing Mobile Home Ramps and Mobile Home Utility Upgrade Program	CDBG: \$350940	Homeowner Housing Rehabilitated	Household Housing Unit	28	38	135.71%	8	15	187.50%

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 PY 2014 the City’s use of funds addressed the highest priority needs identified through the 2011-2015 Consolidated Plan process. These activities included CDBG public services (general), battered and abused spouses, 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. Other priority needs included health services, fair housing, and legal services

CDBG funds in the amount of \$100,000 were used to acquire 5 parcels of vacant land on which HOME funds will be provided for eligible construction expenses for 5 units of single family owner-occupied affordable housing units. Habitat for Humanity will construct the HOME and CDBG-assisted units during their next build season. City policy is to alternate funding years between multi-family and single family projects for HOME assistance. Program year 2014 is designated a single-family year for HOME-assisted projects.

A form of providing for decent housing and a suitable living environment is the implementation of the CDBG-funded, Home Rehabilitation Program. In PY2014, the Program completed rehabilitation of six (6) single family homes, helping low and moderate income persons to upgrade or improve their homes to safe living situations through addressing code deficiencies, repairing or replacing sub-standard elements, or providing necessary weatherization or accessibility needs. This included necessary lead based paint testing and abatement on all buildings built prior to 1978.

The City's Mobile Home Ramp Program, which provides ADA compliant wheelchair ramps for low-income disabled occupants of mobile homes, in PY2014 nine (9) ramps were completed. The completed ramps totaled \$51,353.16 in Expenditures.

The Section 3 program is designed to give employment opportunities, to the greatest extent feasible, to Section 3 residents. 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 2015, a mailing went out to all recipients of federal housing assistance informing them of the Section 3 program. Out of 1352 letters, approximately 6 persons called to be placed on the list of Section 3 eligible workers seeking employment. There are 3 projects coming up that will be covered by Section 3. The Section 3 report for Program Year 2014 will be submitted with this report.

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	2,385	27
Black or African American	86	2
Asian	8	0
American Indian or American Native	66	0
Native Hawaiian or Other Pacific Islander	2	0
Total	2,547	29
Hispanic	1,770	24
Not Hispanic	777	5

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. There are 27 Census tracts located fully or partially within the Las Cruces Urban Area with 12 of those tracts meeting the definition of minority concentration, an area in which the representation of each single minority group is 10% above that group’s representation in the City’s general population.

For PY 2014, a total of 2543 CDBG client beneficiaries and 29 HOME beneficiaries. There were 426 disabled households assisted through the CDBG and HOME programs in PY 2014. There were 758 female head of households assisted through the CDBG and HOME programs in PY 2014. See the attached chart for program specific detailed breakdown.

Beneficiary Data	CDBG			HOME		CDBG	HOME
	CDBG Public Services	Home Rehab	Other CDGB Activities	Homeownership activities	Tenant Based Rental Assistance	Totals	Totals
Expended:	\$ 97,668.00	\$ 286,255.09	\$ 110,000.00	\$ 436,522.76	\$ 61,500.00	\$ 493,923.09	\$ 498,022.76
Total Units Served:	2528	15	9	9	20	2552	29
Income:							
≤ 30%	2394	5	4	2	17	2403	19
≤ 50%	106	3		7	1	109	8
≤ 80%	28	7		0	2	35	2
Race							
White	2352	15	3	9	18	2370	27
Black	85	0	1	0	2	86	2
Asian	8	0	0	0	0	8	0
American Indian	66	0	0	0	0	66	0
Native Hawaiian	2	0	0	0	0	2	0
Other	15	0	0	0	0	15	0
Hispanic	1758	12	0	9	15	1770	24
Non-Hispanic	770	3	4	0	5	777	5
Disabled	412	9	4		1	425	1
Female Head of Household	716	14	4	7	17	734	24

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Expected Amount Available	Actual Amount Expended Program Year 2014
CDBG		0	686,246
HOME	PY 2011-2014	0	522,744

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 during program year 2014 were funded with HOME funds from Program Years 2011-2014. In total \$428,272.76 of HOME funds were spent on the 9 completed units for acquisition of vacant land and HOME eligible construction expenses, actual disbursement of funds can take place over two to three program years depending on the size of the project. The majority of funds used for the 9 completed units had been spent in prior program years. HOME funds were also used for CHDO operating expenses with Mesilla Valley Habitat for Humanity. CDBG funds of \$100,000.00 were committed to Mesilla Valley Habitat for Humanity for the purchase of 5 vacant land parcels for future owner-occupied housing units.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

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 affordable housing is lacking and /or infill areas that accommodate affordable housing.

The City did not complete any projects for Program Year 2014 that were LMA.

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-filling dollars which allowed other funds to be leveraged through our participation. The following is an estimated amount of funds leveraged for CDBG Public services in PY2014:

Organization (PY, if different from PY2013)	CDBG Grant Amount	Addtl Funds Leveraged per Organizations' Operating Budgets. (Grants/fundraising)
Jardin De Los Ninos	\$24,417	\$603,000
La Casa Inc	\$24,417	\$703,331
Mesilla Valley Comm. Of Hope	\$24,417	\$955,000
St. Lukes Health Care	\$24,417	\$288,000
TOTAL	\$97,668	\$2,549,331

The HOME funds generally require a match of local monies; however, through CPD notice 07-

05 issued July 11, 2007, the last Notice issued, the exemption from the match requirement is applicable in the subsequent year from the date of the notice. The City is exempt from match for Program Year 2014 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. Other project financing is provided by funding from their Re-store activities. Tierra Del Sol Housing Corporation uses private construction loans for labor costs and construction costs over and above HOME funding reimbursements for land acquisition and HOME eligible construction activities.

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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	603,070
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	603,070
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	603,070

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
1018	11/14/2014	0	0	6,216	0	0	0	6,216
1019	11/14/2014	0	0	6,216	0	0	0	6,216
1020	11/14/2014	0	0	6,216	0	0	0	6,216
1021	11/14/2014	0	0	6,216	0	0	0	6,216
990	04/29/2015	0	0	0	0	25,080	0	25,080
991	04/29/2015	0	0	0	0	25,080	0	25,080
992	04/29/2015	0	3,765	0	0	25,080	0	28,845
993	04/29/2015	0	3,765	0	0	25,080	0	28,845
MFA Bonds	03/03/2015	0	0	0	0	0	470,357	470,357

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	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$21,192.53	\$34,467.15	\$49,993.62	\$-0-	\$5,666.05

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number					5	6
Dollar Amount					93982.41	93367.32
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount	0					
Sub-Contracts						
Number	14	1	13			
Dollar Amount	187349.73	\$14,522.00	172827.73			

Table 8 – Minority Business and Women Business Enterprises

All Contracts and Subcontracts for single family new construction were executed between the Subrecipient of HOME funds and the contractors.

See attached MBE/WBE reports submitted during 2014. All HOME-activities were implemented through non-profit organizations dedicated to creating affordable housing. The non-profit organizations did contract with a minority business owners for the construction of 9 single family homes; however, the dollar amount for each contract for construction using HOME funds did not exceed \$25,000.00 (per 24 CFR 92.508 (a) (7) (2) (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						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native American Indian or	Asian Pacific Islander or	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

All Home assisted rental properties are owned by Limited Liability Corporations and/or non-profit agencies.

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		19	\$377,826.00
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 American Indian or	Asian Pacific Islander or	Black Non-Hispanic	Hispanic	
Number	0					
Cost	0					

Table 10 – Relocation and Real Property Acquisition

The City has an adopted and updated Anti-Displacement and Relocation Policy as of mid-PY2011, due in part to a HUD-review of the City’s CDBG and HOME Programs. The City’s initial efforts are to always minimize relocation and displacement wherever possible in accordance with the adopted Policy. As with the new policy, actions were taken to utilize the NM Department of Transportation’s property acquisition requirements to further ensure our efforts comply with federal regulations. HOME and CDBG funds were used for vacant land acquisition only during Program Year 2014

No HOME or CDBG funds were used in acquisition projects triggering Anti-displacement and Relocation.

LOAN SUMMARY CHART:

HOME Portion			
Project Names	Loan Type	Term	Balance as of June 30, 2015
Rental Projects – Both New and Rehab Projects			
Casa de Corazones – 811 Project	Forgivable Loan	45 years	\$146,728.71
Montana Sr. Village II – LIHTC *	Deferred Payment	33 years	\$312,975.67
Mesquite Village - LIHTC	Low Interest Loan	30 years	\$92,826.63
Cactus Gardens – New Rental	Low Interest Loan	30	\$69,331.95
Desert Palms – LIHTC/Rental Rehab*	Low Interest Loan	30 years	\$477,612.37
Stone Mountain Place – LIHTC	Deferred Payment & Interest Only Pymt.	45 years	\$419,115.54
Alta Tierra Apts. - LIHTC/Rental Rehab*	Low Interest Loan (Partial Int Only Pymt)	45 years	\$293,495.05
Home Rehabilitation	Low Interest - #=	20 to 30 years	\$96,788.24
	Deferred Payment Loan (0% interest, due upon sale or transfer) - #=	N/A	\$85,382.90
	Deferred Payment Loan (0% interest, with expiration dates) - #=	Less than 10 years	\$0.00
	Grants – with due dates, forgiven with time - #=	Less than 10 years	\$0.00

CDBG Portion				
Project Types	Loan Type or Subtypes	# of Loans Outstanding	Term	Principal Balance (as of June 30, 2015)
Home	Low Interest Loans	43	20 to 25 yrs.	\$406,910.11
	DPL (0% Interest – due	17	N/A	\$1,467,494.39

Rehabilitation	on sale or transfer)			
	Grants – with due dates/forgiven with time	37	0 to 29 yrs.	\$214,014.13

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	39	20
Number of Non-Homeless households to be provided affordable housing units	16	9
Number of Special-Needs households to be provided affordable housing units	4	4
Total	57	33

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	14	20
Number of households supported through The Production of New Units	13	9
Number of households supported through Rehab of Existing Units	8	15
Number of households supported through Acquisition of Existing Units	0	0
Total	35	44

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, the main factor considered for not meeting one year goal was due to the timeliness in lender underwriting requirements. All 16 units anticipated to be completed during PY 2014 were constructed with certificates of occupancy issued for each unit; however, actual closings on 7 of the units were delayed until after the end of the program year due to lender time constraints in meeting underwriting requirements for documentation received.

Homeowner Housing goals for rehabilitation was eight, with twenty other units to be assisted with mobile home accessibility ramps, and mobile home utility upgrades. Two homeowner rehabilitations were completed with two others under construction, four mobile home ramps projects were completed and seventeen mobile homes had utility upgrade projects completed.

Difficulty in processing and qualifying clients for the Home Rehabilitation Program increases as a larger number of home owners are taking additional mortgages against property to payoff other debt.

Discuss how these outcomes will impact future annual action plans.

For the HOME program we are tracking the progress of any delayed projects with developers and are receiving detailed work out plans in monthly reports to better anticipate the number to units to be completed during any program year.

For the CDBG program staff are collaborating with the City's Public Works Department on an infrastructure/street and sidewalk project in a low-mod income area during PY 2015. Additional efforts to collaborate with other City Departments on future planned infrastructure projects is underway.

In addition staff will continue to work towards the addition of programs and re-structuring current program guidelines in the existing Home-Rehab Handbook to include programs such as Re-roof only for those clients who are unable to qualify for a complete rehab or weatherization of their home.

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.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	6	20
Low-income	17	17
Moderate-income	15	0
Total	38	37

Table 13 – Number of Persons Served

Narrative Information

All single family HOME-assisted units completed during program year 2014 were constructed and sold to income eligible households earning between 50-80% AMI. There were a total of nine households containing a total of 29 people for HOME single family new construction.

All CDBG, Owner Occupied, Home Rehabilitation, Mobile Home Ramp, and Mobile Home Utility Upgrade Programs completed during PY2014 were provided to households earning less than 80% AMI. There were a total of 15 households containing 21 people assisted.

All households assisted through HOME Tenant Based Rental Assistance were households earning below 80% AMI. Twenty one households were assisted in PY 2014.

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 PY 2014 CDBG Entitlement was dedicated to Public Services. In PY 2014 \$97,668 were dedicated to public services 100% of that funding was awarded to sub-recipients who serve homeless and near homeless populations almost exclusively.

The agencies are:

(1) Mesilla Valley Community of Hope, a primary provider of services to homeless, near-homeless and disabled persons received \$24,417 in PY2014 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 904 unduplicated homeless and near-homeless adults and their families during PY2014.

(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 \$24,417 in PY2014 CDBG Public Services funding to provide Children's Therapeutic Services for homeless/near homeless children that 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 Health care assessments, housing assistance and information/education. Jardín served a total of 481 duplicated children during PY2014.

(3) La Casa, Inc., a facility serving homeless and near-homeless abused spouses and children, received \$24,417 in PY2014 CDBG Public Services funding to implement the operations of their Emergency Shelter Program. La Casa, Inc. served 563 duplicated homeless and near-homeless abused spouses and children during PY2014.

(4) St. Luke's Health Care Clinic, a provider of medical services for homeless, near-homeless and disabled persons received a \$24,417 operational grant in PY2014 CDBG Public Services funding for Homeless Health Care Coordination. St. Luke's Health Care Center served 580 duplicated clients.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City funded two 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.

The City with NSP funding purchased and rehabilitated a foreclosed/vacant home for La Casa Inc. to provide affordable rental housing for homeless victims of domestic violence.

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

The City of Las Cruces began efforts in PY 2014 for the implementation of a Continuum of Care Permanent Supportive Housing (PSH) Shelter Plus Care (S+C) grant that will serve homeless, disabled individuals and families. The program is expected to provide affordable rental housing for approximately 11 qualified households. The PSH Shelter Plus Care grant will provide permanent supportive housing and assist with linking the clients to services to include independent living skills. 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 has non-HUD funds that it uses to provide needed public services from non-profit agencies to the community that would include assistance to the homeless and chronically homeless. For PY 2014 approximately \$300,000 in health care funding was allocated for, some of which was dedicated to homeless service providers.

In addition, the City provided general funds to Mesilla Valley Community of Hope as a partner in the Mayors Challenge to end Veteran Homelessness in PY 2014. The City has reached functional zero and is working with HUD staff to document the official criteria.

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.

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

Actions taken to address the needs of public housing

No actions were taken in PY2014 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 \$286,707.00 in Capital Funds for Program Year 2015.

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 Annual and Five Year Plans.

A Resident Commissioner was appointed to the MVPHA Board of Commissioners by the Mayor of the City of Las Cruces (4/21/14) and the Dona Ana County Board of County Commissioners (5/13/14).

MVPHA has 18 families who participate in the HCV Homeownership Program. Effective July 1, 2014, MVPHA is no longer offering the HCV Homeownership Program to voucher holders.

MVPHA currently has 17 participants in the HCV Homeownership Program and is looking to expand within the next fiscal year. An application was submitted to HUD to fund the Family Self-Sufficiency (FSS) Coordinator position for calendar year 2016.

When vacant positions are advertised, notices are posted in the MVPHA Lobby and with NM Dept. of Workforce Solutions so interested residents can submit an application. MVPHA posts all vacant positions and notices in the MVPHA lobby, Las Cruces newspaper, Interagency Council, and with the NM Dept. of Workforce Solutions.

Actions taken to provide assistance to troubled PHAs

A Corrective Action Plan for SEMAP was submitted to the HUD Field Office on July 17, 2014. No response has been received as of August 25, 2014. On 6-30-15 MVPHA submitted to HUD the Section Eight Management Assessment Program (SEMAP) certification, and based on the score obtained, MVPHA should be upgraded to a high performing agency.

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 certain development impact fees for qualified grantees for the development of affordable housing. The Las Cruces City Council has also allocated funding to the newly created City of Las Cruces Affordable Housing Trust Fund. Land acquired or owned by the City may also be allocated to the City 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 to use 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 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 (\$15,000 in cash for park fees, public safety fees and wastewater impact fees waivers.) in accordance with the State's Affordable Housing Act and Development Fees Act. These funds helped offset development cost for 4 single family owner-occupied affordable housing units. In November 2013 the City adopted the Comprehensive Plan 2040. The plan outlines various goals and policies that may result in actions to remove or ameliorate barriers to affordable housing.

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 PY 2014, approximately \$300,000 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 the payments and receive some other form of government assistance to determine their income status/eligibility. In fiscal year 2015, the City provided \$61,385.56 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, 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 programs. All LBP, detected at levels considered "hazardous," was removed and disposed of per HUD/EPA regulations as part of the Rehabilitation.

In PY2014, the Home Rehabilitation Program tested ten (10) houses for LBP. Five were found to be clear of LBP hazards and three (3) were found to have LBP at levels considered to be "hazardous" and had and the LBP hazards remediated. Currently there is one (1) still processing and one (1) under construction.

The Following is a table that summarizes the LBP efforts of the City's Home Rehabilitation Program:

LEAD BASED PAINT SUMMARY PY 2014

Number of Homes Rehabilitated (completed)	6
Number of homes under construction	3
Number of Homes Tested for LBP #	10

Number of Houses Containing LBP #	5
Total Cost of LBP Testing	\$7,552.60
Total Cost of LBP Clearance	\$1,277.55
Estimated Cost of Removal of all LBP	\$4,800.00
Combined Total – LBP Testing, Clearance, and Removal	\$13,630.15
Total Rehabilitation Cost of Houses with LBP#	\$159,004.62
% of LBP Testing, Clearance, and Removal to Total Costs (Approx.)	8.6%

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 addresses this issue. The City is cognizant of the needs of those living in poverty. Its strategy is to address the issue of poverty by supplementing resources to ensure 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)

Funding is one of the biggest gaps for all programs using federal housing and community development funds. The gaps in funding directly affect eligible clients, as most of the organizations are called upon to do more and more, with fewer dollars every year. The City has undertaken efforts since 2006 to identify and develop potential programs that can produce

additional affordable housing using local resources (i.e. either a revenue stream or land), which in FY2008, resulted in the use of City General Fund monies to develop an affordable housing strategic plan. The “2009 Affordable Housing Strategies Plan” for the City of Las Cruces was adopted by the City Council in August 2009 (early PY 2009). The Plan recommended three main activities to be undertaken in the future:

- Review and possible modifications to current development regulations
- Establishment of a land bank and land bank program, and
- Establishment of a housing trust fund, which would be funded through a General Obligation Bond or the City’s current Gross Receipts Bond recycling program.

All of these efforts improve the overall housing market in Las Cruces and would work in conjunction with CDBG and HOME funds to address more community needs in future years. It is hoped that any revenue stream identified would provide for both loans and grants to affordable housing providers. The Affordable Housing Land Bank and Trust Fund were formalized as programs in PY2010 due to their inclusion in the City’s Municipal Code. Actual implementation of revisions to the development standards began in PY2014. City Council approved additional funding to the affordable housing trust fund for PY2014 in the amount of \$100,000.00 from the City’s general fund. With the development and approval of the City’s Affordable Housing Plan expected to be completed in conjunction with the 2016-2020 Consolidated Plan, the City will be in the position to move forward in allocating funds to affordable housing projects.

The other biggest effort that is undertaken to overcome institutional gaps and capacity are our continued monitoring efforts with our outside agencies. Monitoring of the agencies provides City staff an opportunity to address any deficiencies and provide training and technical assistance on specific regulations or programs.

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 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 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.

The City continued efforts to improve coordination related to enhancing efforts in the areas of

homeless services and ending homelessness, including chronic homelessness. The City of Las Cruces in PY2015 will implement a Continuum of Care Permanent Supportive Housing (PSH) Shelter Plus Care (S+C) grant that will serve homeless, disabled individuals and families.

The City provided general funds to Mesilla Valley Community of Hope as a partner in the Mayors Challenge to end Veteran Homelessness in PY 2014. The City has reached functional zero and is working with HUD staff to document the official criteria.

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.

City staff has actively participated and provided meeting space for the HUD field office for the Community Needs Assessment roundtable discussions initiative. This initiative brings together stakeholders from the private sector, public housing agency as well as social service providers in both the City of Las Cruces and Dona Ana County.

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

Las Cruces Residents experience discrimination. Approximately 9 percent of Las Cruces residents believe they have experienced housing discrimination at some point. About 63 percent of those respondents said the discrimination occurred in Las Cruces. 742 adult residents living in the City's low and moderate income areas and 5,727 adult residents Citywide have experienced housing discrimination. The most common reason for housing discrimination experienced by residents according to survey respondents was race and familial status. The good news is that the percentage of residents who say they would file a complaint if they experienced discrimination is very high. 70 percent of residents said they would "file a complaint" if they felt they had been discriminated against; just 2 percent said they would "do nothing." This differs from what residents who were surveyed in 2006 did in response to discrimination: 77 percent "did nothing" about the discrimination.

Development regulations could be improved to facilitate affordable housing development.

Loan denial rates between Hispanics and Non-Hispanics remain relatively high.

Residential accessibility in the City is lacking.

Some landlords are ignorant of and/or noncompliant with the Federal Fair Housing Act.

The City will continue to address the updated goals as established by the new 2011-2015 Consolidated Plan and Analysis of Impediments to Fair Housing Choice.

The identified goals from the City's AI for the 2011-2015 Consolidated Plan period is:

1. Improve fair housing visibility on the City's website.
2. Support organizations that provide credit and homebuyer counseling.
3. Implement the development recommendations from the Affordable Housing Strategy plan to facilitate affordable housing development.
4. Apply for fair housing grant funds to conduct testing.
5. Conduct a review of accessibility needs.
6. Update the City's fair housing ordinance.
7. Monitor MVPHA occupancy standards.

Responses:

1. The City continues to monitor the visibility of Fair Housing information online and in print. We have up to date information available in City Public buildings (City Hall, Public Library) and on the City's website (www.las-cruces.org).
2. No direct action taken on this item; however, one of our CHDO's, Habitat for Humanity has continued efforts towards becoming a certified HUD counseling agency and were provided 2014 CHDO Operating Funds from the City's HOME Grant.
3. The City has provided funding from its general fund to the Housing Trust Fund and has acquired property for the Land Bank to be used for affordable housing. The City continued working towards implementation of policies and procedures in PY 2014. An Affordable Housing Plan will be developed in conjunction with the City's 2016-2020 Consolidated Plan.
4. The city at this time is not eligible to apply for FHIP/FHAP funds.
5. No action at this time further assessment will be conducted in PY2015
6. The updated fair housing ordinance was adopted in PY 2013, and will be amended with the AI as part of the Consolidated Plan effective 2016.
7. The city feels that this goal has been ameliorated.

Upon review from the HUD FHEO staff, the City recognizes that the most recent AI was substantially incomplete and did not provide a thorough analysis of the impediments and appropriate corrective actions to Fair Housing Choice. The City will address the noted deficiencies in the 2016-2020 Consolidated Plan and AI. City staff will work with the HUD field FHEO field office to ensure these requirements are met.

CR-40 - Monitoring 91.220 and 91.230

Description of 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 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.

For PY 2014, CDBG Public Services reviews have been completed, and the program year monitoring results have been closed out.

For the HOME program the monitoring has been completed for the majority of the rental complexes with the others scheduled. CHDO agency monitoring is scheduled, and the HOME TBRA Program to be completed by the end of October 2015. CHDO recertification's take place at least twice a year, once at application and then again prior to the execution of any agreement for the commitment of CHDO funds for the cities two CHDOs', Tierra Del Sol Housing

Corporation and Mesilla Valley Habitat for Humanity.

For PY 2014, most of the CDBG Public Services sub recipients experienced few problems and had few, if any, findings or concerns all of which have been corrected and addressed in a timely manner. The monitoring results for the HOME projects that have been completed also resulted in very few findings or concerns.

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

Description of the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

A draft of the 2014 CAPER was available for comment between Wednesday, September 2, 2015 through Wednesday, September 23, 2015, on the City's website at www.las-cruces.org, at the Community Development Department, and the City Clerk's Office, 700 N. Main Street, and Branigan Library, 200 E. Picacho Las Cruces, NM. A Public input meeting is scheduled on Tuesday, September 15, 2015 to receive comments on the 2014 CAPER from 5:30 to 6:30 p.m. at the City of Las Cruces room 2007-B, 700 N. Main Street, Las Cruces, NM 88001.

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 impacts 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 has experienced some slow down due to downturns in the economy, construction projects have also decreased in the private sector and prices have not increased as substantially as they had in previous years.

While most goals are on target from the Consolidated Plan for 2011-2015, funding is still the difficult part of addressing this target. 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 needs to Special 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, though higher prices and costs.

One HOME project was behind schedule due to conditions out of the City's control; however, the construction of the housing units were completed by the end of program year 2014.

Grant disbursements are completed in a timely manner.

The City will continue to address the updated goals as established by the 2011-2015 Consolidated Plan and Analysis of Impediments to Fair Housing Choice.

No substantial changes have been made to programs, however the City is continuing to evaluate and revise all Standard Operating Procedures for improvement in processes for our programs and services to residents. This may result in changes or processes to grant programs for PY2015.

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. No funds were expended during program year 2014. The amount repaid during the program year was \$137, 886.30 P&I with a cumulative amount repaid of \$529,338.81. The source of funding used for repayment was the City's general fund.

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.

For Program Year 2014 City staff held or has scheduled on-site monitoring visits for all HOME-assisted multi-family properties. The properties with completed monitoring visits are, Montana Senior Village II, Mesquite Village, Desert Palms, Stone Mountain and Alta Tierra apartments. The properties on schedule for monitoring are Casa De Corazones, Cactus Gardens, and El Crucero, the youth transitional living center. The complexes with completed site reviews had relatively minor findings and/or concerns/recommendation for tenant files and housing inspection standards with satisfactory financial performance. One complex had minor errors with incorrect income and other tenant eligibility documentation with City staff providing additional technical assistance and review for those agencies. Deficiencies in UPCS were minor with missing fire alarms in two bedrooms at one complex and a torn window screen in another. Monitoring visits for the City's 2 CHDO's, Mesilla Valley Habitat for Humanity and Tierra Del Sol Housing Corporation are scheduled for the 3rd quarter of the year.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

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. All multi-family projects have Affirmative Fair Housing Marketing Plans.

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 \$38,685.10. This included \$1,199.35 from 2012, \$4,303.42 from 2013, and \$32,882.33 from 2014. All funds were spent on HOME eligible acquisition and new construction expenses for single family development. There were a total of 18 vacant lots purchased during PY 14 and 5 completed units were closed. The owner characteristics for the completed units including 3 female head of households (small family and 1 two-parent large family household all at income levels between 50-80% of AMI.

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, a youth transitional living facility 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.

Program year 2014 was designated a single-family year for HOME funding allocations, with PY 15 designated a multi-family year for HOME funding.