

2017 ACTION PLAN AMENDMENTS 1-3

PUBLIC REVIEW COPY

PUBLIC HEARINGS:

SEPTEMBER 12, 2017
MUNSON CENTER 5:30-6:30 P.M.
975 S. MESQUITE ST.

SEPTEMBER 13, 2017
CITY HALL 2:00-3:00 P.M.
CONFERENCE ROOM 2007
700 N. MAIN ST.

**PUBLIC COMMENT PERIOD:
SEPTEMBER 1, 2017- OCTOBER 02, 2017**

**DO NOT REMOVE UNTIL OCTOBER,
02, 2017.**

Expected Resources

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

Introduction

HOME Investment Partnerships grant program has flexibility to assist in housing programs; participating jurisdictions decide how to use money for: Acquisition, Rehabilitation, New Construction, Tenant Based Rental Assistance (TBRA), Home Buyer Assistance, Planning, and Operating Assistance for CHDOs. For 2017, the City anticipates it will receive \$308,089 of HOME Entitlement funds. The City anticipates receiving approximately \$30,000 in estimated program income from previous Home Rehabilitation projects that are paying off their mortgages or other HOME projects (rental properties) with loans that require repayment to the City's HOME Program. \$9,371.15 is program income receipted at the end of PY2016 that will be allocated to Habitat for Humanity. This will give the City's 2017 HOME Program a full funding amount of \$347,460.15.

The Community Development Block Grant (CDBG) program funds may be used to address neighborhood revitalization, economic development, provisions of improved community facilities, prevention and elimination of slums or blight, and activities aiding low and moderate income families. For 2017, the City anticipates receiving \$783,308 of CDBG Entitlement funds and an anticipated \$30,000* of program income from houses which have been previously rehabilitated. This will give the City's 2017 CDBG Program a full funding amount of \$813,308. The City has an Affordable Housing Land Bank and Housing Trust Fund with approximately \$516,475 in funds available for implementation in accordance with the City's Affordable Housing General Oversight Ordinance once the City has a written Affordable Housing Plan approved by MFA. Other efforts include an impact fee waiver program for developers of affordable housing in the City of Las Cruces (approximately \$15,000 in value).

* AMENDMENTS 1-3 ARE PROPOSED AS FOLLOWS

- **Approximately \$200,000 of CDBG funds will be re-allocated from CDBG funds that were unspent, not awarded, not contracted and from unspent previously awarded projects that came in under budget. These funds will be awarded to a CDBG eligible City Street/Park Infrastructure located on Nevada Ave.**
- **Increase the anticipated program income amount to \$65,000. The additional \$35,000 will be allocated to the City's Home Rehabilitation Program.**
- **Reallocate funds dedicated to Abode Solar project in the amount of \$23,019 to the City's Home Rehabilitation Program.**

The City is the grantee for a Continuum of Care Supportive Housing Grant in the amount of \$70,702 which is allocated to the Mesilla Valley Community of Hope to provide Permanent Supportive Housing in Las Cruces.

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

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	783,308	65,000	0	848,308	2,311,000	CDBG funding is used for a variety of programs and projects in Las Cruces.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	308,089	30,000	9,371	347,460	850,875	HOME funds are used for both homeownership and rental housing projects and programs.

Table 1 - Expected Resources – Priority Table

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce Homelessness	2016	2021	Affordable Housing Homeless	Citywide	Reduce Homelessness More affordable, accessible rental housing	HOME: \$31,800	Tenant-based rental assistance / Rapid Rehousing: 14 Households Assisted
2	Stabilize impoverished households	2016	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Reduce Homelessness expand economic opportunity	CDBG: \$114,000	Public service activities other than Low/Moderate Income Housing Benefit: 2000 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 11 Households Assisted
3	Increase affordability of rental housing	2016	2021	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	More affordable, accessible rental housing	CDBG: \$0 HOME: \$200,000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 15 Households Assisted Rental units constructed: 40 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Preserve existing affordable housing	2016	2021	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide	Preserve existing affordable housing	CDBG: \$533,313	Homeowner Housing Rehabilitated: 25 Household Housing Unit
5	Provide affordable home ownership options	2016	2021	Affordable Housing	Citywide	Affordable home ownership options	HOME: \$81,851	Homeowner Housing Added: 5 Household Housing Unit
6	Economic opportunity/public improvements	2016	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Improve public facilities/infrastructure expand economic opportunity	CDBG: \$260,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Reduce Homelessness
	Goal Description	The Public Participation process used in the formulation of this 2016-2020 Consolidated Plan highlighted the need to increase resources available for individuals and households experiencing homelessness and the threat of homelessness. The City works with Continuum of care partners and other charitable agencies in the community to assist those facing episodic homelessness, chronic homelessness, and those facing the threat of homelessness. Presently it is challenging for households in this situation to obtain stable decent housing and the accompanying needed supportive services to maintain stability in an independent living environment. The City has had to resort to supporting an overflow tent village to provide a basic level of safety and sanitary living conditions for those who are unable to obtain stable permanent housing through the homeless support system in the community.
2	Goal Name	Stabilize impoverished households
	Goal Description	Many households in Las Cruces are priced out of the appreciating housing market. This economic stress on individuals and families is further exacerbated by the lack of other services that also contribute to a positive living situation. Many households which are at the lower end of the income spectrum are also dealing with other challenges that make it more difficult to maintain stable housing. Medical challenges, substance abuse challenges, domestic violence, nutritional needs, mental health issues, needs of children, support for elderly residents in poverty, all contribute to conditions that tear at the fabric of independence. The City through its general fund and federal allocations, partners with local agencies and charitable groups to provide a level of basic services to assist those households in maintaining greater independence and stability. An essential aspect of this support system also involves making people aware that they can obtain help when the need arises. Las Cruces is served by a strong supportive service system that can assist people challenged by poverty in getting the necessary help they need to overcome a range of challenging situations.
3	Goal Name	Increase affordability of rental housing
	Goal Description	The single most pressing housing problem in Las Cruces is lack of affordable, accessible rental housing both for low income working populations as well as special needs populations. The rents for market rate units, are exceeding the incomes of those who can least afford decent housing.

4	Goal Name	Preserve existing affordable housing
	Goal Description	A substantial portion of the single family and rental homes in Las Cruces are over 30 years old. They often need basic health and safety improvements to keep the older housing stock viable. Many homes need expensive system replacement such as new roofs, mechanical systems, plumbing and electrical systems. Additionally, many homes lack energy efficiency improvements such as insulation, energy star heating and water heating systems, thermal windows and weather stripping that will lower operating costs and make the homes more affordable to residents with limited income. The homes/rentals occupied by elderly and persons with disabilities are often in need of accessibility improvements so that the residents can maintain a higher level of independence and not be forced to move to an institutional setting.
5	Goal Name	Provide affordable home ownership options
	Goal Description	While the options for homeownership in Las Cruces are becoming limited, for low and moderate income households, there still are units that are priced at a level to households above the 70% AMI. Often households with good credit and steady employment have not been able to save the funds needed for down payments. Additionally, there are opportunities to bring new, smaller units online that can be priced at a level affordable to first time buyers. Attached condos in new developments can be affordable if the necessary development concessions and homebuyer support resources are in place.
6	Goal Name	Economic opportunity/public improvements
	Goal Description	The social safety net in Las Cruces is composed of a combination of City agencies and community based organizations that supply emergency services as well as long term supportive services. Often the charitable groups do not have the resources to secure and maintain adequate facilities for their service activities. Critical health and safety improvements to community based facilities is an ongoing challenge. The City partners with charitable agencies in ensuring that the facilities used by the public meet a minimum standard of safety and functionality. In addition, there are several low-income neighborhoods that lack basic infrastructure improvements such as sidewalks, curb and gutter, drainage and water and sewer improvements.

Table 3 – Goal Descriptions

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

The City anticipates assisting 56 households in PY 2017

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

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

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

AP-35 Projects – 91.220(d)

Introduction

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

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

Table 4 – Project Information

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

Allocation priorities were made based upon annual goals and priority needs, agency funding requests and needs, and current opportunities to meet goals. The proposed project 7, Tierra Del sol multi-family project funding is contingent upon the project receiving LIHTC funding from the New Mexico Mortgage Finance authority. If the project is not chosen to receive LIHTC funding, the \$200,000 allocated will be provided to a future multi-family rental project.

AMENDED Projects

AP-38 Projects Summary

Project Summary Information

Table 5 – Project Summary

2	Project Name	Nevada Cool Corridor Street Improvement Project
	Target Area	Citywide
	Goals Supported	Economic opportunity/public improvements
	Needs Addressed	Improve public facilities/infrastructure expand economic opportunity
	Funding	CDBG: \$200,000
	Description	The City of Las Cruces will design and construct a one-mile green infrastructure corridor through a low/moderate neighborhood in an urban infill area. The reconstruction will improve the safety conditions of the road way as well as provide increased shade canopy to reduce the urban heat island affect area.
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	500 households
	Location Description	Nevada Avenue from Walnut to Solano
	Planned Activities	Design and Construction of roadway improvements, green infrastructure, public safety improvements and median enhancments.
	Project Name	ABODE Solar Project

3	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households Increase affordability of rental housing Preserve existing affordable housing
	Needs Addressed	Reduce Homelessness Preserve existing affordable housing Improve public facilities/infrastructure
	Funding	CDBG: \$23,019
	Description	Installation of a solar panel system at the Abode Inc. homeless shelter to increase energy efficiency. National Objective LMH, CDBG Activity Code 10 (Housing Units).
	Target Date	6/30/2018
	Estimate the number and type of families that will benefit from the proposed activities	Abode is a complex of two homes with fifteen total units for chronically homeless persons.
	Location Description	1845 Sexton, Las Cruces, NM
	Planned Activities	Installation of a solar electric power system to decrease utility expense.
5	Project Name	City Home Rehabilitation
	Target Area	Citywide
	Goals Supported	Preserve existing affordable housing
	Needs Addressed	Preserve existing affordable housing
	Funding	CDBG: \$533,313
	Description	CDBG funds will be used for preserving affordable housing stock, mobile home ramp installations, and mobile home utility upgrades. National Objective LMH, CDBG Activity Code 14A.

Target Date	Ongoing
Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 25 households at 80% AMI or less will benefit.
Location Description	TBD-Scattered Site
Planned Activities	Homeowner Rehabilitation, Mobile Home Ramp Program, and Mobile Home Utility Upgrades for households at 80% AMI or less.

