

PROGRAM YEAR 2018

ACTION PLAN AMENDMENT #1

PUBLIC REVIEW COPY

PUBLIC HEARINGS:

August 14, 2018 at 2:30 p.m.
LAS CRUCES CITY HALL
700 N. MAIN ST. SUITE 1158
LAS CRUCES, NM 88001

PUBLIC COMMENT PERIOD:

AUGUST 3 TO SEPTEMBER 7, 2018

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

By Mail: Community Development Department
Neighborhood Services Section
ATTN: 2018 Action Plan
P.O. Box 20000
Las Cruces, NM 88004

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

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

DO NOT REMOVE UNTIL SEPTEMBER 8, 2018

Contents

Expected Resources	2
AP-15 Expected Resources – 91.220(c)(1,2)	2
Annual Goals and Objectives	7
Projects	11
AP-35 Projects – 91.220(d)	11
AP-38 Project Summary	12

Expected Resources

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

Introduction

The City of Las Cruces is proposing to amend its 2018 Action Plan to allocate funds that were unspent, not awarded, not contracted, and from unspent previously awarded projects that came in under budget. The City proposes to reallocate a total of \$293,875.47 in HOME funds and \$84,771.33 in CDBG funds. Mesilla Valley Habitat for Humanity will be awarded \$134,000.00 for single-family development and \$119,875.47 will be awarded to Mesilla Valley Community of Hope for tenant-based rental assistance and program administration costs. Tierra Del Sol single-family development and La Casa’s tenant-based rental assistance will each receive a \$20,000 increase to their 2018 HOME allocations. Excess CDBG funds will be awarded to the City’s owner-occupied Home Rehabilitation Program.

Sources	Amount of Funding	Program	Address/Beneficiaries
2017 CDBG Funds	\$ 84,771.33	City’s Home Rehab Program	Scattered Site-TBD 25 Households
2017 HOME Funds	\$ 134,000.00	Habitat for Humanity Single Family Development	Scattered Site-TBD 5 Households
2017 HOME Funds	\$ 116,875.47	MVCH TBRA	Scattered Site, 25 Special Needs/Veteran Households
2018 HOME Funds	\$ 20,000.00	Tierra De Sol- Single Family Dev.	
2018 HOME Funds	\$ 20,000.00	La Casa- TBRA	Scattered Site, 24 Special Needs Households
2018 PA subfund	\$ 3,000.00	\$ 3,000.00	Admin funds for MVCH TBRA

The draft Amendments to 2018 Action Plan will be available for public review and comment Friday, August 3, 2018 through September 7, 2018, Monday through Friday from 8:00 a.m. to 5:00 p.m. at Las Cruces City Hall, 700 N. Main St., Suite 1100 (Community Development Department), Suite 1200 (City Clerk's Office), or at 200 E. Picacho Ave. (Branigan Library). It will also be on the City's website at www.las-cruces.org under the Community Development Department (this page is ADA compliant for the visually impaired). One public hearing to receive comments on the 2018 Action Plan Amendments will be held Tuesday, August 14, 2018, at 2:30 p.m. at the Las Cruces City Hall, 700 N. Main St., Suite 1158. A Spanish interpreter, and interpreters for other languages, will be available upon request. Please make any language and format accommodation requests at least 72 hours in advance of the scheduled hearings to the contact person below.

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 2018, the City anticipates it will receive \$439,502 of HOME Entitlement funds. The City anticipates receiving approximately \$30,000 in estimated program income from previous Home Rehabilitation projects that are paying off their mortgages or other HOME projects (rental properties) with loans that require repayment to the City's HOME Program. This will give the City's 2018 HOME Program a full funding amount of \$469,502.

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 2018, the City anticipates receiving \$869,294 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 2018 CDBG Program a full funding amount of \$899,294.

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).

Las Cruces has a local Human Services funding source for health-related public services. The annual amount available for allocation is \$400,000.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	869,294	30,000	84,771.33	984,065	1,626,000	CDBG funding is used for a variety of programs and projects in Las Cruces.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	439,502	30,000	250,875.47	720,377	676,000	HOME funds are used for both homeownership and rental housing projects and programs.
Other	public - local	Acquisition Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Housing	0	0	0	0	0	Approx. \$15,000 in Impact fee waivers funded by the City's General fund.
Other	public - local	Public Services	0	0	0	0	0	\$400,000 will be awarded in Health Services grants to non profits funded by the City's general fund.

Table 1 - Expected Resources – Priority Table

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

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

The HOME funds generally require a 25% match liability of local monies; however, due to federal guidelines for HOME match waivers, the City of Las Cruces received a 50% reduction in match liability waiver for Federal fiscal year 2017 and is anticipated to be subject to the same match reduction for Program Year 2018. Match requirements will be satisfied through various sources to including TBRA supportive services, local loan amounts in conjunction with MFA Mortgage Revenue Bond Program, volunteer labor and sweat equity, amounts discounted from sales prices of land to value amount for lot purchases for affordable housing development and other non-federal sources.

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

City owned land and facilities are used for homeless services including, medical, child care, homeless day shelter, food services, meals, and victims of domestic violence emergency shelter and services. Additionally, public owned land or the proceeds from the sale of public owned land may be used for the development of affordable housing.

Discussion

Due to limited funding, the City of Las Cruces will continue to require that no more than \$200,000 of HOME funds may be dedicated to a single project (but not necessarily one single agency in one program year). Should the dedication or financing of a land bank and trust fund be established, the City may evaluate and update this policy as appropriate

2. Due to limited HOME funding each program year, the City of Las Cruces will alternate the priority between dedicating of HOME funds between affordable rental housing development and single-family homeownership developments. Starting in Program Year 2017, funding will be priority to affordable rental housing development and continue in odd numbered years (2019). Single family housing development will receive priority in even numbered program years (2017, 2018, 2020). However, given the number, type, and quality of applications for funding and any undedicated funds available, HOME funds may be provided to the other priority in any given year.

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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: \$229,875.47	Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted
2	Stabilize impoverished households	2016	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Reduce Homelessness expand economic opportunity	CDBG: \$132,000	Public service activities other than Low/Moderate Income Housing Benefit: 13600 Persons Assisted
3	Increase affordability of rental housing	2016	2021	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Reduce Homelessness More affordable, accessible rental housing	HOME: \$0	Rental units constructed: 0 Household Housing Unit
4	Preserve existing affordable housing	2016	2021	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide	Preserve existing affordable housing	CDBG: \$533,903.33	Homeowner Housing Rehabilitated: 25 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide affordable home ownership options	2016	2021	Affordable Housing	Citywide	Affordable home ownership options	CDBG: \$165,000 HOME: \$446,552	Homeowner Housing Added: 14 Household Housing Unit

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.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Las Cruces has allocated CDBG and HOME funds to projects in 2018 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.

Projects

#	Project Name
1	City of Las Cruces Admin
2	Tierra Del Sol Single Family Development
3	Habitat for Humanity Property Acquisition
4	La Casa Tenant Based Rental Assistance
5	City Home Rehabilitation
6	CDBG Public Services
7	CHDO Operating Funds
8	Multi-Family Development MVCH Tenant Based Rental Assistance

Table 3 - Project Information

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

Allocation priorities were made based upon annual goals and priority needs, agency funding requests and needs, and current opportunities to meet goals. 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. **The LIHTC was not selected there for this amended Action Plan is needed.**

AP-38 Project Summary

Project Summary Information

1	Project Name	City of Las Cruces Admin
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households Increase affordability of rental housing Preserve existing affordable housing Provide affordable home ownership options
	Needs Addressed	Reduce Homelessness More affordable, accessible rental housing Preserve existing affordable housing Affordable home ownership options Improve public facilities/infrastructure expand economic opportunity
	Funding	CDBG: \$133,162 HOME: \$46,950
	Description	HOME and CDBG funds allocated for City entitlement program staff for administration and program implementation. CDBG activity code 21A. \$3,000 of Admin will be sub granted to a Non-profit for TBRA
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	All CDBG and HOME beneficiaries from other activities will benefit from expenditure of CDBG and HOME funds for administration of the programs.
	Location Description	All program year 2018 CDBG and HOME funded activities will be located in the City of Las Cruces with the exception of any travel expenses for training purposes.
	Planned Activities	CDBG and HOME eligible administrative expenses including a set aside for Fair Housing Activities.
2	Project Name	Tierra Del Sol Single Family Development
	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options

	Funding	HOME: \$295,000
	Description	Land acquisition and construction for single family development. Approx. 10 lots in Skylark subdivision near Mesa and Central.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 households below 80 % AMI will be assisted.
	Location Description	Housing Units will be located in the Skylark subdivision near Mesa and Central.
	Planned Activities	Acquisition and new construction of up to 10 single family homes.
3	Project Name	Habitat for Humanity Property Acquisition & Single Family Development
	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options
	Funding	CDBG: \$165,000 HOME: \$134,000
	Description	Land Acquisition in the Aurora Subdivision.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Up to 6 low-income households, below 80% AMI will be assisted.
	Location Description	Housing Units will be located in the City's Aurora Subdivision off of Elks Drive. Lots 14-19 Aurora Star Court. Las Cruces New Mexico
	Planned Activities	Land Acquisition for new construction of up to 6 single family homes.
4	Project Name	La Casa Tenant Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Reduce Homelessness
	Funding	HOME: \$110,000
	Description	HOME Funds will be used to provide Tenant Based Rental Assistance for clients with special needs.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	15 households fleeing domestic violence.
	Location Description	Scattered site TBRA. Households are assisted though La Casa Inc located at 800 S. Walnut.
	Planned Activities	Tenant Based Rental Assistance including utility assistance and security deposits.
5	Project Name	City Home Rehabilitation
	Target Area	Citywide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: \$553,903
	Description	CDBG funds will be used for preserving affordable housing stock, mobile home ramp installations, and mobile home utility upgrades. National Objective LMH, CDBG Activity Code 14A.
	Target Date	6/30/2020
	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. Households are selected off annual waiting lists.
	Location Description	TBD-Scattered Site
	Planned Activities	Homeowner Rehabilitation, Mobile Home Ramp Program, and Mobile Home Utility Upgrades for households at 80% AMI or less.
6	Project Name	CDBG Public Services
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households
	Needs Addressed	Reduce Homelessness expand economic opportunity
	Funding	CDBG: \$132,000

Description	6 agencies will provided public services funding. Mesilla Valley Community of Hope St. Lukes Health Care Clinic Jardin de los Ninos Casa de Peregrinos La Casa Inc MVCASA
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	Mesilla Valley Community of Hope will assist approximately 530 persons St. Luke’s Health Care Clinic will assist approximately 508 persons Jardin de los Ninos will assist approximately 200 children Casa de Peregrinos will assist approximately 12,000 households. La Casa Inc will assist approximately 300 homeless victims of domestic violence MVCASA will assist approximately 200 children
Location Description	Citywide All public service activities will be provided in the City of Las Cruces. The majority of service providers are located at 999 W. Amador, Las Cruces, NM on the Mesilla Valley Community of Hope homeless campus. La Casa is a domestic violence emergency shelter located at 820 S. Walnut. MV CASA provides case advocacy across the 3rd district court jurisdiction.
Planned Activities	Program 2018 Public services funding to non-profit agencies to provide a variety of services including homeless services, emergency shelter for victims of domestic violence, childcare services, health care services, advocacy for abused and neglected children and food rescue and distribution. <ul style="list-style-type: none"> • Mesilla Valley Community of Hope will provide homeless day shelter services, housing assistance, mail, showers etc. • St. Luke’s Health Care Clinic will provide health care services to homeless and indigent persons. • Jardin de los Ninos will provide childcare services to homeless and near homeless children. • Casa de Peregrinos will conduct food rescue to supplement their food distribution program. • La Casa Inc will provide emergency shelter services for victims fleeing domestic violence. • MV CASA will provide case advocacy for abused and neglected children who are part of the foster care system in the 3rd district court system.
7	Project Name CHDO Operating Funds

	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options
	Funding	HOME: \$17,552
	Description	CHDO operating funds for Tierra del Sol. Funding will be used for staff salaries for their Homeownership Coordinator.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	At least 20 families will benefit working with TDS employees.
	Location Description	CHDO operating assistance will take place at TDS main office at 210 E Idaho, Suite B, Las Cruces, NM.
	Planned Activities	Assistance is getting families qualified for HOME-assisted building single family building projects
8	Project Name	Multi-Family Development
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Increase affordability of rental housing
	Needs Addressed	Reduce Homelessness More affordable, accessible rental housing
	Funding	HOME: \$40,000
	Description	Rehabilitation and Construction of a multi-family complex containing up to 36 SRO low income households. 3-4 HOME units are anticipated at completion. Activity is dependent on the project received LIHTC funding from the New Mexico Mortgage Finance Authority.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	36 Permanent supportive housing units.
	Location Description	1310 Pecos street, Las Cruces

	Planned Activities	The Pecos Apartments, a 20-unit building will be rehabilitated and converted into a 36 SRO unit building to be known as the Desert Hope apartments. Activity is dependent on the project received LIHTC funding from the New Mexico Mortgage Finance Authority. If funds are not awarded, HOME funds will be reallocated to another eligible 2017 HOME activity.
8	Project Name	MV Community of Hope Tenant Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Reduce Homelessness
	Funding	HOME: \$116,875.47
	Description	HOME Funds will be used to provide Tenant Based Rental Assistance for clients with special needs including veterans.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	25 households fleeing domestic violence.
	Location Description	Scattered site TBRA. Households are assisted though MVCH located at 999 W Amador.
	Planned Activities	Tenant Based Rental Assistance including utility assistance and security deposits.

Contents

Expected Resources	2
AP-15 Expected Resources – 91.220(c)(1,2)	2
Annual Goals and Objectives	7
Projects	11
AP-35 Projects – 91.220(d)	11
AP-38 Project Summary	12

Expected Resources

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

Introduction

The City of Las Cruces is proposing to amend its 2018 Action Plan to allocate funds that were unspent, not awarded, not contracted, and from unspent previously awarded projects that came in under budget. The City proposes to reallocate a total of \$293,875.47 in HOME funds and \$84,771.33 in CDBG funds. Mesilla Valley Habitat for Humanity will be awarded \$134,000.00 for single-family development and \$119,875.47 will be awarded to Mesilla Valley Community of Hope for tenant-based rental assistance and program administration costs. Tierra Del Sol single-family development and La Casa’s tenant-based rental assistance will each receive a \$20,000 increase to their 2018 HOME allocations. Excess CDBG funds will be awarded to the City’s owner-occupied Home Rehabilitation Program.

Sources	Amount of Funding	Program	Address/Beneficiaries
2017 CDBG Funds	\$ 84,771.33	City’s Home Rehab Program	Scattered Site-TBD 25 Households
2017 HOME Funds	\$ 134,000.00	Habitat for Humanity Single Family Development	Scattered Site-TBD 5 Households
2017 HOME Funds	\$ 116,875.47	MVCH TBRA	Scattered Site, 25 Special Needs/Veteran Households
2018 HOME Funds	\$ 20,000.00	Tierra De Sol- Single Family Dev.	
2018 HOME Funds	\$ 20,000.00	La Casa- TBRA	Scattered Site, 24 Special Needs Households
2018 PA subfund	\$ 3,000.00	\$ 3,000.00	Admin funds for MVCH TBRA

The draft Amendments to 2018 Action Plan will be available for public review and comment Friday, August 3, 2018 through September 7, 2018, Monday through Friday from 8:00 a.m. to 5:00 p.m. at Las Cruces City Hall, 700 N. Main St., Suite 1100 (Community Development Department), Suite 1200 (City Clerk's Office), or at 200 E. Picacho Ave. (Branigan Library). It will also be on the City's website at www.las-cruces.org under the Community Development Department (this page is ADA compliant for the visually impaired). One public hearing to receive comments on the 2018 Action Plan Amendments will be held Tuesday, August 14, 2018, at 2:30 p.m. at the Las Cruces City Hall, 700 N. Main St., Suite 1158. A Spanish interpreter, and interpreters for other languages, will be available upon request. Please make any language and format accommodation requests at least 72 hours in advance of the scheduled hearings to the contact person below.

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 2018, the City anticipates it will receive \$439,502 of HOME Entitlement funds. The City anticipates receiving approximately \$30,000 in estimated program income from previous Home Rehabilitation projects that are paying off their mortgages or other HOME projects (rental properties) with loans that require repayment to the City's HOME Program. This will give the City's 2018 HOME Program a full funding amount of \$469,502.

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 2018, the City anticipates receiving \$869,294 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 2018 CDBG Program a full funding amount of \$899,294.

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).

Las Cruces has a local Human Services funding source for health-related public services. The annual amount available for allocation is \$400,000.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	869,294	30,000	84,771.33	984,065	1,626,000	CDBG funding is used for a variety of programs and projects in Las Cruces.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	439,502	30,000	250,875.47	720,377	676,000	HOME funds are used for both homeownership and rental housing projects and programs.
Other	public - local	Acquisition Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Housing	0	0	0	0	0	Approx. \$15,000 in Impact fee waivers funded by the City's General fund.
Other	public - local	Public Services	0	0	0	0	0	\$400,000 will be awarded in Health Services grants to non profits funded by the City's general fund.

Table 1 - Expected Resources – Priority Table

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

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

The HOME funds generally require a 25% match liability of local monies; however, due to federal guidelines for HOME match waivers, the City of Las Cruces received a 50% reduction in match liability waiver for Federal fiscal year 2017 and is anticipated to be subject to the same match reduction for Program Year 2018. Match requirements will be satisfied through various sources to including TBRA supportive services, local loan amounts in conjunction with MFA Mortgage Revenue Bond Program, volunteer labor and sweat equity, amounts discounted from sales prices of land to value amount for lot purchases for affordable housing development and other non-federal sources.

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

City owned land and facilities are used for homeless services including, medical, child care, homeless day shelter, food services, meals, and victims of domestic violence emergency shelter and services. Additionally, public owned land or the proceeds from the sale of public owned land may be used for the development of affordable housing.

Discussion

Due to limited funding, the City of Las Cruces will continue to require that no more than \$200,000 of HOME funds may be dedicated to a single project (but not necessarily one single agency in one program year). Should the dedication or financing of a land bank and trust fund be established, the City may evaluate and update this policy as appropriate

2. Due to limited HOME funding each program year, the City of Las Cruces will alternate the priority between dedicating of HOME funds between affordable rental housing development and single-family homeownership developments. Starting in Program Year 2017, funding will be priority to affordable rental housing development and continue in odd numbered years (2019). Single family housing development will receive priority in even numbered program years (2017, 2018, 2020). However, given the number, type, and quality of applications for funding and any undedicated funds available, HOME funds may be provided to the other priority in any given year.

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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: \$229,875.47	Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted
2	Stabilize impoverished households	2016	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Reduce Homelessness expand economic opportunity	CDBG: \$132,000	Public service activities other than Low/Moderate Income Housing Benefit: 13600 Persons Assisted
3	Increase affordability of rental housing	2016	2021	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Reduce Homelessness More affordable, accessible rental housing	HOME: \$0	Rental units constructed: 0 Household Housing Unit
4	Preserve existing affordable housing	2016	2021	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide	Preserve existing affordable housing	CDBG: \$533,903.33	Homeowner Housing Rehabilitated: 25 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide affordable home ownership options	2016	2021	Affordable Housing	Citywide	Affordable home ownership options	CDBG: \$165,000 HOME: \$446,552	Homeowner Housing Added: 14 Household Housing Unit

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.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Las Cruces has allocated CDBG and HOME funds to projects in 2018 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.

Projects

#	Project Name
1	City of Las Cruces Admin
2	Tierra Del Sol Single Family Development
3	Habitat for Humanity Property Acquisition
4	La Casa Tenant Based Rental Assistance
5	City Home Rehabilitation
6	CDBG Public Services
7	CHDO Operating Funds
8	Multi-Family Development MVCH Tenant Based Rental Assistance

Table 3 - Project Information

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

Allocation priorities were made based upon annual goals and priority needs, agency funding requests and needs, and current opportunities to meet goals. 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. **The LIHTC was not selected there for this amended Action Plan is needed.**

AP-38 Project Summary

Project Summary Information

1	Project Name	City of Las Cruces Admin
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households Increase affordability of rental housing Preserve existing affordable housing Provide affordable home ownership options
	Needs Addressed	Reduce Homelessness More affordable, accessible rental housing Preserve existing affordable housing Affordable home ownership options Improve public facilities/infrastructure expand economic opportunity
	Funding	CDBG: \$133,162 HOME: \$46,950
	Description	HOME and CDBG funds allocated for City entitlement program staff for administration and program implementation. CDBG activity code 21A. \$3,000 of Admin will be sub granted to a Non-profit for TBRA
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	All CDBG and HOME beneficiaries from other activities will benefit from expenditure of CDBG and HOME funds for administration of the programs.
	Location Description	All program year 2018 CDBG and HOME funded activities will be located in the City of Las Cruces with the exception of any travel expenses for training purposes.
	Planned Activities	CDBG and HOME eligible administrative expenses including a set aside for Fair Housing Activities.
2	Project Name	Tierra Del Sol Single Family Development
	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options

	Funding	HOME: \$295,000
	Description	Land acquisition and construction for single family development. Approx. 10 lots in Skylark subdivision near Mesa and Central.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 households below 80 % AMI will be assisted.
	Location Description	Housing Units will be located in the Skylark subdivision near Mesa and Central.
	Planned Activities	Acquisition and new construction of up to 10 single family homes.
3	Project Name	Habitat for Humanity Property Acquisition & Single Family Development
	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options
	Funding	CDBG: \$165,000 HOME: \$134,000
	Description	Land Acquisition in the Aurora Subdivision.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Up to 6 low-income households, below 80% AMI will be assisted.
	Location Description	Housing Units will be located in the City's Aurora Subdivision off of Elks Drive. Lots 14-19 Aurora Star Court. Las Cruces New Mexico
	Planned Activities	Land Acquisition for new construction of up to 6 single family homes.
4	Project Name	La Casa Tenant Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Reduce Homelessness
	Funding	HOME: \$110,000
	Description	HOME Funds will be used to provide Tenant Based Rental Assistance for clients with special needs.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	15 households fleeing domestic violence.
	Location Description	Scattered site TBRA. Households are assisted through La Casa Inc located at 800 S. Walnut.
	Planned Activities	Tenant Based Rental Assistance including utility assistance and security deposits.
5	Project Name	City Home Rehabilitation
	Target Area	Citywide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: \$553,903
	Description	CDBG funds will be used for preserving affordable housing stock, mobile home ramp installations, and mobile home utility upgrades. National Objective LMH, CDBG Activity Code 14A.
	Target Date	6/30/2020
	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. Households are selected off annual waiting lists.
	Location Description	TBD-Scattered Site
	Planned Activities	Homeowner Rehabilitation, Mobile Home Ramp Program, and Mobile Home Utility Upgrades for households at 80% AMI or less.
6	Project Name	CDBG Public Services
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households
	Needs Addressed	Reduce Homelessness expand economic opportunity
	Funding	CDBG: \$132,000

Description	6 agencies will provided public services funding. Mesilla Valley Community of Hope St. Lukes Health Care Clinic Jardin de los Ninos Casa de Peregrinos La Casa Inc MVCASA
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	Mesilla Valley Community of Hope will assist approximately 530 persons St. Luke’s Health Care Clinic will assist approximately 508 persons Jardin de los Ninos will assist approximately 200 children Casa de Peregrinos will assist approximately 12,000 households. La Casa Inc will assist approximately 300 homeless victims of domestic violence MVCASA will assist approximately 200 children
Location Description	Citywide All public service activities will be provided in the City of Las Cruces. The majority of service providers are located at 999 W. Amador, Las Cruces, NM on the Mesilla Valley Community of Hope homeless campus. La Casa is a domestic violence emergency shelter located at 820 S. Walnut. MV CASA provides case advocacy across the 3rd district court jurisdiction.
Planned Activities	Program 2018 Public services funding to non-profit agencies to provide a variety of services including homeless services, emergency shelter for victims of domestic violence, childcare services, health care services, advocacy for abused and neglected children and food rescue and distribution. <ul style="list-style-type: none"> • Mesilla Valley Community of Hope will provide homeless day shelter services, housing assistance, mail, showers etc. • St. Luke’s Health Care Clinic will provide health care services to homeless and indigent persons. • Jardin de los Ninos will provide childcare services to homeless and near homeless children. • Casa de Peregrinos will conduct food rescue to supplement their food distribution program. • La Casa Inc will provide emergency shelter services for victims fleeing domestic violence. • MV CASA will provide case advocacy for abused and neglected children who are part of the foster care system in the 3rd district court system.
7	Project Name CHDO Operating Funds

	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options
	Funding	HOME: \$17,552
	Description	CHDO operating funds for Tierra del Sol. Funding will be used for staff salaries for their Homeownership Coordinator.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	At least 20 families will benefit working with TDS employees.
	Location Description	CHDO operating assistance will take place at TDS main office at 210 E Idaho, Suite B, Las Cruces, NM.
	Planned Activities	Assistance is getting families qualified for HOME-assisted building single family building projects
8	Project Name	Multi-Family Development
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Increase affordability of rental housing
	Needs Addressed	Reduce Homelessness More affordable, accessible rental housing
	Funding	HOME: \$40,000
	Description	Rehabilitation and Construction of a multi-family complex containing up to 36 SRO low income households. 3-4 HOME units are anticipated at completion. Activity is dependent on the project received LIHTC funding from the New Mexico Mortgage Finance Authority.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	36 Permanent supportive housing units.
	Location Description	1310 Pecos street, Las Cruces

	Planned Activities	The Pecos Apartments, a 20-unit building will be rehabilitated and converted into a 36 SRO unit building to be known as the Desert Hope apartments. Activity is dependent on the project received LIHTC funding from the New Mexico Mortgage Finance Authority. If funds are not awarded, HOME funds will be reallocated to another eligible 2017 HOME activity.
8	Project Name	MV Community of Hope Tenant Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Reduce Homelessness
	Funding	HOME: \$116,875.47
	Description	HOME Funds will be used to provide Tenant Based Rental Assistance for clients with special needs including veterans.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	25 households fleeing domestic violence.
	Location Description	Scattered site TBRA. Households are assisted though MVCH located at 999 W Amador.
	Planned Activities	Tenant Based Rental Assistance including utility assistance and security deposits.

Contents

Expected Resources	2
AP-15 Expected Resources – 91.220(c)(1,2)	2
Annual Goals and Objectives	7
Projects	11
AP-35 Projects – 91.220(d)	11
AP-38 Project Summary	12

Expected Resources

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

Introduction

The City of Las Cruces is proposing to amend its 2018 Action Plan to allocate funds that were unspent, not awarded, not contracted, and from unspent previously awarded projects that came in under budget. The City proposes to reallocate a total of \$293,875.47 in HOME funds and \$84,771.33 in CDBG funds. Mesilla Valley Habitat for Humanity will be awarded \$134,000.00 for single-family development and \$119,875.47 will be awarded to Mesilla Valley Community of Hope for tenant-based rental assistance and program administration costs. Tierra Del Sol single-family development and La Casa’s tenant-based rental assistance will each receive a \$20,000 increase to their 2018 HOME allocations. Excess CDBG funds will be awarded to the City’s owner-occupied Home Rehabilitation Program.

Sources	Amount of Funding	Program	Address/Beneficiaries
2017 CDBG Funds	\$ 84,771.33	City’s Home Rehab Program	Scattered Site-TBD 25 Households
2017 HOME Funds	\$ 134,000.00	Habitat for Humanity Single Family Development	Scattered Site-TBD 5 Households
2017 HOME Funds	\$ 116,875.47	MVCH TBRA	Scattered Site, 25 Special Needs/Veteran Households
2018 HOME Funds	\$ 20,000.00	Tierra De Sol- Single Family Dev.	
2018 HOME Funds	\$ 20,000.00	La Casa- TBRA	Scattered Site, 24 Special Needs Households
2018 PA subfund	\$ 3,000.00	\$ 3,000.00	Admin funds for MVCH TBRA

The draft Amendments to 2018 Action Plan will be available for public review and comment Friday, August 3, 2018 through September 7, 2018, Monday through Friday from 8:00 a.m. to 5:00 p.m. at Las Cruces City Hall, 700 N. Main St., Suite 1100 (Community Development Department), Suite 1200 (City Clerk's Office), or at 200 E. Picacho Ave. (Branigan Library). It will also be on the City's website at www.las-cruces.org under the Community Development Department (this page is ADA compliant for the visually impaired). One public hearing to receive comments on the 2018 Action Plan Amendments will be held Tuesday, August 14, 2018, at 2:30 p.m. at the Las Cruces City Hall, 700 N. Main St., Suite 1158. A Spanish interpreter, and interpreters for other languages, will be available upon request. Please make any language and format accommodation requests at least 72 hours in advance of the scheduled hearings to the contact person below.

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 2018, the City anticipates it will receive \$439,502 of HOME Entitlement funds. The City anticipates receiving approximately \$30,000 in estimated program income from previous Home Rehabilitation projects that are paying off their mortgages or other HOME projects (rental properties) with loans that require repayment to the City's HOME Program. This will give the City's 2018 HOME Program a full funding amount of \$469,502.

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 2018, the City anticipates receiving \$869,294 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 2018 CDBG Program a full funding amount of \$899,294.

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).

Las Cruces has a local Human Services funding source for health-related public services. The annual amount available for allocation is \$400,000.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	869,294	30,000	84,771.33	984,065	1,626,000	CDBG funding is used for a variety of programs and projects in Las Cruces.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	439,502	30,000	250,875.47	720,377	676,000	HOME funds are used for both homeownership and rental housing projects and programs.
Other	public - local	Acquisition Housing Multifamily rental new construction Multifamily rental rehab New construction for ownership	0	0	0	0	0	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - local	Housing	0	0	0	0	0	Approx. \$15,000 in Impact fee waivers funded by the City's General fund.
Other	public - local	Public Services	0	0	0	0	0	\$400,000 will be awarded in Health Services grants to non profits funded by the City's general fund.

Table 1 - Expected Resources – Priority Table

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

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

The HOME funds generally require a 25% match liability of local monies; however, due to federal guidelines for HOME match waivers, the City of Las Cruces received a 50% reduction in match liability waiver for Federal fiscal year 2017 and is anticipated to be subject to the same match reduction for Program Year 2018. Match requirements will be satisfied through various sources to including TBRA supportive services, local loan amounts in conjunction with MFA Mortgage Revenue Bond Program, volunteer labor and sweat equity, amounts discounted from sales prices of land to value amount for lot purchases for affordable housing development and other non-federal sources.

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

City owned land and facilities are used for homeless services including, medical, child care, homeless day shelter, food services, meals, and victims of domestic violence emergency shelter and services. Additionally, public owned land or the proceeds from the sale of public owned land may be used for the development of affordable housing.

Discussion

Due to limited funding, the City of Las Cruces will continue to require that no more than \$200,000 of HOME funds may be dedicated to a single project (but not necessarily one single agency in one program year). Should the dedication or financing of a land bank and trust fund be established, the City may evaluate and update this policy as appropriate

2. Due to limited HOME funding each program year, the City of Las Cruces will alternate the priority between dedicating of HOME funds between affordable rental housing development and single-family homeownership developments. Starting in Program Year 2017, funding will be priority to affordable rental housing development and continue in odd numbered years (2019). Single family housing development will receive priority in even numbered program years (2017, 2018, 2020). However, given the number, type, and quality of applications for funding and any undedicated funds available, HOME funds may be provided to the other priority in any given year.

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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: \$229,875.47	Tenant-based rental assistance / Rapid Rehousing: 35 Households Assisted
2	Stabilize impoverished households	2016	2021	Homeless Non-Homeless Special Needs Non-Housing Community Development	Citywide	Reduce Homelessness expand economic opportunity	CDBG: \$132,000	Public service activities other than Low/Moderate Income Housing Benefit: 13600 Persons Assisted
3	Increase affordability of rental housing	2016	2021	Affordable Housing Homeless Non-Homeless Special Needs	Citywide	Reduce Homelessness More affordable, accessible rental housing	HOME: \$0	Rental units constructed: 0 Household Housing Unit
4	Preserve existing affordable housing	2016	2021	Affordable Housing Public Housing Non-Homeless Special Needs	Citywide	Preserve existing affordable housing	CDBG: \$533,903.33	Homeowner Housing Rehabilitated: 25 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Provide affordable home ownership options	2016	2021	Affordable Housing	Citywide	Affordable home ownership options	CDBG: \$165,000 HOME: \$446,552	Homeowner Housing Added: 14 Household Housing Unit

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.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Las Cruces has allocated CDBG and HOME funds to projects in 2018 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.

Projects

#	Project Name
1	City of Las Cruces Admin
2	Tierra Del Sol Single Family Development
3	Habitat for Humanity Property Acquisition
4	La Casa Tenant Based Rental Assistance
5	City Home Rehabilitation
6	CDBG Public Services
7	CHDO Operating Funds
8	Multi-Family Development MVCH Tenant Based Rental Assistance

Table 3 - Project Information

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

Allocation priorities were made based upon annual goals and priority needs, agency funding requests and needs, and current opportunities to meet goals. 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. **The LIHTC was not selected there for this amended Action Plan is needed.**

AP-38 Project Summary

Project Summary Information

1	Project Name	City of Las Cruces Admin
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households Increase affordability of rental housing Preserve existing affordable housing Provide affordable home ownership options
	Needs Addressed	Reduce Homelessness More affordable, accessible rental housing Preserve existing affordable housing Affordable home ownership options Improve public facilities/infrastructure expand economic opportunity
	Funding	CDBG: \$133,162 HOME: \$46,950
	Description	HOME and CDBG funds allocated for City entitlement program staff for administration and program implementation. CDBG activity code 21A. \$3,000 of Admin will be sub granted to a Non-profit for TBRA
	Target Date	6/30/2019
	Estimate the number and type of families that will benefit from the proposed activities	All CDBG and HOME beneficiaries from other activities will benefit from expenditure of CDBG and HOME funds for administration of the programs.
	Location Description	All program year 2018 CDBG and HOME funded activities will be located in the City of Las Cruces with the exception of any travel expenses for training purposes.
	Planned Activities	CDBG and HOME eligible administrative expenses including a set aside for Fair Housing Activities.
2	Project Name	Tierra Del Sol Single Family Development
	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options

	Funding	HOME: \$295,000
	Description	Land acquisition and construction for single family development. Approx. 10 lots in Skylark subdivision near Mesa and Central.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	10 households below 80 % AMI will be assisted.
	Location Description	Housing Units will be located in the Skylark subdivision near Mesa and Central.
	Planned Activities	Acquisition and new construction of up to 10 single family homes.
3	Project Name	Habitat for Humanity Property Acquisition & Single Family Development
	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options
	Funding	CDBG: \$165,000 HOME: \$134,000
	Description	Land Acquisition in the Aurora Subdivision.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	Up to 6 low-income households, below 80% AMI will be assisted.
	Location Description	Housing Units will be located in the City's Aurora Subdivision off of Elks Drive. Lots 14-19 Aurora Star Court. Las Cruces New Mexico
	Planned Activities	Land Acquisition for new construction of up to 6 single family homes.
4	Project Name	La Casa Tenant Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Reduce Homelessness
	Funding	HOME: \$110,000
	Description	HOME Funds will be used to provide Tenant Based Rental Assistance for clients with special needs.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	15 households fleeing domestic violence.
	Location Description	Scattered site TBRA. Households are assisted through La Casa Inc located at 800 S. Walnut.
	Planned Activities	Tenant Based Rental Assistance including utility assistance and security deposits.
5	Project Name	City Home Rehabilitation
	Target Area	Citywide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Reduce Homelessness
	Funding	CDBG: \$553,903
	Description	CDBG funds will be used for preserving affordable housing stock, mobile home ramp installations, and mobile home utility upgrades. National Objective LMH, CDBG Activity Code 14A.
	Target Date	6/30/2020
	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. Households are selected off annual waiting lists.
	Location Description	TBD-Scattered Site
	Planned Activities	Homeowner Rehabilitation, Mobile Home Ramp Program, and Mobile Home Utility Upgrades for households at 80% AMI or less.
6	Project Name	CDBG Public Services
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Stabilize impoverished households
	Needs Addressed	Reduce Homelessness expand economic opportunity
	Funding	CDBG: \$132,000

Description	6 agencies will provided public services funding. Mesilla Valley Community of Hope St. Lukes Health Care Clinic Jardin de los Ninos Casa de Peregrinos La Casa Inc MVCASA
Target Date	6/30/2019
Estimate the number and type of families that will benefit from the proposed activities	Mesilla Valley Community of Hope will assist approximately 530 persons St. Luke’s Health Care Clinic will assist approximately 508 persons Jardin de los Ninos will assist approximately 200 children Casa de Peregrinos will assist approximately 12,000 households. La Casa Inc will assist approximately 300 homeless victims of domestic violence MVCASA will assist approximately 200 children
Location Description	Citywide All public service activities will be provided in the City of Las Cruces. The majority of service providers are located at 999 W. Amador, Las Cruces, NM on the Mesilla Valley Community of Hope homeless campus. La Casa is a domestic violence emergency shelter located at 820 S. Walnut. MV CASA provides case advocacy across the 3rd district court jurisdiction.
Planned Activities	Program 2018 Public services funding to non-profit agencies to provide a variety of services including homeless services, emergency shelter for victims of domestic violence, childcare services, health care services, advocacy for abused and neglected children and food rescue and distribution. <ul style="list-style-type: none"> • Mesilla Valley Community of Hope will provide homeless day shelter services, housing assistance, mail, showers etc. • St. Luke’s Health Care Clinic will provide health care services to homeless and indigent persons. • Jardin de los Ninos will provide childcare services to homeless and near homeless children. • Casa de Peregrinos will conduct food rescue to supplement their food distribution program. • La Casa Inc will provide emergency shelter services for victims fleeing domestic violence. • MV CASA will provide case advocacy for abused and neglected children who are part of the foster care system in the 3rd district court system.
7	Project Name CHDO Operating Funds

	Target Area	Citywide
	Goals Supported	Provide affordable home ownership options
	Needs Addressed	Affordable home ownership options
	Funding	HOME: \$17,552
	Description	CHDO operating funds for Tierra del Sol. Funding will be used for staff salaries for their Homeownership Coordinator.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	At least 20 families will benefit working with TDS employees.
	Location Description	CHDO operating assistance will take place at TDS main office at 210 E Idaho, Suite B, Las Cruces, NM.
	Planned Activities	Assistance is getting families qualified for HOME-assisted building single family building projects
8	Project Name	Multi-Family Development
	Target Area	Citywide
	Goals Supported	Reduce Homelessness Increase affordability of rental housing
	Needs Addressed	Reduce Homelessness More affordable, accessible rental housing
	Funding	HOME: \$40,000
	Description	Rehabilitation and Construction of a multi-family complex containing up to 36 SRO low income households. 3-4 HOME units are anticipated at completion. Activity is dependent on the project received LIHTC funding from the New Mexico Mortgage Finance Authority.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	36 Permanent supportive housing units.
	Location Description	1310 Pecos street, Las Cruces

	Planned Activities	The Pecos Apartments, a 20-unit building will be rehabilitated and converted into a 36 SRO unit building to be known as the Desert Hope apartments. Activity is dependent on the project received LIHTC funding from the New Mexico Mortgage Finance Authority. If funds are not awarded, HOME funds will be reallocated to another eligible 2017 HOME activity.
8	Project Name	MV Community of Hope Tenant Based Rental Assistance
	Target Area	Citywide
	Goals Supported	Reduce Homelessness
	Needs Addressed	Reduce Homelessness
	Funding	HOME: \$116,875.47
	Description	HOME Funds will be used to provide Tenant Based Rental Assistance for clients with special needs including veterans.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	25 households fleeing domestic violence.
	Location Description	Scattered site TBRA. Households are assisted though MVCH located at 999 W Amador.
	Planned Activities	Tenant Based Rental Assistance including utility assistance and security deposits.