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CITY OF LAS CRUCES

City of Las Cruces

Draft 2026-2030 Consolidated Plan

for Housing and Community Development

MARCH 6, 2026

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2026-2029 CONSOLIDATED PLAN.

CITY OF LAS CRUCES

Executive Summary

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

1. Introduction

This document is the Five-year Consolidated Plan for the City of Las Cruces covering program years (PY) 2026 through 2030. This Plan also contains the One-year Action Plan for PY2026.

The Consolidated Plan is a strategic planning document required by the U. S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs—of which Las Cruces is a recipient. This plan supports the proposed use of funds provided by those grant programs. The plan facilitates the City's coordinated effort to review and create strategies to develop affordable housing, address community development needs, and support service needs within the community. The Consolidated Plan also sets forth program goals, specific objectives, annual goals, and benchmarks for measuring progress. Progress is reported annually through the HUD-required Consolidated Annual Performance and Evaluation Report (CAPER).

The City of Las Cruces receives approximately $1.1 million dollars annually in CDBG and $535,000 annually in HOME funding. Over the five-year period covered by this Consolidated Plan, based on the 2026 funding allocation, the city expects to receive a total of $5.5 million in CDBG and $2.675 million in HOME.

Background on Block Grant Funds

Community Development Block Grant (CDBG). The goals of the CDBG program are to:

- Provide a suitable living environment; including improving the safety and livability of neighborhoods; increasing access to quality facilities and services; revitalizing deteriorating neighborhoods; restoring and preserving natural and physical features of special value for historic, architectural, or aesthetic reasons; and conserving energy resources.

- Provide decent housing; including assisting homeless persons to obtain affordable housing; preservation of existing affordable housing stock; increasing the availability of permanent housing that is affordable to low-income persons without discrimination; and increasing supportive housing that includes structural features and services to enable persons with special needs to live in dignity.

- Expand economic opportunities: including the creation of jobs accessible to low-income persons; providing access to credit for community development that promotes long-term economic and social viability; and empowering low-income persons to achieve self-sufficiency in federally assisted and public housing programs.

The **HOME Investment Partnerships Program**, or HOME, is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. The goals of the HOME program are to fund a wide range of activities that:

- Build affordable housing for rent or homeownership;
- Acquire affordable housing for rent or homeownership;
- Rehabilitate affordable housing for rent or homeownership; or
- Provide direct rental assistance to low-income people.

2. Summary of the objectives and outcomes identified in the Plan

The one-year outcomes from CDBG and HOME investments are expected to include:

- 50 people benefitting from home rehabilitation (including mobile homes and ADA ramps) and utility connection funding;
- 15 households benefitting from affordable homeownership;
- 24 homeless households becoming housing stable through tenant-based rental assistance;
- 550 homeless residents benefitting from services and economic stability programs;
- 500 victims of domestic violence and 200 children benefitting from counseling and services; and
- 25,000 residents benefitting from free food.

These are in addition to weatherization improvements to facilities and playground improvements.

The five-year outcomes are expected to benefit similar types of residents and provide similar outcomes.

3. Evaluation of past performance

The City of Las Cruces is a model for how to efficiently and effectively leverage public funding. In 2025, Las Cruces was recognized as "*Developer of the Year*" by Housing New Mexico.

Historically, Las Cruces has used CDBG to improve housing conditions for low income renters and owners, including accessibility ramps for mobile homes—an important part of Las Cruces' housing stock. Las Cruces' mobile home ramp program was one of the first of its kind. CDBG is also used to support services and provision of food at Community of Hope and to benefit special needs residents.

The city uses HOME funding to support local organizations that specialize in affordable homeownership and create new affordable rental and homeownership housing. HOME can also be used for home rehabilitation.

These activities have consistently been in high demand and have been effective in addressing needs that he private sector does not.

4. Summary of citizen participation process and consultation process

The citizen participation and stakeholder consultation process that informed the development of the Consolidated Plan included:

- Attendance at meetings of the Resilience Leaders of Doña Ana County and the Affordable Housing Advisory Committee in October 2025 to discuss the objectives of the Consolidated Plan and receive input on the city's greatest housing and community development needs;

- Focus groups and interviews held in October 2025 with stakeholders who are experts in housing development, service provision, community and economic development, and advocacy;

- A community survey, open to residents and stakeholders between October 1 and December 15, 2025; and

- A community open house in October 2025, from 3-7 pm, which allowed residents and stakeholders to drop in at their convenience, receive information about the Consolidated Plan, and participate in activities and discussions about needs.

To broaden citizen participation and promote the community survey and community open house, 10,000 postcards with the survey link and QR code were mailed to residents in low to moderate income areas in the city. Survey postcards were also put in the food delivery boxes, which reach 400 residents per week and 30,000 per month countywide. In addition, a video segment aired on October 28, 2025, to encourage resident involvement in the Consolidated Plan. It provided general information about the plan and promoted the resident survey.

Public hearings were held during the development of the Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, and the 2026 Action Plan at the following dates and locations:

Tuesday March 10, 2026, 2:00-3:00pm at Sage Café, 6121 Reynolds Dr.

Tuesday, March 10, 2026, 5:30-6:30pm at Munson Senior Center, 975 S. Mesquite

Wednesday, March 11, 2026, 2:00-3:00pm at Mesilla Valley Community of Hope, 999 W. Amador Ave.

Wednesday, March 11, 2026, 5:30-6:30 pm at Benavidez Center, 1045 McClure Rd.

The draft Consolidated Plan was available for public review between March 09 and April 09, 2026, from 8:00 a.m. to 5:00 p.m., Monday through Friday at the Las Cruces City Hall, Housing & Neighborhood Services, 700 N. Main, Suite 1100 or City Clerk's Office, Suite 1200 and the Branigan Library, 200 E. Picacho. It was also on the City's website at www.lascruces.gov under the "Property-Housing Resources" section (this page is ADA compliant for the visually impaired).

5. Summary of public comments

Two public comments were received during the draft comment period.

1) The first comment was from a native New Mexican, currently living in Hobbs and hoping to relocate to the City of Las Cruces. The commenter noted that the current housing market in Las Cruces was a significant barrier to relocating due to competition from out-of-state investors and the conversion of residential stock into short-term rentals. They have found it nearly impossible to find a modest, affordable home—even with a high income/salary.
   This commenter requested that the City prioritize increasing the supply of "missing middle" housing targeting middle-class professionals; addressing speculative investment; and viewing housing policy through the lens of offering workforce stability and economic development.
2) The second comment concerned nonhuman/animals in need of housing and requested that the City of Las Cruces and better understand the needs for animal who are abandoned, released by their owners, evicted, etc and need animal-friendly housing.

No comments were received on the draft Citizen Participation Plan.

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

All comments received were accepted and considered in development of this Consolidated Plan.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LAS CRUCES	Housing and Neighborhood Services
CDBG Administrator	LAS CRUCES	Housing and Neighborhood Services
HOME Administrator	LAS CRUCES	Housing and Neighborhood Services

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Natalie Green
Housing and Neighborhood Revitalization Administrator
City of Las Cruces
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Las Cruces, New Mexico 88001
(575) 528-3022
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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

This section discusses opportunities for consultation with stakeholders—including public and assisted housing providers, other city departments, Doña Ana County, nonprofit partners, service providers, and private sector developers—during development of the Consolidated Plan.

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

The City of Las Cruces has a long and collaborative relationship with the Mesilla Valley Public Housing Authority, local assisted housing providers, and the Mesilla Valley Community of Hope. City staff work closely with providers to identify opportunities and funding for assisted and supportive housing. In the past this has included providing funds for security at a permanent supportive housing (PSH) site; bringing together funders to reduce debt on affordable housing developments; acquiring lots for a mixed income homeownership subdivision; and facilitating the development of a mix of LIHTC projects.

The city's approach is to keep projects "shovel ready," so that the city and partners stay very competitive for state and federal funds. The city has focused on a quick expenditure turnaround and recycling of local dollars to maximize the return on public investment—e.g., projects funded by the state free up local bond money to be reinvested in the next development. This method has increased the city's housing investment capacity and maintained a steady flow of affordable housing production.

The City of Las Cruces coordinates city funded housing activities through the Affordable Housing Land Bank and Housing Advisory Committee, and public service activities through the Health and Human Services Advisory Committee.

Las Cruces has historically provided public services funding to nonprofit partners that serve special needs populations, primarily to the homeless, victims of domestic violence, persons with mental illness and substance abuse, and persons with disabilities.

These activities and partnerships will continue throughout the five years covered by the Consolidated Plan.

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

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

The City falls under the jurisdiction of the New Mexico Coalition to End Homelessness (NMCEH), the New Mexico Balance of State Continuum of Care (CoC). Mesilla Valley Community of Hope (MVCH), located in Las Cruces, is part of the NMCEH CoC Board. Governmental and nonprofit agencies in the Balance of State cities and counties can apply annually for HUD CoC grants through the NMCEH.

NMCEH provides high-level direction through establishing Continuum of Care policies, procedures, and standards for administering the Coordinated Entry System (CES) across the state. CES is used to record individual interactions with resources for homelessness, consolidate case notes and resource needs, and match individuals to available housing interventions through self-administered assessments. Data is entered into a shared database (New Mexico Homeless Management Information System, or NMHMIS). MVCH administers Rapid Rehousing assistance for individuals, families, and veterans, offers transitional housing programs, and now has 40 Permanent Supportive Housing (PSH) units at Desert Hope with an additional 50 additional Supportive Housing units under construction at Amador Crossing, a new complex on the Community of Hope Campus.

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

The City does not receive ESG funding directly. The New Mexico Coalition to End Homelessness (NMCEH) administers the operations of the HMIS system for the Continuum of Care that covers geographic areas outside of Albuquerque.

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

Stakeholders from local agencies, nonprofit housing developers and providers, advocates, and supportive service providers participated in the Consolidated Plan by attending focus groups, participating in the community open house, and being interviewed.

Agency/Organization	Organization Type	How Consulted
Aprendamos Family Services	Services	Focus group
Affordable Housing Advisory Committee (City)	Housing	Focus group
Community Action Agency	Economic development	Focus group
Community Foundation of Southern New Mexico	Services and Housing	Focus group
Doña Ana County Broadband Infrastructure	Public facilities--broadband	Interview
Doña Ana County Health and Human Services	Services and Housing	Interview
Doña Ana County Management	Housing and development	Interview
Doña Ana County Office of Emergency Management	Natural hazards	Interview
Doña Ana County Planning and Zoning	Housing and development	Interview
Doña Ana County Resilience Leaders	Housing	Focus group
Doña Ana County Utilities	Public facilities--utilities	Interview
Empowerment Congress	Economic opportunity	Focus group
Families & Youth Innovations Plus	Services and Housing	Focus group
Grajeda-Huckaby Low Barrier Housing Fund	Substance abuse services and Housing	Interview
Ideal Option	Substance abuse services	Interview
Las Cruces Public Schools Foundation	Education	Focus group
Mesilla Valley Community of Hope	Homelessness	Focus group
Mesilla Valley Public Housing Authority	Housing	Community meeting
Public Defender	Services and Housing	Interview
Sierra Norte Land Development	Housing and development	Focus group
Tierra del Sol	Housing and development	Focus group

Table 2 – Agencies, groups, organizations who participated

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

The consultation process was inclusive of organizations representing the residents that CDBG and HOME are intended to benefit. No organization or stakeholder was intentionally excluded from the consultation process.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2024 New Mexico Point in Time Count, Balance of State Report; 2025 Point in Time data	New Mexico Coalition to End Homelessness	The Consolidated Plan prioritizes stabilizing households at-risk of and experiencing homelessness by funding supportive services and development of deeply subsidized housing.
2024-2027 Affordable Housing Investment Strategy	City of Las Cruces	HUD block grant funds will be used to leverage local and state funding
2026 Las Cruces and Doña Ana County Draft Affordable Housing Plan	City of Las Cruces and Doña Ana County	HUD block grant funds will be used to address the most critical needs through rental assistance, supportive services, and funding to support deeply subsidized housing development
100% Community Survey	Doña Ana County and New Mexico State University	Priorities to serve the city's lowest income households with supportive services will help address some of the needs identified in the survey (note that the survey captured needs countywide)

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Las Cruces coordinated closely with Doña Ana County in development of the Consolidated Plan. Las Cruces and Doña Ana County were developing state-required Housing Plans at the same time the Consolidated Plan was prepared, which allowed them to leverage data collection and analysis and community engagement. Las Cruces also coordinated with Housing New Mexico, which was in the process of updating elements of their Strategic Housing Plan, to ensure consistency in identifying and addressing needs. This consultation took place through interviews, meetings, and invitations to community events.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

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

The Las Cruces Consolidated Plan citizen participation process was broad and inclusive of all types of residents with a variety of viewpoints. Stakeholders participated in focus groups and individual interviews to discuss the needs of the clients they serve and explore program and policy successes and challenges. Residents had the opportunity to take an anonymous community survey and attend the community open house and public hearings.

To broaden citizen participation and promote the community survey and community open house, 10,000 postcards with the survey link and QR code were mailed to residents in low to moderate income areas in the city. Survey postcards were also put in the food delivery boxes, which reach 400 residents per week and 30,000 per month countywide.

In addition, a video segment aired on October 28, 2025, to encourage resident involvement in the Consolidated Plan. It provided general information about the plan and promoted the resident survey.

The draft Citizen Participation Plan (CPP) was available on the City's website and in hard copy form at the City of Las Cruces Housing and Neighborhood Services office and the City Clerk's Office. Public comment for the plan ran from September 29 through October 28, 2025. A public hearing was held on October 22 to receive comments on the CPP—and to collect input on housing and community development needs for the Consolidated Plan.

Public hearings were held during the development of the Consolidated Plan, the Analysis of Impediments to Fair Housing Choice, and the 2026 Action Plan at the following dates and locations:

Tuesday March 10, 2026, 2:00-3:00pm at Sage Café, 6121 Reynolds Dr.

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Findings from the Community Open House

Residents of Las Cruces were invited to an open house featuring activities to identify priorities in housing, community development, economic development, and public services. In the first activity, participants allocated ten tickets to outcomes that could be realized by CDBG and HOME investments.

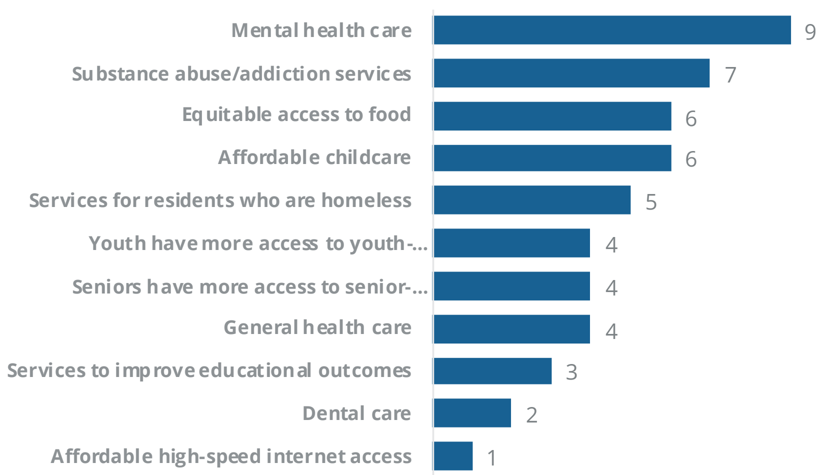
As shown below, housing emerged as the top priority overall, reflected in high support for housing-related outcomes. Moderate to high priorities include mental health care; job training opportunities; and sidewalks in good condition.

What are the greatest needs in your neighborhood or community? What outcomes do you want prioritized?

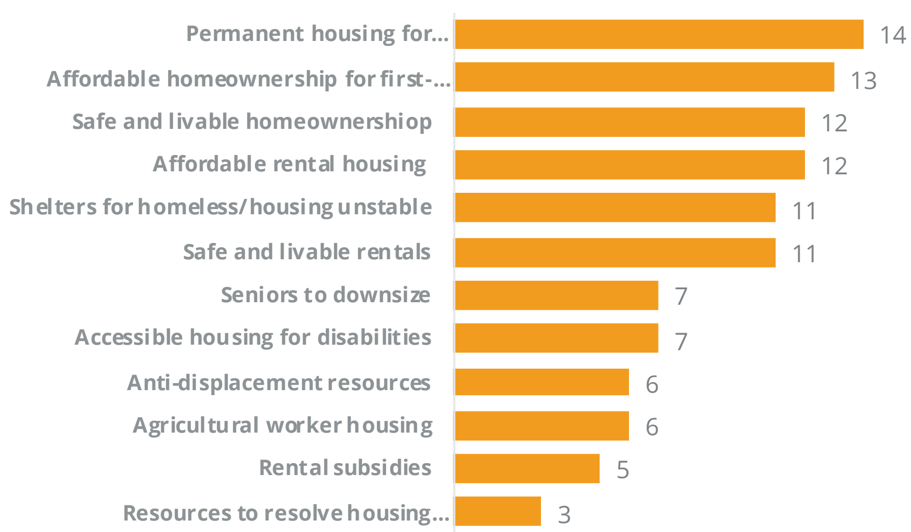
Economic Development Activity Rankings

Community Development Activity Rankings

Public Service Activity Rankings



Housing Activity Rankings



The second community open house exercise asked participants to write down on sticky notes the housing, community development, economic development, and public service needs in Las Cruces.

Economic Development Needs. Economic development needs emphasized by Las Cruces residents included transportation access and availability, workforce development and pathways, small business support, downtown revitalization, and improvements to infrastructure. Las Cruces residents specified economic development needs in Vado, Anthony, Sunland, and Doña Ana County.

- Appreciate free transit! Buses should go to more parts of the city
- Longer bus services on weekends; elderly would appreciate getting to shopping and church
- A work session with small businesses to hear concerns and ways to address crime, safety, economic issues
- More storefront repair grants and better access to grants
- Redevelop area in downtown where businesses have closed
- Keep Cruces beautiful
- City ordinance to discourage drug dealers from advertising businesses (e.g., tennis shoes on utility lines)
- Better wages!
- More job fairs
- It is difficult to find jobs, especially with the demand for experience, distance of places, and general lack of knowledge of hiring practices
- More community centers with ways to get assistance
- Make it easier to get resources
- Better collaboration among Dona Ana County nonprofits
- Internships and job training while in high school
- K-12 funding to improve educational outcomes
- Support families with housing+food security so they feel safe enough to focus on learning
- Vado, Anthony--all of the southern county has infrastructure needs (lights, better streets)
- Clean water in Sunland

Community Development needs. Las Cruces residents highlighted community development needs of childcare, parental, service provider, and community involvement in K-12 student support, youth safety and recreation, and community safety and infrastructure. After-school programs in Mesilla Park and new recreation centers in the city were areas with specified community development needs.

- More childcare facilities to support free provision
- More reliable and safe daycare
- Offer incentives to encourage people to volunteer in schools--maybe a meal, transportation
- Parent accountability with K-12 school truancy laws
- Well trained service providers in schools to help with negative, disruptive student behavior
- Bike paths and sidewalks
- Safer sidewalks and repaired sidewalks
- More sidewalks near school zones and safer routes to schools
- All parks and streets need more lighting
- Safe and engaging places for children to play
- Parks are unsafe; need to improve safety (cameras, police patrol)
- Increased security at parks and public recreation centers
- More teen and recreation centers to keep teens safe and out of trouble
- More afterschool programs in Mesilla Park area
- Recreation centers that offer/encourage parent caregivers and children and teens
- New recreation centers in city (Meerschidt is old)
- Teen recreation centers in more areas
- Fund nonprofits with community in mind

Public Services needs. Las Cruces residents highlighted public service needs, including additional behavioral health services specialized in caring for mental health and substance abuse disorders, strengthened public safety, and better coordination of services for unhoused individuals with transparency regarding service outcomes. Locations with specified public service needs included Anthony and Doña Ana County.

- More health services in the Anthony area
- South County needs an in-patient treatment facility for mental health and substance abuse disorders, even if requiring involuntary commitment
- Mental health response teams trained in mental health and developmental disabilities
- Reduce prejudice in helping residents with addiction and mental health challenges
- People resort to what they do; either the system needs to get better or people will continue to do what they do to make it work
- Public safety! New public safety building
- More police officers
- Pass a law to stop panhandling; people should be donating to organizations that help homeless residents instead
- Better oversight of who is served within food pantries
- Hand ups more than hand outs

Housing needs. Las Cruces residents identified housing needs of affordability for renters and prospective homeowners, tenant protections and landlord accountability, homelessness prevention and investment transparency, as well as housing prioritization for vulnerable populations. Notably, Las Cruces residents mentioned Colonias, downtown, Doña Ana County, and Vado as areas with specific housing needs.

- Truly affordable housing; housing that is affordable to minimum wage workers and single mothers
- Limits on high-end homebuilding in lower income neighborhoods (to mitigate gentrification)
- Require a certain share of rental units for lower economic level families
- Oversight to ensure that landlords are responding to the needs of their communities
- Good renter programs to keep renters housed and avoid eviction court
- Oversight of upkeep of rental property owners to meet occupancy regulations
- Lower interest rates on mortgages to help with homeownership affordability
- Better regulation of illegal uses (drug dealers/drug houses)
- More resources for fair housing, especially enforcement in Dona Ana County
- More effort should be made to keep people in our community from becoming homeless
- Housing should be prioritized for domestic violence victims, kids aging out of foster care, veterans, families
- More information on the results of investments in homelessness
- Prioritize housing downtown to support downtown plan (v. growth through sprawl)
- Vado needs home improvements; lots of old homes with bad roofs and more
- Community land trust alternatives for Colonias
- Comprehensive repair for housing Colonias
- Help people resolve issues with titles/clean up titles in Colonias

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Community survey	All residents and stakeholders	742 respondents living in Doña Ana County; 519 respondents living in the City of Las Cruces.	Please see the community engagement appendix	N/A; all surveys were analyzed.
Community open house meeting	All residents and stakeholders	20 residents and stakeholders attended	Please see the summary in the above section	N/A; all comments were received and considered

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Resident focus group: Camp Hope	Residents of Camp Hope	20 residents in attendance	Participants described Camp Hope as a good community—safe, stable, and self-sufficient—with on-site supports like a clinic and shared responsibilities that create a sense of belonging. Residents discussed their challenges with housing stability, including disruptions from employment due to medical conditions. Residents identified needs beyond housing: better access to mental health care, workforce training, disability services, and assisted living options.	N/A; all comments were received and considered

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
Affordable Housing Advisory Committee	Committee Members	8 residents and stakeholders	Priority needs include housing for people experiencing homelessness; workforce housing; senior housing	N/A; all comments were received and considered, please see the summary in the above section and appendices
Stakeholders in housing and community and economic development	Focus groups and interviews	30 stakeholders representing 21 organizations	Priority needs are for affordable transitional housing for ELI and single parent families; housing for those in recovery; housing to support homeless and special needs residents	N/A; all comments were received and considered, please see the summary in the above section and appendices
All residents and stakeholders	Public hearings			N/A; all comments were received and considered

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section utilizes data from HUD's Consolidated Housing Affordability Strategy, or CHAS, data as of 2016-2020 (the most recent available), as well as other data sources where noted, to show where households of different types have greater housing needs than others. The CHAS data throughout this section refers to "HAMFI", or HUD Area Median Family Income to determine income categories. This is the income level that the "median" or middle income household of four earns, and is a better representation of income distributions than an average. As of 2025, the HAMFI for Las Cruces was $70,700 per year for a household with four people.

HUD uses the following income categories, which are based on the HAMFI (HAMFI is 100%). For this report, AMI is used interchangeably with HAMFI.

HUD Income Categories

- 0-30% AMI = extremely low-income
- 30-50% AMI = very low-income
- 50-80% AMI = low-income
- 80-100% AMI = low to moderate income

Housing Problems

The data in this section also discuss the number of households who have "housing problems." Housing problems, according to HUD, include households living in the following conditions:

- Substandard housing. Housing unit is lacking complete plumbing or kitchen facilities. This includes households without hot and cold piped water, a flush toilet and a bathtub or shower; or kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator.
- Overcrowded housing. Households having complete kitchens and bathrooms but housing more than 1.01 to 1.5 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Severely overcrowded housing. Households having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.
- Housing cost burden. This is represented by the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. A household is considered to be cost burdened if the household is spending more than 30% of its monthly income on housing costs. A household is considered severely cost burdened if the household is spending more than 50% of its monthly income on housing costs.

Current Needs

The analysis of HUD data in this section show that:

- Population and households grew at a similar rate (both 20%) between 2010 and 2024. Overall, the city added more than 19,000 people and almost 8,000 households;
- Median household income, median gross rent, and median home value saw similar percentage increases (slightly more than 60%) from 2010 to 2024;
- 7,210 households in Las Cruces earn less than 30% AI and another 4,915 earn between 31 and 50% AMI;
- Moderate and severe cost burden are the housing problems most frequently experienced by residents in Las Cruces; both renters and homeowners. 59% of 0-30% AMI renters (3,175 renters) and 69% of 0-30% AMI owners (1,265) experience severe cost burden. These households are at greatest risk of housing instability and homelessness.
- Roughly one third (34% or 5,257 households) of single-person households are elderly and may require accessibility improvements or other health services as they age in place.
- Single-person households in Las Cruces have a median income of $35,698, compared to $58,871 for all households. As such, single-person households may have more trouble paying housing costs.

Future Needs

A model of current and projected future housing needs by income level, tenure, and household type, which was developed for this Plan, is shown below. These numbers capture a range of needs—from assistance to reduce cost burden, to improvements to address conditions issues, to needing a less expensive and more appropriate (e.g., accessible) rental unit or home.

Numerically, the highest volume of need is for low-income renters making less than approximately $56,500 annually. Nearly 10,000 renters in Las Cruces fall into this category. Households with a disability represent the largest volume of need when considering household characteristics, with 5,320 having at least one housing need. Overall, the analysis projects that 14,289 Las Cruces households will have some type of housing need in 5 years.

Household Type	Current			Future
	Total HH	# HH With Hsg Need	% with Need	Hsg Need in 5 Yr
All Low Income Households (<80% AMI)	**18,885**	**13,384**	**71%**	**14,289**
By Income				
Extremely low income households (<30% AMI)	7,210	6,370	88%	6,801
Very low income households (30-50% AMI)	4,915	3,655	74%	3,902
Low income households (50-80% AMI)	6,760	3,359	50%	3,586
By Tenure				
Low Income Renters (<80% AMI)	12,475	9,445	76%	10,084
Low Income Owners (<80% AMI)	6,395	3,254	51%	3,474
By HH Type				
Low Income Small Related HH	5,750	4,133	72%	4,413
Single householders	15,535	3,069	20%	3,276
With disability	13,635	5,320	39%	5,680
Low Income Large Related HH	1,390	830	60%	886
Elderly Low Income HH	5,660	2,593	46%	2,768

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

In 2024, Las Cruces had an estimated population of 116,992. The city's population grew by almost 20,000 residents since 2010, an increase of 20%. Las Cruces is the second largest city in New Mexico behind Albuquerque, and it accounts for 5.5% of New Mexico's total population. Since 2010, the city's population has typically grown by about 1% per year, though growth slowed to around 0.25% annually between 2012 and 2017.

The number of households in Las Cruces increased from 39,433 households in 2010 to 47,363 households in 2024, an increase of 20%. The number of housing units has grown at a similar rate—about 21%—from 42,000 units in 2010 to 50,867 in 2024.

An estimated 7% of housing units in the city were unoccupied at the time of 2024 American Community Survey (ACS) data collection.

Median household income, median gross rent, and median home value saw similar percentage increases from 2010 to 2024: median household income increased by almost 63% from $36,202 in 2010 to $58,871 in 2024; median gross rent increased by 64% from $684 in 2010 to $1,121 in 2024; median home value increased by 63% from $159,600 in 2010 to $260,400 in 2024.

Demographics	Base Year: 2010	Most Recent Year: 2024	% Change
Population	97,618	116,992	19.8%
Households	39,433	47,363	20.1%
Median Income	$36,202	$58,871	62.6%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2010 Census and 2010 1-year ACS (Base Year), 2024 1-year ACS (Most Recent Year)

Number of Households Table

For reporting purposes, HUD categorizes household composition into family type classifications of:

- Small related—two to four related members.
- Large related—five or more related members.
- Elderly—a household whose head, spouse, or sole member is a person who is at least 62 years of age.

According to HUD data, small families and households with seniors ages 62-74 are slightly less likely to be low-income than other household types (37% to 38% are low income). Families with children younger than 6 are the most likely to be low-income (52% are low income), followed by large family households and households aged 75 and older (48% are low income).

	0–30% HAMFI	>30–50% HAMFI	>50–80% HAMFI	>80–100% HAMFI	>100% HAMFI
Total Households	7,210	4,915	6,760	3,290	19,295
Small Family Households	2,070	1,815	1,865	1,395	8,315
Large Family Households	435	405	550	235	1,260
Household contains at least one person 62-74 years of age	855	890	1,535	590	4,840
Household contains at least one person age 75 or older	695	785	900	369	2,215
Households with one or more children 6 years old or younger	1,065	850	1,070	489	2,250

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

The Housing Needs Summary Tables that follow show the distribution of housing needs by type and by income. Moderate and severe cost burden are by far the most frequently experienced housing problem in Las Cruces among both renters (more than 8,500) and homeowners (nearly 3,500) across income groups.

The next most frequently identified housing problem is overcrowding, with 845 households across income groups indicating that they are living in crowded or severely crowded conditions—most with incomes less than 30% AMI. Incomplete kitchen and plumbing were only reported minimally across income groups.

The housing and community development survey conducted to support this Consolidated Plan shows a much higher share of residents experiencing overcrowding than the HUD data: 12% reported living in overcrowded conditions.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	205	0	0	250	10	15	0	0	25
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	70	0	25	10	105	10	0	4	4	18
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	440	145	125	30	740	0	30	65	70	165
Housing cost burden greater than 50% of income (and none of the above problems)	3,175	1,235	325	20	4,755	1,265	315	295	0	1,875

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**
Housing cost burden greater than 30% of income (and none of the above problems)	505	1,465	1,685	165	3,820	165	245	835	310	1,555
Zero/negative Income (and none of the above problems)	505	0	0	0	505	180	0	0	0	180

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,725	1,590	480	60	5,855	1,285	360	365	75	2,085
Having none of four housing problems	1,635	1,885	3,160	1,260	7,940	560	1,070	2,755	1,890	6,275
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0–30% AMI	>30–50% AMI	>50–80% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,280	1,195	410	2,885	485	178	585	1,248
Large Related	360	175	115	650	35	35	110	180
Elderly	289	655	485	1,429	575	245	344	1,164
Other	2,240	1,010	1,025	4,275	360	115	85	560
Total need by income	4,169	3,035	2,035	9,239	1,455	573	1,124	3,152

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0–30% AMI	>30–50% AMI	>50–80% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	570	570	430	134	0	564
Large Related	0	0	0	0	35	25	10	70
Elderly	239	380	70	689	490	90	69	649
Other	0	2,140	405	2,545	325	0	0	325
Total need by income	239	2,520	1,045	3,804	1,280	249	79	1,608

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total	0–30% AMI	>30–50% AMI	>50–80% AMI	>80–100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	490	180	150	40	860	10	40	69	74	193
Multiple, unrelated family households	18	10	0	0	28	0	4	0	0	4

	Renter					Owner				
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**>80–100% AMI**	**Total**
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	508	190	150	40	888	10	44	69	74	197

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0–30% AMI	**>30–50% AMI**	**>50–80% AMI**	**Total**	**0–30% AMI**	**>30–50% AMI**	**>50–80% AMI**	**Total**
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

According to 2024 ACS, there are 15,535 single-person households in Las Cruces. Of those, 20% or 3,069 households experienced housing needs. By 2029, there are projected to be 3,276 single-person households in need of housing assistance, an increase of 7% or 208 households.

Single-person households in Las Cruces have a median income of $35,698, compared to $58,871 for all households. Similarly, the poverty rate was approximately 24% for Las Cruces residents living in single-person households compared to 21% for all Las Cruces residents. As such, single-person households may have more trouble paying housing costs.

Roughly one third (34% or 5,257 households) of single-person households are elderly and may require accessibility improvements or other health services as they age in place.

According to the survey conducted to support this study, single person households were less likely than other groups to have experienced displacement in the past 5 years (12% compared to 24% of single parents).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Households with disabilities. According to HUD's Comprehensive Housing Affordability Strategy (CHAS) data, 31% of households in Las Cruces include a person with one or more disabilities, slightly higher that the statewide rate of 27%. Disability rates are higher among seniors: 38% of residents aged 65 and older have some type of disability.

CHAS data indicate that about 39% of all households containing a resident with a disability have at least one housing problem (e.g. cost burden, overcrowding, substandard housing). In other words, among the estimated 13,635 households that have at least one member with a disability, roughly 5,320 have some type of housing need. If current population growth trends continue, the number of households that include a member with a disability and are in need of housing assistance are projected to grow by roughly 7% to 5,680 households by 2029.

According to stakeholders from a focus group, there is a lack of accessible housing for seniors and adults with disabilities. Some households might have one-off retrofits like wheelchair ramps, but these retrofits are expensive and often don't make the house fully accessible. Occupational therapists and aging service providers mentioned that wheelchair users may have to live in unsuitable housing where their wheelchair damages walls and door frames. In a resident focus group, elderly residents added that there is a lack of accessible sidewalks, in addition to housing.

Residents with disabilities responding to the housing and community development survey reported being involuntary displaced in the past 5 years more frequently (23%) than other household types with the exception of single parents (24%). Households with a disability also frequently reported the condition of their home as fair or poor (34%). Additional data on housing needs for households with disabilities in Las Cruces is provided in NA-45

Victims of domestic violence. National incidence rates indicate that 41% of women and 26% of men aged 18 or older have experienced contact sexual violence, physical violence, or stalking by an intimate partner (IPV) in their lifetime. Annual incidence rates–the proportion of people who have experienced contact sexual violence, physical violence, or stalking by an intimate partner in the previous year–are 4.5% for women and 2.8% for men. [1]

By applying annual incidence rates to the population of women and men aged 18 or older in Las Cruces, it is estimated that 3,279 residents have experienced some type of domestic violence, dating violence, sexual assault and/or stalking by an intimate partner in the previous year.

National statistics show that 13.4% of women and 5.3% of men experiencing intimate partner violence are in need of housing services. These rates suggest that 340 victims of domestic violence or 10% of estimated domestic violence victims in Las Cruces require housing services in 2024.

The New Mexico Coalition of Sexual Assault Programs (NMCSAP) tracks reported cases of domestic violence for each county in New Mexico; however, research suggests that roughly half of all incidents go unreported, meaning these counts likely underestimate the true prevalence. In 2021, there were 2,910 domestic violence victims in Doña Ana County, which corresponded to an incidence rate of 13.1 victims per 1,000 people. Among New Mexico counties, Doña Ana had this fifth highest rate of domestic violence and the second highest number of domestic violence victims after Bernalillo County (these are the two most populous counties in the state).

Domestic violence incidents in Doña Ana County and Las Cruces were reported by multiple entities: the Doña Ana County Sheriff's Department (1,373 incidents), the Las Cruces Police Department (1,362 incidents), and the State Police in Las Cruces (7 incidents). In some cases, the police departments documented the sex of domestic violence survivors—roughly 30% of survivors were male and 70% of survivors were female. In contrast, most suspects in these cases were male—73% compared to 27% female. The city's police department reported 20 stalking incidents and 505 harassment incidents; it is unknown how many cases were not reported to police. Of those reported incidents, 44% of domestic violence incidents involved a weapon, 19% involved alcohol or drug use, and 44% resulted in some type of victim injury.

According to NMCSAP data, there were 228 adult survivors served, 202 children victims/witnesses served, and 74 offenders served. La Casa, a domestic violence shelter in Las Cruces, served all adult survivors and offenders in the county, but the report did not indicate which organization served the children victims/witnesses. La Casa reported helping 14 adult victims of domestic violence in Doña Ana County with housing, although there were undoubtedly more victims who would have benefited from supportive housing services. There were also 171 children victims/witnesses that received support

[1] https://nmcsap.org/wp-content/uploads/SV_Report_2021_Betty_Caponera_oct2022web.pdf and https://nmcsap.org/wp-content/uploads/DV_Report_2021_Betty_Caponera_dec22web.pdf

through emergency shelter services. As mentioned above, an estimated 340 domestic violence victims in Las Cruces required housing services in 2024.

Although the supportive and housing services needed by intimate partner violence (IPV) victims vary, generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder related to the event, housing with sufficient safety precautions, and financial/legal counseling and assistance. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims. Affordable housing is also critical: the National Alliance to End Homelessness argues that a "strong investment in housing is crucial [to victims of domestic violence] … so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse." The Alliance also reports that studies on homelessness have shown a correlation between domestic violence and homelessness.

What are the most common housing problems?

Housing cost burden. As previously referenced, moderate and severe cost burden are the most common housing problems for low- to moderate-income (LMI) households in Las Cruces.

Based on the housing problems table above, 3,820 LMI renter households experience moderate cost burden while 4,755 experience severe cost burden. Among LMI renter households, moderate cost burden accounts for 38% of housing problems and severe cost burden accounts for 47% of housing problems. Therefore, 85% of housing problems experienced by LMI renter households involve some form of cost burden.

Cost burden is also the most prevalent problem for LMI owner households. The housing problems table indicates that 1,555 LMI owner households experience moderate cost burden, while 1,875 experience severe cost burden. Moderate cost burden accounts for 41% of housing problems, and severe cost burden accounts for 49%. Together, 90% of housing problems for LMI owner households involve some level of cost burden.

Within the LMI income range (0–100% of AMI), cost burden affects some income levels more acutely than others. Almost all (96%) of LMI renter households with moderate cost burden earn 0–80% of the AMI, while 93% of those with severe cost burden earn 0–50% of the AMI. The distribution of LMI owner households impacted by moderate cost burden is more uniform across AMI levels, yet most households affected (54%) earn 50–80% of the AMI. Severe cost burden is further concentrated among the lowest-income owners, with 67% earning 0–30% of the AMI and the remaining 33% earning 30–80% of the AMI.

Cost burden is a precursor to eviction and displacement. Among respondents to the housing and community development survey, 16% of respondents with incomes below $50,000 indicated that they have been displaced within the past 5 years with income changes (job loss, change in hours) and rent increases cited most frequently as the reason for displacement.

Substandard housing. HUD data indicates that substandard housing, without complete plumbing or kitchen facilities, is a far less common housing problem for LMI households in Las Cruces. Two hundred fifty renter households and 25 owner households lived in substandard housing, and all households made between 0–50% of the AMI.

Throughout the community engagement process, however, both residents and stakeholders described housing condition as an issue in Las Cruces, particularly with respect to rental housing, accessibility needs for people with disabilities, and mobile homes.

Among resident survey respondents:

- Single parent households most frequently rated their home to be in fair/poor condition (40%), followed by people with disabilities and people living alone (30% of respondents for each).
- One in three (34%) of extremely low-income households (less than $25,000 annual income) live in fair/poor condition homes, as do 27% percent of households with incomes less than $50,000 annual income.

Overcrowding. According to HUD data, 740 LMI renter households live in overcrowded conditions – 1.01 to 1.5 people per room. Additionally, 105 LMI renter households living in severely overcrowded conditions – over 1.5 people per room. Overcrowding is less common in LMI owner households, though 165 still experience overcrowded conditions and 18 face severe overcrowding.

One or more housing problems. In total, 63% of all LMI households experience at least one housing problem and 36% experience at least one severe housing problem. LMI renter households experience housing problems at a higher rate (74%) than LMI owner households (46%). This trend also exists for severe housing problems with 42% of LMI renters compared to 25% of LMI owners experiencing at least one severe housing problem. For both LMI owner and renter households, the rates of housing problems and severe housing problems decline as household incomes increase. For example, the vast majority extremely low-income households, 88% of owners and renters, have a housing problem compared to only 20% of moderate-income owners and 17% of moderate-income renters.

Are any populations/household types more affected than others by these problems?

Households with a disability represent the largest volume of need when considering household characteristics, with 5,320 having at least one housing need. Single parent households also show much higher levels of need.

In the resident survey conducted for this plan, single parent households most frequently rated their home to be in fair/poor condition (40%), followed by people with disabilities and people living alone (30% of respondents for each).

In addition, nearly 25% of single parent households, 20% of large households and 23% of households with a disability experienced displacement in the past 5 years indicating that these households are more likely to experience cost burden in Las Cruces.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Households that spend 50% or more of their income on housing are considered at risk of homelessness. These households have limited capacity to adjust to rising home prices and are vulnerable to even minor shifts in rents, property taxes, and/or incomes. Data in the table above indicates that 30% of LMI households in Las Cruces (4,755 renters and 1,875 owners) are severely cost burdened, spending 50% or more of their income on housing, and are therefore at risk of homelessness. The lowest income households are the most impacted with 59% of renter households and 69% of owner households with incomes below 30% AMI experiencing severe cost burden.

Based on the resident survey, 40% of renters in Las Cruces indicated that they need assistance to pay rent each month, and struggle to find housing that they can afford. Additionally, based on data from the resident survey:

- Single parent households are at the highest risk of displacement in Las Cruces with 24% indicating they had been displaced within the past 5 years;
- Households with a disability are also at high risk of displacement at 23% of respondents;
- Nearly a third (29%) are living in overcrowded housing situations;
- Over a third (35%) of extremely low income households report their housing condition to be fair or poor.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates. Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Although Las Cruces does not have estimates of at-risk populations, the New Mexico Coalition to End Homelessness 2024 Joint Albuquerque and Balance of the State report identifies groups most at-risk of homelessness as households facing cost burden (spending more than 30% of income on housing), survivors of domestic violence and human trafficking, and people without a fixed nighttime residence (such as those who are “couch surfing” with friends)and family who are not included in the Point-in-Time count. The 2022 New Mexico Housing Strategy found through their statewide survey that 60% of precariously housed residents (doubled up with family or friends, couch surfing, in unstable living conditions, or living in substandard living conditions) had a disability.[2]

[2] https://housingnm.org/uploads/documents/New_Mexico_Housing_Strategy_Complete_Report_Sept_2022.pdf

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

A disproportionately greater need exists when some households at a particular income level experience housing problems at a greater rate (10 percentage points or more, defined by HUD) than the income level as a whole. For example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 72% of low-income Hispanic households have a housing problem. In this case, low- income Hispanic households have a disproportionately greater need.

HUD defines housing problems as:

- Housing lacks complete kitchen facilities
- Housing lacks complete plumbing facilities
- Household has more than 1.5 persons per room
- Household cost burden exceeds 30%. Note that this is the most common housing problem reflected in the data tables below.

Per the regulations at 91.205(b)(2), 91.305(b)(2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. Although the purpose of the data in the following HUD tables is to analyze the relative level of need for each race and ethnic category, the data also provide information for the jurisdiction as a whole that can be useful in describing overall need.

Income classifications are as follows: 0–30% AMI is considered extremely low-income, 30–50% AMI is very low-income, 50–80% AMI is low-income, and 80–100% is moderate-income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,680	1,530	0
White	1,770	595	0
Black / African American	50	50	0
Asian	60	10	0
American Indian, Alaska Native	110	0	0
Pacific Islander	0	0	0
Hispanic	3,420	840	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,660	1,250	0
White	1,185	315	0
Black / African American	125	10	0
Asian	50	0	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	2,220	925	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,365	3,390	0
White	1,555	1,175	0
Black / African American	180	330	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,625	1,660	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	610	2,690	0
White	265	660	0
Black / African American	30	70	0
Asian	45	34	0
American Indian, Alaska Native	15	25	0
Pacific Islander	0	0	0
Hispanic	260	1,885	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

0–30% AMI. At this income level, an estimated 79% of households in the City of Las Cruces experience a housing problem. White and Black/African American households have lower rates of housing problems – 75% and 50% respectively – while Asian households have a higher rate (86%). All American Indian/Alaska Native households at this income level have a housing problem and therefore have disproportionately greater need. Data for racial groups other than White or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

30–50% AMI. At this income level, 75% of households in the City of Las Cruces have a housing problem. Hispanic households experience housing problems at a slightly lower rate (71%) while White households experience housing problems at a slightly higher rate (79%). All Asian and American Indian/Alaska Native households and nearly all Black/African American households (93%) have a housing problem. Data for racial groups other than White or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

50–80% AMI. At this income level, half of households in the City of Las Cruces experience a housing problem. Hispanic households experience housing problems at the same rate (49%). White households have a slightly higher rate of housing problems (57%). Black/African American households have the lowest rate of housing problems (35%), aside from Asian households, where ten households report no housing problems. No racial or ethnic group has disproportionately greater need at this income level.

80–100% AMI. At this income level, 18% of households in the City of Las Cruces experience a housing problem. Hispanic households have the lowest rate of housing problems (12%) and represent two-thirds of the households at this income level. Other household groups have higher rates of housing problems: White (29%), Black/African American (30%), American Indian/Alaska Native (38%), and Asian (57%). Each of these racial groups has disproportionately greater need. Data for racial groups other than White or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

This section discusses severe housing needs as defined by HUD, using HUD-prepared housing needs data. HUD defines severe needs as:

- Housing lacks complete kitchen facilities
- Housing lacks complete plumbing facilities
- Household has more than 1.5 persons per room
- Household cost burden exceeds 50%. Note that this is the most common housing problem reflected in the data tables below.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,010	2,195	0
White	1,675	695	0
Black / African American	50	50	0
Asian	60	10	0
American Indian, Alaska Native	110	0	0
Pacific Islander	0	0	0
Hispanic	2,855	1,410	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,950	2,955	0
White	705	800	0
Black / African American	80	50	0
Asian	25	25	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	1,065	2,085	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	845	5,915	0
White	320	2,410	0
Black / African American	115	395	0
Asian	0	10	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	405	2,890	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	135	3,150	0
White	55	880	0
Black / African American	0	100	0
Asian	10	69	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	0	0
Hispanic	75	2,075	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

0–30% AMI. At this income level, 70% of households in the City of Las Cruces have a severe housing problem. White and Hispanic households experience severe housing problems at a similar rate – 71% and 67% respectively. Black/African American households experience housing problems at the lowest rate (50%). In contrast, Asian households (86%) and American Indian/Alaska Native households (100%) have the highest rates and have disproportionately greater need. Data for racial groups other than White or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

30–50% AMI. At this income level, 40% of households in the City of Las Cruces have a severe housing problem. Hispanic households have the lowest rate of severe housing problems (34%) and account for roughly two-thirds of households at this income level. Other household groups have higher rates of housing problems: White (47%), Asian (50%), Black/African American (62%), and American Indian/Alaska Native (100%). The minority racial groups (not including White) have disproportionately greater need, yet data for racial groups other than White or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

50–80% AMI. At this income level, 13% of households in the City of Las Cruces have a severe housing problem. White and Hispanic households experience a similar rate (12%) and account for almost all households at this income level (89%). Black/African American households experience severe housing problems at a higher rate, 23%, and have disproportionately greater need. None of the ten Asian households experience severe housing problems. The small sample size for this population should be noted.

80–100% AMI. At this income level, 4% of households in the City of Las Cruces have a severe housing problem. White and Hispanic households experience similar rates – 6% and 3% respectively. Asian households have the highest rate of severe housing problems (13%). None of the Black/African American or American Indian/Alaska Native households at this income level have severe housing problems. Data for racial groups other than White or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

This section provides data on households with disproportionate levels of housing cost burden only. Housing cost burden occurs when households spend more than 30% of their gross household income on housing costs, including utilities. Severe housing cost burden occurs when households pay more than 50% of gross income on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30–50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	26,910	6,590	7,290	685
White	11,030	2,485	2,575	435
Black / African American	810	145	230	0
Asian	490	60	85	10
American Indian, Alaska Native	185	15	150	0
Pacific Islander	0	0	0	0
Hispanic	13,925	3,875	3,955	235

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

In Las Cruces, 6,590 households (16%) were moderately cost burdened, and 7,290 households (18%) were severely cost burdened meaning that a total of 13,880 households (34%) faced some level of housing cost burden. HUD data show that most racial and ethnic groups in Las Cruces experience cost burden at similar rates. However, American Indian/Alaska Native householders face disproportionately high rates: their rate of moderate cost burden (spending 30–50% of income on housing) was 12 percentage points lower, but their rate of severe cost burden (spending over 50% of income) was 25 percentage points higher, resulting in an overall cost burden rate of 47%. In contrast, Asian householders had the lowest rate of cost burden (23%). Nearly all households in Las Cruces are classified as White or Hispanic (93%). White households experience cost burden at a slightly lower rate (31%) than Hispanic households (36%), but neither group differs substantially from the overall rate of 34%.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Yes, as discussed in sections NA-15, NA-20, and NA-25 the following groups have disproportionately greater needs:

- Across all LMI income groups, 63% of White households experience a housing problem compared to 59% of Hispanic households. Severe housing problems affect 37% of LMI White households and 34% of LMI Hispanic households.
- Asian households with income in the range of 0–50% and 80–100% of the AMI experience disproportionately higher rates of housing problems and greater need. It is important to note, however, that Asian households make up a small share of households in the City of Las Cruces.
- American Indian/Alaska Native households have disproportionately greater need: these households with income below 50% AMI have higher rates of housing problems and severe housing problems; these households with income ranging between 80 and 100% of the AMI have higher rates of housing problems.
- American Indian/Alaska Native households experience severe cost burden at a disproportionately high rate—43% compared to 18% for all households in the City of Las Cruces.
- Black/African American households also have disproportionately greater need in some income ranges. Those with incomes between 30–50% and 80–100% of the AMI experience higher rates of housing problems. Those with incomes between 30–80% of the AMI experience higher rates of severe housing problems.

If they have needs not identified above, what are those needs?

Focus groups with extremely low-income residents and stakeholders who provide affordable housing and services revealed needs that are not evident in data analysis alone. Those needs, not identified in the data analysis above, include:

A focus group was conducted with residents of Camp Hope, a transitional living community for persons experiencing homelessness. Residents expressed the following during the focus group:

- The community helps its residents “get back on their feet.” However, they still face several barriers to finding permanent housing including long affordable housing waitlists, strict income requirements, criminal record restrictions, and high costs of living even with affordable housing.
- They lose housing assistance as soon as they get a job, even though they don’t make enough to reasonably afford housing.
- Some residents offered that they have a disability, which prevents them from working part- or full- time.
- Increasing access to the following resources could help people with housing stability: mental health care, workforce training, disability services, and assisted living services.

The most critical needs in the city described by stakeholders included :

- Additional supportive housing for people with mental health and substance abuse issues.
- Increased access to housing for young people, including college students who struggle with housing affordability.
- Additional funding for home improvements to substandard housing units. Many residents have been impacted by flooding and live in conditions that aren´t safe.
- Legal services for residents facing eviction.
- Increased one-time assistance funding to help residents with one month of rent, etc.
- Affordable housing units are often located far from essential services, and residents without cars have trouble accessing services.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

During a community meeting, residents noted that there has been significant investment in downtown Las Cruces, but other parts of the city have been neglected such as the area around the mall. These neglected areas need repaved roads, increased access to green space, more public transportation options, and building code enforcement.

NA-35 Public Housing – 91.205(b)

The Housing Choice Vouchers and public housing offered by the Mesilla Valley Public Housing Authority (MVPHA) is summarized in the tables in this section.

The Mesilla Valley Housing Authority owns 248 units of public housing in four developments in Las Cruces. Tres Arboles is a 64-unit family property, San Pedro Place is 38 units of senior and disabled housing, Walnut Grove is 99 units of family housing, and Jardines Alegres is 47 units of elderly/disabled housing. All are low density properties that stay mostly full. MVPHA will be utilizing the federal RAD program for the redevelopment of San Pedro beginning early 2026.

The Mesilla Valley Public Housing Authority recently completed a public housing plan to continue serving the needs of low- income, very low-income, and extremely low- income families in Las Cruces. In it, the Housing Authority has committed to expanding initiatives around Public Housing to Tenant-Based Assistance, conversion of Project-Based Assistance under RAD, and employment of Project-Based vouchers.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use				1,681	36	1,612	80	40	100

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	69	204	0	192	5	0
# of Disabled Families	0	0	75	254	0	241	5	0
# of Families requesting accessibility features	0	0	243	1,215	0	1,185	10	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Black/African American	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
American Indian/Alaska Native	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pacific Islander	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Not Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units.

The most significant needs of public housing tenants include:

- An increase of accessible units, ideally 3 bedroom for families with a disabled member.
- Better communication to notify clients on the waiting list which units they should apply for to avoid being purged from the list.
- Building new units to accessibility compliance and or rehabilitating existing units to meet those requirements.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Public housing residents: Structural modifications to the existing housing stock. The current public housing stock is over 50 years old and needs substantial rehabilitation if funding were available; this can be done more quickly than relying on LIHTC new development, which is very competitive.

HCV holders need extended search times for compliant properties. They would also benefit from assistance to pay for modifications to the property—for example, a member on Medicaid can qualify for up to $5,000 to retrofit a rental with accessibility improvements.

How do these needs compare to the housing needs of the population at large?

The population at large has a great need for affordable housing to avoid cost burden and, for special needs residents, housing with supportive services. Rehabilitations needs are similar, however, and prevalent among low income households in Central Las Cruces.

NA-40 Homeless Needs Assessment – 91.205(c):

The City falls under the jurisdiction of the New Mexico Coalition to End Homelessness (NMCEH), the New Mexico Balance of State Continuum of Care (CoC). Mesilla Valley Community of Hope (MVCH), located in Las Cruces, is part of the NMCEH CoC Board. NMCEH provides high-level direction through establishing Continuum of Care policies, procedures, and standards for administering the Coordinated Entry System (CES) across the state. CES is used to record individual interactions with resources for homelessness, consolidate case notes and resource needs, and match individuals to available housing interventions through self-administered assessments. Data is entered into a shared a shared database (New Mexico Homeless Management Information System, or NMHMIS). MVCH administers Rapid Rehousing assistance for individuals, families, and veterans, offers transitional housing programs, and now has 40 Permanent Supportive Housing (PSH) units at Desert Hope and 50 additional PSH units in development at Amador Crossing.

There were 259 unsheltered individuals in the Point-in-Time Count in Las Cruces in 2026. 84% were adult-only households and 16% were households with adults and children. Stakeholders noted that all 50 residents of Camp Hope were counted as unsheltered, though this program offers on-site services and lean-to shelters for participant—a much different unsheltered experience compared to those facing it alone.

	Estimate the # of persons experiencing homelessness		**Estimate the # experiencing homelessness each year**	**Estimate the # becoming homeless each year**	**Estimate the # exiting homelessness each year**	**Estimate the # of days persons experience homelessness**
	Sheltered	**Unsheltered**				
Persons in Households with Adult(s) and Child(ren)	-	41	536	-	93	326
Persons in Households with Only Children (Youth)	-	0	7	-	0	-
Persons in Households with Only Adults	-	218	2,671	-	63	521
Chronically Homeless Individuals	-	-	946	-	24	-
Chronically Homeless Families	-	-	133	-	2	344
Veterans	-	-	195	-	23	709
Unaccompanied Child	-	-	28	-	0	473
Persons with HIV	-	-	17	-	-	-

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

An estimated 205 persons exit homelessness each year, according to data provided by the Mesilla Valley Community of Hope and the New Mexico Coalition for the Homeless HMIS data from 2025. On average, the number of days persons experience homelessness across groups is 474.

Chronically homeless individuals. As previously indicated, the 2025 PIT count in Las Cruces identified 267 unsheltered chronically homeless individuals, excluding Camp Hope residents. According to the data, unsheltered, chronically homeless residents are primarily single adults. Service providers shared that this group is one of the hardest to house in the county and face several barriers to entering housing. People experiencing chronic homelessness living at Camp Hope in Las Cruces participated in a resident focus group and shared that experiences that led to initial homelessness included eviction, hospital discharges, and living with a disability without adequate support. Camp Hope residents wanted to transition to permanent housing options, but faced barriers from long housing waitlists, strict income requirements, criminal record restrictions, and affordable housing costs that still exceed income. Several noted that securing employment or earning too much can disqualify them from assistance.

People in recovery from substance use disorders are vulnerable to chronic homelessness because of barriers to treatment and existing housing resources. Stakeholders noted that some housing programs exclude individuals with drug felonies or those using FDA-approved medications to treat opioid use disorders such as methadone that they view as violations of abstinence-only policies. Chronically homeless individuals with mental health concerns also face challenges in receiving stabilizing treatment. Stakeholders observed that there is a shortage of psychiatric care in Las Cruces, resulting in waiting times over six months. Individuals cycle between jail, homelessness, and emergency rooms while they wait for treatment—often intensifying or compounding existing issues.

Chronically homeless families. Stakeholders observed a lack of recovery housing for women, families, and couples. Existing options tended to be more for single individuals in recovery, and prohibit children, pets, or partners. Additionally, families in rural areas struggle finding emergency housing. Hotel vouchers are a poor solution for families, especially large families. One provider shared that they had to put four kids in one hotel room for an extended period due to the shortage of affordable housing.

Veterans and their families. Services for veterans experiencing homelessness include rapid rehousing vouchers, veteran-specific MVCH programs that provide rental assistance, first month's rent, utility assistance, supportive services, and a permanent supportive housing complex for veterans with 20 units. MVCH assisted 181 veterans from FY 2024 to 2025. Outside of MVCH programs, Veterans Justice Outreach, a program operated by the Department of Veteran's Affairs throughout Doña Ana County, targets veterans experiencing homelessness with justice system involvement. The program ensures that veterans re-entering from incarceration receive mental health or substance abuse services in collaboration between the VA medical center, local law enforcement, and treatment services. The New Mexico Department of Veterans Services Las Cruces location has a homeless program coordinator to connect homeless veterans to existing services. The Las Cruces Veteran Center offers mental health support for veterans, including counseling for PTSD, depression, and other disorders. Finally, the City of Las Cruces Veterans Corner hosts events that offer food, housing, haircuts, clothing, health screenings, and connection to VA and Social Security benefits

Unaccompanied youth. Family and Youth, Inc. (FYI) provides youth services in Las Cruces and assist youth experiencing homelessness through transitional housing programs, including 12th Avenue/ El Crucero, My Friend's Place, and Crimson Heights/ TLYA. See SP-40 for additional discussion of FYI services.

Nature and Extent of Homelessness: (Optional)

Race:	**Sheltered:**	**Unsheltered (optional)**
White	972	2721
Black or African American	123	235
Asian	1	6
American Indian or Alaska Native	37	99
Pacific Islander	2	9
Multiracial	25	78
Middle Eastern or North African	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	660	1839
Not Hispanic	478	1336

Note: HMIS 2025 data

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

There were 755 students experiencing homelessness or housing instability in Las Cruces Public Schools during the 2023-2024 school year, according to state McKinney-Vento data that captures youth who lack a fixed nighttime residents and are “doubled up,” living in motels, emergency shelter, or experiencing unsheltered homelessness in cars or outside. These students and their families typically need additional housing assistance for rent and utilities, housing navigation support, or other services to maintain housing stability. Among precariously housed respondents to the survey for this plan, 43% indicated that they were single parents with children under 18, and just over a quarter of precariously housed respondents were large households.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Service providers interviewed in stakeholder focus groups reiterated that unsheltered individuals experiencing chronic homelessness are the hardest people to house. They often have multiple barriers, such as significant behavioral health challenges, substance abuse disorders, and disabilities, often limiting their ability to obtain a rental unit even if prioritized for a voucher. This group requires single bedroom or studio apartments for permanent housing, emergency shelter space, and temporary housing solutions that include supportive services—all of which exist in in the city, but are often overcapacity or have long waiting lists.

Traditional PIT counts do not observe unstably housed individuals and families who are couch-surfing or staying in hotels or motels. Stakeholders observed a severe need for more emergency shelter space and temporary housing solutions for people experiencing homelessness or in crisis. Hotels serve as an option for quick reprieve, however, they cannot adequately accommodate families and can cost more than $2,000 per month, according to stakeholders.

According to HMIS data from 2025 in Las Cruces, the distribution of sheltered and unsheltered homelessness does not vary greatly between race and ethnicity: 54% of people experiencing sheltered homelessness and 55% experiencing unsheltered homelessness are White. 58% of those experiencing sheltered and unsheltered homelessness identified as Hispanic.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

This section provides data and information about "special needs" populations in Las Cruces. In general, HUD defines special needs populations as those who are not experiencing homeless and are: persons with a disability (hearing/vision limitation, ambulatory limitation, cognitive limitation, and/or self-care/independent living limitation); elderly households; large families; single parents (usually female-headed households with children who have the highest rates of poverty); those at risk of homelessness; victims of domestic violence; and persons with substance abuse challenges/addiction. The characteristics of these populations are described below. The needs of residents experiencing homelessness are discussed in other sections of this report.

Describe the characteristics of special needs populations in your community:

The characteristics of Las Cruces' non-homeless special needs populations were determined through analysis of secondary data on population levels, mostly the 2024 American Community Survey (ACS) data, HUD data tables, and the application of incidence rates from needs research studies.

Disability. According to the latest CHAS data, there are 13,635 households with a member with a disability in Las Cruces. Of these, 6,395 households include a person with a hearing or vision impairment; 6,725 include a person with an ambulatory limitation; 5,635 include a person with a cognitive limitation; and 5,710 include a person with a self-care or independent living limitation. Some households may include a member with more than one of these disabilities. Among households that include a member with a disability, about 39% or 5,320 households have one or more housing problems. Households that include a member with a cognitive disability or self-care/independent living disability experience housing problems at higher rates, 51% and 46% respectively.

Elderly. There are 24,128 "elderly" residents in Las Cruces, defined by HUD as persons over the age of 62. Roughly 19% or 4,558 elderly persons have a housing need—which is much lower than the rates of other special needs groups. Elderly residents may have more difficulty affording increasing housing costs (rents, property taxes, HOA fees, etc.) as they are more likely to be living on a fixed retirement income. Most seniors desire to age in place, but many require accessibility modifications and additional support services as they age. These modifications and services can be cost prohibitive to elderly living on fixed incomes.

Large families. There are 3,783 large family households (three or more children) in Las Cruces. About 1,012 of these households (27%) are estimated to have some type of housing problem. CHAS data indicate that the most common housing need is related to cost burden, but large households are also more susceptible to overcrowding.

Single parents with children. There are 5,155 single-parent households in Las Cruces, and 1,891 of them have a housing need (37%). About 81% of single-parent households—4,173 households—are female-headed. The rate of housing need is similar for female- and male-headed households, but single-parent families overall experience a much higher poverty rate (37%) than the citywide rate (21%) and the rate for two-parent households with children (14%).

At risk of homelessness. Households spending more than 50% of their income on housing are severely cost-burdened and are at risk of homelessness. These households have limited capacity to adjust to even minor shifts in rent, property taxes, and/or incomes. In Las Cruces, 6,630 low- and moderate-income households are severely cost-burdened. Severe cost burden accounts for almost half of all housing problems that impact low- to moderate-income households.

Victims of intimate partner/domestic violence. Based on the National Intimate Partner and Sexual Violence Survey (NISVS) and American Community Survey (ACS) population estimates, an estimated 3,279 residents of Las Cruces (4.5% of women and 2.8% of men) experienced rape, physical violence, and/or stalking by an intimate partner in 2024. Within this group, about 10% or 340 victims have a housing need.

Persons with alcohol or other drug addiction. According to the National Survey on Drug Use and Health (NSDUH), an estimated 22.3% of New Mexico residents ages 18 and older have a substance use disorder. Applying this rate to Las Cruces suggests that approximately 19,950 adult residents have a substance use disorder. NSDUH also estimates that 76.2% of New Mexico residents who need substance use treatment do not receive it, indicating that about 15,951 adults in Las Cruces needed but did not receive treatment in the past year.

What are the housing and supportive service needs of these populations and how are these needs determined?

Disability and elderly. According to stakeholders interviewed for this plan, there is a lack of accessible housing for seniors and adults with disabilities. Some households might have one-off retrofits like wheelchair ramps, but these retrofits are expensive and often don't make the house fully accessible. The city's home accessibility program—especially since it is available to mobile home residents—is highly valued. Assistance is available to fund ramp installments for low-income households, but they have wait lists (the Community Foundation of Southern New Mexico's ramp installation waitlist is 45 people). Services are also needed, with one organization for disability support services reported receiving about 160 requests each month for services. There is also a lack of accessible sidewalks in the more rural parts of the city.

In the housing and community development needs survey conducted for this plan, 34% of respondents with a disability rated the condition of their home as "poor" or "fair", and 36% of respondents with a disability indicated that their home does not meet their family's accessibility needs. Grab bars in bathrooms were the most needed accessibility improvement in Las Cruces (61% of respondents with a disability and accessibility needs), followed by ramps and alarms to notify if someone leaves the home (39%) and less requested but almost a third of respondents identified wider doorways and service or emotional support animal allowed in home (30%). Accessibility needs were prioritized slightly differently based on income, with lower income households ranking ramps higher than moderate to higher income households, likely due to the expense of this modification. Grab bars are the top priority across incomes. For renters and mobile home residents, ramps were again the most frequently identified need.

Households with a disability are also more likely to be displaced than most other types of households in Las Cruces based on responses to the survey. Nearly a quarter of these households (23%) reported having to move out of a home when they did not want to move in the past 5 years, compared to 13% of all respondents.

Large Families. Large families need more space to avoid overcrowded conditions and accommodate their family. Large family households that cannot afford to buy a home may have trouble finding housing with enough space for their household. According to 2024 American Community Survey (ACS) data, 24% of owner-occupied units and 8% of renter-occupied units in Las Cruces had four or more bedrooms. Additionally, these units tend to cost more, so they may be unaffordable for large families with low- to moderate-income.

Nineteen percent of large families responding to the survey indicated that they had been displaced in the past 5 years compared to 13% of all respondents.

Single parents with children. Single parents often struggle to balance employment and childcare. To help alleviate this burden, on November 1, 2025, New Mexico became the first state in the U.S. to offer free childcare for all families. Stakeholders note that not all New Mexicans are aware of this recent change, and there is a shortage of childcare facilities that will need to be addressed before the program can be wholly effective. Housing remains the most common need for families, particularly those with children under five.

Single parents reported displacement more than any other group in the housing and community needs survey with 25% of single parent household respondents indicating that they had to move out of an apartment in the past 5 years when they did not want to, compared to 13% of all respondents. Single income households have higher risk of income instability, lower incomes, and higher rates of cost burden and are therefore at high risk for eviction and displacement. For single parent households, utilities costs were selected as frequently as rent increases in the survey as a reason for displacement.

At risk of homelessness. Nearly half (47%) of precariously housed respondents to the housing and community development needs survey for this plan indicated that they had been displaced within the past 5 years. The top reasons for displacement were most often related to income stability (59%) followed by eviction (37%) and rent / utilities costs (22%).

Victims of intimate partner/domestic violence (IPV). The supportive and housing services needed by IPV victims vary, but generally, all need health care and counseling immediately following the event and continued mental health support to assist with the traumatic stress disorder. Victims may also require assistance with substance abuse and mental health services, both of which are common among IPV victims. Affordable housing is also critical: The National Alliance to End Homelessness argues that a "strong investment in housing is crucial [to victims of domestic violence] …so that the family or woman is able to leave the shelter system as quickly as possible without returning to the abuse." Numerous studies have shown a correlation between domestic violence and homelessness.

Persons with alcohol or other drug addiction. Stakeholders who provide housing and services to people with alcohol and drug addictions—including those in recovery—described systemic barriers to accessing housing, employment, and supportive services. These residents cannot secure apartments without credit and employment, cannot find employment without stable housing, and cannot access supportive services without a fixed address.

In addition, those using FDA-approved medications for opioid use disorder (MOUD) are disqualified for HUD-funded housing programs or other supportive services. There are also limited supportive housing services for women, families, and couples, and mothers often need to be separated from their children while in recovery. Many of Las Cruces' sober living and intensive outpatient programs (IOPs) prohibit children, pets, or partners as well as reject individuals who use medical marijuana. Procedural delays, rising costs, and limited funding pose additional challenges to providing supportive housing services.

Stakeholders identified small-scale single-room occupancies (SROs) and converted hotels as potential housing solutions for single individuals. They cited Albuquerque's hotel-to-studio conversions as a potential model.

Stakeholders also highlighted limited access to behavioral health services. For example, the Assisted Outpatient Treatment (AOT) program at La Clinica de Familia, which provides psychiatric care for individuals with repeated hospitalizations or incarcerations, has been unable to accept new referrals for six months due to a psychiatrist vacancy. Stakeholders encouraged the city to pursue telehealth psychiatry partnerships or temporary staffing solutions to address gaps in behavioral health services.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

N/A; Las Cruces does not receive HOPWA.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

There is no specific preference for HOME TBRA. Typically, the City of Las Cruces utilizes HOME TBRA to provide assistance to those at-risk of or moving out of homelessness.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

This section discusses non-housing community development needs in Las Cruces, organized by the HUD categories of public facilities, public improvements, and public services. Needs were informed by the city's adopted budget and infrastructure capital improvement plan (CIP), interviews with stakeholders, and survey data from stakeholders and residents.

The City of Las Cruces has historically used geographic targeting to address the most critical non-housing community development needs. The new Lift Up Program is a multi departmental effort to concentrate city resources on improving specific high need neighborhoods for larger community impact. Neighborhood improvements are identified through community engagement and include both infrastructure and public facilities such as sidewalk/road repairs, bus shelters, and general clean-up projects. There are currently two Lift Up neighborhoods located in Districts 1 and 3. Infrastructure improvements to date in neighborhood 1 include pavement replacement, ADA ramps, bike lanes and water/gas/sewer line upgrades. Tentative projects identified as priority for neighborhood 2 include street light improvements, pavement replacement, recreation center addition, playground/park resurfacing, and public art installation.

Describe the jurisdiction's need for Public Facilities:

The Las Cruces Capital Improvement Plan (CIP) for fiscal years (FY) 2027 through 2031 guides priorities for infrastructure project funding and covers the Consolidated Plan period. The CIP is a strong indicator of public facilities' needs. Between 2027 and 2031, funding is intended to be allocated to:

- **Branigan Cultural Center Improvements ($3,293,000 from 2027-2030):** The Branigan Cultural Center hosts exhibits, educational programs, classes, and other special events. The building is also on the National and State Registries of Historic Buildings.
- **Sage Café Expansion ($3,083,180 in 2027):** Sage Café is a senior and community services center that provides meals, a computer lab, fitness classes, and activities to community members. It has a library on-site.
- **East Mesa Public Recreation Complex ($14,200,000 from 2027-2028):** Construction for this new recreation center began in 2022. It is located in northeast Las Cruces (an area of new expansion) and includes outdoor sports and gym facilities.

Major public facilities projects that are funded in the city's FY2026 budget include:

- **Access Channel Capital Improvement ($181,500):** This funding will be used to replace the government access channel's capital equipment, which is four years past its recommended replacement date. The new equipment meets modern broadcasting standards and will enhance the broadcasting of live Council meetings, public forums, and events to ensure that government operations remain transparent and accessible to everyone.
- **Benavidez Community Center Park Improvements ($1,353,607):** The first phase of this project will incorporate a community-supported master plan to determine priorities for recreational

development and additional amenities at the park. Landscaping and grading improvements will reduce standing water, airborne dust, and air pollution.

- **Hadley Ave. - Complex Recreation Rehabilitation ($3,305,000):** This project is a continuation of improvements funded through the 2018 GO Bond. Stakeholders estimate that the facility can last another 50 years with improvements to sports field lighting, ADA facilities, and the concession area. Other improvements will address accessibility, flooding, cooling, heat islands, pedestrian crossings, and the availability of drinking water.

When asked about public facility needs during a community meeting, residents focused on increasing green space, especially around the mall for children to play, and offered an idea for redeveloping the open space behind the Laguna Seca shopping center on E. Lohman Ave.

How were these needs determined?

Needs were determined by evaluating Las Cruces' Infrastructure Capital Improvement Plan FY 2027-2031 and Adopted Budget FY 2025-2026. This information was supplemented with data from stakeholder engagement and surveys.

Describe the jurisdiction's need for Public Improvements:

Las Cruces has taken a proactive approach to addressing sewer and water infrastructure challenges to prevent groundwater contamination and lead poisoning; however, needs remain:

- The City's utilities connection program, which was funded with ARPA funding, facilitated wastewater connections to customers who were using septic systems. The City installed sewer mainlines in these areas, decommissioned the septic connection for households who opted to participate in the program, and provided new connections. The customer was only responsible for paying the related impact fee ($2,726), which could be paid in full or amortized in utilities bills (adding $20 to $30 per month to those bills). The lack of similar funding has left approximately 320 households with connection needs.
- During the past 20 years, the City has worked to replace any lead or galvanized pipes with copper pipes, and most have been addressed. The City is in the process of a study that will confirm any additional replacement needs.

Major public improvements projects funded during FY2026—and those planned for the future—are focused on improving road and pedestrian safety and adding accessibility. FY2026 funded projects include:

- **Alameda Boulevard - S. Main to W. Las Cruces Ave ($10,750,000):** Full reconstruction to improve the roadway and utilities.
- **University Area Complete Streets ($302,338):** The project includes acquisition of right-of-way, roadway, streetscape, lighting, landscaping, wayfinding, bicycle, pedestrian, and ADA improvements as well as construction and purchase of transit stops and shelters.

- **East Mesa Roads and Drainage ($6,549,332):** Curbs, gutters, sidewalks, and ADA ramps will be constructed to improve roadway infrastructure and implement flood remediation.
- **Madrid Ave. Extension - Evelyn St. to N. Triviz Dr. ($2,916,466):** Full reconstruction to improve the roadway and utilities.
- **South Main St. - Avenida de Mesilla to Boutz ($10,005,692):** This project implements a road diet, reducing travel lanes to improve safety and accessibility for all users. It also includes crossings over BNSF and EBID rights of way, as well as improvements to pavement, curbs, gutters, sidewalks, ADA ramps, storm drainage, streetlights, bicycle facilities, traffic signals, signage, striping, and utilities.

Improvements identified in the FY2027-2031 CIP include:

- **Active Transportation Improvements ($4,600,000 in 2027):** Las Cruces' Active Transportation Plan highlighted the need to develop multi-modal transportation infrastructure to better accommodate all residents. Investment in active transportation would better serve the growing and aging population, address existing inequities, reduce sprawl and improve connectivity, and improve traffic safety.
- **McClure Rd/Carlyle Dr Pond, Road, and Drainage Improvements ($7,500,000 from 2027-2029):**
- **Spruce Ave - Telshor Blvd and Triviz Dr Intersection ($2,200,000 in 2027):** According to city staff, planned improvements for this project include new pavement, curbs, gutters, ADA-compliant sidewalks, curb ramps, street lighting, and traffic signals.

Residents made the following comments about public improvement needs during a community meeting:

- The streets around the mall need repaving.
- There are drainage repairs needed around Pioneer Park.
- An estimated 25 to 30 colonias still lack basic services such as paved roads, drainage systems, and wastewater collection.
- In contrast to El Paso, where the city typically builds major roadways and developers handle only local improvements, in Las Cruces, the full burden of infrastructure falls on developers. As a result, infrastructure in Las Cruces has been developed using a piecemeal approach because the cost of building arterial and collector roads is often far beyond the financial capacity of most developers. However, this type of development is inefficient and has been long-standing challenge in the community.
- Rising construction costs have impacted infrastructure development: five years ago, the price for curb and gutter installation was $9 per linear foot, but today the cost is $30 per linear foot.

How were these needs determined?

Needs were determined by evaluating Las Cruces' Infrastructure Capital Improvement Plan FY 2027-2031 and Adopted Budget FY 2025-2026. This information was supplemented with data from stakeholder engagement and the survey conducted to support this Consolidated Plan.

Describe the jurisdiction's need for Public Services:

Stakeholders report significant gaps in emergency and supportive housing resources. Emergency funding for one-time rental assistance or security deposits is limited, and the county's only emergency shelter, located in Las Cruces, frequently operates at or beyond capacity. The city also lacks adequate temporary housing options for individuals transitioning from unsheltered homelessness. While Camp Hope offers a safe outdoor space, it provides limited opportunities for residents to develop essential life skills such as cooking or maintaining a home. Residents identified needs beyond housing: better access to mental health care, workforce training, disability services, and assisted living options.

Services for career counseling and job training in Las Cruces are insufficient, particularly for people experiencing homelessness. Employment barriers are especially high for individuals with criminal records or substance use disorders, who often face compounded challenges securing both housing and stable work. Stakeholders emphasized that these groups have more severe barriers in accessing available services, particularly those struggling with or recovering from substance abuse disorders. Individuals exiting treatment facilities struggle to find housing, especially if they have a criminal record. Some use suboxone and methadone to manage withdrawal symptoms and opioid cravings, but find that many recovery homes do not allow the use of these drugs because of the perception that they violate abstinence-only rules. To bridge this gap, there is limited funding for motel placements and housing through the Grajeda-Huckaby Low-Barrier Fund administered by the Community Foundation of Southern New Mexico. In its budget for the 2026 fiscal year, Las Cruces appropriated $5,524,500 in grant funding to reconstruct the current Mobile Integrated Health (MIH) and Crisis Intervention Team (CIT) Response Station which will address some of the existing need. The new building will house programs and resources to help response teams serve individuals experiencing mental or behavioral health crises.

Lastly, residents who participated in focus groups for this plan indicated that public transit in Las Cruces is insufficient to meet the current demand. The lack of transportation limits access to essential services such as childcare and healthcare and also limits the ability to access workforce training and employment opportunities. Roadrunner Transit, the local transportation authority, will purchase six electric buses to follow through on its goal of transitioning the fixed-route fleet to zero-emission vehicles by 2033. This purchase will add two buses, expanding the fleet slightly.

How were these needs determined?

Needs were determined through resident and stakeholder engagement, the survey conducted to support this Consolidated Plan, and existing reports.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section provides an analysis of the Las Cruces housing landscape, an overview of non-housing community and economic development needs, broadband infrastructure accessibility, and natural hazard risk.

HUD's 2022 Housing Market Analysis for Las Cruces indicated that the city's housing market was extremely tight, with 1% vacancy in for-sale homes. Historically low mortgage interest rates in 2021 and 2022 contributed to higher demand and therefore higher prices for homes—and highly desirable communities like Las Cruces faced considerable demand pressure.

Demand has since softened due to rising interest rates, nervousness about the economy and the job market (especially retaining federal jobs, which comprise a large share of jobs in Las Cruces), and slowing economic growth.

Stakeholders interviewed for this Consolidated Plan have reported an overall increased inventory of for sale homes and softening of prices. Yet demand and need remains for affordable "starter" homes (smaller, good condition, accessible) and deeply subsidized rental units. The City of Las Cruces has been intentional in increasing the city's investment in affordable housing, leading to the development of many developments that are critical to addressing housing gaps. However, the high cost of developing housing and extending infrastructure systems complicate both housing delivery and long-term planning.

The updated analysis in this section reveals:

- There is currently a shortage of 4,497 affordable rental units for households with incomes less than 30% AMI in the city. There are 5,969 households in the city with incomes less than 30% AMI and 1,472 units affordable at this income range—the difference between these two is the "rental gap." The gap is slightly improved from 2020 when the gap was 4,638 units because there are fewer households in the 0-30% AMI range.
- The median gross rent in Las Cruces rose by 51% between 2017 and 2024 and is now $1,121. Extremely low-income renters, especially those with special needs, struggle to find available affordable rental units with supportive services. College students, who can have support from parents or grants and loans, also struggle to find affordable rentals. Recently, shortages in dormitory units for college freshman has led to placement in hotel units.
- Homebuying has become more challenging in the past 5 years due to higher costs of housing and higher interest rates. According to Zillow, the typical home price of a home for sale in the city was $286,399 in 2025, up from $189,649 in 2020—a 51% increase, which is higher than the state (47%). To be competitive in the market, a buyer would need a downpayment of at least $29,000 (10%) and ideally $58,000 (20%). It is very difficult for renters to manage rents and save enough to purchase a home.

- Those homeowners who are housed and who are aging need accessibility improvements to continue to age in place, as many do not have the economic ability to downsize into newer more accessible units. The quality of affordable housing continues to be a concern in Las Cruces particularly for households living in mobile homes.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

The 2024 American Community Survey (ACS) counted 50,867 housing units in Las Cruces. Since 2010, the number of housing units in Las Cruces has increased by 8,867 or over 21%. Housing production has kept pace with population and household growth, which helps to address overall needs. The share of the county's housing stock located in Las Cruces has increased slightly since 2010, up from 51% to 54%.

Sixty-two percent of the housing units in Las Cruces are detached single family homes. The next largest category is 2-4 unit homes (10%), followed by units in smaller multifamily complexes (8%), mobile homes (8%), and units in larger apartment complexes (8%). Attached homes—townhomes and rowhomes—make up the smallest share of housing units in the city.

Since 2010, housing stock increases have been driven by a 37% increase in detached single family homes, a 13% increase in apartment and condo buildings with 20 or more units, and a 9% increase in mobile homes. Detached single family homes make up a similar proportion of the housing units in Las Cruces and Doña Ana County. However, Las Cruces has a higher share of townhomes and apartment or condo buildings with five or more units and a lower share of mobile homes than in the county.

All residential properties by number of units

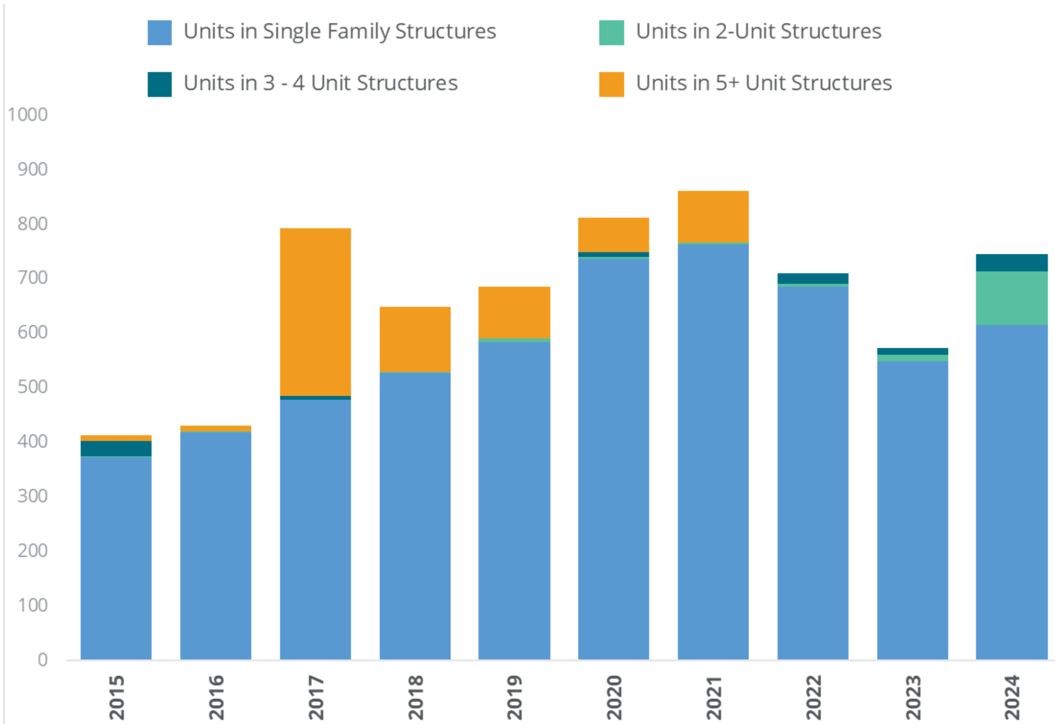
Property Type	Number	%
1-unit detached structure	31,572	62%
1-unit, attached structure	2,650	5%
2-4 units	5,161	10%
5-19 units	4,227	8%
20 or more units	3,217	6%
Mobile Home, boat, RV, van, etc	4,040	8%
Total	***50,867***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2024 1-year ACS

Ten year permitting trends in Las Cruces by housing type are shown in the figure below. Permitting for two unit and 3-4 unit structures increased starting in 2022 following a long period of little to no activity. Permitting activity for structures with 5+ units was highest in 2017 and continued steadily until 2021, dropping off to minimal permitting through 2024. Single family homes continue dominate the housing production landscape in Las Cruces, although more differentiation through light density housing types emerged in 2024 with more permits for duplexes and 3-4 unit structures.

Building Permit Trends, City of Las Cruces, 2015-2024



Source: HUD State of the Cities Data Systems (SOCDS) and Root Policy Research.

Single family detached unit production caters to homeowners: 85% of owners live in single family detached homes, compared to 29% of renters. Almost all other owners live in mobile homes (11%) or townhomes (4%).

Renters live in a wider range of unit types, with the next most common to single family detached homes being du/tri/quadplexes (25%), apartment or condo buildings with five to nineteen units (18%), and buildings with twenty or more units (16%). In comparison, no owners occupy multi-unit buildings with five or more units. A smaller share of renters live in townhomes (8%) or mobile homes (4%).

Housing Units by Tenure

	Owners		Renters	
	Number	%	Number	%
1-unit detached structure	23,554	85%	5,783	29%
1-unit, attached structure	1,060	4%	1,517	8%
2-4 units	59	0%	4,837	25%
5-19 units	0	0%	3,595	18%
20 or more units	0	0%	3,217	16%
Mobile Home, boat, RV, van, etc.	3,027	11%	714	4%
Total	***27,700***	***100%***	***19,663***	***100%***

Table 27 – Unit Size by Tenure

Data Source: 2024 1-year ACS

Distribution of housing unit sizes by occupant tenure are shown in the table below. Nearly half of Las Cruces' rental inventory is 2-bedroom units, a quarter are studio and 1 bedroom, and nearly a third are larger units with 3 bedrooms. The bulk of owner-occupied homes are larger with the vast majority (84%) having 3 or more bedrooms and only 16% are smaller 1-2 bedroom homes, impacting the affordability of for sale homes, with scarce "starter home" opportunities in the city.

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	785	4%
1 bedroom	374	1%	3,646	19%
2 bedrooms	4,163	15%	9,571	49%
3 or more bedrooms	23,163	84%	5,661	29%
Total	***27,700***	***100%***	***19,663***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2024 1-year ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Since the last Consolidated Plan, the City has invested in a wide range of affordable housing developments; actively sought out sites for new affordable housing; and evolved its approach to funding. The city was named "*Developer of the Year*" by Housing New Mexico in 2025. Recent projects include:

- Amador Crossing is a 50–unit supportive housing development intentionally structured without debt service, allowing all rental income to support operations and resident services.

Roughly $100,000 was budgeted for two full-time case managers, with the city covering security costs separately to keep operations financially stable. The funding package combined approximately $6.7 million in capital outlay, $4 million in local contributions, and additional resources from Housing New Mexico and state housing programs. Because of its grant-based financing and third-party property management structure, the project was designed to be self-sustaining, with reserve funds set aside for long-term maintenance and capital replacement.

- Acadia involves the acquisition of a 52-lot subdivision. The lots—each supporting homes of roughly 1,100 to 1,200 square feet—will add affordable homeownership to a high opportunity area of the city.
- The Peachtree development is a two-phase low-income housing tax credit (LIHTC) project totaling 288 units. Phase 1 contained 144 units split among 72 1-bedroom, 60 2-bedroom, and 12 3-bedroom units.
- Three Sisters, a 70-unit LIHTC project opened in May 2025 and was quickly leased up.
- Paseos Verdes, a senior, veterans, and family housing LITHC with 218 energy-efficient units will be developed in 2026.
- Pedrena Senior Apartments, \ an 80- unit LIHTC senior housing project completed in 2025 and 90% leased up before opening.

The table below presents a list of income restricted housing developments in Las Cruces and in the rest of Doña Ana County. Housing New Mexico data show that there are 1,083 income restricted units in existing developments in Las Cruces and 280 income restricted units in the development pipeline in Las Cruces.

Income Restricted Developments, Las Cruces and Doña Ana County, 2024

Note:

Continued on following page.

Source:

Housing New Mexico.

Property Name	Income Restricted Units	
	Existing	Pipeline
Doña Ana County	1,999	631
Las Cruces	1,083	280
Abode Group Home	15	
Alta Tierra Apartments	56	
Amador Crossing		50
Burley Court (Housing Authority Apartments)	40	
Desert Hope Apartments	40	
Desert Hope II Apartments		80
Desert Palms Apartments	100	
Dona Ana Park I Apartments	73	
Dona Ana Park II Apartments	59	
Four Hills Apartments	60	
Highland Park Apartments	50	
Los Altos Villas	60	
Mesquite Village	48	
Mira Vista Villas	60	
Montana Meadows Apartments	80	
Montana Senior Village	48	
Montana Senior Village II	60	
Paseo Del Oro Apartments	24	
Pedrena		80
Robledo Ridge	60	
Stone Mountain Place	71	
The Three Sisters		70
Vista Montana	79	

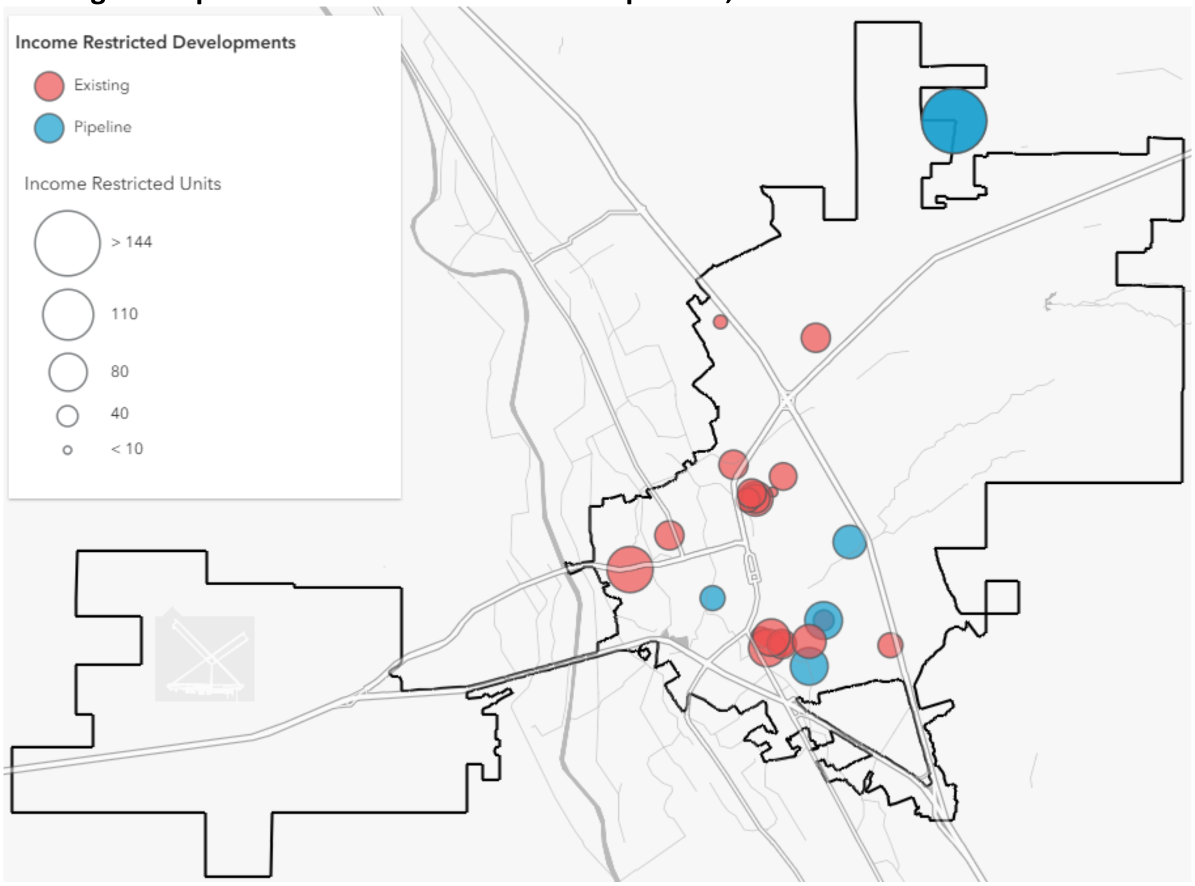
Income Restricted Developments, Las Cruces and Doña Ana County, 2024 (Continued)

Source:
Housing New Mexico.

Property Name	Income Restricted Units	
	Existing	Pipeline
Anthony	**374**	**15**
Cimmaron Apartments	59	
Cimmaron II Apartments	84	
Dona Ana 6 (Loma Del Norte)	40	
Franklin Vista VI	24	
Franklin Vista VII	24	
JLG NM South (Franklin Vista I)	28	
JLG NM South (Franklin Vista II)	29	
JLG NM South (Franklin Vista III)	29	
JLG NM South (Franklin Vista IV)	29	
JLG NM South (Franklin Vista V)	28	
Tierra Encantada Apartments		15
Hatch	**111**	**0**
El Camino Real Apartments	40	
Falcon Ridge (Los Caballos III)	71	
Placitas	**71**	**0**
Valle Verde I Apartments	36	
Valle Verde II Apartments	25	
Valle Verde III Apartments	10	
Santa Teresa	**195**	**0**
Santa Teresa II (Comerciantes Terrace)	135	
Santa Teresa III (Family Homes Commerciantes)	60	
Sunland Park	**165**	**48**
Dona Ana 6 (Meadow Vista Homes II)	16	
Dona Ana 6 (Meadow Vista Homes)	27	
Dona Ana 6 (Playa I Apartments)	36	
Dona Ana 6 (Playa II Apartments)	44	
Dona Ana 6 (Vista Del Rey Apartments)	42	
Villa Mirasol		48
Unincorporated	**0**	**288**
Peachtree Canyon I		144
Peachtree Canyon II		144

Income restricted developments in Las Cruces are mapped below.

Existing and Pipeline Income Restricted Developments, Las Cruces



Note: The largest development in the northeast corner of the map is slightly outside of the Las Cruces city limits.
Source: New Mexico Mortgage Finance Authority.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the National Housing Preservation Database, the only affordable housing development at risk of loss from inventory is Montana Senior Villages I with 49 units which has a subsidy expiring in 2030.

Does the availability of housing units meet the needs of the population? Is there sufficient housing for households at all income levels? If not, describe the need for specific types of housing

No, Las Cruces does not have sufficient housing for households at the very lowest income categories. An updated rental gaps analysis, created to support this Consolidated Plan, shows a shortage of 4,497 affordable rental units for households with incomes less than 30% AMI in the county overall.

The median gross rent in Las Cruces as of 2024 was $1,121, up from $743 in 2017—an increase of 51%. Extremely low-income renters, especially those with special needs, struggle to find available affordable rental units with supportive services.

Precariously housed and unhoused residents interviewed for this plan shared the level of difficulty with finding housing that is affordable in Las Cruces. Barriers beyond affordability include long waiting lists, income requirements, criminal record challenges, and incomes that are too low to afford market rate units, but too high to qualify for public assistance. Residents also expressed the need for supportive services including job training, mental health support, and assisted living options. Assistance in navigating illegal evictions and hospital discharges were also referenced.

College students, who can have support from parents or grants and loans, also struggle to find affordable rentals. Recently, shortages in dormitory units for college freshman have led to placement in hotel units.

Homebuying has become more challenging in the past 5 years due to higher costs of housing and higher interest rates. According to Zillow, the typical home price of a home for sale in the city was $286,399 in 2025, up from $189,649 in 2020—a 51% increase, which is higher than the state (47%). To be competitive in the market, a buyer would need a downpayment of at least $29,000 (10%) and ideally $58,000 (20%). It is very difficult for renters to manage rents and save enough to purchase a home.

Those homeowners who are housed and who are aging need accessibility improvements to continue to age in place, as many do not have the economic ability to downsize into newer more accessible units.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

This section discusses changes in the cost of housing in Las Cruces using ACS and CHAS data.

As shown in the table below, the median home value in Las Cruces increased by 63% from $159,600 to $260,400 between 2010 and 2024. The percentage increase in median contract rent was slightly larger: up 71% from $581 in 2010 to $991 in 2024.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2024	% Change
Median Home Value	$159,600	$260,400	63%
Median Contract Rent	$581	$991	71%

Table 29 – Cost of Housing

Data Source: 2010, 2024 1-year ACS

As of 2024, 10% of rental units in Las Cruces have rents of $500 or less. The rental gaps analysis conducted for this plan estimates that 33% of renters need rents under $500 or less. Those who cannot find housing in their affordability range must spend over 30% of their income on housing, making them cost-burdened. Most other rental units in Las Cruces are in the $500 to $999 range (40.34%) or the $1,000 to $1,499 range (33.53%).

Rent Paid	Number	%
Less than $500	1,918	10.21%
$500–999	7,579	40.34%
$1,000–1,499	6,300	33.53%
$1,500–1,999	2,095	11.15%
$2,000 or more	895	4.76%
Total	***18,787***	***100.00%***

Table 30 - Rent Paid

Data Source: 2024 1-year ACS

The following table incorporates CHAS data to show the total number of renter and owner units at different HUD-defined affordability levels. The data includes both vacant and occupied units and is based on 2020 5-year ACS estimates. As the table reveals, most rental units are priced to serve 80% AMI renters and are too expensive for most renters in the city.

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	1,125	No Data

Number of Units affordable to Households earning	Renter	Owner
50% HAMFI	4,340	1,785
80% HAMFI	12,140	4,870
100% HAMFI	No Data	7,695
Total	***17,605***	***14,350***

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$739	$881	$989	$1,383	$1,562
High HOME Rent	$739	$841	$989	$1,160	$1,274
Low HOME Rent	$618	$662	$795	$918	$1,023

Table 32 – Monthly Rent

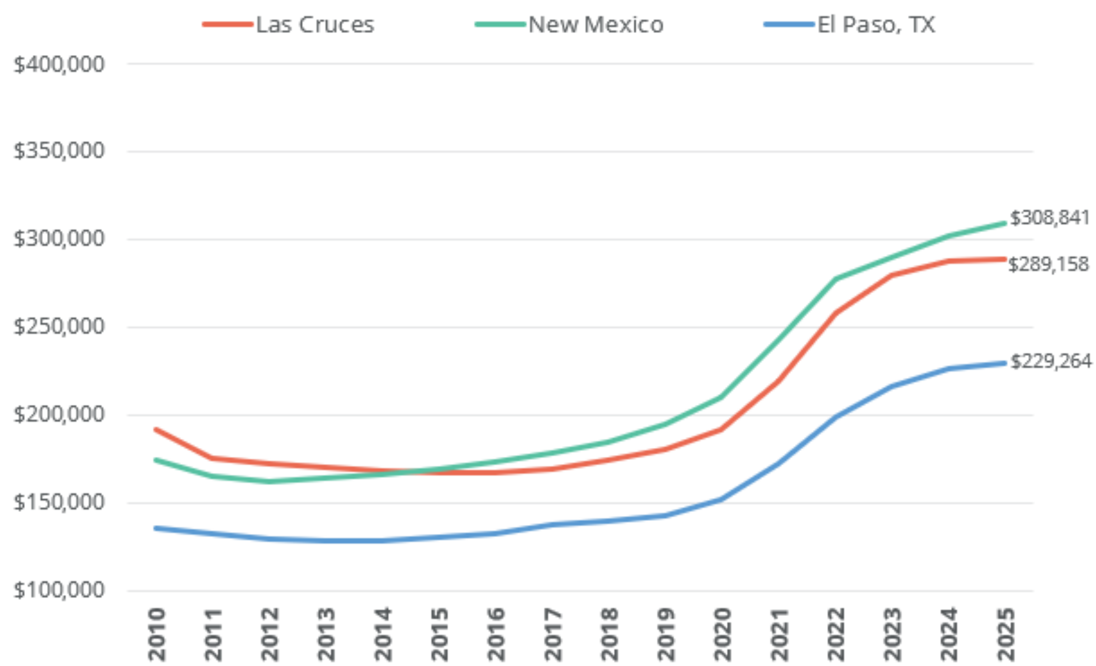
Data Source: Housing New Mexico, effective June 1, 2025.

How is affordability of housing likely to change considering changes to home values and/or rents?

From 2010 to 2024, growth in median household income kept pace with growth in median home values; however, median contract rent increased faster. Based on ACS data, the median home value and median household income in Las Cruces both increased by 63%, while the median contract rent increased by 71%. Cost increases due to inflationary pressures beginning in 2022 and have persisted, reducing the purchasing power of basic needs and the ability to absorb rent and homeownership maintenance increases.

When comparing Las Cruces home values from Zillow to New Mexico overall, and neighboring El Paso, TX, Las Cruces values are slightly lower than the state, but considerably higher than neighboring El Paso as shown in the figure below. Although the data shows that homes are more affordable in El Paso and El Paso is larger with more housing inventory, Texas property taxes are also significantly higher than New Mexico which reduces the gain of New Mexico workers purchasing a home in El Paso, who unlike Texas workers, have state income tax.

Home Value Trends, Las Cruces, State of New Mexico, and El Paso, 2010-2025



How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents, or FMRs, are the maximum rents at which HUD will provide assistance to Housing Choice Voucher holders. As previously indicated, when actual market rents are higher than FMRs, renters typically have trouble finding units that they can afford with their voucher.

HOME rents are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases and lease renewals after that date. As shown above, HOME rents are much lower than FMRs, and somewhat below market—which helps accommodate the affordability needs of low-income households yet may make it difficult for affordable housing developers to operate affordable developments without additional subsidies in the current high-cost market.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

This section discusses age and condition of the housing inventory in the City of Las Cruces.

HUD defines housing “conditions” similarly to the definition of housing problems previously discussed in the Needs Assessment. These conditions are:

- More than one person per room;
- Cost burden greater than 30%;
- Lack of complete plumbing; and
- Lack of complete kitchen facilities.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

Standard Condition: A dwelling unit which meets HUD National Standards for the Physical Inspection of Real Estate (NSPIRE) and local code with no major defects in the structure and only minor maintenance needs. Such a dwelling will have the following characteristics: reliable roofs; sound foundations; adequate and stable floors, walls, and ceilings; surfaces and woodwork that are not seriously damaged nor have obvious deterioration; sound windows and doors; adequate heating, plumbing, electrical systems, insulation, water, and sewer systems; and are not overcrowded as defined by local code.

Substandard condition: A dwelling unit that does not does not meet HUD NSPIRE standards or local code which includes lacking the following: complete plumbing, complete kitchen facilities, efficient and environmentally sound sewage removal and water supply, and heating source. Additionally, the dwelling may be overcrowded as defined by local code.

Substandard but suitable for rehabilitation: A dwelling unit, at a minimum, does not meet HUD NSPIRE standards or local code with some of the same features as a “substandard condition” dwelling unit. This unit is likely to have deferred maintenance and may have some structural damage such as a leaking roof, deteriorated interior surfaces, and inadequate insulation. A “substandard but suitable” dwelling unit, however, has basic infrastructure (including systems for clean water and adequate waste disposal) that allows for economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a “standard” dwelling unit.

As shown in the table below, 21% of owner-occupied housing units and 49% of renter occupied units have one housing “condition”—which, given the rates of cost burden, is reflective of the share of units occupied by cost burdened households. Very few owner-occupied units have more than one condition. Two adverse conditions exist for 1,156 renter households—likely a combination of cost burden and substandard physical condition.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5611	21%	10175	49%
With two selected Conditions	55	0%	1156	6%
With three selected Conditions	10	0%	76	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	20883	79%	9551	46%
Total	***26559***	***100%***	***20,958***	***101%***

Table 33 - Condition of Units

Data Source: 2024 5-year ACS

Owner-occupied homes in Las Cruces are much newer than renter-occupied units, mostly due to the active development of single family detached homes since 2000 and especially during 2003 to 2007. Las Cruces is an old city, yet a very small share of units (around 4%) were built before 1950.

Housing units built before 1980 have the highest risk of lead-based paint contamination, as these were built before lead paint had been removed from residential paint products. Children are at highest risk of lead poisoning, especially young children, as their brains are rapidly developing, they have a lower body mass, they have a tendency to put objects in their mouths, and they spend more time on the floor where there may be lead dust. Lead exposure at an early age can impair development and growth and contribute to long-term health problems.

In Las Cruces, a large share of units were built before 1980, and many are estimated to have children living in the homes. As many as 4,400 owner-occupied units with children and 2,355 renter-occupied units with children could have lead-based paint contamination risk.

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	12,391	45%	6,453	33%
1980–1999	6,786	24%	7,293	37%
1950–1979	7,358	27%	5,373	27%
Before 1950	1,165	4%	544	3%
Total	***27,700***	***100%***	***19,663***	***100%***

Table 34 – Year Unit Built

Data Source: 2024 1-year ACS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	7,790	34%	7,350	40%
Housing Units build before 1980 with children present	4,440	19%	2,355	13%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

The City of Las Cruces community development department tracks vacant and abandoned properties in need of remediation. Properties are classified into 3 priority levels:

1 - Known owner associated with property, property is occupied, no major structural issues; gaining compliance.

2 - No known owner, vacant; not gaining compliance / worsening.

3 - No known owner, vacant, visible structural issues.

Based on the last update, 65 structures are in poor condition (levels 1 and 2), and 100 to 120 structures are in the worst of the worse condition (level 3). These numbers are likely to change as properties continue to be assessed. According to city staff interviewed for this plan, the city is hoping to preserve these buildings before they need to be demolished with the potential of them transitioning to affordable housing opportunities.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units	65	100-120	165-185
REO Properties			
Abandoned REO Properties			

Table 36 - Vacant Units

Need for Owner and Rental Rehabilitation

Respondents to the housing and community development needs survey for this plan, as well as stakeholder interview participants identified a considerable level of need for housing rehabilitation in Las Cruces. One in five respondents in Las Cruces indicated that their housing was in fair or poor condition—with single parents (40%), people living alone (34%) and people with disabilities (34%) reporting housing conditions more frequently than other household types. Over a third (35%) of households with incomes less than $25,000 per year reported their housing to be in fair or poor condition. The most frequently selected improvement needed was cosmetic (48%) followed by cooling system improvements, walls/ceiling crack repair, windows, and flooring.

Lastly, as a proxy for home condition, utility costs and needs can be indicative of structural issues leading to additional energy consumption and cost through cracks in walls, old or damaged windows with cracks/faulty casings, insufficient roof insulation and/or compromised roofing. Empower Data Works provides mapping of energy assistance needs and estimated cost by census tract. In Las Cruces, the greatest proportion of need exists in census tracts 2.01, 4.02, 9, and 13.04 with an estimated dollar amount exceeding $2 million affecting 4,616 households (this does not include needs in other census tracts that have a lower proportion of need). Census tract 9 has the greatest number of households with energy assistance need at 1,415 and is in the 90th percentile for service disconnection rate. Census tracts 9, 7 and 4.01 are also in the 90th percentile for energy burden.[3] Of survey respondents for this plan, energy/utilities impacted improvements were selected frequently including cooling systems (29%), and broken or cracked windows (25%).

[3] https://lascruces.empowerdataworks.com/

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,681	36	1,612	80	40	100
# of accessible units			85						
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments. Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan. Describe the restoration and revitalization needs of public housing units in the jurisdiction:.

MVPHA manages four public housing locations within 248 low rent public housing units throughout the City of Las Cruces. Those include:

- Tres Arboles—64 units
- San Pedro Place—38 units for elderly/disabled
- Walnut Grove—99 units
- Jardines Alegres—47 units for elderly/disabled

MVPHA also has one project-based development, Jardines Verdes, with 40 units—34 one-bedroom units and 6 two-bedroom units.

In addition to these, MVPHA is the general partner in nine LIHTC developments with a total of 643 units:

- Cimmaron I – 60 units,

- Cimmaron II – 84 units,
- Desert Hope – 40 units,
- Desert Palms – 100 units,
- Falcon Ridge – 72 units,
- Montana Senior Village I – 48 units,
- Montana Senior Village II – 84 units,
- Robledo Ridge – 71 units,
- Stone Mountain – 84 units.

MVPHA also owns two affordable housing properties that are not LIHTC, with a total of 40 units:

- Almendra Apartments—18 units, and
- Oak St. Apartments—22 units.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Family Self Sufficiency (FSS) Program is a voluntary, five-year program, available to all Housing Choice Voucher holders who have been in the program for at least one year and are in good standing. Participants select an area of development, which could be in job training, career planning, financial literacy education, or personal finance—budgeting, saving, and/or establishing good credit. The FSS program matches participants with services in the community to achieve their goals while they continue to receive housing assistance. Services are tailored to an individual's needs and include skills assessment, GED preparation, career planning, computer literacy and training, money management workshops, childcare referrals, and credit repair workshops.

FSS participants are incentivized to reach their goals through establishment of a savings, or escrow, account. Once FSS participants achieve all of their established goals, including maintaining full-time employment and are no longer relying on rental assistance, they receive the amount in their escrow account, plus interest.

In the past, FSS participants have escrowed from $1,000 to $17,000 and used that savings for downpayments on homes, education, car purchases, and to pay off debt.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section summarizes facilities and services that target homeless households in Las Cruces. According to data provided by MVCH and NMCEH, there are 43 permanent supportive housing beds in Las Cruces that support households with adults and children, households with only adults, and chronically homeless households.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	-	-	-	43	-
Households with Only Adults	-	-	-	43	-
Chronically Homeless Households	-	-	-	43	-
Veterans	-	-	-	0	-
Unaccompanied Youth	-	-	-	0	-

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Health and mental health services. Peak Behavioral Health Assertive Community Treatment Program, Doña Ana County Crisis Triage Center, La Clinica Familia, Southwest Pathways, Amador Health Center, and Las Cruces Fire Department's Mobile Integrated Health offer healthcare services through Medicaid and sliding scales to address mental and physical needs of chronically homeless individuals.

Amador Health Center is located on the MVCH campus where multiple services for people experiencing homelessness are co-located. The Center partnered with MVCH and La Clinica Familia to establish Linkages, a program that provides Permanent Supportive Housing vouchers and services to individuals experiencing chronic homeless and have a mental illness. To assist older adults, the Community Foundation of Southern New Mexico is working on funding to address needs of seniors after they are discharged from medical facilities, including food, yard and home maintenance, and housing support for those experiencing homelessness.

The City of Las Cruces Fire Department's Mobile Integrated Healthcare pairs paramedics and social workers to address needs of frequent 911 callers— often those experiencing homelessness with behavioral health or substance abuse issues. The Mobile Integrated Health team aims to minimize future 911 calls and stabilize individuals by connecting them with existing resources.

Employment services. Mainstream employment services include the Las Cruces location of America's Job Center New Mexico that assists with referrals, placement, interview skills, resume writing, and coordinates job fairs with local employers. Although services are not targeted to homeless individuals, services are available to anyone who needs assistance. MVCH's outreach program connects homeless individuals to employment opportunities through Mano y Mano Day Labor. This program assists 28 homeless individuals with transportation to city-owned properties for day labor opportunities. They also connect participants with supportive services, housing, and income assistance.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Chronically homeless individuals. Outreach is a critical bridge between chronically homeless individuals and services. MVCH has an outreach coordinator that facilitates the transition from chronic, unsheltered homelessness to safe camping or other available resources throughout the city that include:

- Camp Hope (MVCH program), a tent community with campground amenities adjacent to healthcare, food, case management, and childcare resources;
- Desert Hope (MVCH program), a permanent supportive housing community for 40 chronically homeless people developed in partnership with Mesilla Valley Public Housing Authority, the City of Las Cruces, and MVCH;
- Sue's House (MVCH program), a group home for up to four chronically homeless women;

- Peak Behavioral Health Assertive Community Treatment Program, Doña Ana County Crisis Triage Center, La Clinica Familia, Southwest Pathways, Amador Health Center, and Las Cruces Fire Department's Mobile Integrated Health offer healthcare services through Medicaid and sliding scales to address mental and physical needs of chronically homeless individuals;
- Medication-assisted treatment for opioids and alcohol is available at the Ideal Option, regardless of ability to pay;
- El Caldito Soup Kitchen and the Las Cruces Rescue Mission provide hot meals to chronically homeless individuals; and
- Las Cruces Gospel Resue Mission provides emergency shelter.

Homeless families. Services for families experiencing homelessness include emergency transitional housing, childcare, healthcare, and mental healthcare. Rapid rehousing vouchers for families are administered by MVCH in Las Cruces. MVCH's campus also includes La Jardin de Los Niños, a behavioral health agency that provides education, therapy, and services to homeless or near homeless children and their families. Additionally, the State of New Mexico will expand no-cost childcare to all families, regardless of income, starting in November 2025. Currently 5,884 children in families at or below 400% of the federal poverty level are enrolled in the childcare assistance program in Doña Ana County. Resources for families experiencing housing instability due to domestic violence include:

- La Casa Inc. offers emergency shelter, transitional housing in the form of rental assistance and short-term housing units, and family counseling and self-care programs; and
- La Piñon Sexual Assault Recovery Service offers crisis intervention, counseling, emergency room advocacy, and a 24 hour crisis line.

Veterans. Services for veterans experiencing homelessness include rapid rehousing vouchers, veteran-specific MVCH programs that provide rental assistance, first month's rent, utility assistance, supportive services, and a permanent supportive housing complex for veterans with 20 units. Outside of MVCH programs, Veterans Justice Outreach, a program operated by the Department of Veteran's Affairs throughout Doña Ana County, targets veterans experiencing homelessness with justice system involvement. The program ensures that veterans re-entering from incarceration receive mental health or substance abuse services in collaboration between the VA medical center, local law enforcement, and treatment services. The New Mexico Department of Veterans Services Las Cruces location has a homeless program coordinator to connect homeless veterans to existing services. The Las Cruces Veteran Center offers mental health support for veterans, including counseling for PTSD, depression, and other disorders. Finally, the City of Las Cruces Veterans Corner hosts events that offer food, housing, haircuts, clothing, health screenings, and connection to VA and Social Security benefits.

Unaccompanied youth. Family and Youth, Inc. (FYI) provides youth services in Las Cruces and assist youth experiencing homelessness through transitional housing programs, including My Friend's Place, and Crimson Heights/ TLYA. Other preventative services provided by FYI include:

- The La Vida Project Youth Success Center provides mentorship and activities for youth. FYI has also partnered with Las Cruces Public Schools to offer Success Coaches to assist students with behavioral and academic issues;
- Catalyst provides assistance for youth transitioning from foster care to independent living by connecting them with case management and connections to healthcare services; and
- El Puente and Ganas assist youth at-risk of being justice-involved.

MA-35 Special Needs Facilities and Services – 91.210(d)

This section discusses the needs of people with special needs in Las Cruces. Please see NA-45 for more demographic detail of special populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly and frail elderly. Older adults typically need affordable, accessible units and consistent support with daily living, transportation, and medical care. Rising rents, limited senior-specific housing, and lack of accessible housing make it difficult for people on fixed incomes to remain housed. MVCH, Las Cruces' main homeless services provider, reported that 730 people they served in FY 2024 to 2025 were over 65, or about 7% of all clients. The Community Foundation of Southern New Mexico is also working on funding for gaps in services for seniors by providing food services and yard and home maintenance.

A third of respondents to the housing and community development survey were over 65. Of these respondents, 12% rated their home as fair or poor condition. As households with residents over 65 also are more likely to have a household member with a disability, housing challenges detailed below also apply to the senior population in Las Cruces. For those without disabilities, their needs are less severe than other resident groups: For example, households over 65 in Las Cruces were the least likely to have been displaced in the past 5 years of all respondents to the survey for this plan at only 3%.

Persons with disabilities. This population also needs accessible, affordable units with individualized supports like behavioral health care, benefits navigation, and skill-building. Long waits for disability services create barriers to stable housing, according to stakeholders familiar with disability resources in the region. Stakeholders also described a lack of accessible housing stock. Currently, people with disabilities rely on one-off retrofits, such as wheelchair ramps, that fail to make homes fully livable. Occupational therapists and aging services partners described clients forced to share unsuitable rentals where wheelchairs damage walls and doorframes.

Over a third of survey respondents with a disability indicated that their home was in fair or poor condition (34%).Over half of households living a disability in a mobile home indicated that their home does not meet their family's accessibility needs. Renter households had a slightly higher need than owner households (38% and 32% respectively). Single parent (41%) and overcrowded (45%) also have accessibility improvement needs. As income increased, fewer households report accessibility issues in their homes with the exception of the $75,000-$100,000 range at 36% of households. These households likely do not qualify for public housing support programs, but may not be able to make needed improvements and afford other household expenses. The most frequently selected improvement was grab bars (61% of respondents), followed by ramps and alarms (39%), and the least frequently selected but still needed by nearly a third of respondents were wider doorways and allowance of service animals

(30%). Over two-thirds (67%) of mobile home residents need a ramp which is complicated and costly for mobile homes yet critical to avoiding falls and isolation from needed services outside of the home.

Alcohol or other drug addictions. Residents with substance use disorders typically need low-barrier housing that is coordinated alongside treatment options. Stakeholders emphasized that there is a gap in housing between treatment facilities, transitional, and permanent supportive housing options that can disrupt recovery processes. Barriers to finding housing after treatment include criminal records and suboxone or methadone use to manage withdrawal symptoms and opioid cravings, as some recovery homes do not allow the use of these drugs because of the perception that they violate abstinence-only rules. The Grajeda-Huckaby Low-Barrier Housing Fund attempts to fill this gap through providing interim hotel vouchers and accepts commitments to attend recovery meetings rather than proof of prolonged sobriety. However, this fund is limited and is supported through about $70,000 of donations. It can cost $2,000 per person per month to provide emergency housing in a motel. Stakeholders also pointed out that families or individuals with pets are frequently excluded from treatment programs that only serve single adults.

Public housing residents. According to the HUD Picture of Subsidized Households, 26% of public housing households have a disability and 28% are 62 years or older, and 35% are female-headed households with children. Accessibility accommodations and larger units to accommodate children are needs that correlate with public housing demographics. The Family Self-Sufficiency Program offered by Mesilla Valley Public Housing Authority offers skills assessments, GED preparation, career planning, computer literacy training, money management workshops, childcare referrals, and credit repair workshops. See MA-25 for more details.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

People exiting incarceration, mental healthcare facilities, or substance use recovery facilities are vulnerable to “falling through the cracks” without coordinated follow-up. Las Cruces has several programs available to bridge the gap between institution support and housing:

- To assist individuals exiting incarceration, MVCH’s Reset Program provides funding for up to six months of rent and assists with security deposits. Participants are required to enter a lease for housing, develop a housing stability plan, and access behavioral health or recovery services;
- To assist individuals exiting mental health facilities at-risk of homelessness, MVCH, La Clinica Familia, and Amador Health Center partnered to establish the Linkages, a program that provides PSH vouchers and services to individuals experiencing chronic homeless and have a mental illness;
- To assist veterans, Veterans Justice Outreach targets veterans involved in the justice system and ensures they receive proper housing support, mental health services, and substance abuse services following their release. This program is a collaboration between the VA medical center, local law enforcement, and treatment services;

- To assist older adults, the Community Foundation of Southern New Mexico is working on funding to address needs of seniors after they are discharged from medical facilities, including food, yard and home maintenance, and housing support for those experiencing homelessness;
- To assist people in rural areas, the County Health and Human Services office works with promotores (community health workers) who are staffed at community health centers;
- Mesilla Valley Hospital's Partial Hospitalization Program provides group therapy for those with mental illnesses or substance use disorders. The program is structured to help people maintain stable housing after being discharged through life skills classes and case management; and
- The Doña Ana County Crisis Triage Center offers discharge planning after individuals receive care during a mental health crisis.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

During the 2026 Action Plan year, CDBG will provide grants to local nonprofits to support the following services:

- 25,000 residents will benefit from access to free food through the Casa de Peregrinos food bank;
- 500 victims of domestic violence will be assisted with counseling and services; and
- 200 children will be supported while navigating the judicial court system.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

An analysis of possible barriers to affordable housing and residential development was conducted to support this plan and meet the requirements of the New Mexico Affordable Housing Act. That analysis concluded that recent changes associated with Las Cruces' zoning code update eliminated many previously identified barriers to housing development.

Additional recommendations, based on the analysis for this Plan, include:

- Modifying ground floor height minimums for affordable housing developments to reduce costs;
- Updating the definition of family to be more clear and consistent to avoid confusion;
- Modifying definitions associated with group homes and reconcile these uses against the intent of *Elevate Las Cruces*, state statutes, and ensure that the uses are comprehensive as to what they intend to allow within the community. Create consistent and documented reasoning within the regulations as to why the use is allowed in any particular zoning designation while paying special attention to allowing similar uses in the same zoning designations. This could include allowing the use in suburban and urban areas, but not rural areas. Finally, document any zones that require a special use permit as to why that is required and how that is going to be evaluated objectively against a standard.
    - The City's Zoning Regulations include all the group and congregate living land uses, which are listed by where they are permitted and any enumerated/detailed requirements in Sections 36-3 A. et. seq. The classification definitions differentiate "community residences" that serve people with disabilities from "halfway houses" by requiring that halfway houses get special permits. This could be viewed as treating people with disabilities differently (persons in recovery are treated as having a disability when they are in recovery). The regulations also only allow nursing homes to be located in NH-2 with a special permit, but do not require this of assisted living facilities and independent living facilities, which most would consider similar uses.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

This section provides an overview of business activity in Las Cruces, labor force statistics, education attainment, workforce development needs, and opportunity gaps for low-to-moderate income households and the economy in general. Jobs in education and healthcare, and government jobs dominate the employment landscape with the presence of New Mexico State University (NMSU), followed by the retail and hospitality industries. Jobs that are in the highest demand are in the health industry reflective of population growth and aging demographics, followed by education. These industries also provide higher paid opportunities relative to the retail and hospitality industries but typically require higher education attainment of at least a bachelor's degree or specific technical certifications (healthcare).

Economic Development Market Analysis

Longitudinal Employer-Household Dynamics data from 2023 indicate that almost half (48%) of Las Cruces workers reside outside of the city—signaling more job opportunity in the city than affordable housing to support them. The business activity table below compares the share of Las Cruces residents that work in a sector to the corresponding availability of jobs. Overall, the worker to job ratio across industries is very balanced in Las Cruces, with only the retail sector showing the largest percentage excess of workers relative to jobs (almost 4%), and numerically the education and healthcare sector having the largest surplus of nearly 2,500 jobs. As previously indicated, education and healthcare services dominate the employment landscape followed by arts, entertainment and accommodations and retail trade. Additionally, according to the Federal Reserve of St. Louis, Las Cruces has roughly 3,400 federal employees.

Less than half of Las Cruces residents have a college degree. The majority of workers in Las Cruces are therefore likely to have wages that are insufficient to afford housing without being cost burdened. The median wage for a worker with some college education is approximately $36,000 per year.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extr	908	167	2.2%	0.3%	-1.8%
Arts, Entertainment, Accommodati	5,083	6,029	12.2%	12.6%	0.4%
Construction	2,425	2,662	5.8%	5.6%	-0.2%
Education and Health Care Service	14,280	16,684	34.2%	34.9%	0.7%
Finance, Insurance, and Real Estat	1,630	2,097	3.9%	4.4%	0.5%
Information	410	416	1.0%	0.9%	-0.1%
Manufacturing	1,162	857	2.8%	1.8%	-1.0%
Other Services	867	1,000	2.1%	2.1%	0.0%
Professional, Scientific, Manageme	2,538	2,203	6.1%	4.6%	-1.5%
Administration and Support, Wast	2,560	2,708	6.1%	5.7%	-0.5%
Public Administration	2,152	3,191	5.2%	6.7%	1.5%
Retail Trade	5,030	7,513	12.0%	15.7%	3.7%
Transportation & Warehousing	1,813	1,633	4.3%	3.4%	-0.9%
Wholesale Trade	891	668	2.1%	1.4%	-0.7%
Grand Total	41,749	47,828	100.0%	100.0%	0.0%

Table 39 - Business Activity

Source: 2023 Longitudinal Employer-Household Dynamics (LEHD)

Labor Force

Total Population in the Civilian Labor Force	59,491
Civilian Employed Population 16 years and over	56,643
Unemployment Rate	4.79%
Unemployment Rate for Ages 16-24	4.87%
Unemployment Rate for Ages 25-65	4.85%

Table 40 - Labor Force

Data Source: 2024 1-year ACS

Occupations by Sector	Number of People
Management, business and financial	9,960
Farming, fisheries and forestry occupations	232
Service	14,831
Sales and office	10,855
Construction, extraction, maintenance and repair	4,549
Production, transportation and material moving	3,859

Table 41 – Occupations by Sector

Data Source: 2024 1-year ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	42,770	84%
30–59 Minutes	6,118	12%
60 or More Minutes	2,084	4%
Total	***50,972***	***100%***

Table 42 - Travel Time

Data Source: 2024 1-year ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,053	101	961

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	9,800	494	3,515
Some college or associate's degree	10,126	563	3,264
Bachelor's degree or higher	16,783	819	1,850

Table 43 - Educational Attainment by Employment Status

Data Source: 2024 1-year ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	481	55	0	725	1,045
9th to 12th grade, no diploma	696	720	710	905	1,555
High school graduate, GED, or alternative	4,269	3,283	4,613	5,913	3,707
Some college, no degree	6,925	3,393	2,669	4,336	5,948
Associate's degree	1,459	869	1,036	1,763	1,404
Bachelor's degree	4,350	3,713	3,964	3,491	3,797
Graduate or professional degree	0	2,391	2,301	3,733	3,241

Table 44 - Educational Attainment by Age

Data Source: 2024 1-year ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	$27,881
High school graduate (includes equivalency)	$32,485
Some college or associate's degree	$36,357
Bachelor's degree	$62,528
Graduate or professional degree	$65,854

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2024 1-year ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

As shown in the Business Activity table, the largest sector of employment in Las Cruces is education and health care services (35.6%); followed by retail trade (15.5%); arts, entertainment, and accommodations (12.4%); and public administration (6.8%). The column on the far right of the Business Activity table shows the difference in the share of workers (people living and working in Las Cruces) and the share of jobs (all people working in Las Cruces). A positive value indicates that the sector has a relatively greater share of in-commuters, whereas a negative value reflects a larger proportion of workers living in Las Cruces. The sectors that tend to have a larger share of in-commuters are retail trade; public administration; education and health care services; arts, entertainment, accommodations; and finance, insurance, and real estate.

Describe the workforce and infrastructure needs of the business community:

Improved access to job training opportunities and post-secondary education is needed in Las Cruces in order for residents to access higher paying jobs in the industries with the most growth and the largest share of jobs. Current labor force and education attainment data reveal a gap between the level of education attainment of nearly half of Las Cruces residents, and the skills needed for employment in the top industries. Additionally, the cost of housing and increasing cost of living necessitates providing residents with opportunity to access higher wages in order to avoid being cost burdened, potentially precariously housed, forced to make tradeoffs impacting health outcomes, and requiring public assistance in order to live in Las Cruces.

New Mexico State University's 2024 100% Community Survey for Doña Ana County revealed differences in need for job training programs among residents[4]. The survey data show a significant need for workforce development programs overall, and particularly programs that are accessible for residents who are Hispanic and might struggle with English:

- Hispanic respondents were more likely to report needing job training services (36%) compared to non-Hispanic White respondents (25%, p=0.01).
- Individuals identifying as "Man" or "Other" were more likely to report needing job training (43% and 52% respectively) compared to women (30%, p<.001)
- Respondents earning less than $55,000 a year were more likely to report needing job training services at rates ranging from 37% to 40%, compared to 29% for those earning $55,000 or more (p=0.01).
- Individuals in age intervals under 60 reported needing job training services at rates ranging from 35% to 42%, while 14% of those aged 60 or older indicated a need (p<0.001).
- Those living in an extended or multigenerational family or in a tribal community (56%) were more likely to need job training services than those not living in such arrangements (31%, p<0.001).
- Foreign-born respondents were more likely to report needing job training (41%) compared to U.S.-born respondents (31%, p<0.01).
- Respondents who spoke English not at all/not well were more likely to report difficulties accessing job training services, with 61% reporting difficulties, compared to 41% of those who spoke English well/very well (p=0.02).

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[4] Reports | New Mexico State University - BE BOLD. Shape the Future.

OMB Control No: 2506-0117 (exp. 09/30/2021)

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

New Mexico businesses, in particular those in close proximity to the Santa Teresa Port of Entry just south of Las Cruces, have been impacted by increased tariffs on goods from Mexico. A bipartisan delegation from the New Mexico State legislature met with local business leaders and agricultural representatives in early 2025 to understand the impact of tariffs on operations, and to identify targeted strategies to support industries impacted by recent international trade dynamics. The uncertainty surrounding tariff changes create a chaotic business environment with unpredictable cost increases which affect small business employment and has resulted in investors reversing plans to establish operations in the county.

As Las Cruces and Doña Ana County also have a large number of federal civilian jobs, cuts to the federal workforce and uncertainty of future employment necessitate local labor market absorption of federal workers who might seek more stable employment or career change. A volatile economic climate, and the lack of predictability for business owners and investors is likely to cause a contraction of employment opportunities in the near future in the Doña Ana region unless strategic interventions are made to mitigate the situation.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Please see above.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce development opportunities are available through state and city programs, as well as through the Las Cruces public schools Career and Technical Education (CTE) curriculum, Doña Ana Community College and New Mexico State University (NMSU).

State and Federal workforce development programs include:

- New Mexico Workforce Connection
- New Mexico Department of Workforce Solutions

Additionally, the following local opportunities are available:

- City of Las Cruces Apprenticeship Program for Electrical Contractors offering classroom instruction and on the job training with electrical companies;

- City of Las Cruces Pre Apprenticeship Program through Las Cruces Public Schools offers students the opportunity to earn wages while experiencing on the job training across a variety of industries;
- City of Las Cruces Automate Up+ funds training for future employees at partner businesses, nonprofits, colleges and government agencies;
- Elevate Your Future Job Training Program: Offers a 4-6 week job training program with personalized plans and case management. Includes career exploration, professional development and digital literacy;.
- Reaching for the Stars provides an accelerator program for Registered Home Childcare Provider;.
- Power Up Your Future is a program focused on licensure as an Independent Electrical Contractor with a 4 year apprenticeships and courses aligned with national standards.

NMSU offers training through the State of New Mexico Industrial Development Training Program. Some features of the program include training customized to individual companies' needs, and freedom of the employers to select training candidates

Doña Ana Community College (DACC) offers career pathway certification programs that allow residents to build skills and receive credentials in less than 4 months in advanced manufacturing, healthcare, transportation and warehousing, information technology and business/entrepreneurism. DACC also offers a program for people with Intellectual and Developmental Disabilities (IDD) to acquire workforce skills. Lastly, customized certification programs in collaboration with local businesses, government agencies and nonprofit organizations are provided through DACC as well as non-degree training programs for professionals to further their career path.

Small Business, Entrepreneurship and Urban Agriculture. Supporting small business development for residents with unique skills that are not always valued in the traditional job market, ultimately results in job creation infusing economic vitality and stability particularly in an area needing investment and revitalization. Barriers to starting a small business typically include start-up funding through low interest loans, assistance developing a business plan, retail space renovation support, assistance with navigation of licensing and procedures, and accounting / operations management.

Entrepreneurship also presents considerable opportunities for people with disabilities who might struggle with traditional workplace settings that are not accessible and/or face discrimination in accessing work, and for people with criminal histories who face barriers to employment despite having served time. A 2022 report by the National Disability Institute found that people with disabilities have higher percentages of business ownership among working age adults across all age groups but face barriers in accessing start up assistance.[5] Access to programs that promote small business development contribute not only to the financial empowerment of the entrepreneur him/herself but are community wealth generating. The presence of small local business contributes to community culture, strengthening neighborhood cohesion and preservation and creates jobs.

DACC offers the following services at no cost to residents at the Small Business Development Center:

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[5] Small Business Ownership by People with Disabilities (nationaldisabilityinstitute.org)

- Develop a business plan to start a new business or make an established business more efficient
- Develop a marketing plan
- Learn effective record-keeping, management, accounting, processes, and inventory control
- Create alternatives for solving business marketing issues
- Find financial resources and prepare business loan packages
- Improve your business and management skills through seminars and workshops
- Explore business ownership opportunities
- Develop an exit or succession plan

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Las Cruces does participate in a Comprehensive Economic Development Strategy (CEDS) through the South Central New Mexico Council of Governments, which includes Socorro, Sierra, and Doña Ana Counties.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The regional CEDS identifies water scarcity as a primary constraint to economic development in the region. The impact on water supply should be assessed for all economic development projects in South Central New Mexico.

The region will target the following industries for future growth: aerospace, cybersecurity, outdoor recreation, renewable energy, and value-added agriculture. The CEDS also outlines the following goals and corresponding action plans to promote economic development and resilience in the region:

- **Goal #1:** Reduce the share of government jobs in the region from 26% to 22% by 2027 to improve economic resilience. Government jobs are vulnerable to cuts in government spending.
  - **Action Plan:** Diversify the regional economy by investing in infrastructure that would attract private investment and create new jobs. Examples of infrastructure investments include affordable housing, broadband, community centers (parks, libraries, museums, etc.), infrastructure for commerce, infrastructure for outdoor recreation, new industrial sites, hazard mitigation infrastructure, health care facilities, and transportation infrastructure.
  - By 2027, inspire and support three hundred ventures and entrepreneurs through the Arrowhead Center at New Mexico State University. The Arrowhead Center provides business development and innovation resources to local entrepreneurs and businesses.
- **Goals #2:** Increase tourism by 5% by 2027. Changes in tourism activity will be measured by accommodation and food services gross receipts.
  - **Action Plan:** Promote South Central New Mexico as a tourist destination by building a Travel South Central New Mexico webpage and marketing on social media. The

webpage includes a travel map, information about activities in the region, a photo and video gallery, and an annual video contest.

- **Goal #3:** Double the number of commercial film productions in our region by 2027.
    - **Action Plan:** Recruit production companies to the region to film movies and television shows. We will market our region at conferences, trade shows, and meetings.

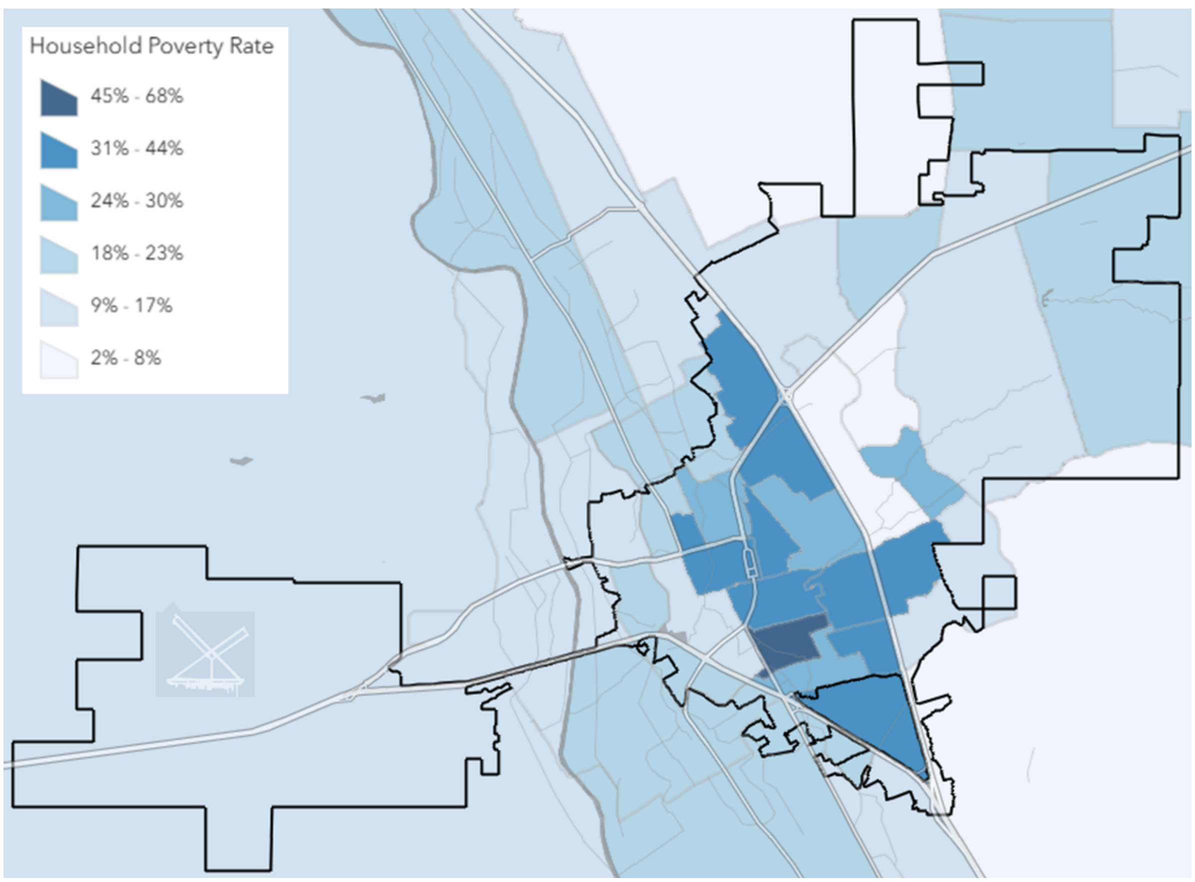
MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration") Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Census tracts located in the central areas of Las Cruces experience greater rates of poverty and lower household median incomes compared to more outlying tracts. These tracts also have higher population concentrations of Hispanic residents.

The map below shows the percentage of households living in poverty by census tract in Las Cruces. Census tract 9.01 has the highest concentration of poverty and is indicated in the darkest blue. The cluster of census tracts in central Las Cruces have high poverty rates relative to the surrounding areas with rates exceeding 31% in the majority of these tracts. Higher poverty rates and low median incomes can partially be explained by concentrated student presence in the southern area of downtown where New Mexico State University is located.

Household Poverty Rate by Census Tract, Las Cruces, 2024



Source: 2024 5-year ACS and Root Policy Research.

What are the characteristics of the market in these areas/neighborhoods?

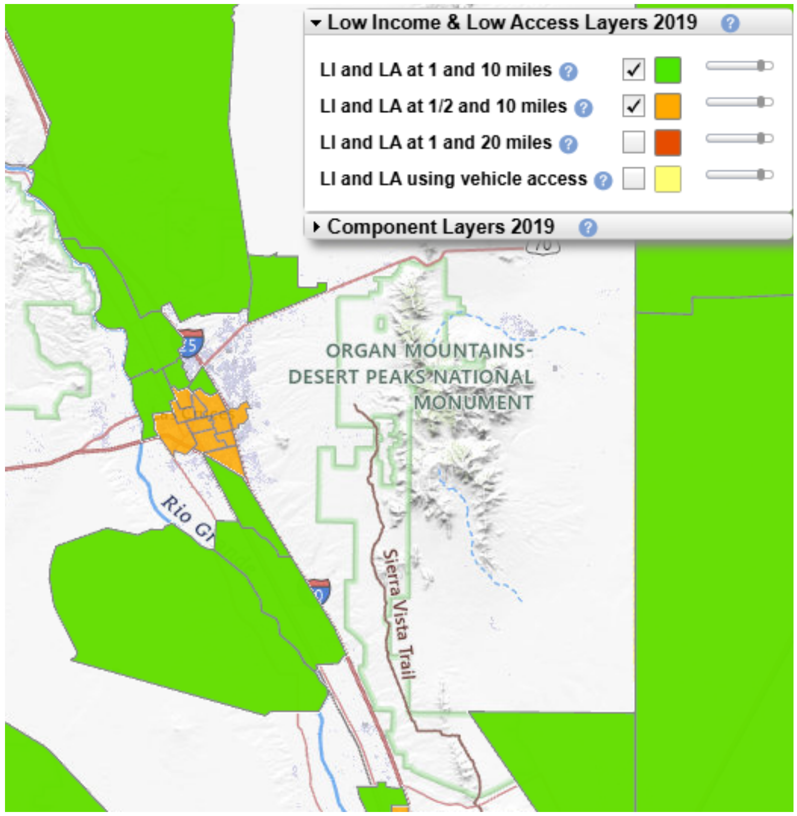
This area of Las Cruces is challenged by poor access to healthy food, high rates of distress, and high crime rates.

All of central Las Cruces is designated as a food desert by the USDA. A food desert is defined as low income census tracts where most residents are more than ½ mile walking or 10 miles by car to the nearest full service grocery store. This finding is made worse by the fact that the region is a major agricultural hub.

Low-income and Low Access Food Areas, Las Cruces, 2019

Note: Low-income census tracts where a significant number or share of residents is more than 1 mile (urban) or 10 miles (rural) from the nearest supermarket in green.

Source: USDA Economic Research Service and ESRI, 2019 (most recent available)



The Centers for Disease Control (CDC) curates PLACES data which comprise a variety of health (physical and behavioral) outcome data points by census tract. The composite physical distress map of all health factors shown below illustrates the impact of place on overall physical wellbeing. High levels of physical distress are concentrated in census tracts in the south central area of Las Cruces correlating with lower incomes, and higher poverty rates; however, census tracts further out from the city center also have high levels of physical distress.

The map below shows the highest level of distress reported in the southernmost neighborhoods including census tract 10 (poverty rate 30%), 9.01 (poverty rate 59%), and 8 (poverty rate 34%).

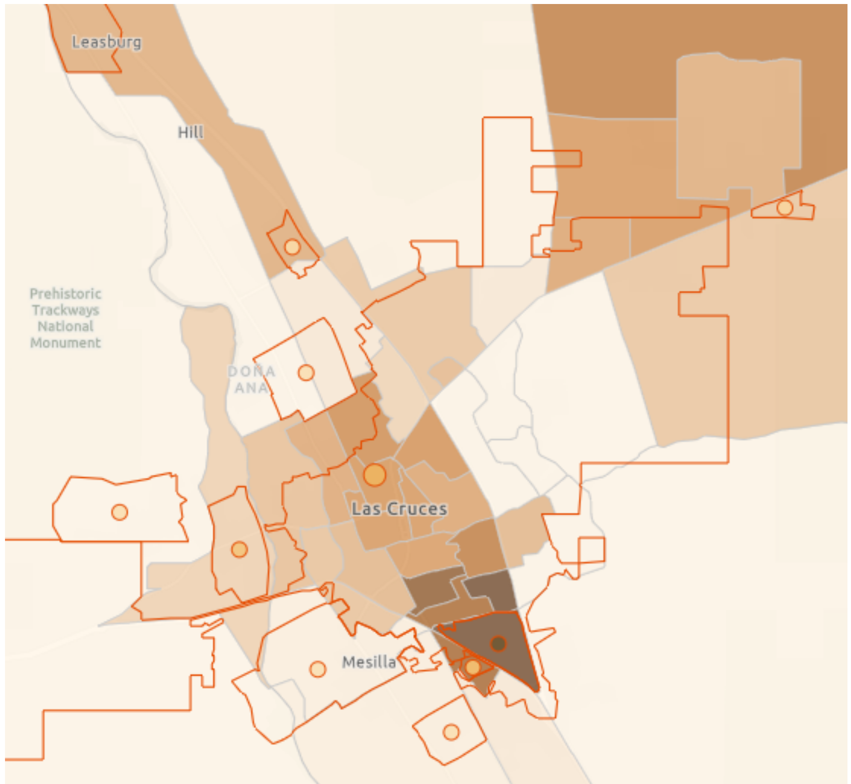
Frequent Mental Distress, Las Cruces, 2022/2023

Source: Centers for Disease Control from the Behavioral Risk Surveillance System 2022/2021 and American Community Survey 2022 5-year estimates.

Frequent mental health distress crude prevalence (%)

- >= 20.2
- 17.0 - national average
- < 13.8

Other



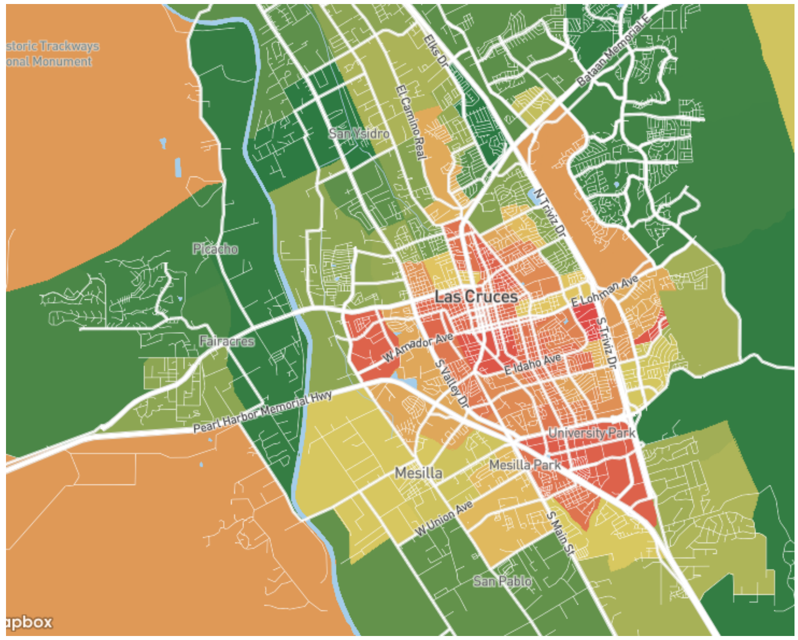
The link between trauma, stress and mental and physical health is well researched and has consistently demonstrated that children living in high crime neighborhoods, or neighborhoods with high levels of incarcerated residents, are at high risk for not only personal injury or death related to violent crime, but negative physical, mental and behavioral health outcomes from repeated and prolonged exposure to trauma. Neuropsychologists have found that traumatic experiences can alter children's brains through activating "flight, fight, or freeze" responses while dialing down the learning and language areas of the brain. Over time for children under 5, the brain is fundamentally changed for survival.

The neighborhoods of central Las Cruces are exposed to higher levels of violent crime than surrounding areas of the city. According to the Crimegrade.org report on Las Cruces, which draws from data from the Federal Bureau of Investigations and local law enforcement, Las Cruces falls in the 18th percentile for safety nationally, meaning that 82% of towns nationwide are safer than Las Cruces. Las Cruces has an overall grade of D- for violent crime and property crime with an estimated cost of $133 million, or $2,066 per household.

Census tracts with the highest crime rate in red correlate with PLACES data with the highest levels of mental and physical distress. The Las Cruces Fire Department LIGHT program has made progress in de-escalation for mental health associated incidents that in the past would have resulted in unnecessary incarceration; however, the Department will need additional funding to adequately expand the program where needed.

Violent Crime Rate by Census Tract, 2025

Source:
Crimegrade.org.



Are there any community assets in these areas/neighborhoods? Are there other strategic opportunities in any of these areas?

Las Cruces' areas with community challenges are centrally located and in close proximity to a major university, presenting many opportunities. City leadership has recently designated several areas within the city as Metropolitan Redevelopment Areas (MRAs), which overlap with areas with community challenges. The MRA designation will bring intentional and holistic planning and targeted funding to improve infrastructure, environmental sustainability, historic preservation, and public safety and health.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to 2024 American Community Survey (ACS) data, 82% of households in Las Cruces have a desktop or laptop computer and 92% have a smartphone. In comparison, roughly 77% households in New Mexico have a desktop or laptop computer and 92% have a smartphone. In Las Cruces, 2.6% of households have no computer compared to 4.4% of households statewide.

In Las Cruces, 90% of households have access to a cellular data plan, 80% have access to home-based broadband internet, and 6% use satellite internet. In comparison, 84% of New Mexico residents have access to cellular data, 70% have access to home-based broadband internet, and 10% use satellite internet. Internet access is more common among households in Las Cruces (94.6%) than statewide (90.6%).

There is a slight discrepancy in internet access for households with lower incomes in Las Cruces. According to 2024 American Community Survey (ACS) data, 11% of households that make less than $20,000 annually have no internet access, compared to 6% of households that make between $20,000 and $74,999, and 2% of households that make $75,000 or more.

The survey conducted for this Consolidated Plan, and The 100% Community Survey for Doña Ana County by New Mexico State University reveal significant gaps in broadband reliability for some residents in Las Cruces. Among respondents to the economic and community development questions in the community survey for this plan, access to the internet ranked high with 32% indicating it was a priority outcome of federal grant funding in Las Cruces. Data from The 100% Community Survey indicate the groups in the county who have the least reliable access to broadband:

- 31% of households with annual incomes less than $24,999
- 34% of residents with limited English proficiency
- 31% of respondents aged 50-59 (compared to 10% of respondents aged 18-24)

Internet Subscription by Income, City of Las Cruces

Note:

Rounding may result in numbers not adding up to 100%.

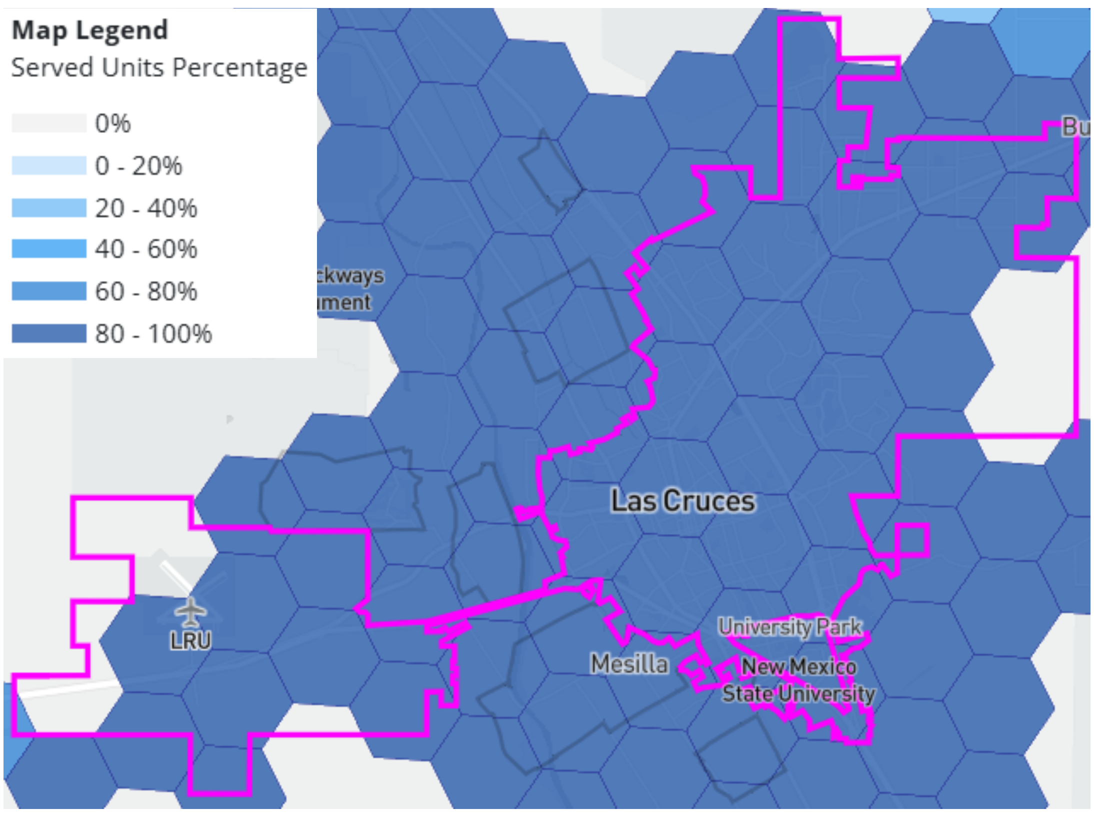
Source:

2024 1-year ACS.

Income Range	% of households with a broadband Internet subscription	% of households without an Internet subscription
Less than $20,000	89%	11%
$20,000 to $74,999	93%	6%
$75,000 or more	99%	2%

Internet is generally available throughout Las Cruces as seen in the FCC National Broadband Map below. Based on google satellite imagery, the portions of the city that don't have internet access are not non-residential and undeveloped.

FCC National Broadband Map, City of Las Cruces



Note: Latest data from December 2024. The map shows access to internet with 100 Mbps download and 20 Mbps upload.
Source: Federal Communications Commission (FCC).

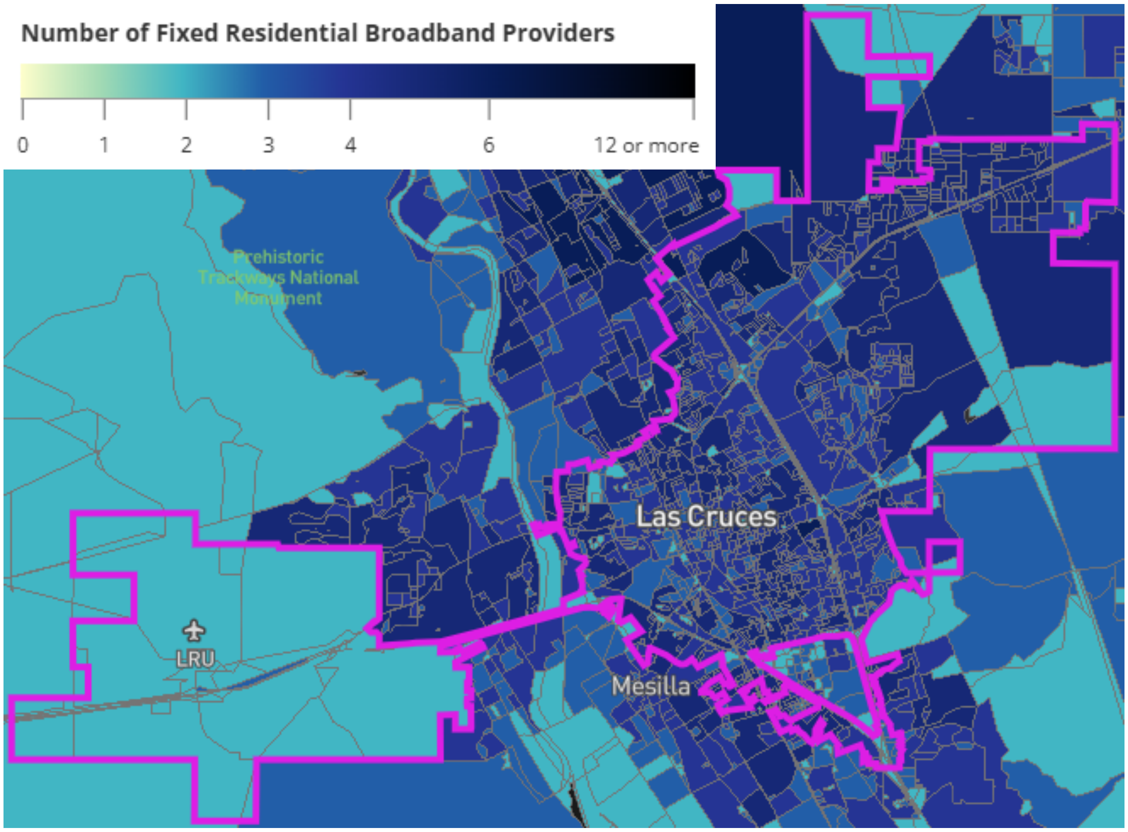
Internet access in Doña Ana County is much more limited—particularly in the most rural areas. Community stakeholders underscored how broadband access in rural areas remains a critical barrier to both housing development and overall quality of life. County staff explained that fiber installation costs about $1 million per mile, making expansion to sparsely populated rural areas economically unfeasible without grants. Private internet service providers (ISPs) will not build out infrastructure in areas with few potential customers unless they are subsidized. Even short extensions can be prohibitively expensive: residents living just 25 yards beyond a paved road in northern Las Cruces were quoted $25,000 to extend fiber service to their homes. As a result, many rural households remain dependent on outdated DSL connections or on expensive satellite internet. Starlink, an industry leader in satellite internet, costs more than $120 per month plus equipment costs and often uses data caps.

Doña Ana County recently completed The Northern Fiber Project, its most significant broadband expansion to date. The $26 million project received grant funding from the New Mexico Office of Broadband and USDA Rural Development as well as a $4 million contribution from the county. Roughly 26 miles of underground fiber were installed from Hatch to Radium Springs to improve internet access for county facilities, residents, and businesses. Local stakeholders reported that project completion was delayed eight months due to permitting requirements from multiple agencies. They characterized these requirements as cumbersome and a recurring obstacle to broadband deployment outside Las Cruces.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

There are a few pockets within Las Cruces that only have a few broadband internet providers. Otherwise, there are at least four providers in most parts of the city. In contrast, much of the rest of Doña Ana County, which is mostly rural, has only a few internet providers. According to New Mexico's Three-Year Broadband Plan rural regions tend to have fewer providers and higher internet costs. In response, New Mexico is subsidizing the cost of internet and infrastructure development through programs like the Connect New Mexico Fund and the Student Connect Program.

FCC Fixed Broadband Deployment, City of Las Cruces



Note: Latest data from June 2021. The map shows providers with speeds of 25 Mbps download and 3 Mbps upload.

Source: Federal Communications Commission (FCC).

During interviews, county staff elaborated on disparities in internet access between urban Las Cruces and the county's rural areas. They noted that the county's IT department has increasingly become a de facto broadband planner and facilitator as community connectivity needs have intensified. For example, they are leveraging ten communication towers in remote areas—originally designed for public-safety radio coverage—to expand internet service by licensing tower space to private ISPs like T-Mobile. There are also several community centers that provide internet access, and Comcast has begun offering free internet at select locations as part of its corporate social-impact commitments.

Despite these efforts, broadband inequities persist. Large portions of rural Doña Ana County remain unserved or underserved. In 2024, the national threshold for broadband internet was reclassified to 100 Mbps download and 25 Mbps upload, which instantly reclassified many "served" areas as underserved. Also, many subsidies that were essential to expanding broadband in rural areas and lowering costs have been discontinued. Stakeholders interviewed for this plan highlighted the compounding impact of inadequate internet access, especially in rural areas, which limits participation in online applications for aid or housing programs. The digital divide, they noted, is one of the most consistent barriers across both city and county and many indicated that this is a priority need for the area.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

The Doña Ana County Office of Emergency Management is in the process of updating their All Hazards Mitigation Plan, which provides an assessment of underlying natural hazard risks and establishes an actionable plan to mitigate impacts on residents and property. The following jurisdictions are participating in the updated plan: Doña Ana County, the City of Las Cruces, the Town of Mesilla, the Elephant Butte Irrigation District, the City of Anthony, the City of Sunland Park, the Village of Hatch, and New Mexico State University. Las Cruces is the largest jurisdiction within the county and acts as a resource center for the surrounding communities.

Describe the jurisdiction's increased natural hazard risks associated with climate change. Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The Doña Ana County All Hazards Mitigation Plan identifies a variety of natural hazards that impact the county. Climate change is increasing the severity and frequency of extreme weather events, resulting in more significant natural hazard risks. Recently, flooding has been the most damaging natural disaster in the county. In the summer of 2025, Vado and Rincon experienced flash flooding which damaged over 100 homes and displaced many residents.

As shown in the figures below, there are 49 dams in Doña Ana County and the majority of them are classified as "high hazard." The county's Office of Emergency Management acknowledges that improving dam infrastructure would be a good long-term solution to flooding problems in the county. However, improving flood infrastructure is very expensive and FEMA has told the county that they do not qualify for dam remediation funding because they are seeking a smaller amount of funding than FEMA typically allows. FEMA encouraged the county to ask the state for funding because of the scale of their request.

According to the Doña Ana Office of Emergency Management, dams that are managed by the City of Las Cruces are managed well, but many dams in the colonias were built by individual farmers decades ago. These makeshift dams impact drainage patterns, but do not meet modern engineering standards and are not sufficient for significant flooding events. The county is currently creating inundation mapping for each dam that needs to be remediated. The Office of Emergency Management is also doing a training called Tortugas Rising to prepare residents for future flooding events.

The extent of federal funding a place receives for disaster response depends on the severity of damage to public infrastructure. In order for the Doña Ana County to claim they are in a state of emergency there must be at least $1 million dollars of public infrastructure damage. However, the most severe flooding tends to happen in the Colonias and rural areas with limited public infrastructure and therefore in many events the county does not qualify for federal assistance. These areas also tend have more low-income residents and affordable housing.

Dams by Hazard Classification, Doña Ana County

Table 19: Dams by hazard classification (Source: NID)

Dam Hazard Classification	Number of Dams in County
High Hazard	33
Significant Hazard	6
Low Hazard	10

Source: 2025 Doña Ana County All Hazards Mitigation Plan Draft.

Jurisdictional Hazard Risks, Doña Ana County

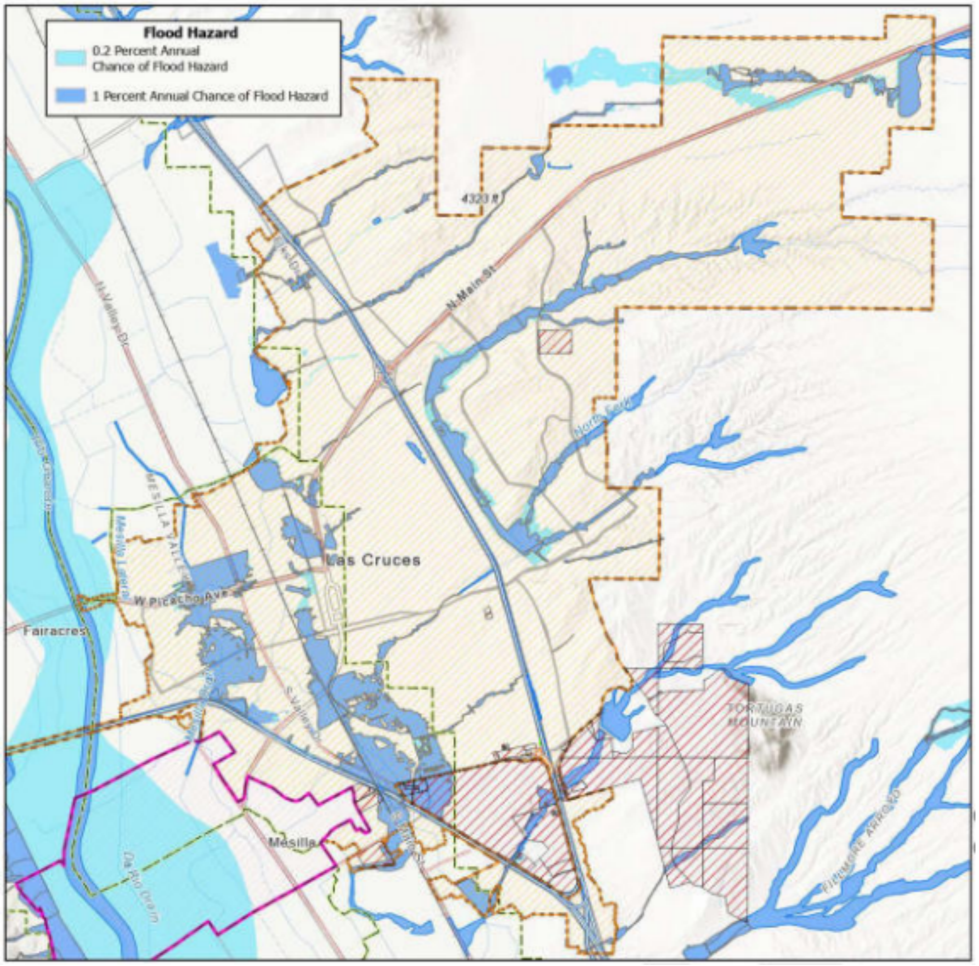
Table 41: Jurisdictional hazard rankings

	Dam Failure	Drought	Extreme Temperatures	Flooding	Severe Wind (including Dust Storm)	Thunderstorms (Lightning and Hail)	Wildfire
Doña Ana County	MOD	MOD	MOD	SIG	SIG	MOD	SIG
City of Anthony	SIG	SIG	SIG	SIG	EXT	SIG	MOD
City of Las Cruces	EXT	EXT	EXT	EXT	EXT	SIG	SIG
City of Sunland Park	MOD	SIG	SIG	EXT	EXT	SIG	SIG
Elephant Butte Irrigation District	EXT	EXT	SIG	SIG	SIG	SIG	SIG
New Mexico State University	MOD	MOD	SIG	SIG	SIG	MOD	SIG
Town of Mesilla	MOD	MOD	MOD	SIG	MOD	MOD	MOD
Village of Hatch	EXT	EXT	EXT	EXT	EXT	EXT	EXT

MIN – Minimal / MOD – Moderate / SIG – Significant / EXT - Extensive

Source: 2025 Doña Ana County All Hazards Mitigation Plan Draft.

Flood Hazard Map, City of Las Cruces



Source: 2025 Doña Ana County All Hazards Mitigation Plan Draft.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

In 2022, voters in Las Cruces approved a General Obligation (GO) Bond—$6 million of which were dedicated towards affordable housing. The passage of the GO Bond offered a unique opportunity to study affordable housing needs and produce actionable next steps. The 2024-2027 Affordable Housing Strategy outlined an investment strategy for the GO Bond funds for affordable housing over the next three years. Through stakeholder engagement, community consultation, and evaluation of affordability needs, the Housing Strategy outlined the following rental, for-sale, preservation, and land development strategies:

- Build a non-tax credit permanent supportive housing project on city-owned land to address needs of people experiencing chronic homelessness;
- Make sure all tax credit properties in the pipeline have secured financial subsidies and assist developers with the feasibility process for new LIHTC projects with goal of funding 250 more units;
- Utilize a NOFA funding process that lets affordable housing developers apply early for conditional funding commitments using QAP scoring. The most competitive projects will be prioritized;
- Establish a program for the City to acquire discounted and free buildable lots for affordable, for-sale housing through lot donations;
- Expand construction assistance for nonprofits building affordable for-sale homes;
- Direct purchase of lots (currently negotiating for land that will provide 52 lots of affordable for-sale homes);
- Partner with Mesilla Valley Public Housing Authority to preserve and improve existing units;
- Find a third-party organization to manage the city’s Home Rehabilitation and Ramp Program through a competitive RFP process;
- Preserve existing behavioral health facilities to support special needs populations and programs;
- Prioritize land development opportunities that align with department goals using a selection matrix that aligns with department goals across the city; and
- Build program capacity by hiring consultants to carry out acquisition and homeownership strategies.

SP-10 Geographic Priorities – 91.215 (a)(1)

The City of Las Cruces does not target funding or programs to specific geographies within the City. Funds are allocated based upon need, priorities, and goals.

The City's primary method of allocating CDBG and HOME dollars is to assist low- to moderate- income and special needs populations. To the extent that specific geographic areas have greater needs than other areas in the City and/or if service and housing organizations are in certain areas, they will receive a larger proportionate share of the funding. For sidewalk improvements, the City will focus on the geographic areas where sidewalks, curb cuts and related ADA accommodations are lacking. Finally, to provide affordable rental and single-family housing, the City's dollars will be allocated in areas of new development where affordable housing is lacking and/or infill areas that can accommodate affordable housing.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Based on the needs assessment, market analysis, and citizen and stakeholder input that informed this Consolidated Plan, the priority needs for HUD block grant investments during the five-year plan period will include:

- Deeply subsidized housing and supportive services for residents transitioning out of homelessness, who have special needs, and who are extremely low income;
- Affordable rental housing for workforce and low income renters;
- Affordable homeownership opportunities;
- Home improvements and accessibility improvements for low income owners and renters.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Demand exceeds the supply of subsidized, accessible affordable rental units. TBRA will provide a bridge for those seeking an HCV or a Public Housing unit on long waiting lists.
TBRA for Non-Homeless Special Needs	Special needs households often have poverty level incomes and because of long waiting lists for assisted housing, TBRA can provide an interim term of two years while those households move up on PHA waiting lists.
New Unit Production	The numbers of rent burdened households indicate the tight market for affordable rentals. With the short supply of affordable units in the Las Cruces rental market, any new affordable units constructed that are targeted to the lowest income will be absorbed rapidly in the current market. Las Cruces is currently negotiating the purchase of land with 52 lots for affordable for-sale homes. Other goals aim to leverage LIHTC resources to produce deeply affordable rentals and rentals affordable to the area workforce.
Rehabilitation	A significant number of homes in Las Cruces are more than thirty years old. Many of these homes are occupied by households with limited incomes that prevent them from making the necessary health and safety improvements to antiquated systems. With upgrades to basic systems, these homes will remain livable and will also represent affordable purchase opportunities for future first homebuyers. The City of Las Cruces offers the Home Rehabilitation Program to households with low- to moderate-incomes.
Acquisition, including preservation	The Housing Investment Strategy identified areas for Las Cruces to prioritize acquisition. An example of acquisition turned housing opportunity is the development of Amador crossing, a 50 unit facility for low income families, those experiencing homelessness, and supportive services for individuals with severe mental illness.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

The City of Las Cruces anticipates receiving $1.1 million dollars annually in CDBG and $535,000 annually in HOME funding; this is based on 2026 program year funding.

Outside of CDBG and HOME funds, funding strategies have focused on leveraging multiple public finance mechanisms. The city utilizes general obligation (GO) bonds, capital outlay, and LIHTC equity as primary sources, while cultivating relationships with the state to secure nearly $20 million in additional investment. The approach aims to keep projects “shovel-ready,” enabling the city to capture state or federal funds that require quick expenditure timelines. Local dollars are repeatedly recycled—projects funded by the state free up local GO bond money to be reinvested in the next development. This method has increased the city’s housing investment capacity and maintained a steady flow of affordable housing production.

As a result of sustained, successful partnership with the state, Las Cruces was awarded $11 million from the New Mexico Department of Workforce Solutions in 2025. This fund will go towards the Arcadia Subdivision (52 for-sale homes for households 120% AMI or less), Peachtree Canyon Apartments (144-unit rental complex for households less than 60% AMI), Pedrena Senior Apartments (80–unit complex for those 55 and older with income less than 60% AMI), Skylark Subdivision (32 for-sale homes affordable to households 120% AMI or less), Amador Crossing (50–unit Permanent Supportive Housing Complex), and MVCH’s Landlord Risk Mitigation Program that reimburses landlords for damages or lost rent to incentivize housing tenants with barriers to housing stability.

The City has an Affordable Housing Land Bank and Housing Trust Fund that will have approximately $5,732,000 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 $175,000 in value). Las Cruces has a local Health and Human Services funding source for health-related public services. The annual amount available for allocation is up to $600,000.

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	$1,107,854.00	$25,000.00	$63,967.60	**$1,196,821.60**	$4,431,416	Expected amount remainder of Con Plan estimated as Annual Allocation multiplied by 4.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$534,609.17	$55,000.00	$411,467.17	**$1,001,076.34**	$2,138,436.69	Expected amount remainder of Con Plan estimated as Annual Allocation multiplied by 4.

Table 48 - Anticipated Resources

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, local funds, and required matches.

Match requirements may be satisfied through various sources to include 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.

Since 2015, the City has required a CDBG match of 50% for infrastructure programs.

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

Public owned land and facilities are used for homeless services including, medical, childcare, homeless day shelter, food services, meals, and victims of domestic violence emergency shelter and services. Additional publicly owned land adjacent to this campus is in the process of being developed into Permanent Supportive Housing. Additionally, a key element in the 2024 Housing Investment Strategy is the public acquisition of land for affordable for-sale lots.

Discussion

Due to limited funding, the City of Las Cruces may require that no more than $200,000 of HOME funds be dedicated to a single project (but not necessarily one single agency in one program year). With the establishment of the City's Affordable Housing Land Bank and Trust Fund, City funds have been committed to 3 multi-family LIHTC projects (Three Sisters, Pedrena, and Peachtree complexes) to assist with financing The City hopes to continue supporting these affordable housing projects with funding and other incentives such as fee waivers, to advance affordable housing development in the community. The City also received $11 million from the state to assist with funding of these complexes in 2025.

In an effort to address the limited HOME funding each program year, the City of Las Cruces will alternate the priority between dedicating HOME funds between affordable rental housing development and single-family homeownership developments. Starting in Program Year 2017, funding will be a priority for affordable rental housing development and continue in odd numbered years (2021, 2023, 2025). Single family housing development will receive priority in even numbered program years (2022, 2024). 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 had previously purchased the parcel of land on the Community of Hope campus and used CDBG funds to help construct the new Casa De Peregrinos food bank, a 40,000 square foot facility to help address food insecurity. The City also purchased a 4.82 acre parcel adjacent to the Community of Hope Campus to develop a city owned 50–unit supportive housing apartment complex for households experiencing homelessness. This will be the first City-owned complex, without federal funds, with the intention of using the housing first model to get people housed.

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.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Housing and Neighborhood Services Section of Economic Development	Government	Homelessness Non-homeless special needs Ownership Planning Public Housing Rental Neighborhood improvements Public facilities Public services	Jurisdiction
Mesilla Valley Community of Hope	Nonprofit	Subrecipient	Jurisdiction
La Casa	Nonprofit	Subrecipient	Jurisdiction
Jardin de los Ninos	Nonprofit	Subrecipient	Jurisdiction
Casa de Peregrinos	Nonprofit	Subrecipient	Jurisdiction
Mesilla Valley CASA	Nonprofit	Subrecipient	Jurisdiction
Tierra del Sol	Nonprofit	Subrecipient	Jurisdiction
Other nonprofit partners	Nonprofit	Subrecipient	Jurisdiction

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Las Cruces benefits from a strong network of public, private, and faith-based institutions that collaborate to meet the needs of low- to moderate-income residents. The Mesilla Valley Community of Hope (MVCH) campus exemplifies this coordinated delivery system. Through partnerships among local service providers, the campus consolidates essential resources in one location—healthcare through Amador Health Center, food access via El Caldito Soup Kitchen and Casa de Peregrinos Emergency Food Bank, childcare through Jardin de los Niños, and multiple housing options through MVCH programs. MVCH programs include permanent supportive housing, group housing, rapid rehousing, and Camp Hope, which provides safe camping spaces and basic amenities for unhoused residents. This model reflects the institutional strength of integrated service delivery that reduces barriers for clients and promotes collaboration across sectors.

Despite these efforts, demand continues to outpace institutional capacity. As of late 2024, more than 2,400 households were on the Mesilla Valley Public Housing Authority waiting list (amounting to a two-to-six-year wait), and 585 households awaited placement in MVCH housing programs. Similarly, MVCH's

Fresh Start program, which provides move-in assistance and prevention services for individuals recovering from substance use disorders, quickly reached capacity and closed to new applicants. Stakeholders also cited significant staffing challenges, including difficulties recruiting and retaining qualified employees. One pointed to severe understaffing at La Clinica Familia that has led to six-month delays in psychiatric care for those with court mandated treatment. While waiting, residents cycle between jail, homelessness, and emergency rooms. The need for bilingual staff further limits the pool of candidates, especially in rural areas, which affects both human services and other critical programs like childcare.

Beginning in November 2025, the state will become the first to offer no-cost universal childcare, reimbursing providers directly while allowing parents to choose their childcare setting. This program builds on existing efforts by the Early Childhood Education and Care Department (ECECD), which since 2020 has provided no-cost childcare to families earning up to 400% of the federal poverty level. In Doña Ana County alone, 5,884 children previously benefited from this subsidy.[6] However, meeting the expanded demand will require an estimated 5,000 additional early childcare workers statewide—underscoring the ongoing workforce shortage. To strengthen institutional capacity, the state is investing $12.7 million in a low-interest fund to support the construction and renovation of childcare facilities, with an additional $20 million requested for FY 2027. Providers that pay at least $18 per hour can access higher reimbursement rates, and those participating in the Competitive Pay for Professionals Grant can raise wages by an additional $3 per hour using state support.

Institutional delivery also varies significantly by geography within Doña Ana County. The 2025 floods in the Colonias of Vado, Del Cerro, and Berino exposed disparities in access to financial assistance and infrastructure investment. Rural communities with limited public infrastructure often fail to meet the federal threshold for disaster declarations, leaving them dependent on relief from the state. In this case, state officials were able to link the Colonias' flooding to concurrent disasters in Ruidoso, thereby qualifying them for federal aid. Yet long-term infrastructure gaps persist. Outdated soil dams, originally built by private farmers in the 1960s, continue to pose risks to rural communities, as no funding mechanism exists to modernize or maintain them. These conditions highlight the uneven capacity of institutions to deliver services and protections equitably across the county.

[6] https://www.nmececd.org/ececd-data-dashboard/

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	x	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS			X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation			
Other			
Other			

Table 50 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Chronically homeless individuals. Outreach is a critical bridge between chronically homeless individuals and services. MVCH has an outreach coordinator that facilitates the transition from chronic, unsheltered homelessness to safe camping or other available resources throughout the city that include:

- Camp Hope (MVCH program), a tent community with campground amenities adjacent to healthcare, food, case management, and childcare resources;
- Desert Hope (MVCH program), a permanent supportive housing community for 40 chronically homeless people developed in partnership with Mesilla Valley Public Housing Authority, the City of Las Cruces, and MVCH;
- Sue's House (MVCH program), a group home for up to four chronically homeless women;

- Peak Behavioral Health Assertive Community Treatment Program, Doña Ana County Crisis Triage Center, La Clinica Familia, Southwest Pathways, Amador Health Center, and Las Cruces Fire Department's Mobile Integrated Health offer healthcare services through Medicaid and sliding scales to address mental and physical needs of chronically homeless individuals;
- Medication-assisted treatment for opioids and alcohol is available at the Ideal Option, regardless of ability to pay;
- El Caldito Soup Kitchen and the Las Cruces Rescue Mission provide hot meals to chronically homeless individuals; and
- Las Cruces Gospel Resue Mission provides emergency shelter.

Homeless families. Services for families experiencing homelessness include emergency transitional housing, childcare, healthcare, and mental healthcare. Rapid rehousing vouchers for families are administered by MVCH in Las Cruces. MVCH's campus also includes La Jardin de Los Niños, a behavioral health agency that provides education, therapy, and services to homeless or near homeless children and their families. Additionally, the State of New Mexico will expand no-cost childcare to all families, regardless of income, starting in November 2025. Currently 5,884 children in families at or below 400% of the federal poverty level are enrolled in the childcare assistance program in Doña Ana County. Resources for families experiencing housing instability due to domestic violence include:

- La Casa Inc. offers emergency shelter, transitional housing in the form of rental assistance and short-term housing units, and family counseling and self-care programs; and
- La Piñon Sexual Assault Recovery Service offers crisis intervention, counseling, emergency room advocacy, and a 24 hour crisis line.

Veterans. Services for veterans experiencing homelessness include rapid rehousing vouchers, veteran-specific MVCH programs that provide rental assistance, first month's rent, utility assistance, supportive services, and a permanent supportive housing complex for veterans with 20 units. Outside of MVCH programs, Veterans Justice Outreach, a program operated by the Department of Veteran's Affairs throughout Doña Ana County, targets veterans experiencing homelessness with justice system involvement. The program ensures that veterans re-entering from incarceration receive mental health or substance abuse services in collaboration between the VA medical center, local law enforcement, and treatment services. The New Mexico Department of Veterans Services Las Cruces location has a homeless program coordinator to connect homeless veterans to existing services. The Las Cruces Veteran Center offers mental health support for veterans, including counseling for PTSD, depression, and other disorders. Finally, the City of Las Cruces Veterans Corner hosts events that offer food, housing, haircuts, clothing, health screenings, and connection to VA and Social Security benefits.

Unaccompanied youth. Family and Youth, Inc. (FYI) provides youth services in Las Cruces and assist youth experiencing homelessness through transitional housing programs, including My Friend's Place and Crimson Heights/ TLYA. Other preventative services provided by FYI include:

- The La Vida Project Youth Success Center provides mentorship and activities for youth. FYI has also partnered with Las Cruces Public Schools to offer Success Coaches to assist students with behavioral and academic issues;
- Catalyst provides assistance for youth transitioning from foster care to independent living by connecting them with case management and connections to healthcare services; and
- El Puente and Ganas assist youth at-risk of being justice-involved.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Strengths. Many homelessness services in Las Cruces are concentrated on the MVCH campus, which hosts several housing programs designed to meet the specific needs of individuals and families experiencing chronic homelessness. Camp Hope exemplifies this coordinated service model: Residents living at the camp have access to on-site resources including a food pantry, laundry and shower facilities, childcare, and healthcare services. The camp also offers peer support and fosters a sense of community—an important factor for individuals who often find it difficult to leave the social connections they form while living unsheltered.

Strong service coordination in Doña Ana County and Las Cruces is bolstered through partnership with New Mexico State University's Anna, Age Eight Institute (AAEI). AAEI supports local municipalities and empowers local service providers in the pursuit of eliminating childhood trauma. Doña Ana County established Resilience Leaders with support from AAEI— a public-private engagement project that regularly brings together stakeholders from across the county to better assess, plan, and adapt strategies for preventing adverse childhood experiences.

Additionally, stakeholders pointed to positive changes in Las Cruces. The city has added more treatment facilities for substance abuse and changes in food pantry eligibility now allow for all people to access food regardless of income.

Gaps. In addition to a severe shortage of affordable housing, Las Cruces faces significant gaps in emergency and supportive housing resources. Emergency funding for one-time rental assistance or security deposits is limited, and the county's only emergency shelter, located in Las Cruces, frequently operates at or beyond capacity. The city also lacks adequate temporary housing options for individuals transitioning from unsheltered homelessness. While Camp Hope offers a safe outdoor space, it provides limited opportunities for residents to develop essential life skills such as cooking or maintaining a home. Existing supportive and transitional housing programs cannot meet the scale of need, as shown in the 585-person waitlist for MVCH housing programs. Stakeholders would like to see a more linear process in housing programs, for example, first you are housed in a motel and receive services, then move into transitional housing, then a more permanent housing solution.

Services for career counseling and job training are insufficient, particularly for people experiencing homelessness. Employment barriers are especially high for individuals with criminal records or substance use disorders, who often face compounded challenges securing both housing and stable work. Reliable transportation is also another major obstacle to finding and maintaining employment.

Existing programs also lack adequate staffing, particularly in rural areas. Stakeholders shared that, although they have adequate community health centers, it is difficult to staff them with people who want to live in rural New Mexico, have advanced degrees, and who are bilingual.

Stakeholders also emphasized that some groups have more severe barriers in accessing available services, particularly those struggling with or recovering from substance abuse disorders. Individuals exiting treatment facilities struggle to find housing, especially if they have a criminal record. Some use suboxone and methadone to manage withdrawal symptoms and opioid cravings, but find that many recovery homes do not allow the use of these drugs because of the perception that they violate abstinence-only rules. To bridge this gap, there is limited funding for motel placements and housing through the Grajeda-Huckaby Low-Barrier Fund administered by the Community Foundation of Southern New Mexico. The fund is supported through about $70,000 of donations. It can cost $2,000 per person per month to provide emergency housing in a motel.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The inability to find affordable housing is a common thread underlying homelessness, as reported by both stakeholders and residents who participated in focus groups. The Las Cruces Affordable Housing Investment Strategy outlines action to maximize the use of voter approved GO Bonds dedicated to affordable housing. Approximately $6 million of bond proceeds are allocated to address this priority need. The City’s strategies primarily focus on expanding the affordable housing supply and include:

- Developing additional housing units for individuals experiencing chronic homelessness. The City is developing Amador Crossing, a project with up to 50 Permanent Supportive Housing units on city-owned land near the MVCH campus;
- Increasing tax credit projects by supporting local developments that are most competitive in the New Mexico Finance Authority (MFA) process and by leveraging 4% tax credits to create rental units affordable to the local workforce;
- Tracking subsidized multifamily housing to identify opportunities for refinancing, rehabilitation, or preservation, ensuring existing affordable units remain affordable over time; and
- Exploring facility preservation and conversion opportunities to provide housing for individuals existing the criminal justice system, mental health facilities, or other institutions.

See SP-05 for an overview of all strategies. To strengthen outreach capacity, the Las Cruces City Council approved a resolution to expand MVCH’s Homeless Outreach Program, which connects people experiencing homelessness with services, provides transportation to the day shelter, and shares information about available resources. The Council is also considering a strategic planning process to bring stakeholders together to identify actionable solutions to homelessness.

To monitor and evaluate outcomes of existing programs, New Mexico State’s Anna, Age Eight Institute has partnered with Doña Ana County in the creation of Resilience Leaders— a public-private engagement project that regularly brings together stakeholders from across the county to better assess, plan, and adapt strategies for preventing adverse childhood experiences

Finally, to address funding gaps in housing programs, the New Mexico Department of Workforce Solutions awarded the City $11 million to support affordable housing initiatives and the development of additional supportive housing units, as discussed further in SP-35.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding (Anticipated Annual)	Goal Outcome Indicator (Anticipated Annual Benefit)
1	Increase Affordable Housing Supply	2026	2030	Affordable Housing Public Housing	Citywide	Housing Needs	HOME: $500,000 plus funding for CHDO operating support Affordable Housing Trust Fund: $2,000,000	New Affordable Housing Units: 15 Housing Units
2	Preserve Existing Housing	2026	2030	Affordable Housing Non-Homeless Special Needs Community Development	Citywide	Home Rehabilitation (includes Mobile Home ADA Ramps) and Complete Connections to Water and Sewer Infrastructure	CDBG: $525,000	Homeowner Housing Rehabilitated or Homeowners Assisted with Utility Connections: 50 Housing Units

3	Enhance Economic Well-Being	2026	2030	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services Homelessness Non-homeless Special Needs	CDBG: $174,000 (not to exceed 15%)	Achieved through supporting partners who improve housing stability and access to services, health, and safety ("public services"). Public service activities other than Low/Moderate Income Housing Benefit: 550 benefitted from homeless programs; 25,000 benefitted from food provision; 500 victims of DV benefitted from services; 200 children assisted with court services
4	Enhance Quality of Infrastructure	2026	2030	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Community and Public Facilities Public Improvements and Public Infrastructure	CDBG: $250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
5	Prevent and reduce homelessness	2026	2030	Affordable Housing Homeless	Citywide	Housing Needs Homeless Needs and Services	HOME: $55,000 expected from program income	Homelessness Prevention: 24 Persons Assisted

Table 51 – Goals Summary

Goal Descriptions

1	**Goal Name**	Increase Affordable Housing Supply
	Goal Description	Low- to moderate-income residents will have access to safe, decent, and affordable housing. To improve access to safe, decent, and affordable housing, the City of Las Cruces will provide funding to nonprofit partners for land acquisition and new construction of affordable housing; provide incentive programs to develop to encourage building of multi-units and mixed-use development, and support certified housing development organizations.
2	**Goal Name**	Preserve Existing Housing
	Goal Description	Low- to moderate-income residents will have housing in good condition and which meets their accessibility needs. The City of Las Cruces will fund programs that help homeowners modify units for rehabilitation and accessibility and support utility connections to public infrastructure.
3	**Goal Name**	Enhance Economic Well-Being
	Goal Description	Enhance the overall economic well-being of all residents by supporting partners who improve housing stability and access to services, health, and safety ("public services"). The City of Las Cruces will provide operating support nonprofit partners who provide much-needed services to residents experiencing homelessness and non-homeless special needs populations.
4	**Goal Name**	Enhance Quality of Infrastructure
	Goal Description	Enhance the quality and use of the physical infrastructure in Las Cruces. The City of Las Cruces will provide improvements to public and community infrastructure—for example, funding playground improvements, making weatherization improvements, and making ADA improvements to public and nonprofit facilities and infrastructure.
5	**Goal Name**	Prevent and reduce homelessness
	Goal Description	Prevent and reduce homelessness. The City will focus on homeless prevention through short term assistance to pay rent, utility bills, and other items which could force a household into homelessness.

OMB Control No: 2506-0117 (exp. 09/30/2021)

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 91.315(b)(2)

It is estimated that, annually, depending on funding available, HOME dollars will provide 15 low- to moderate-income households with new affordable housing, and 25 extremely low to low-income households with rental assistance.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The Mesilla Valley Public Housing Authority (MVPHA) is not under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

Programs to improve resident experience and resident involvement at MVPHA properties include:

- The Quality of Life Mobile makes stops at MVPHA properties every month and offers public art activities, pop-up museum programs, and library programs;
- Resident Scholarship Program provides low-income students in a housing authority property or within a household using a Housing Choice Voucher with scholarships for higher education; and
- Family Self Sufficiency (FSS) Program that offers HCV holders a chance to prepare for homeownership through job training, career planning, financial literacy education, or personal finance—budgeting, saving, and/or establishing good credit. FSS participants are incentivized to reach their goals through establishment of a savings, or escrow, account. Once FSS participants achieve all of their established goals, including maintaining full-time employment and are no longer relying on rental assistance, they receive the amount in their escrow account, plus interest. In the past, FSS participants have escrowed from $1,000 to $17,000 and used that savings for downpayments on homes, education, car purchases, and to pay off debt.

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the ‘troubled’ designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Realize Las Cruces, the city's 2025 code update, revised development procedures to enable more efficient and adaptive growth—concepts driven by the Las Cruces' Comprehensive Plan:

- Zoning for rural, suburban, and urban areas is now character-based, allowing mixed uses that fit naturally within the existing context, rather than separating zones strictly by building type.
- Hybrid form-based zoning dictates how buildings fit into the surroundings rather than their use, allowing for more flexibility.

The revised code allows for more flexibility within new and existing neighborhoods. It makes building housing easier and promotes walkability through the allowance of small businesses, cafes, and corner stores throughout neighborhoods.

Other efforts to ameliorate barriers to the creation of affordable housing include an impact fee waiver program for developers of affordable housing in the City of Las Cruces (approximately $175,000 in value).

SP-60 Homelessness Strategy – 91.215(d)

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

Mesilla Valley Community of Hope (MVCH) has an outreach coordinator that connects individuals with Camp Hope, an outdoor lot with 50 spots for safe camping and adjacent to food, healthcare, childcare, laundry, showers, and case management resources. Beyond connection to Camp Hope, outreach coordinators provide transportation to services, referrals to housing resources, and connections to potential employment opportunities at the day laborer center, Mano y Mano. In 2024, Las Cruces City Council approved the expansion of the outreach program.

The City of Las Cruces Fire Department's Mobile Integrated Healthcare pairs paramedics and social workers to address needs of frequent 911 callers— often those experiencing homelessness with behavioral health or substance abuse issues. The Mobile Integrated Health team aims to minimize future 911 calls and stabilize individuals by connecting them with existing resources.

Addressing the emergency and transitional housing needs of homeless persons

MVCH outreach workers connect people experiencing homelessness with their transitional housing programs while case managers help individuals find a permanent housing solution. Current MVCH transitional programs include:

- Camp Hope, tent community that serves up to 50 households with campground amenities adjacent to healthcare, food, case management, and childcare resources;
- Sue's House, a group home for up to four chronically homeless women;
- Rapid rehousing assistance;
- Assistance for security deposits and first month's rent;
- Fresh Start Program, housing support specific to those with diagnosed or documented opioid use disorder or substance use disorder; and
- Reset Program, housing support specific to those exiting incarceration.

MVCH also provides day shelter services on their campus, including onsite case managers, laundry, showers, and mail services. Las Cruces Gospel Rescue Mission provides emergency shelter for up to 120 homeless individuals. For families experiencing homelessness due to domestic violence, rapid rehousing services through MVCH provide transitional housing support and La Casa Inc. provides emergency shelter for up to 80 people. La Casa also has transitional housing options in five scattered site and can assist 10 families with tenant-based rental assistance for up to two years.

Stakeholders pointed to severe barriers to housing for people with substance abuse disorders. The Grajeda-Huckaby Low Barrier Housing Fund provides emergency housing assistance for motel rooms who cannot access group living or sober living environment because they use medications to treat opioid addictions, such as suboxone or methadone. Some sobriety homes consider these treatments as a violation of abstinence-only rules.

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

The New Mexico Coalition to End Homelessness provides high-level direction through establishing Continuum of Care policies, procedures, and standards for administering the Coordinated Entry System (CES) across the state. CES is used to record individual interactions with resources for homelessness, consolidate case notes and resource needs, and match individuals to available housing interventions through self-administered assessments. This process aims to efficiently tailor available housing resources to individuals and families to shorten the period of time they experience homelessness. the Data is entered into a shared a shared database (New Mexico Homeless Management Information System, or NMHMIS). MVCH administers Rapid Rehousing assistance for individuals, families, and veterans, offers transitional housing programs, and now has 40 Permanent Supportive Housing (PSH) units at Desert Hope and 50 additional PSH units in development at Amador Crossing.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

People exiting incarceration, mental healthcare facilities, or substance use recovery facilities are vulnerable to “falling through the cracks” without coordinated follow-up. Las Cruces has several programs available to bridge the gap between institution support and housing:

- To assist individuals exiting incarceration, MVCH’s Reset Program provides funding for up to six months of rent and assists with security deposits. Participants are required to enter a lease for housing, develop a housing stability plan, and access behavioral health or recovery services;
- To assist individuals exiting mental health facilities at-risk of homelessness, MVCH, La Clinica Familia, and Amador Health Center partnered to establish the Linkages, a program that provides PSH vouchers and services to individuals experiencing chronic homeless and have a mental illness;
- To assist veterans, Veterans Justice Outreach targets veterans involved in the justice system and ensures that receive proper housing support, mental health services, and substance abuse services following their release. This program is a collaboration between the VA medical center, local law enforcement, and treatment services;
- To assist older adults, the Community Foundation of Southern New Mexico is working on funding to address needs of seniors after they are discharged from medical facilities, including food, yard and home maintenance, and housing support for those experiencing homelessness;

- To assist people in rural areas, the County Health and Human Services office works with promotores (community health workers) who are staffed at community health centers;
- Mesilla Valley Hospital’s Partial Hospitalization Program provides group therapy for those with mental illnesses or substance use disorders. The program is structed to help people maintain stable housing after being discharged through life skills classes and case management; and
- The Doña Ana County Crisis Triage Center offers discharge planning after individuals receive care during a mental health crisis.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Low- to moderate-income homeowners are eligible for the Home Rehabilitation Program to address health and safety issues, including inspection and remediation of lead-based hazards. Home The City's Home Rehabilitation Handbook summarizes the procedures taken to remove or mitigate lead paint. Qualifying homeowners receive a 0% interest loan up to $2,000. Any work exceeding $2,000 are given to the homeowner as a grant. during rehabilitation work. All paint used is tested for lead by a U.S. EPA certified testing agency.

The City will continue to test homes constructed prior to 1978 for lead-based paint at the time households seek assistance under the City's Home Rehabilitation Program.

How are the actions listed above related to the extent of lead poisoning and hazards?

About 7,790 owner-occupied units, or 34% of all owner-occupied units, were built before 1980 and have a greater risk of lead-based paint hazards. Around 7,350 renter-occupied units, or 40% of rental stock, were built before 1980. The rate and scale of homes built before 1980 support the use of home rehabilitation funds for lead-remediation.

How are the actions listed above integrated into housing policies and procedures?

The City of Las Cruces Home Rehab CDBG program policies include provisions for compliance with applicable lead-based paint hazard reduction. The City will continue to provide required notice and information to all home rehabilitation program participants of the hazards posed by lead paint. Home Rehabilitation staff attend CDBG Lead Based Paint Remediation training when the training is available.

SP-70 Anti-Poverty Strategy – 91.215(j)

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

HOME and CDBG funds will be used to construct new for-sale housing, preserve existing affordable owner-occupied housing, and provide TBRA. The City of Las Cruces works with the local housing authority, nonprofit housing agencies, and private developers to expand and preserve the affordable housing stock in Las Cruces. The City's past successful efforts to bring new affordable housing into the city will continue.

These efforts will serve as the launching pad for an anti-poverty strategy and will coordinate with Metropolitan Redevelopment Area (MRA) efforts, which holistically improve the conditions in high-poverty areas.

The City will also provide public service funding over the next year to local nonprofit funds for agencies that serve special needs populations, primarily to the homeless, victims of domestic violence, persons with disabilities, and low-income youth and young adults.

SP-80 Monitoring – 91.230

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

Las Cruces' Monitoring Guide was revised in 2023. Sub-recipients are monitored formally at least once a program year to validate that program funds have been expended on appropriate expenses that produce the outcomes specified in contract documents. The City of Las Cruces has a well-established procurement and contracting process that ensures sub-grantees meet the established goals and outcomes for the project, program or services funded by the City.

The City monitors subrecipient documentation to ensure the subrecipient meets the cross-cutting requirements contained in HOME and CDBG regulations, including approved program review, all needed paperwork requirements for owners and/or home buyers/renters, HUD Affirmative Fair Housing Marketing Plan Requirements, and all other cross-cutting requirements.

The City also partners with subrecipients to ensure their activities are tracked and documented for use in other City plans and strategies that measure how well the City is meeting the milestones and outcome indicators contained in other strategic plans as well as the Consolidated Plan. The City requires sometimes, monthly, and quarterly performance updates from sub-grantees. Annually the City updates the Annual Action Plan to reflect progress and deficiencies within the stated Goal Outcome indicators included in the Strategic Plan and One-Year update. The City completes the HUD required Consolidated Annual Evaluation Reporting System report (CAPER) annually, to document achievements and identify areas of deficiency.

The City through its Section 3 recruitment efforts[7] and in conjunction with its Economic Development Department, provides outreach and technical assistance to businesses to ensure that local enterprises are aware of and capable of participating in City funded projects and activities listed in the Consolidated Plan.

[7] Section 3 - The Section of the Housing and Community Development Act of 1968, as amended is implemented through 24 CFR Part 135. This Part requires "to the greatest extent possible" employment or training opportunities be given to low income residents of the area for project work and to business concerns primarily owned or located near the project.

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

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	$1,107,854.00	$25,000.00	$63,967.60	**$1,196,821.60**	$4,431,416	Expected amount remainder of Con Plan estimated as Annual Allocation multiplied by 4.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$534,609.17	$55,000.00	$411,467.17	**$1,001,076.34**	$2,138,436.69	Expected amount remainder of Con Plan estimated as Annual Allocation multiplied by 4.

Table 52 - Anticipated Resources

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

Public owned land and facilities are used for homeless services including, medical, childcare, homeless day shelter, food services, meals, and victims of domestic violence emergency shelter and services. Additional publicly owned land adjacent to this campus is in the process of being developed into Permanent Supportive Housing. Additionally, a key element in the 2024 Housing Investment Strategy is the public acquisition of land for affordable for-sale lots.

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 (Anticipated Annual)	Goal Outcome Indicator (Anticipated Annual Benefit)
1	Increase Affordable Housing Supply	2026	2030	Affordable Housing Public Housing	Citywide	Housing Needs	HOME: $500,000 plus funding for CHDO operating support Affordable Housing Trust Fund: $2,000,000	New Affordable Housing Units: 15 Housing Units
2	Preserve Existing Housing	2026	2030	Affordable Housing Non-Homeless Special Needs Community Development	Citywide	Home Rehabilitation (includes Mobile Home ADA Ramps) and Complete Connections to Water and Sewer Infrastructure	CDBG: $525,000	Homeowner Housing Rehabilitated or Homeowners Assisted with Utility Connections: 50 Housing Units

3	Enhance Economic Well-Being	2026	2030	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Public Services Homelessness Non-homeless Special Needs	CDBG: $174,000 (not to exceed 15%)	Achieved through supporting partners who improve housing stability and access to services, health, and safety ("public services"). Public service activities other than Low/Moderate Income Housing Benefit: 550 benefitted from homeless programs; 25,000 benefitted from food provision; 500 victims of DV benefitted from services; 200 children assisted with court services
4	Enhance Quality of Infrastructure	2026	2030	Non-Homeless Special Needs Non-Housing Community Development	Citywide	Community and Public Facilities Public Improvements and Public Infrastructure	CDBG: $250,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 250 Persons Assisted
5	Prevent and reduce homelessness	2026	2030	Affordable Housing Homeless	Citywide	Housing Needs Homeless Needs and Services	HOME: $55,000 expected from program income	Homelessness Prevention: 24 Persons Assisted

Table 46 – Goals Summary

Goal Descriptions

1	**Goal Name**	Increase Affordable Housing Supply
	Goal Description	Low- to moderate-income residents will have access to safe, decent, and affordable housing. To improve access to safe, decent, and affordable housing, the City of Las Cruces will provide funding to nonprofit partners for land acquisition and new construction of affordable housing; provide incentive programs to develop to encourage building of multi-units and mixed-use development, and support certified housing development organizations.
2	**Goal Name**	Preserve Existing Housing
	Goal Description	Low- to moderate-income residents will have housing in good condition and which meets their accessibility needs. The City of Las Cruces will fund programs that help homeowners modify units for rehabilitation and accessibility and support utility connections to public infrastructure.
3	**Goal Name**	Enhance Economic Well-Being
	Goal Description	Enhance the overall economic well-being of all residents by supporting partners who improve housing stability and access to services, health, and safety ("public services"). The City of Las Cruces will provide operating support nonprofit partners who provide much-needed services to residents experiencing homelessness and non-homeless special needs populations.
4	**Goal Name**	Enhance Quality of Infrastructure
	Goal Description	Enhance the quality and use of the physical infrastructure in Las Cruces. The City of Las Cruces will provide improvements to public and community infrastructure—for example, funding playground improvements, making weatherization improvements, and making ADA improvements to public and nonprofit facilities and infrastructure.
5	**Goal Name**	Prevent and reduce homelessness
	Goal Description	Prevent and reduce homelessness. The City will focus on homeless prevention through short term assistance to pay rent, utility bills, and other items which could force a household into homelessness.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Las Cruces has allocated CDBG and HOME funds to projects in 2026 that meet its Priority Needs and Annual Goals. These projects include homeowner rehabilitation, land acquisition for new construction of for-sale affordable homes, public service activities, and public facility repairs.

Proposed* uses of HUD funding for PY2026 are:

	CDBG	HOME	Benefit/Location
Anticipated funding amount from HUD*	$1,107,854.00	$534,609.17	
Program Income Estimate	$25,000.00	$55,000.00	
Program Inc Unallocated/unexpected	$63,967.60	$411,467.17	
Total Funding Available	**$1,196,821.60**	**$1,0001,076.34**	
Administration	$185,000.00	$100,000.00	
Home Rehabilitation (includes Mobile Home ADA Ramps) and Utility Connection Program	$550,327.00		City wide; sites to be determined. Estimated benefit 50 people
Jardin De los Niños	$250,000.00		Playground overhaul at the childcare Facility to maintain license.
Abode Inc.	$63,967.60		Weatherization Rehab windows and exterior work.
Mesilla Valley Habitat for Humanity		$200,000.00	Land Acquisition and Single-Family New construction in Metro Verde and nearby subdivisions. Estimate of 5 households.
Mesilla Valley Habitat for Humanity -CHDO OP		$13,576.34.	Mesilla Valley Habitat for Humanity Operating assistance. 720 Santa Fe St.
Mesilla Valley Community of Hope-TBRA		$200,000.00	Tenant Based Rental Assistance for approx. 14 homeless households at scattered sites City wide.

Tierra Del Sol		$275,000.00	Land Acquisition and Single-Family New Construction scattered sites tentative Metro Verde and nearby subdivisions. Estimate of 10 households to benefit.
Tierra Del Sol-CHDO Op		$12,500.00	Tierra Del Sol operating assistance. 210 E. Idaho Ave. Las Cruces, NM
La Casa **TBRA Rental Assistance**		$200,000.00	Tenant Based Rental Assistance for approx. 10 homeless households at scattered sites City wide.

CDBG Public Services Grants to Non-profits:	**$174,000 not to exceed 15%**	**Proposed Activities**	**Beneficiaries**
Mesilla Valley Community of Hope	$43,500 (approx.)	03T Homeless Programs	999 West Amador Community of Hope Campus; Est. 550 people to benefit
Casa de Peregrinos	$43,500 (approx.)	05W Food Banks	999 West Amador Community of Hope Campus Est. 25,000 people to benefit
La Casa, Inc.	$43,500 (approx.)	05G Battered & Abused Victims of Domestic Violence	Est. 500 victims of DV will be assisted.
MVCASA	$43,500 (approx.)	05N Abused & Neglected Children	2640 El Paseo Est. 200 children will be assisted City wide (Third District Court Jurisdiction)

In the event of reduced CDBG funding, allocations for the Home Rehab Program, the Public Works galvanized pipe project, and Jardin de los Niños may be reduced. If HOME funding is reduced, proposed allocations to Mesilla Valley Community of Hope, Mesilla Valley Habitat for Humanity, La Casa, and Tierra del Sol may be reduced proportionally. Any increase in anticipated CDBG or HOME funding will result in proportional increases to all associated projects.

THE CITY RECEIVED $411,467.17 IN UNEXPECTED HOME PROGRAM INCOME AND $63,767.60 IN UNEXPECTED CDBG PROGRAM INCOME THAT WILL BE ALLOCATED TO PROJECTS IN THE 2026 ACTION PLAN AS FOLLOWS:

- CDBG Program Income in the amount of $63,967.60 received in PY2025 will be allocated to ABODE Permanent Supportive Housing for weatherization project to include window replacement and exterior repairs as shown above.
- HOME program income in the amount of $411,467.17, received in PY2025 will be allocated to Mesilla Valley Community of Hope and La Casa for tenant based rental assistance (TBRA), TBRA program admin and other HOME PY2026 projects as noted above.

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, current opportunities to meet goals and the amount of funding to be received. The City will continue to work with supportive service providers to enhance service delivery models and expand the services available to underserved households. Obstacles include a limited amount of resources and limitations in the agencies capacity to expand services to those in need.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Las Cruces does not target federal funding or programs to specific geographic areas within the City. Funds are allocated based upon need, priorities, and goals.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 54 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City's primary method of allocating CDBG and HOME dollars is to assist low to moderate income and special needs populations. To the extent that specific geographic areas have greater needs than other areas in the City and /or if service and housing organizations are in certain areas and award successful in obtaining awards, those areas may benefit a larger proportionate share of total funding.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

One Year Goals for the Number of Households to be Supported	
Homeless	24
Non-Homeless	65
Special-Needs	0
Total	89

Table 55 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	24
The Production of New Units	15
Rehab of Existing Units	50
Acquisition of Existing Units	0
Total	89

Table 56 - One Year Goals for Affordable Housing by Support Type
Discussion

AP-60 Public Housing – 91.220(h)

Introduction

MVPHA manages four public housing locations within 248 low rent public housing units throughout the City of Las Cruces. Those include:

- Tres Arboles—64 units
- San Pedro Place—38 units for elderly/disabled
- Walnut Grove—99 units
- Jardines Alegres—47 units for elderly/disabled

MVPHA also has one project-based development, Jardines Verdes, with 40 units—34 one bedroom units and 6 two bedroom units.

In addition to these, MVPHA is the general partner in nine LIHTC developments with a total of 643 units:

- Cimmaron I – 60 units,
- Cimmaron II – 84 units,
- Desert Hope – 40 units,
- Desert Palms – 100 units,
- Falcon Ridge – 72 units,
- Montana Senior Village I – 48 units,
- Montana Senior Village II – 84 units,
- Robledo Ridge – 71 units,
- Stone Mountain – 84 units.

MVPHA also owns two affordable housing properties that are not LIHTC, with a total of 40 units:

- Almendra Apartments—18 units, and
- Oak St. Apartments—22 units.

Actions planned during the next year to address the needs to public housing

Depending on their needs, public housing residents may benefit from the services that CDBG public services funding will support. MVPHA will continue to be a partner in development of new affordable housing including through land acquisition.

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

Programs to improve resident involvement and promote homeownership at MVPHA properties include:

- The Quality of Life Mobile makes stops at MVPHA properties every month and offers public art activities, pop-up museum programs, and library programs;
- Resident Scholarship Program provides low-income students in a housing authority property or within a household using a Housing Choice Voucher with scholarships for higher education; and

- Family Self Sufficiency (FSS) Program that offers HCV holders a chance to prepare for homeownership through job training, career planning, financial literacy education, or personal finance—budgeting, saving, and/or establishing good credit. FSS participants are incentivized to reach their goals through establishment of a savings, or escrow, account. Once FSS participants achieve all of their established goals, including maintaining full-time employment and are no longer relying on rental assistance, they receive the amount in their escrow account, plus interest. In the past, FSS participants have escrowed from $1,000 to $17,000 and used that savings for downpayments on homes, education, car purchases, and to pay off debt.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

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

Mesilla Valley Community of Hope (MVCH) has an outreach coordinator that connects individuals with Camp Hope, an outdoor lot with 50 spots for safe camping and adjacent to food, healthcare, childcare, laundry, showers, and case management resources. Beyond connection to Camp Hope, outreach coordinators provide transportation to services, referrals to housing resources, and connections to potential employment opportunities at the day laborer center, Mano y Mano. In 2024, Las Cruces City Council approved the expansion of the outreach program.

The City of Las Cruces Fire Department's Mobile Integrated Healthcare pairs paramedics and social workers to address needs of frequent 911 callers— often those experiencing homelessness with behavioral health or substance abuse issues. The Mobile Integrated Health team aims to minimize future 911 calls and stabilize individuals by connecting them with existing resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

MVCH outreach workers connect people experiencing homelessness with their transitional housing programs while case managers help individuals find a permanent housing solution. Current MVCH transitional programs include:

- Camp Hope, tent community that serves up to 50 households with campground amenities adjacent to healthcare, food, case management, and childcare resources;
- Sue's House, a group home for up to four chronically homeless women;
- Rapid rehousing assistance;
- Assistance for security deposits and first month's rent;
- Fresh Start Program, housing support specific to those with diagnosed or documented opioid use disorder or substance use disorder; and
- Reset Program, housing support specific to those exiting incarceration.

MVCH also provides day shelter services on their campus, including onsite case managers, laundry, showers, and mail services. Las Cruces Gospel Rescue Mission provides emergency shelter for up to 120 homeless individuals. For families experiencing homelessness due to domestic violence, rapid rehousing services through MVCH provide transitional housing support and La Casa Inc. provides emergency shelter for up to 80 people. La Casa also has transitional housing options in five scattered site and can assist 10 families with tenant-based rental assistance for up to two years.

Stakeholders pointed to severe barriers to housing for people with substance abuse disorders. The Grajeda-Huckaby Low Barrier Housing Fund provides emergency housing assistance for motel rooms who cannot access group living or sober living environment because they use medications to treat opioid addictions, such as suboxone or methadone. Some sobriety homes consider these treatments as a violation of abstinence-only rules.

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

The New Mexico Coalition to End Homelessness provides high-level direction through establishing Continuum of Care policies, procedures, and standards for administering the Coordinated Entry System (CES) across the state. CES is used to record individual interactions with resources for homelessness, consolidate case notes and resource needs, and match individuals to available housing interventions through self-administered assessments. Data is entered into a shared a shared database (New Mexico Homeless Management Information System, or NMHMIS). MVCH administers Rapid Rehousing assistance for individuals, families, and veterans, offers transitional housing programs, and now has 50 Permanent Supportive Housing (PSH) units at Desert Hope and 40 additional PSH units in development at Amador Crossing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

People exiting incarceration, mental healthcare facilities, or substance use recovery facilities are vulnerable to “falling through the cracks” without coordinated follow-up. Las Cruces has several programs available to bridge the gap between institution support and housing:

- To assist individuals exiting incarceration, MVCH’s Reset Program provides funding for up to six months of rent and assists with security deposits. Participants are required to enter a lease for housing, develop a housing stability plan, and access behavioral health or recovery services;
- To assist individuals exiting mental health facilities at-risk of homelessness, MVCH, La Clinica Familia, and Amador Health Center partnered to establish the Linkages, a program that provides PSH vouchers and services to individuals experiencing chronic homeless and have a mental illness;
- To assist veterans, Veterans Justice Outreach targets veterans involved in the justice system and ensures that receive proper housing support, mental health services, and substance abuse

services following their release. This program is a collaboration between the VA medical center, local law enforcement, and treatment services;

- To assist older adults, the Community Foundation of Southern New Mexico is working on funding to address needs of seniors after they are discharged from medical facilities, including food, yard and home maintenance, and housing support for those experiencing homelessness;
- Mesilla Valley Hospital’s Partial Hospitalization Program provides group therapy for those with mental illnesses or substance use disorders. The program is structed to help people maintain stable housing after being discharged through life skills classes and case management; and
- The Doña Ana County Crisis Triage Center offers discharge planning after individuals receive care during a mental health crisis.

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

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Realize Las Cruces, the city's 2025 code update, revised development procedures to enable more efficient and adaptive growth—concepts driven by the Las Cruces' Comprehensive Plan:

- Zoning for rural, suburban, and urban areas is now character-based, allowing mixed uses that fit naturally within the existing context, rather than separating zones strictly by building type.
- Hybrid form-based zoning dictates how buildings fit into the surroundings rather than their use, allowing for more flexibility.

The revised code allows for more flexibility within new and existing neighborhoods. It makes building housing easier and promotes walkability through the allowance of small businesses, cafes, and corner stores throughout neighborhoods.

Other efforts to ameliorate barriers to the creation of affordable housing include an impact fee waiver program for developers of affordable housing in the City of Las Cruces (approximately $175,000 in value).

AP-85 Other Actions – 91.220(k)

Introduction

The City of Las Cruces identifies several special needs groups that are served in a variety of settings. These populations include persons with physical disabilities, intellectual and developmental disabilities (IDD), mental health disabilities, substance use disorders (SUD), elderly, frail elderly, people with HIV/AIDS, victims of domestic violence, veterans, at-risk youth, migrant/seasonal workers and their families, and immigrant populations. Special needs communities often encounter financial barriers and access/availability of appropriate housing and services.

Actions planned to address obstacles to meeting underserved needs

All of the actions described in this plan address the primary obstacles to address underserved needs—persistent lack of funding to adequate develop deeply subsidized housing, to provide services, and to support residents at an economic disadvantage.

Actions planned to foster and maintain affordable housing

HOME and CDBG funds will be used to construct new for-sale housing, preserve existing affordable owner-occupied housing, and provide TBRA. The City of Las Cruces works with the local housing authority, nonprofit housing agencies, and private developers to expand and preserve the affordable housing stock in Las Cruces. The City's past successful efforts to bring new affordable housing into the city will continue. For example: with Council approval, and partnering with Qualified Grantees, the City of Las Cruces' Affordable Housing Trust Fund recently funded the development of several multifamily development projects, including $3.4 million to The Three Sisters family complex, $3 million to the Pedrena Senior Apartment complex and a commitment of $6 million to the Peachtree Canyon Apartments. The City has also allocated a future preliminary award amount of $6 million for Peachtree Canyon Phase II, subject to the project receiving a tax credit funding allocation for an additional 144 units.

Actions planned to reduce lead-based paint hazards

Through the City's home rehabilitation program, homeowners occupying units with lead-based paint will have the hazard removed when their units are rehabilitated. This program only benefits low to moderate income owners in the City. Through the creation of new affordable rental and owner-occupied housing, families and individuals occupying units with lead-based paint will have greater opportunities to relocate into lead-free units.

Actions planned to reduce the number of poverty-level families

The City of Las Cruces wants to address poverty by providing access to affordable housing, revitalizing neighborhoods, and developing mixed use sites throughout the city. This plan will serve as the launching pad for an anti-poverty strategy. It is through housing that the city can fulfill its anti-poverty initiatives, while making the city more desirable from a housing market and business development standpoint.

Actions planned to develop institutional structure and Actions planned to enhance coordination between public and private housing and social service agencies

The City will provide public service funding over the next year to local nonprofit funds for agencies that serve special needs populations, primarily to the homeless, victims of domestic violence, persons with disabilities, and low-income youth and young adults. Additionally, the City will provide HOME funds to private, nonprofit housing providers for the development of single-family housing and affordable rental development(s).

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

APPENDIX A.

COMMUNITY ENGAGEMENT

Appendix A.
Community Engagement

The Las Cruces and Doña Ana County Housing and Community Needs Survey explored motivations for current housing choice, current housing condition and accessibility needs, displacement experience and risk, barriers to homeownership, and resident perceptions about their neighborhood and community. Stakeholder respondents—those who work in the housing and community development fields—also identified housing outcomes and economic and community development activities they would prioritize with federal funding.

The survey received 742 responses. Eighty-eight percent of respondents were residents, 11% were stakeholders who also lived in Doña Ana County, and the remainder were stakeholders who served residents of the County but commuted from elsewhere. Most (70% of respondents) were residents of Las Cruces.

Primary Survey Findings

Current Housing Choice

- Across jurisdictions and respondent types, cost was the most common reason for current housing choice. Over half (53%) of all respondents selected cost and affordability, followed by neighborhood or community safety (38%), number of bedrooms or overall home size (24%), allowance of pets (24%), and access to outdoor space for children or pets (22%).

- Mobile home occupants were more likely than other groups to select proximity to friends or family and need to secure housing quickly as reasons for their current housing choice.

- Respondents with household income below $25,000 prioritized the allowance of pets, neighborhood safety, and proximity to family, friends, and grocery stores after cost.

Housing Condition

- Reports of poor or fair conditions were most common among respondents living in overcrowded households (45%), precariously housed respondents (43%), and single parent households (40%).

- Among respondents who indicated their home or apartment needed repairs or improvements, the most frequently identified needs included cosmetic improvements or remodeling (46%). Other top but less common needs identified were cooling system repairs (29%), interior wall or ceiling repairs (28%), repairs to broken or cracked windows (27%), and flooring improvements or repairs (23%).

- Cost was identified as the primary barrier to completing needed repairs. About half of respondents (53%) with repair or improvement needs cited cost as the main obstacle.

Accessibility Needs

- One-third (33%) of respondents identified themselves or a household member as having a physical, intellectual or developmental disability. Of households with a disability, 35% reported that their home did not meet their accessibility needs.

- The most frequently reported accessibility needs were grab bars in the bathroom (62%), followed by ramps (42%), alarm systems to notify caregivers if someone leaves the home (36%), wider doorways (26%), and allowance of a service or emotional support animal in the home (21%).

- Nearly half (48%) of households with a disability cited inability to afford needed accessibility features as a primary housing or neighborhood challenge. Other challenges included difficulty navigating the neighborhood because of broken or missing sidewalks or poor street lighting (37%) and concern about eviction or rent increases after requesting an accommodation (30%).

Housing Stability

- Overall, 13% of respondents reported experiencing displacement in Doña Ana County in the past five years. Groups with the highest displacement rate were precariously housed respondents (47%) and respondents in overcrowded households (40%), followed by renters (24%), single parent households (24%), and households with a disability (23%).

- The most common reasons for displacement were job loss or reduced hours or wages (47%). Less common but also top reasons included rent increases (30%), eviction after falling behind on rent (22%), and utility increases (22%).

- 38% of households who experienced displacement reported that their housing costs increased following displacement.

- Overcrowding was a result of displacement for some respondents. Twenty-seven percent of households that were displaced reported moving in with friends or family and 24% reported living with more people.

Future Housing Choice

- Most respondents prefer to stay in their current home: Over half (54%) of respondents wanted to remain in their current home for as long as possible.

- Nearly one-quarter (23%) wanted to move to a home that better meets their needs but could not afford to do so, and 16% plan to move within the next three years. The main reasons for wanting to move were wanting a different sized home or yard (38%), desire to go from a renter to a homeowner (34%), finding a more affordable home (22%), wanting a different neighborhood (19%), and family or personal reasons (18%).

- These findings indicate that mobility and downsizing will be inadequate to address housing shortages due to preferences and affordability.

Barriers to Homeownership

- Renter respondents were asked about the barriers they face in becoming homeowners. Two-thirds (66%) of renters cited inability to afford the required down payment. Additional barriers were worry about being able to afford the mortgage and other fees associated with homeownership (41%), having too much debt to quality for a mortgage (39%), and, lesser so, being disqualified by lenders for a loan (23%) and inability to afford home insurance premiums (20%).

- Couples with children and single parents reported being told by a lender they did not qualify for a loan at the highest rates of all family types (25% and 23%, respectively). Additionally, 23% of Hispanic respondents reported that a lender told them they do not qualify for a loan compared to 18% of non-Hispanic White respondents.

Neighborhood and Community

- The survey gauged how welcome people feel in all neighborhoods in the city and county. A slight majority of respondents (57%) agreed or strongly agreed that they felt welcome in all neighborhoods in their community. Couples with children and overcrowded households said they felt the *least* welcome in all neighborhoods.

- Of respondents who looked for housing in Doña Ana County in the last five years, 17% believed they experienced discrimination during their housing search. The most common reasons for perceived discrimination were race and ethnicity, family status, and age.

Desired Funding Outcomes

- The survey asked stakeholders about their priority outcomes for housing and community development investments.

- Stakeholders identified a larger supply of affordable rental housing and more opportunities for homeownership as their top housing outcomes (61%), followed by housing that is more energy efficient (57%) and better condition of housing for existing low- and moderate-income homeowners (52%).

- Economic and community development priorities included: developed parks or playgrounds (47%), followed by emergency response services (34%), access to internet (32%), access to reliable public transportation (32%), services for people experiencing homelessness (32%), and sidewalks, streetlights, or other neighborhood improvements (30%).

Survey methodology. The Las Cruces and Doña Ana County Housing and Community Needs Survey was available online in English and Spanish on the SurveyMonkey platform from October 1 through December 15, 2025. All residents were invited and able to take the survey, and the survey was promoted by the city and county and through word of mouth.[1] This type of survey availability typically receives more input from hard-to-reach groups that may not respond to methods used for a random sample conducted by phone or mail.

When considering the experience of members of certain groups within jurisdictions, some sample sizes are too small (n < 20 respondents) to express results quantitatively; these responses are excluded from reported data in figures. Survey data from small samples is suggestive of an experience or preference and are treated as qualitative data.

Promotion. The survey was promoted through city and county social media platforms, promoted during resident engagement events, including community meetings, resident focus groups, and stakeholder focus groups, and through flyers hung in high visibility areas throughout the county.

[1] As such, the survey respondents do *not* represent a random sample of the regional population. A true random sample is a sample in which each individual in the population has an equal chance of being selected for the survey.

Figure A-1.
Survey Promotion

The City of Las Cruces and Doña Ana County
want your input to inform housing and community planning

TAKE THIS SURVEY
REALIZE ESTA ENCUESTA

and share about your experiences with housing, jobs, and community needs in Las Cruces and Doña Ana County!
¡y comparta sus experiencias sobre la vivienda, empleos y necesidades comunitarias en la ciudad de Las Cruces y el Condado de Doña Ana!

YOUR PARTICIPATION WILL MAKE A DIFFERENCE!
¡SU PARTICIPACIÓN MARCARÁ LA DIFERENCIA!

ENTER TO WIN $100!
¡PARTICIPE EN UN SORTEO PARA GANAR $100!

English: www.research.net/r/LCHousingSurvey25

Español: www.research.net/r/LCHousingSurvey25?lang=es

Need assistance with the survey or an alternative format? Contact Root Policy Research by email (hello@rootpolicy.com) or phone 970-880-1415.

Si tiene alguna discapacidad y le gustaría pedir ayuda o utilizar un formato diferente, por favor comuníquese con Root Policy Research a hello@rootpolicy.com o al 970-880-1415 ext. 105.

Definitions.

- "Precariously Housed" includes respondents who are staying temporarily with friends or family (and not on the lease), staying in a shelter, transitional housing, or motel, and who are experiencing unsheltered homelessness.

- "Mobile Home Occupant" refers to anyone who resides in a mobile home and includes both renters of a mobile home and owners of a mobile home, unless otherwise indicated.

- "Couple with Children" and "Single Parent with Children" refer to respondents with children under 18.

- "Household with a Disability" refers to respondents who selected they or a member of their household has a disability of any type—physical, mental, intellectual, or developmental.

- "Large Household" refers to respondents with a household size over five people.

- "Overcrowded" refers to respondents who selected that someone in their household sleeps on a couch or on the floor because there is no room in a bedroom.

Survey demographics. Respondents to the Las Cruces and Doña Ana County Housing and Community Needs Survey were primarily made up of residents of Las Cruces (70%). A slight majority of respondents were homeowners (57%); 25% were renters; and others lived in mobile homes or were housing unstable ("precariously housed"). Although there is a high proportion of homeowners, who tend to be higher income, the survey captured a substantial representation of lower income households: Over one-third (36%) have household income less than $24,999 and 24% have household income between $25,000 and $49,999. Sixty-two percent of respondents identified as Hispanic and 31% of respondents identified as non-Hispanic White.

Family type and household characteristics varied across respondents. Twenty-seven percent identified as couples without children and 17% identified as a couple with children. Single parent households accounted for 13% of respondents and 18% of respondents reported living alone. Additionally, one-third of respondents (33%) indicated that they or a household member was age 65 or older or had a disability. Fourteen percent identified as part of a large household and 11% of all respondents reported living in overcrowded conditions, defined as a household member sleeping on a couch or floor.

Stakeholders were mostly represented by those who worked in government (43%), followed by those who provided supportive services for residents (12%), landlord or tenant services (11%), affordable housing advocacy (7%), affordable housing development (7%), criminal justice-related services (7%), or were owners of a rental property (7%).

Figure A-2. Survey Demographics

Note:

Percentages are calculated based on the number of respondents who answered each question. Total respondents may vary by question, and some questions allowed multiple responses; therefore, percentages may not sum to 100%.

Those who identify as "other" race not shown (n = 36).

Source:

2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

	Number	Percent
Jurisdiction of Residence		
Las Cruces	519	70%
Other Community in Doña Ana County	210	28%
In-Commuter to Doña Ana County	13	2%
Respondent Type		
Doña Ana County Resident Only	651	88%
Stakeholder and Doña Ana County Resident	78	11%
Tenure		
Homeowner	423	57%
Renter	188	25%
Precariously Housed	68	9%
Mobile Home Occupant	91	12%
Family Type		
Living Alone	93	18%
Couple without Children	140	27%
Couple with Children	91	17%
Single Parent with Children	70	13%
Household Characteristics		
Household Member Over 65	179	33%
Household Member with Disability	240	33%
Large Household	75	14%
Overcrowded	75	11%
Race and Ethnicity		
Non-Hispanic White	158	31%
Hispanic	318	62%
Household Income		
Less than $24,999	189	36%
$25,000 to $49,999	125	24%
$50,000 to $74,999	83	16%
$75,000 to $99,999	46	9%
Over $100,000	86	16%
Total Respondents	**742**	**100%**

Current Housing Choice

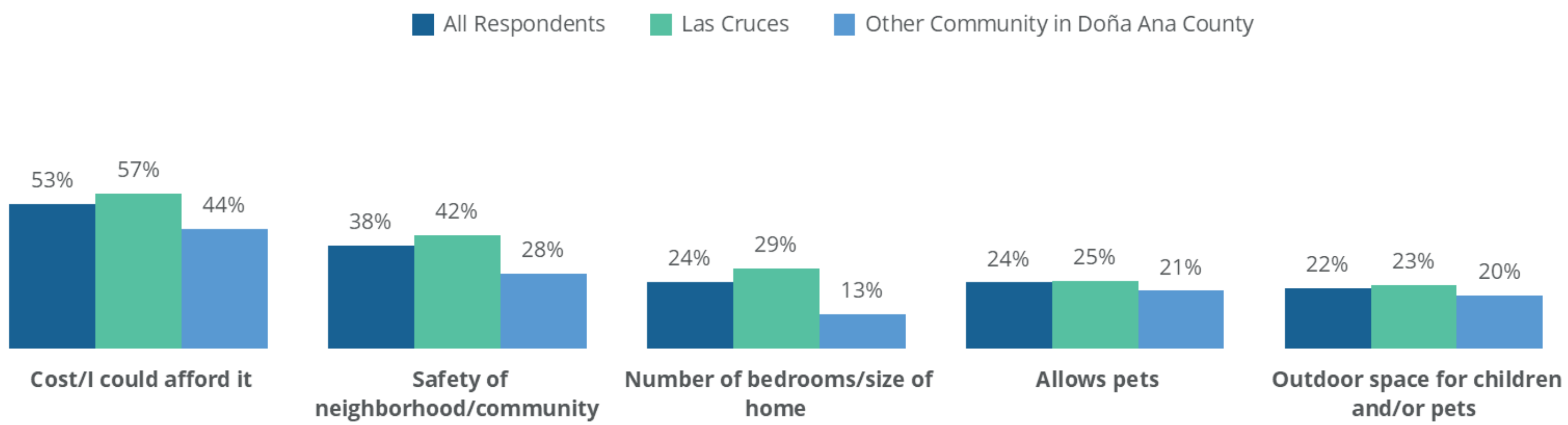
Decisions about where to live and in what type of housing are influenced by multiple factors. While housing and neighborhood preferences play an important role, housing choice is often constrained by affordability, household needs, or the urgency of securing housing. Survey respondents were asked to identify the primary reasons they selected their current home or apartment.

Across jurisdictions, cost and affordability were the most frequently cited reasons for current housing choice, as shown in the figure below. Over half (53%) of all respondents selected cost and affordability, followed by neighborhood or community safety (38%), number of bedrooms or overall home size (24%), allowance of pets (24%), and access to outdoor space for children or pets (22%). Respondents living in Las Cruces selected number of bedrooms or home size at more than twice the rate of respondents in other communities in Doña Ana County. Safety of the neighborhood or community was also selected at a higher rate by Las Cruces respondents (42%) than by respondents in other parts of the county (28%).

Other open-ended reasons for current housing choice included:

- *"Country living with privacy"* – Homeowner in other community in Doña Ana County
- *"Built new home on family handed down property"* – Homeowner in other community in Doña Ana County
- *"Honestly, it was the ONLY nice house available on the market when we decided to move here."* – Homeowner in Las Cruces
- *"Wanted to downsize."* – Homeowner in Las Cruces
- *"La facilidad de los servicios publicos / The ease of utilities"* – Mobile homeowner in other community in Doña Ana County
- *"Within Las Cruces city limits because of increase in resources and services"* – Homeowner in Las Cruces
- *"Aesthetic surroundings, trees in neighborhood, open space of arroyo beyond neighborhood, good walking neighborhood, friendly people"* – Homeowner in Las Cruces
- *"Had no choice."* – Mobile homeowner in Las Cruces
- *"Washer/dryer hook-ups."* – Renter in Las Cruces

Figure A-3.
Top Three Factors in Current Housing Situation, Jurisdiction



Note: n = 666.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By tenure:

- Cost was the top reason for housing choice among homeowners, renters, and mobile home occupants;
- Renters and mobile home occupants selected cost at the highest rates (68% and 61%, respectively);
- Homeowners were more likely to report choosing their home because of outdoor space for children or pets than other groups;
- Renters and mobile home occupants placed higher priority on the allowance of pets; and
- Mobile home occupants were more likely than other groups to report proximity to friends or family and need to secure housing quickly.

By household income:

- Cost was the most frequently selected factor across income groups, except for households with income over $100,000, who most often prioritized safety; and
- Respondents with household income below $24,999 prioritized the allowance of pets, neighborhood safety, and proximity to family, friends, and grocery stores after cost.

Figure A-4.
Top Factors in Choosing Current Home or Apartment, Tenure and Household Income

Homeowner		
1	Cost/I could afford it	48%
2	Safety of neighborhood/community	43%
3	Number of bedrooms/size of home	27%
4	Outdoor space for children/pets	24%
5	Close to family and friends; liked type of home	19%

Renter		
1	Cost/I could afford it	65%
2	Allows pets	43%
3	Safety of neighborhood/community	29%
4	Number of bedrooms/size of home	22%
5	Close to work/job opportunities	20%

Mobile Home Occupant		
1	Cost/I could afford it	51%
2	Allows pets	30%
3	Safety of neighborhood/community	29%
4	Close to family and friends	22%
5	Needed a place to live quickly	20%

Less than $24,999		
1	Cost/I could afford it	46%
2	Allows pets	38%
3	Safety of neighborhood/community	23%
4	Close to family and friends	22%
5	Close to grocery stores; Needed a place to live quickly	17%

$25,000 to $49,999		
1	Cost/I could afford it	68%
2	Safety of neighborhood/community	39%
3	Number of bedrooms/size of home	30%
4	Close to family and friends	26%
5	Close to grocery stores; outdoor space for pets/ children	22%

$50,000 to $74,999		
1	Cost/I could afford it	56%
2	Safety of neighborhood/community	46%
3	Number of bedrooms/size of home	32%
4	Outdoor space for children/pets	28%
5	Close to grocery stores, work; good quality/ minimal repairs	23%

$75,000 to $99,999		
1	Cost/I could afford it	61%
2	Safety of neighborhood/community	54%
3	Allows pets	33%
4	Outdoor space for children/pets	28%
5	Close to work/job opportunities; liked home; number of bedrooms	24%

Over $100,000		
1	Safety of neighborhood/community	52%
2	Cost/I could afford it	44%
3	Number of bedrooms/size of home	39%
4	Outdoor space for children/pets	39%
5	Good investment for rent /resale	28%

Note: n = 666. Precariously housed respondents did not answer this question.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By family type:

- Cost and affordability were prioritized across family types;
- Single parent households and couples with children under 18 selected number of bedrooms or home size at the highest rates (36% and 31%, respectively), reflecting household space needs; and
- The allowance of pets was selected at the highest rates by single parent households (31%) and individuals living alone (27%).

Figure A-5.
Top Factors in Choosing Current Home or Apartment, Family Type

Living Alone		
1	Cost/I could afford it	52%
2	Safety of neighborhood/community	30%
3	Allows pets	27%
4	Other	19%
5	Close to family and friends	17%

Couple without Children		
1	Cost/I could afford it	54%
2	Safety of neighborhood/community	45%
3	Number of bedrooms/size of home	26%
4	Liked the type of home/apartment	24%
5	Close to work/job opportunities; outdoor space for children/ pets	23%

Couple with Children		
1	Cost/I could afford it	49%
2	Safety of neighborhood/community	43%
3	Number of bedrooms/size of home	31%
4	Outdoor space for children/pets	29%
5	Close to quality K-12 schools	23%

Single Parent		
1	Cost/I could afford it	52%
2	Number of bedrooms/size of home	36%
3	Safety of neighborhood/community	33%
4	Allows pets	31%
5	Outdoor space for children/pets	28%

Note: n = 666.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By household characteristics:

- Cost and affordability were the primary reasons for housing choice among households that included a person with a disability, households with a member age 65 or older, overcrowded households, and large households;
- The allowance of pets was prioritized by households with a disability and overcrowded households over safety and home size;
- Households with a member age 65 or older were most likely to report selecting their home because they liked the home itself; and

- Both households with a member over 65 and households with a disability selected proximity to family and friends at higher rates than other households.

By race and ethnicity:

- Both Hispanic and non-Hispanic White respondents prioritized cost and neighborhood safety;
- Hispanic respondents selected proximity to friends and family at higher rates than non-Hispanic White respondents (26% compared to 9%); and
- Non-Hispanic White respondents selected outdoor space for children/pets at a higher rate than Hispanic respondents (27% compared to 23%).

Figure A-6.
Top 5 Factors in Choosing Current Home or Apartment, Household Characteristics, Race, and Ethnicity

Disability		
1	Cost/I could afford it	55%
2	Allows pets	33%
3	Safety of neighborhood/community	32%
4	Number of bedrooms/size of home	19%
5	Close to family and friends	18%

Overcrowded		
1	Cost/I could afford it	62%
2	Allows pets	34%
3	Number of bedrooms/size of home	26%
4	Safety of neighborhood/community	24%
5	Accessibility features	22%

Over 65		
1	Cost/I could afford it	45%
2	Safety of neighborhood/community	35%
3	Liked the type of home/apartment	23%
4	Number of bedrooms/size of home	21%
5	Close to family and friends	19%

Large Household		
1	Cost/I could afford it	51%
2	Safety of neighborhood/community	37%
3	Outdoor space for children/pets	33%
4	Number of bedrooms/size of home	27%
5	Allows pets; Close to K-12 schools	22%

Non-Hispanic White		
1	Cost/I could afford it	54%
2	Safety of neighborhood/community	38%
3	Number of bedrooms/size of home	28%
4	Outdoor space for children/pets	27%
5	Allows pets	25%

Hispanic		
1	Cost/I could afford it	55%
2	Safety of neighborhood/community	38%
3	Close to family and friends	26%
4	Allows pets	26%
5	Number of bedrooms/size of home	24%

Note: n = 666.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Housing condition. As discussed in the preceding section on housing choice, many respondents prioritized cost and affordability when selecting their current home. In tight housing markets, this may require households to accept housing in poorer conditions. Respondents were asked to rate the overall condition of their home or apartment using a four-point scale ranging from *poor* (major problems that are unhealthy or unsafe) to *excellent* (no or few improvements needed).

The figure below shows the share of respondents reporting poor or fair housing conditions, indicating their home is in bad condition or needs significant repairs. Reports of poor or fair conditions were most common among respondents living in overcrowded households, precariously housed respondents, and single parent households. Hispanic respondents were also much more likely than non-Hispanic White respondents to report living in poor or fair condition housing.

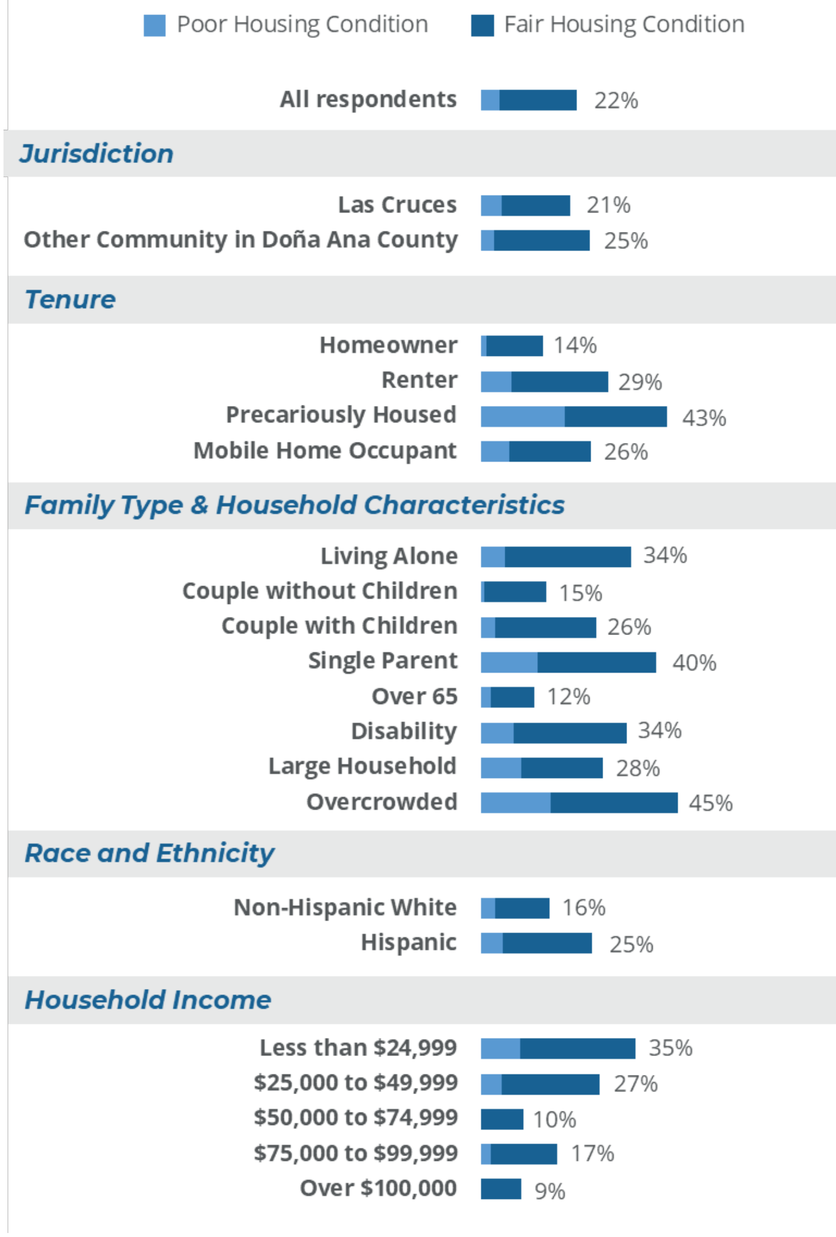
Additional observations and comparisons by respondent type included:

- Respondents living in Doña Ana County but not in Las Cruces reported poor or fair conditions at a slightly higher rate than respondents living in Las Cruces (25% compared to 21%);
- Renters reported poor or fair conditions at more than double the rate of homeowners (29% compared to 14%);
- 26% of mobile home occupants reported poor or fair conditions;
- Single parent households were more likely than couples with children to report poor or fair conditions (40% compared to 26%);
- 34% of households with a disability and households living alone reported poor or fair conditions;
- 25% of Hispanic respondents reported poor or fair conditions compared to 16% of non-Hispanic White respondents; and
- Those with the lowest household incomes (under $50,000) reported poor or fair housing conditions at the highest rates of all income groups (35% for respondents with household income below $24,999 and 27% for respondents with income between $25,000 and $49,999).

Figure A-7. Poor and Fair Housing Condition Ratings

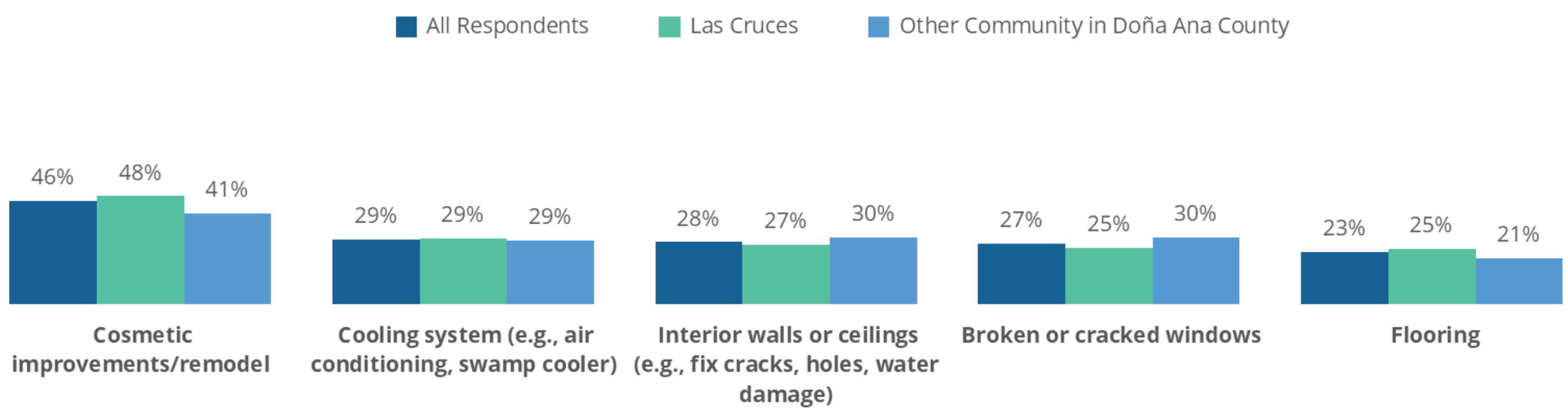
Note:
n = 740.

Source:
2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.



Among respondents who indicated their home or apartment needed repairs or improvements, the most frequently identified needs included cosmetic improvements or remodeling (46%). Less common were cooling system repairs (29%), interior wall or ceiling repairs (28%), repairs to broken or cracked windows (27%), and flooring improvements or repairs (23%). Respondents in Las Cruces reported cosmetic improvements and floor repairs at the highest rates, while those in other communities in Doña Ana County reported the need for repairs to interior walls or ceilings and windows at the highest rates.

Figure A-8.
Top Repairs Needed, Jurisdiction



Note: n = 466.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By tenure:

Cosmetic improvements or remodels were the most reported need among homeowners, renters, and precariously housed respondents. Mobile home occupants reported the highest need for repairs to interior walls or ceilings, flooring, and cooling systems.

Additional open-ended responses included:

- *"Exterior paint."* – Homeowner in Las Cruces
- *"Exterior cracks in stucco. There is a lot in this city."* – Homeowner in Las Cruces
- *"Needs repairs and I live with an elderly family member who is 90 years old trying to help out and care for them as well is hard I do what I can tho"* – Precariously housed in Las Cruces
- *"House has no heat and I'm on dialysis."* – Homeowner in other community in Doña Ana County
- "*The city water sometimes is yellow/brown dirty sometimes even dirt."* – Renter in Las Cruces
- *"Un poco de todo muchos arreglos / A little bit of everything, lots of fixes."* – Mobile homeowner in other community in Doña Ana County

Figure A-9.
Top Repairs Needed, Tenure

Homeowner		
1	Cosmetic improvements/remodel	50%
2	Broken or cracked windows	27%
3	Cooling system	27%
4	Interior walls or ceilings	25%
5	Flooring	23%

Renter		
1	Cosmetic improvements/remodel	43%
2	Interior walls or ceilings	33%
3	Cooling system	32%
4	Kitchen or bathroom plumbing	28%
5	Broken or cracked windows; Flooring	25%

Precariously Housed		
1	Cosmetic improvements/remodel	45%
2	Broken or cracked windows	40%
3	Cooling system	32%
4	Interior walls or ceilings	30%
5	Weatherization	30%

Mobile Home Occupant		
1	Interior walls or ceilings	45%
2	Flooring	42%
3	Cooling system	40%
4	Cosmetic improvements/remodel	40%
5	Broken or cracked windows	39%

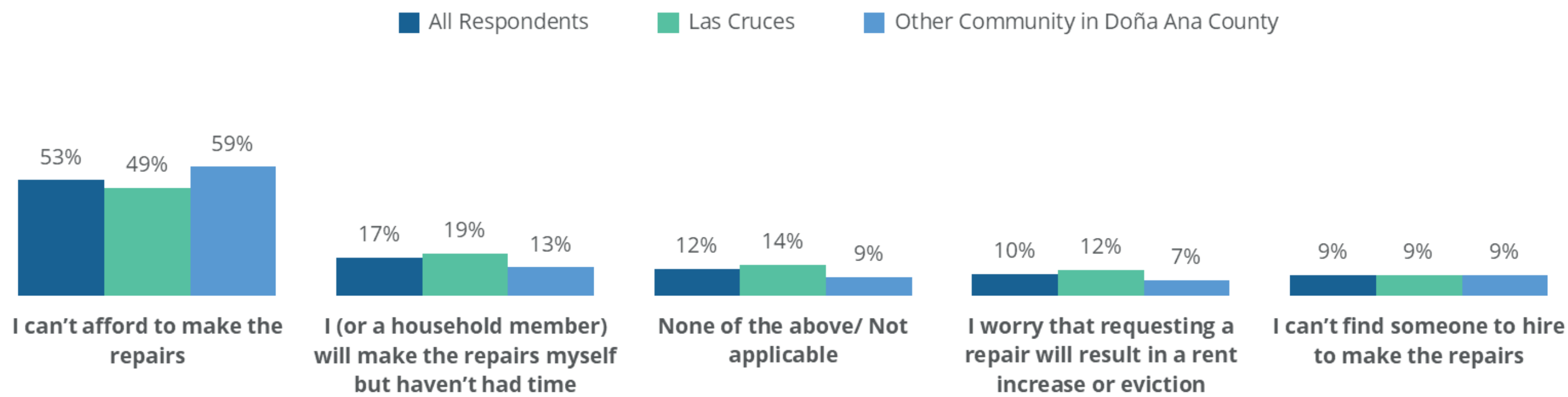
Note: n = 466.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Cost was identified as the primary barrier to completing needed repairs. More than half of respondents (53%) with repair or improvement needs cited cost as the main obstacle. Respondents living in communities outside of Las Cruces reported cost as a barrier at a higher rate than respondents in Las Cruces (59% compared to 49%). Other open-ended responses specifying barriers to completing repairs included:

- *"Household members work 11 to 14 hours a day and cannot be present to oversee repairs or improvements."* – Homeowner in Las Cruces
- *"La aseguranza no quiere cubrir. / Insurance does not want to cover."* – Homeowner in other community in Doña Ana County
- *"Was charged to fix screen door lock, if not paid I would face eviction. I don't have the money to pay for maintenance to make repairs."* – Renter in Las Cruces
- *"I am disabled with very little money."* – Precariously housed in Las Cruces
- *"Can't financially secure the money to fix it correctly."* – Mobile homeowner in other community in Doña Ana County

Figure A-10.
Top Reasons for Incomplete Repairs, Jurisdiction



Note: n = 440.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By tenure:

The top reason renters had not made repairs was fear of rent increases or eviction: 30% of renters were concerned that requesting a repair would result in a rent increase or eviction, and 28% said they their landlord refused to make repairs. Affordability was another top barrier for renters and also the top barrier for homeowners, precariously housed respondents, and mobile home occupants.

Figure A-11.
Top Reasons for Incomplete Repairs, Tenure

	Homeowner	
1	I can't afford to make the repairs	63%
2	I will make the repairs myself but haven't had time	24%
3	I can't find someone to hire to make the repairs	12%
4	None of the above/ Not applicable	10%
5	Other	8%

	Renter	
1	I worry that requesting a repair will result in a rent increase or eviction	30%
2	I can't afford to make the repairs	28%
3	I have asked the landlord and they won't make the repairs	28%
4	None of the above/ Not applicable	16%
5	I am afraid to ask my landlord to make repairs I need	14%

	Precariously Housed	
1	I can't afford to make the repairs	68%
2	None of the above/ Not applicable	17%
3	I can't find someone to hire to make the repairs	15%
4	I am afraid to ask my landlord to make repairs I need	13%
5	Other	9%

	Mobile Home Occupant	
1	I can't afford to make the repairs	68%
2	I will make the repairs myself but haven't had time	13%
3	I can't find someone to hire to make the repairs	13%
4	None of the above/ Not applicable	8%
5	I asked the landlord and they won't make the repairs; Worry requesting repair will result in eviction	5%

Note: n = 440.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

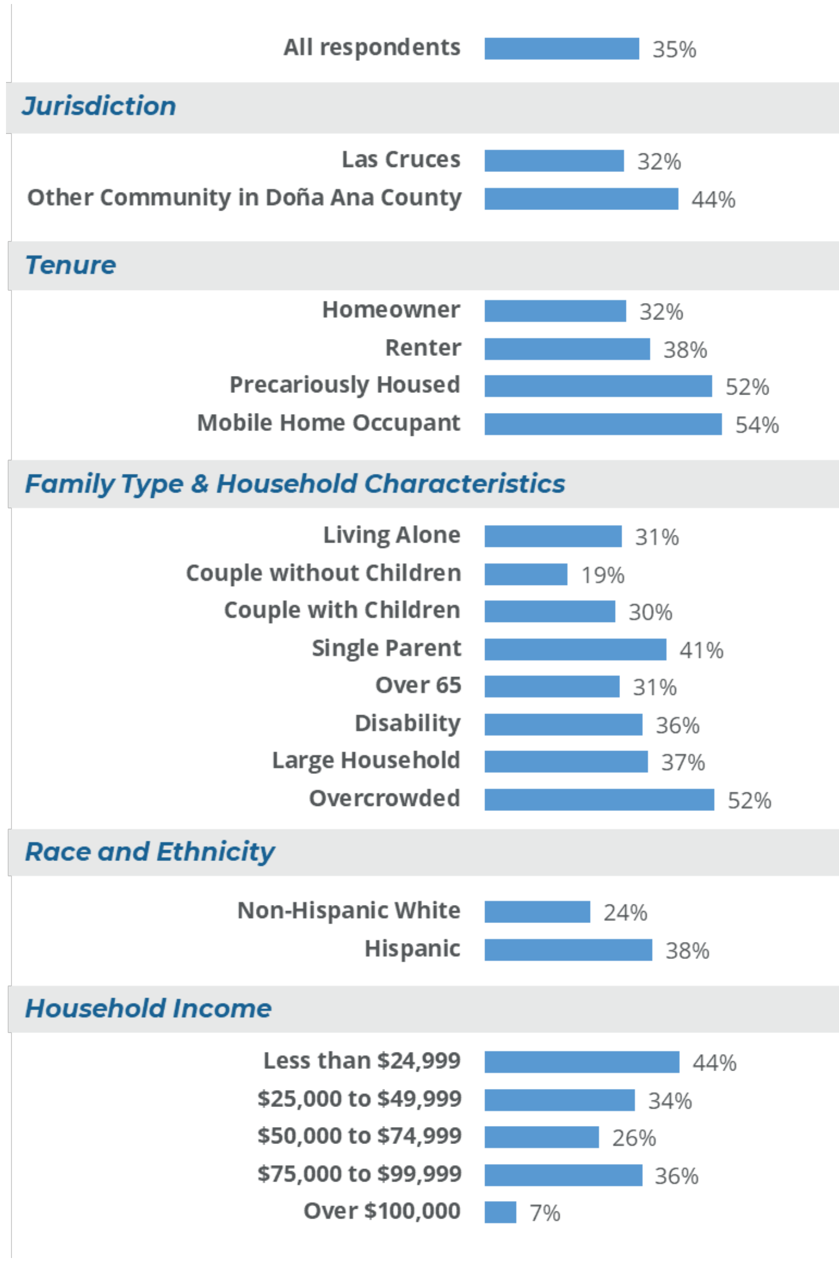
Accessibility needs. One-third (33%) of respondents identified themselves or a household member as having a physical, intellectual or developmental disability. Disability rates were highest among mobile home occupants (45%), renters (42%) and precariously housed respondents (42%).

Households that include a person with a disability often have unique housing and accessibility needs. The figure below shows the share of households with a disability reporting unmet accessibility needs, defined as requiring additional modifications such as ramps, grab bars in bathrooms, or alarm systems for non-verbal household members. Accessibility needs are prevalent across all income categories except those households with income over $100,000.

Figure A-12. Proportion of Households with a Disability with Unmet Accessibility Needs

Note:
n = 245.

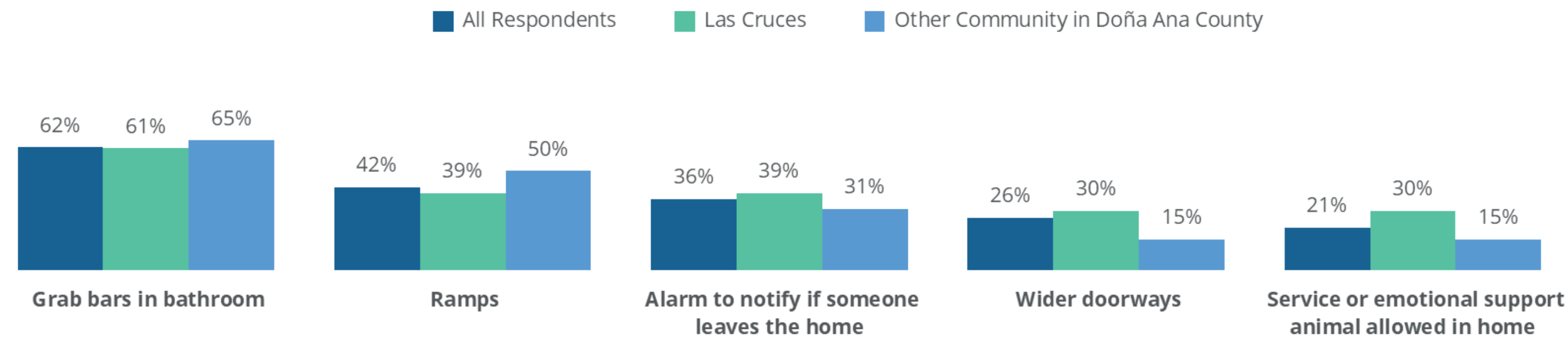
Source:
2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.



The most frequently reported accessibility needs were grab bars in the bathroom (62%), followed by ramps (42%), alarm systems to notify caregivers if someone leaves the home (36%), wider doorways (26%), and allowance of a service or emotional support animal in the home (21%).

Needs varied by jurisdiction. Respondents in communities outside of Las Cruces most frequently selected grab bars and ramps, while those in Las Cruces more often identified the need for alarm systems, wider doorways, and allowance of service or emotional support animals.

Figure A-13.
Top Improvements or Modifications Needed, Jurisdiction



Note: n = 84.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By tenure:

- Grab bars were selected at the highest rates by precariously housed respondents (73%), renters (62%), and homeowners (60%), while mobile home occupants most frequently identified ramps (67%); and
- Allowance of service or emotional support animals was a top need for renters (34%).

By household income:

- Grab bars were the most frequently identified need for those with income less than $24,999, followed by ramps (40%), wider doorways (34%), alarm to notify if someone leaves (34%), and a support animal allowed in home (31%);
- Note that due to small sample size, other income groups are not shown. Grab bars were the top need selected by those with income between $25,000 and $49,999 and between $75,000 and $99,999, while those with income between $50,000 and $74,999 selected an alarm to notify when someone leaves the home most frequently.

Figure A-14.
Top Improvements or Modifications Needed, Tenure and Household Income

Homeowner		
1	Grab bars in bathroom	60%
2	Ramps	43%
3	Alarm to notify if someone leaves	37%
4	Wider doorways	31%
5	Developmental/cognitive services	17%

Renter		
1	Grab bars in bathroom	62%
2	Ramps	41%
3	Alarm to notify if someone leaves	34%
4	Support animal allowed in home	34%
5	Fire alarm/doorbell for deaf person	24%

Mobile Home Occupant		
1	Ramps	67%
2	Grab bars in bathroom	62%
3	Alarm to notify if someone leaves	29%
4	Fire alarm/doorbell for deaf person	24%
5	Support animal allowed in home	19%

Less than $24,999		
1	Grab bars in bathroom	71%
2	Ramps	40%
3	Wider doorways	34%
4	Alarm to notify if someone leaves	34%
5	Support animal allowed in home	31%

Note: n = 84; Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Additional open-ended accessibility needs and comments included:

- *"A brick ramp exists between the stone driveway and the entrance. It's too steep for a wheelchair."* – Renter in Las Cruces

- *"More lights outside it's so dark I can't barely see and have fallen due to it."* – Renter in Las Cruces

Households with disabilities were also asked about broader challenges in their communities. As shown in the following figure, the most frequent challenges are:

- Navigating the neighborhood because of broken or missing sidewalks or poor street lighting. This is an issue for 48% of households with disabilities living outside of Las Cruces and less so for those living in the city;
- Affording a home with needed accessibility features (a major challenge for Las Cruces residents);
- Worry that requesting an accommodation will result in increased rent or an eviction (33% of households living in Las Cruces); and
- Fear of losing in-home healthcare (23% of households with disabilities living outside of Las Cruces).

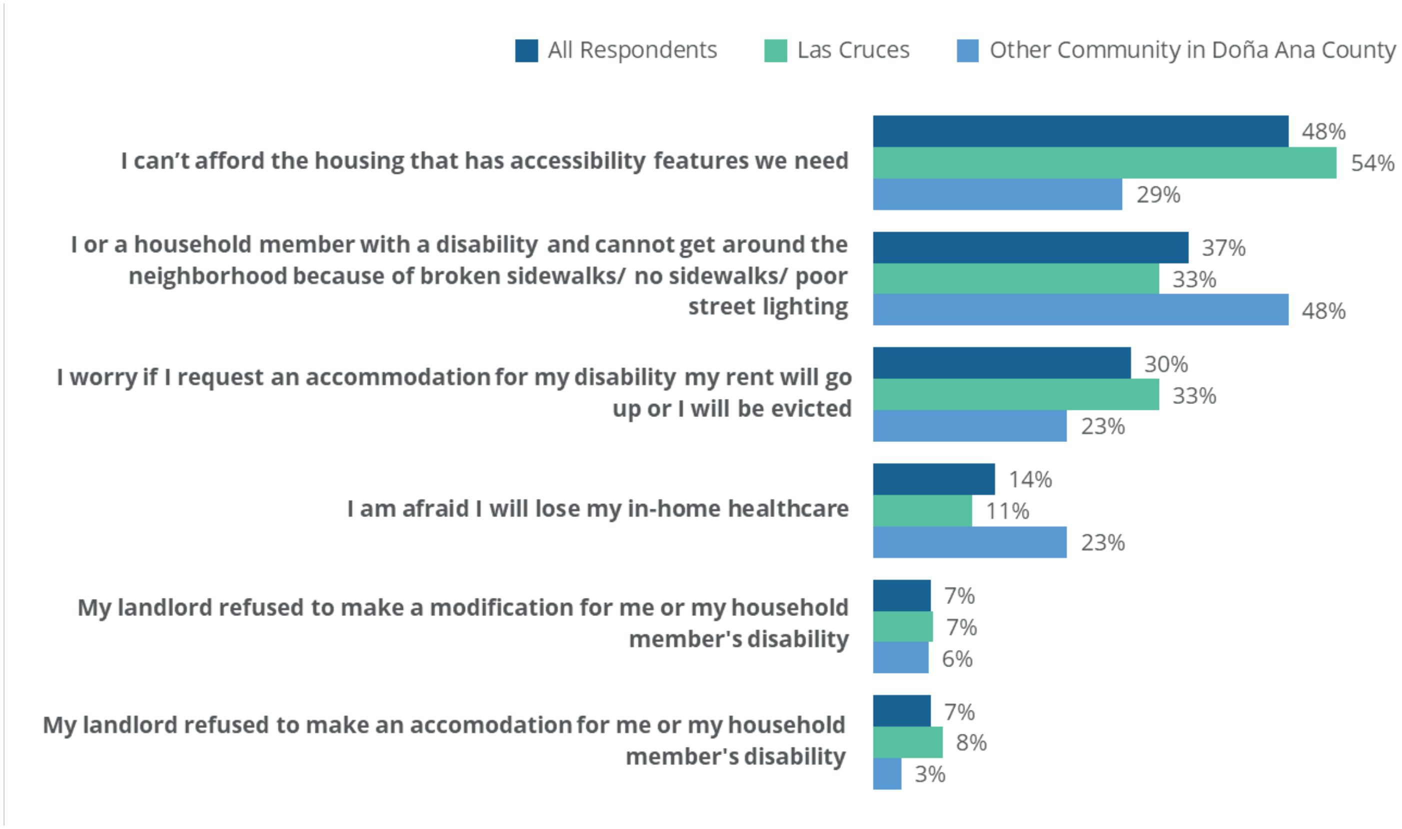
To assess visitability, all respondents were asked whether a person with a disability would experience difficulty entering or moving throughout their home or apartment:

- Nearly half of respondents (48%) reported that their home would be easy to enter and navigate. A large share, however (39%) indicated that a person with a disability would have difficulty entering the home.

- Additional visitability challenges included difficulty using the bathroom (26%), staying in a bedroom (13%), and cooking or sharing a meal (11%).

- These responses were generally consistent across jurisdictions.

Figure A-15.
Challenges in Housing Situation or Neighborhood for Households with Disabilities, Jurisdiction



Note: n = 120.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Housing costs. The figure below displays the median monthly cost of rent, lot rent, mortgage payments, home insurance, utility payments, property tax payments (for those without a mortgage), and HOA or condo fees by jurisdiction.

Median rent.

- Median rent among survey respondents (who are not renting a mobile home) was highest in Las Cruces at $875, compared to $725 in other communities in Doña Ana County; and
- Median rent for mobile home renters was highest in other communities in Doña Ana County ($800), compared to $750 countywide and $700 in Las Cruces.

Median lot rent.

- Mobile homeowners in Las Cruces reported the highest median lot rent ($512), compared to $430 countywide and $332 in other communities;
- Mobile home renters in Las Cruces also reported higher lot rent ($390) than the countywide median ($210); respondents in other communities reported little to no lot rent costs. Note that these costs should be interpreted with caution, as some mobile home renters may have included lot rent in total rent and there is a small sample size of mobile home renters who specified lot rent (n = 11 mobile home renters in Las Cruces, n = 5 mobile home renters in other communities).

Median mortgage payment.

- Homeowners in Las Cruces reported the highest median mortgage payment ($1,000) compared to $938 countywide and $665 in other communities in Doña Ana County;
- Mobile homeowners pay lower mortgage payments than homeowners who are not living in mobile homes. Although the median payment outside of Las Cruces was slightly higher, there were only two mobile homeowners who reported a mortgage payment, therefore the comparison should be treated with caution;

Median home insurance.

- Homeowners in other communities in Doña Ana County reported very high median home insurance costs of $395 per month, compared to $185 countywide and $166 in Las Cruces;
- Among mobile homeowners, insurance costs were more consistent across jurisdictions, ranging from $178 outside of Las Cruces to $185 in Las Cruces.

Median utility payment.

- Utility costs varied modestly by jurisdiction and tenure. Respondents in Las Cruces generally reported lower median utility payments;

- Homeowners in other communities in Doña Ana County reported the highest median utility costs ($250) compared to $240 countywide and $200 in Las Cruces;

- Renters in Las Cruces reported lower median utility costs ($185) than renters countywide ($200) and in other communities ($216); and

- Mobile home occupants in Las Cruces reported the lowest utility payment ($200) than those in mobile homes in other communities ($250) and countywide ($220).

Median property tax payment.

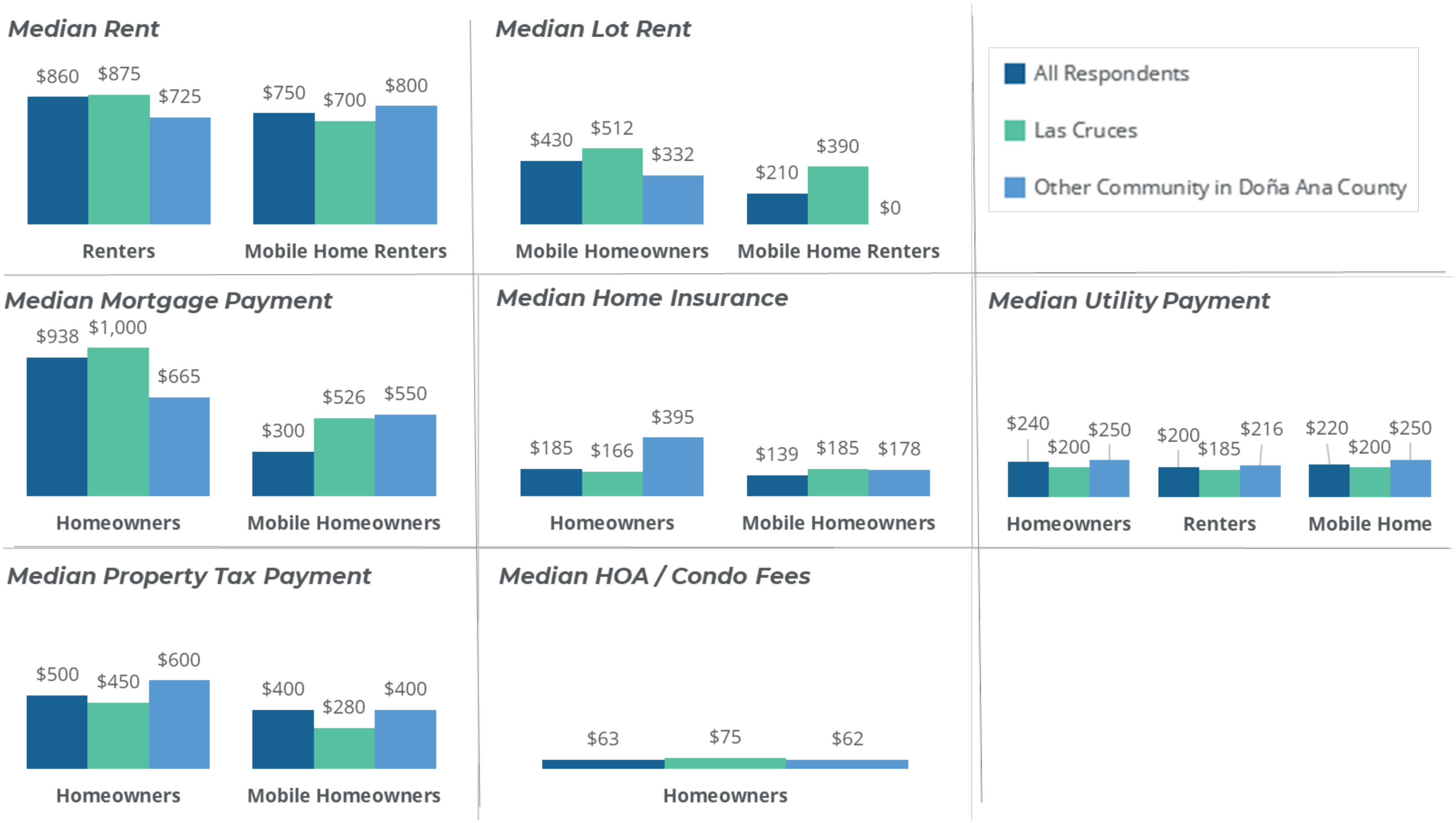
- Homeowners (without a mortgage) in other communities in Doña Ana County reported the highest median property tax payments ($600), compared to $500 countywide and $450 in Las Cruces; and

- Mobile homeowners reported similar median property tax payments countywide and in other communities ($400), with lower payments reported in Las Cruces ($280).

Median HOA / condo fees.

- Median HOA or condo fees were modest across jurisdictions. Homeowners in Las Cruces reported slightly higher median fees ($75) than the countywide median ($63) and other communities ($62). There was only one mobile homeowner in the survey who reported HOA fees and those were very high ($250).

Figure A-16. Median Housing Costs by Tenure and Jurisdiction



Note: n = 158 median rent; n = 36 median lot rent; n = 209 median mortgage payment; n = 174 median home insurance payment; n = 167 median property tax payment; n = 22 HOA fees; n = 507 median utilities.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Housing Stability

Housing stability reflects the combined effects of housing choice, housing costs, and household circumstances. Households that struggle to keep up with housing costs, live in overcrowded conditions, or are precariously housed and living with friends or family may face elevated risks of displacement and homelessness. This section summarizes the reasons and outcomes of displacement, examines overcrowding across demographic groups, and summarizes respondent-identified programs and financial resources that may help households retain or restore housing stability.

Displacement. Survey respondents were asked whether, in the past five years, they have had to move out of a home, condo, or apartment in Las Cruces and Doña Ana County when they did not want to move. Overall, 13% of respondents reported experiencing displacement during this time period. As shown in the figure below, displacement was more common among certain demographic groups:

- Respondents living in Las Cruces reported higher rates of displacement than those in other communities in Doña Ana County (15% compared to 8%);
- By tenure, precariously housed respondents experienced the highest rate of displacement (47%), followed by renters (24%). Displacement among homeowners was uncommon (3%);
- 40% of respondents living in overcrowded conditions reported displacement in the past five years—the second highest rate among all demographic groups;
- Single parent households experienced displacement at twice the rate of couples with children (24% compared to 12%);
- 23% of households that include a member with a disability reported displacement;
- Hispanic respondents reported slightly higher displacement rates than non-Hispanic White respondents (12% versus 9%); and
- By household income, displacement was most common among households with income below $24,999 and between $25,000 and $49,999 (16% for both groups).

Among respondents who identified where they moved from and to, most displacement occurred within Las Cruces. Sixty-six percent of displaced respondents moved from one home in Las Cruces to another home in the city. An additional 10% were displaced from Las Cruces to another community in Doña Ana County, while 10% moved from another community into Las Cruces. Fourteen percent were displaced within other communities in Doña Ana County.

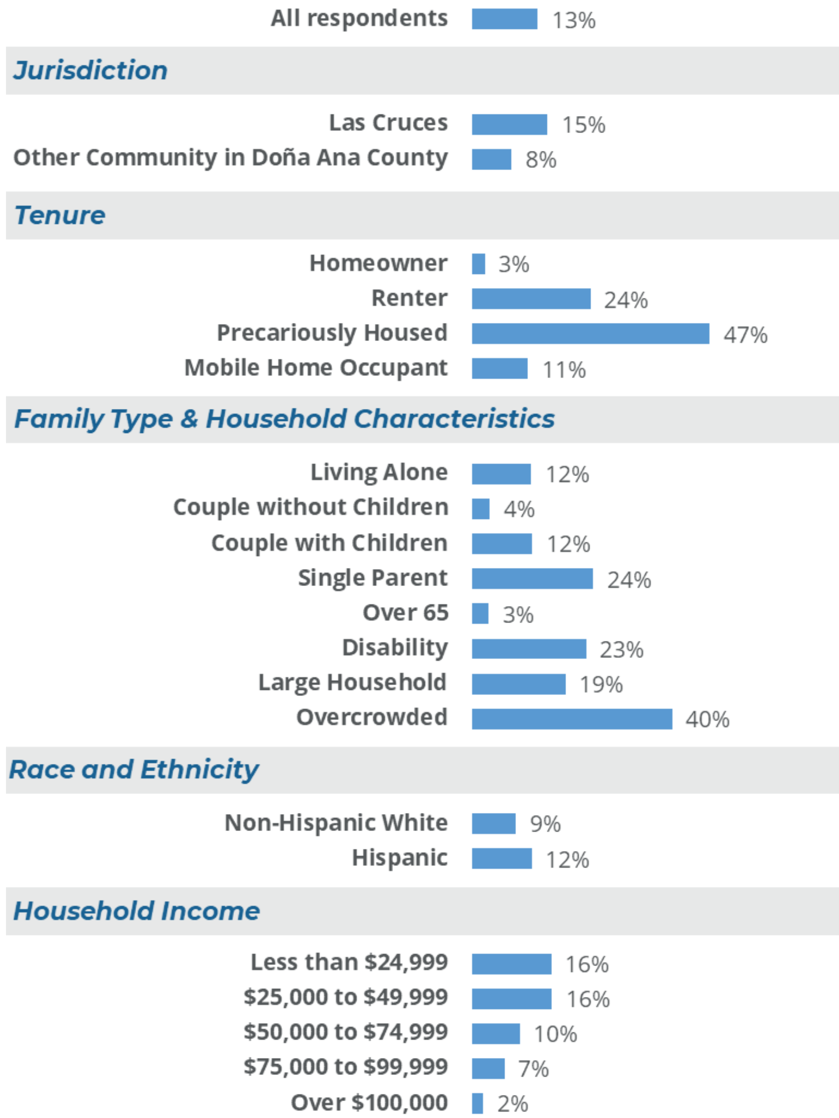
Figure A-17. Displacement Rate, Selected Characteristics

Note:

n = 670.

Source:

2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.



Across all respondents who experienced displacement, the most common reason by far was job loss or reduced hours or wages (47%).

Other common reasons were rent increases (30%) and eviction after falling behind on rent (22%) and utility increases (22%). Responses from other communities in Doña Ana County are not shown due to the small number of respondents for this question (n = 14). These respondents identified job loss or reduced hours or wages and rent and utility increases as top reasons for displacement.

Figure A-18.
Top Reasons for Displacement, Jurisdiction

	All Respondents			Las Cruces	
1	Job loss, reduced hours or wages	47%	1	Job loss, reduced hours or wages	49%
2	Rent increases	30%	2	Rent increases	31%
3	Evicted - behind on rent	22%	3	Evicted - behind on rent	24%
4	Utility increases	17%	4	Utility increases	15%
5	Other	13%	5	Poor condition of property	14%

Note: n = 86. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By tenure:

- Precariously housed respondents—who also experienced the highest displacement rate—very frequently cited job loss or reduced hours or wages (59%) as the reason for displacement.
- Renters also reported high rates of displacement due to job loss or reduced hours or wages (45%).
- Although not shown due to a small number of respondents (n = 9), mobile home occupants also reported job loss or reduced hours or wages as a top reason for displacement; and
- Eleven percent of displaced homeowners reported property tax increases as a contributing factor, although note that displaced homeowners were a small group (n = 9)

By household income:

- Respondents with income below $24,999 selected job loss or reduced hours or wages as the most common reason for displacement (57%). This income group was also more likely to report eviction after falling behind on rent (23%), moving to help a family member (17%), and displacement due to nonrenewal of a lease (13%) than other income groups; and
- Rent increases were the most common reason for displacement for those with income between $25,000 and $49,999 (50%). 25% of respondents in this income group reported displacement following the sale of their rental unit.

By household characteristics:
Job loss or reduced hours or wages were the most common reason for displacement among households with a disability and overcrowded households;

- Respondents living in overcrowded conditions, who reported one of the highest displacement rates of all groups in the survey (40%), most frequently cited job loss or reduced hours or wages (59%), eviction after falling behind on rent (34%), rent increases (31%), utility increases (24%), and neighborhood safety concerns (17%) as reasons for displacement; and

- Households including a member with a disability also cited rent increases (37%), eviction after falling behind on rent (24%), utility increases (20%), change in household size (12%), neighborhood safety concerns (12%), poor condition of property (12%), and other responses (12%) as reasons for displacement.

Other open-ended answers included:

- *"Landlord refused to make repairs and home was uninhabitable due to HVAC collapse and septic smell making me sick."* – Renter in Las Cruces

- *"Person I was living with was hooked on drugs and drinking."* – Precariously housed in Las Cruces

- *"Salary increased, forced to move out, was not given the option to stay and pay an increased rent amount, had to leave no matter what and still pay a month of increased rent."* – Renter in Santa Teresa

- *"Safety*." – Renter in Las Cruces

Figure A-19.
Top Reasons for Displacement, Selected Characteristics

Renter		
1	Job loss, reduced hours or wages	45%
2	Rent increases	38%
3	Utility increases	19%
4	Evicted - behind on rent	17%
5	Other	17%

Precariously Housed		
1	Job loss, reduced hours or wages	59%
2	Evicted - behind on rent	37%
3	Rent increases	22%
4	Utility increases	22%
5	Moved to help a family member	15%

Less than $24,999		
1	Job loss, reduced hours or wages	57%
2	Evicted - behind on rent	23%
3	Rent increases	17%
4	Moved to help a family member	17%
5	Landlord didn't renew my lease	13%

$25,000 to $49,999		
1	Rent increases	50%
2	Job loss, reduced hours or wages	40%
3	Utility increases	35%
4	Landlord sold my rental unit	25%
5	Evicted - behind on rent	20%

Disability		
1	Job loss, reduced hours or wages	53%
2	Rent increases	37%
3	Evicted - behind on rent	24%
4	Utility increases	20%
5	Change in household size	12%

Overcrowded		
1	Job loss, reduced hours or wages	59%
2	Evicted - behind on rent	34%
3	Rent increases	31%
4	Utility increases	24%
5	Neighborhood was not safe	17%

Note: n = 86. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

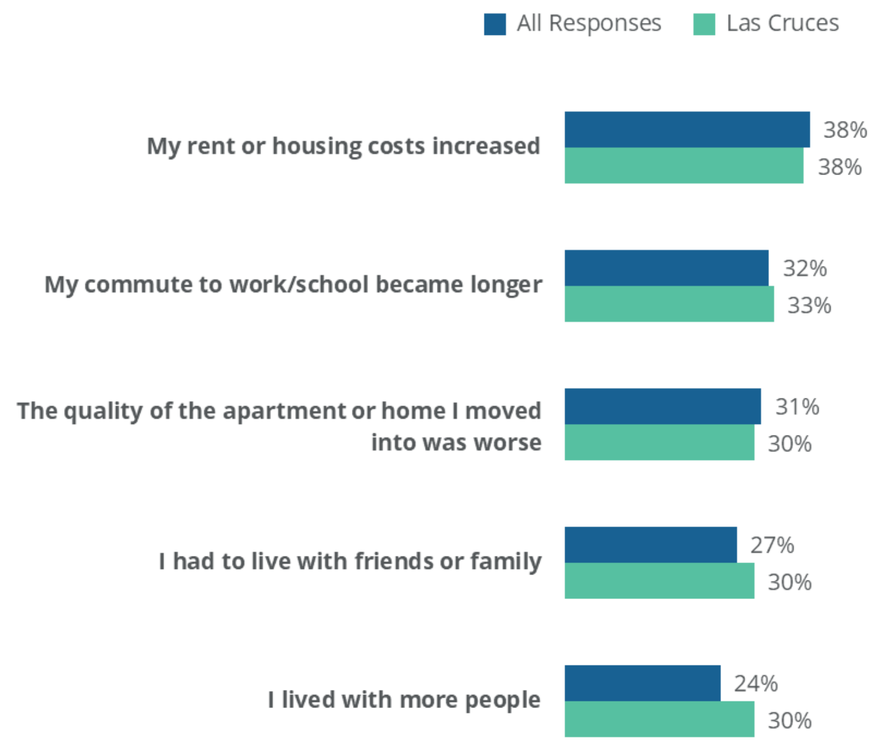
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Respondents who experienced displacement were asked to describe how the move affected their next housing situation. The most commonly reported outcome was an increase in rent or housing costs (38%), followed by a longer commute to work or school (32%), moving to a worse quality apartment or home (31%), living with friends or family (27%), and living with more people (24%).

Outcomes varied by jurisdiction, as shown in the figure below. Respondents in Las Cruces more frequently reported needing to live with friends or family or live with more people following displacement. Note that respondents in other communities in Doña Ana County are included in all respondents, but not shown separately in the figure due to small sample size (n = 14).

Open-ended responses illustrate the varied experiences of displaced households. While some respondents reported improved safety in their new location, others described moving to less safe neighborhoods and losing access to recreational spaces or amenities. In some cases, the circumstances surrounding displacement influence outcomes, for example moves prompted by interpersonal conflict may have been unwanted but resulted in improved housing conditions.

Figure A-20.
Changes Following Displacement, Jurisdiction



Note: n = 78. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By tenure:

- Rent and housing cost increases were the most commonly reported outcomes for renters and mobile home occupants. Homeowners most frequently reported increases in housing costs and commute times; and

- Precariously housed respondents experienced numerous challenges following displacement, with 44% reporting that they had to live with friends or family, 36% had a longer commute, 32% had to live in car or tent, 28% had to live in a motel, and 24% reported that their children had to change schools.

By household income:

- Respondents with household incomes below $24,999 most frequently reported moving to worse-quality housing (31%) and needing to live with friends or family (21%); and

- Among respondents with income between $25,000 and $49,999, 70% reported increases in rent or housing costs, and half (50%) reported they moved to worse-quality housing.

By household characteristics:

- Displacement likely contributed to increased household crowding: 37% of respondents living in overcrowded households reported that they moved in with more people or had to live with friends or family following displacement; and

- Among households that included a person with a disability, 38% reported moving to worse-quality housing and 33% reported needing to live with more people or with friends or family.

By race and ethnicity:

- 38% of Hispanic respondents reported that their commute became longer following displacement, followed by 35% who reported their housing costs increased, 32% who reported they moved to a home in worse quality condition or had to live with friends or family, and 24% who lived with more people.

Figure A-21. Changes Following Displacement, Selected Characteristics

Renter		
1	My rent/housing costs increased	45%
2	The quality of home was worse	38%
3	My commute became longer	19%
4	I lived with more people	17%
5	The quality of home was better	17%

Precariously Housed		
1	I had to live with friends or family	44%
2	My commute became longer	36%
3	I lived in my car or in a tent	32%
4	I had to live in a motel	28%
5	My children had to change schools	24%

Less than $24,999		
1	The quality of home was worse	31%
2	I had to live with friends or family	21%
3	My children had to change schools	17%
4	My rent or housing costs increased	17%
5	I lived with more people	17%

$25,000 to $49,999		
1	My rent or housing costs increased	70%
2	The quality of home was worse	50%
3	My commute became longer	35%
4	I lived with more people	30%
5	I had to live with friends or family	30%

Overcrowded		
1	I lived with more people	37%
2	I had to live with friends or family	37%
3	The quality of home was worse	33%
4	My commute became longer	30%
5	I had to live in a motel	26%

Disability		
1	My rent/housing costs increased	38%
2	The quality of home was worse	38%
3	I lived with more people	33%
4	I had to live with friends or family	33%
5	My commute became longer	31%

Hispanic		
1	My commute became longer	38%
2	My rent/housing costs increased	35%
3	The quality of home was worse	32%
4	I had to live with friends or family	32%
5	I lived with more people	24%

Note: n = 78. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

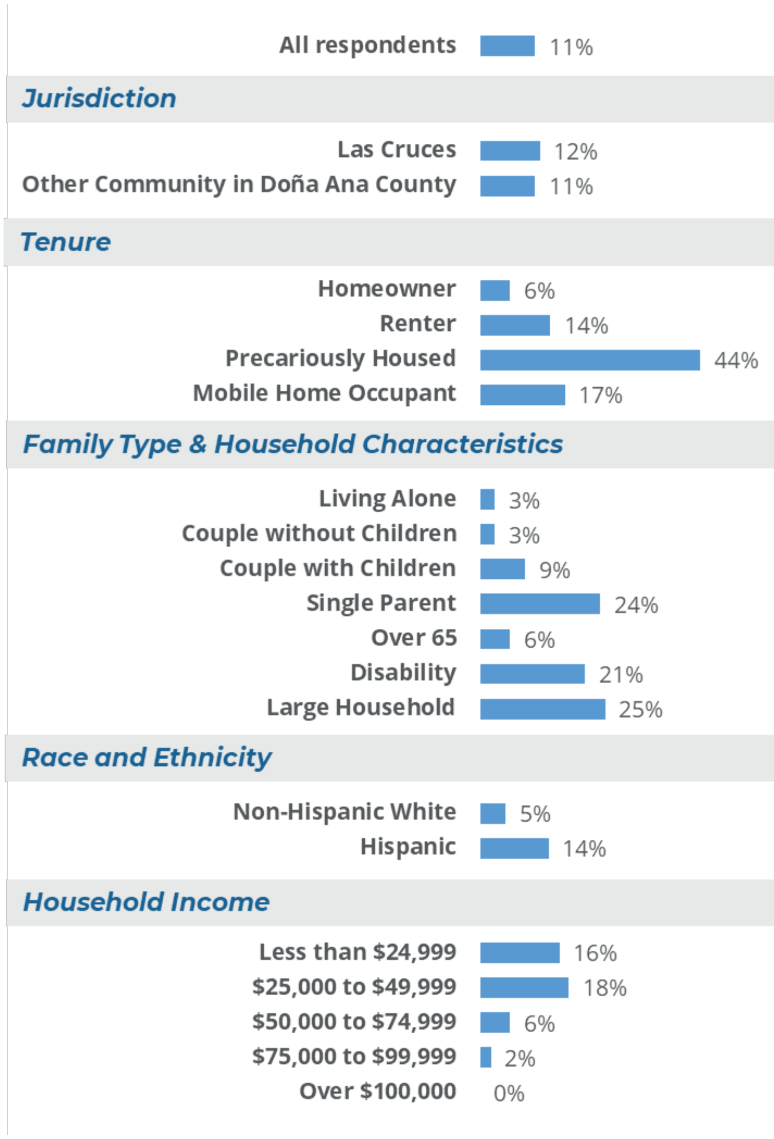
Overcrowding. As discussed in the outcomes of displacement by household group, overcrowding can be both a result of displacement, but it can also be an indicator of ongoing or future housing instability. Twenty-seven percent of households that were displaced reported moving in with friends or family and 24% reported living with more people, resulting in increased household size and potentially overcrowded living conditions. Overcrowding can also signal heightened risk of future displacement. Households that are already doubled up or living in overcrowded conditions often face limited housing options and financial strain. They may be more vulnerable to rent increases, changes in household composition, or conflicts with landlords or other household members.

The figure below shows rates of overcrowding by demographic groups. Overall, 11% of respondents reported living in overcrowded conditions, defined as someone in the household sleeping on the couch or floor because there is not enough space. Precariously housed respondents have the highest rate of overcrowding (44%), followed by large households (25%), single parents (24%), households with a disability (21%), households with income between $25,000 and $49,999 (18%), and households with income less than $24,999 (16%).

Figure A-22.
Rate of Overcrowding, Selected Characteristics

Note:
n = 653.

Source:
2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.



Future displacement concern. When considering future housing choice, 8% of respondents selected they wanted to stay in their current home but were worried that they might not be able to, as shown in the figure below. Of those respondents, 48% were concerned that they cannot stay because of housing cost increases, followed by health issues (32%), inability to keep up with maintenance or housekeeping (25%), anticipation that the landlord will not renew lease or will sell property (20%), and other open-ended answers (18%). These selections were similar across jurisdictions. Note that responses from other communities outside of Las Cruces were excluded from the figure below due to small sample size (n = 8).

Additional open-ended answers included:

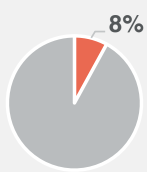
- *"Not able to pay mortgage."* – Homeowner in Santa Teresa

- *"I don't have the ability to pay rent."* – Renter in Las Cruces
- *"Me preocupa que en un future no pueda seguir pagando / I am worried that in the future I will not be able to continue paying."* – Renter in Las Cruces
- *"Cramped quarters make restroom access sketchy to a wheelchair"* – Renter in other community in Doña Ana County
- *"Still on waiting list for Section 8."* – Precariously housed respondent in Las Cruces
- *"Our neighborhood has seen an increase in transients walking around the neighborhood and also hanging out at the park by our house."* – Homeowner in Las Cruces

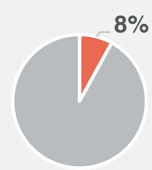
Figure A-23.
Desire to Stay in Current Home and Reasons for Displacement Concern, Jurisdiction

I want to stay in my current home, but I'm worried I won't be able to...

All Respondents



Las Cruces



I'm concerned I can't stay in my current home because...

All Respondents		
1	Worried that housing costs will increase too much	48%
2	Health issues (aging, disability, etc.)	32%
3	I can't keep up with maintenance/ housekeeping	25%
4	Landlord may not renew my lease or may sell the property	20%
5	Other	18%

Las Cruces		
1	Worried that housing costs will increase too much	51%
2	Health issues (aging, disability, etc.)	31%
3	I can't keep up with maintenance/ housekeeping	23%
4	Landlord may not renew my lease or may sell the property	23%
5	Other	17%

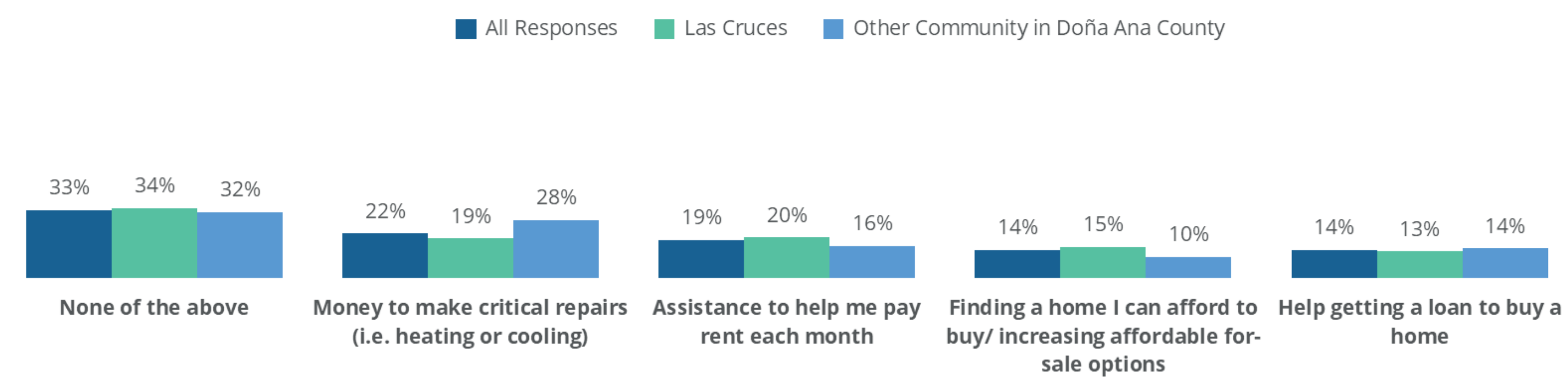
Note: n = 643 for future housing plans; n = 44 for reasons worried. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Maintaining and restoring stability. As discussed in the displacement findings, loss of income due to job loss or reduced hours or wages, rent increases, utility increases, and eviction after falling behind on rent were the most common drivers of displacement. To better understand what supports could help prevent housing instability, all respondents were asked to identify the programs and services they would need to feel more secure in their housing situation.

Money to make critical repairs was the most frequently selected support overall (22%), followed by rental assistance (19%), finding an affordable home to buy or increasing affordable for-sale options (14%), and help getting a loan to buy a home (14%). One-third (33%) reported that none of the listed supports were needed. Respondents in other communities in Doña Ana County most frequently selected money to make critical repairs (28%), while respondents in Las Cruces more often selected rental assistance (20%) and finding affordable for-sale options (15%).

Figure A-24.
Top Items Needed to Feel More Secure in Housing Situation, Jurisdiction



Note: n = 626.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By tenure:

- 44% of precariously housed respondents and 40% of renters reported that rental assistance would help them feel more secure in their current housing situation;

- While renters more frequently identified supports related to transitioning into homeownership—such as down payment assistance or help navigating the homebuying process—precariously housed respondents prioritized programs that could provide immediate stability, including help with security deposits and rental housing searches; and

- Mobile home occupants most often selected money for critical repairs (41%), a need also commonly identified by homeowners (27%). Eight percent of homeowners additionally selected help finding homeowner's insurance.

Household income:

- Respondents with the lowest incomes (below $24,999) most frequently selected rental assistance (31%), followed by money for critical repairs (24%); and

- Respondents with incomes above $25,000 more often selected longer-term supports, such as help obtaining home loans, finding affordable for-sale options, and homeownership counseling.

Figure A-25. Top Items Needed to Feel More Secure in Housing Situation, Tenure and Household Income

Homeowner		
1	None of the above	47%
2	Money to make critical repairs	27%
3	Other	10%
4	Help finding options for homeowner's insurance	8%
5	Housing my adult child can afford	7%

Renter		
1	Rental assistance	40%
2	Finding home I can afford to buy	33%
3	Help getting a loan to buy a home	33%
4	Help with a down payment	31%
5	Homeownership counseling	22%

Precariously Housed		
1	Rental assistance	44%
2	Help with a security deposit	33%
3	Help with the rental housing search	30%
4	Money to make critical repairs	30%
5	Finding home I can afford to buy	24%

Mobile Home Occupant		
1	Money to make critical repairs	41%
2	Rental assistance	25%
3	Help getting a loan to buy a home	18%
4	None of the above	17%
5	Help with a down payment	17%

Less than $24,999		
1	Rental assistance	31%
2	Money to make critical repairs	24%
3	None of the above	18%
4	Help with a down payment	14%
5	Help with a security deposit	13%

$25,000 to $49,999		
1	Help getting a loan to buy a home	28%
2	Money to make critical repairs	25%
3	None of the above	24%
4	Rental assistance	24%
5	Help with a down payment	23%

$50,000 to $74,999		
1	None of the above	40%
2	Money to make critical repairs	23%
3	Finding home I can afford to buy	16%
4	Help getting a loan to buy a home	13%
5	Homeownership counseling	11%

$75,000 to $99,999		
1	None of the above	48%
2	Money to make critical repairs	26%
3	Finding home I can afford to buy	17%
4	Homeownership counseling	13%
5	Help getting a loan to buy a home	13%

Over $100,000		
1	None of the above	59%
2	Money to make critical repairs	14%
3	Other	12%
4	Housing my adult child can afford	11%
5	Finding home I can afford to buy	8%

Note: n = 626.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By family type:

- Money to make critical repairs was the most frequently selected support across family types; and
- 25% of single parent households selected rental assistance compared to 20% of respondents living alone and 16% of couples with children. Single parents and couples with children also more frequently prioritized help obtaining a loan to buy a home.

Figure A-26.
Top Items Needed to Feel More Secure in Housing Situation, Family Type

Living Alone		
1	None of the above	31%
2	Money to make critical repairs	23%
3	Rental assistance	20%
4	Help with a down payment	14%
5	Other	14%

Couple without Children		
1	None of the above	56%
2	Money to make critical repairs	17%
3	Other	11%
4	Finding home I can afford to buy	9%
5	Help with a down payment	9%

Couple with Children		
1	None of the above	22%
2	Money to make critical repairs	22%
3	Help getting a loan to buy a home	19%
4	Rental assistance	16%
5	Finding home I can afford to buy	16%

Single Parent		
1	Rental assistance	35%
2	Money to make critical repairs	32%
3	Help getting a loan to buy a home	28%
4	Finding home I can afford to buy	23%
5	Help with a down payment	22%

Note: n = 626.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By household characteristics:

- Rental assistance was most frequently selected by respondents living in overcrowded conditions (48%) and by households with a disability (30%);
- Older adults most commonly identified money for critical repairs; and
- Among large households, 27% selected money for critical repairs and 23% selected rental assistance.

By race and ethnicity:

- Hispanic respondents most frequently selected money for critical repairs (27%), followed by rental assistance (21%), and assistance with obtaining a loan or finding an affordable home to buy (19% each). Hispanic respondents selected these supports at higher rates than non-Hispanic White respondents.

Figure A-27.
Top Items Needed to Feel More Secure in Housing Situation, Household Characteristics, Race, and Ethnicity

Disability		
1	Rental assistance	30%
2	Money to make critical repairs	29%
3	Help with a down payment	22%
4	Help getting a loan to buy a home	18%
5	Finding home I can afford to buy	18%

Overcrowded		
1	Rental assistance	48%
2	Money to make critical repairs	35%
3	Help with a security deposit	32%
4	Help getting a loan to buy a home	29%
5	Finding home I can afford to buy	23%

Over 65		
1	None of the above	52%
2	Money to make critical repairs	17%
3	Other	10%
4	Rental assistance	9%
5	Housing my adult child can afford	7%

Large Household		
1	Money to make critical repairs	27%
2	Rental assistance	23%
3	Finding home I can afford to buy	20%
4	Help with a down payment	20%
5	Help getting a loan to buy a home	19%

Non-Hispanic White		
1	None of the above	55%
2	Money to make critical repairs	12%
3	Rental assistance	10%
4	Other	10%
5	Help with a down payment	9%

Hispanic		
1	Money to make critical repairs	27%
2	None of the above	23%
3	Rental assistance	21%
4	Help getting a loan to buy a home	19%
5	Finding home I can afford to buy	19%

Note: n = 626.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Other open-ended responses included:

Managing costs

- "[Assistance for] raising cost of home insurance that increases mortgage payment." – Homeowner in other community in Doña Ana County
- *"Obtaining Section 8 Housing voucher"* – Precariously housed in Las Cruces

Needed housing types and navigation support

- *"Que te ayuden a financiar un casa para vivir aunque no tengas crédito / Help you finance a house to live in even if you don't have credit."* – Renter in Las Cruces

- *"[Help] moving to a bigger unit as my kids get older."* – Renter in Las Cruces
- *"I applied with Tierra Del Sol , but they do communicate and leave one up in the air about the process?"* – Renter in Las Cruces
- *"Finding housing for my elderly parents and my disabled sister."* – Homeowner in Las Cruces
- *"A place with a yard I live in an apartment."* – Renter in Las Cruces
- *"More family sized homes(3+br) in the 5-800 month rent range so poor families can afford to live. Rent is TOO HIGH people are asking 1200-1500 us dollars for a 2 bedroom 30 year old single wide trailer on a dirt lot. Rent cap! Renters strike!"* – Renter in Las Cruces

Needed repairs or modifications

- *"Money to make plumbing repairs and get water connected to the house."* – Renter in Anthony
- *"Solo alluda para poner ventanas nuevas / Just help to put in new windows"* – Homeowner in other community in Doña Ana County
- *"Ayuda para modificaciones para discapacitados / Disability modification assistance"* – Mobile home renter in Las Cruces
- *"County water, sewer, and road services available for our home."* – Homeowner in other community in Doña Ana County
- *"A list of contractors with good reputation and pricing."* – Homeowner in Las Cruces
- *"Financial assistance to secure property for safety reasons (trespassers)"* – Homeowner in Las Cruces

Community needs

- *"More security and better police service. My house got broken into by an armed intruder. Police did not do anything. Cops would not speak Spanish to me."* – Mobile Homeowner in other community in Doña Ana County
- *"Aggregation of resources to assist the public to find reputable, trustworthy, bonded & licensed tradespeople."* – Homeowner in Las Cruces
- *"Grocery store / Costco"* – Homeowner in Las Cruces
- *"Feeling secure and safe in my home due to more crime in the area."* – Homeowner in Las Cruces

Future Housing Choice

Current housing choice reflects respondents' available financial means, personal preferences, and, in some cases, the outcome of displacement. Respondents were also asked about their *future* housing plans. As shown in the figure below, over half (54%) of respondents wanted to remain in their current home for as long as possible, while an additional 8% wanted to stay but expressed concern that they would not be able to. Nearly one-quarter (23%) wanted to move to a home that better meets their needs but could not afford to do so, and 16% plan to move within the next three years.

Future housing plans varied by jurisdiction, tenure, and household income:

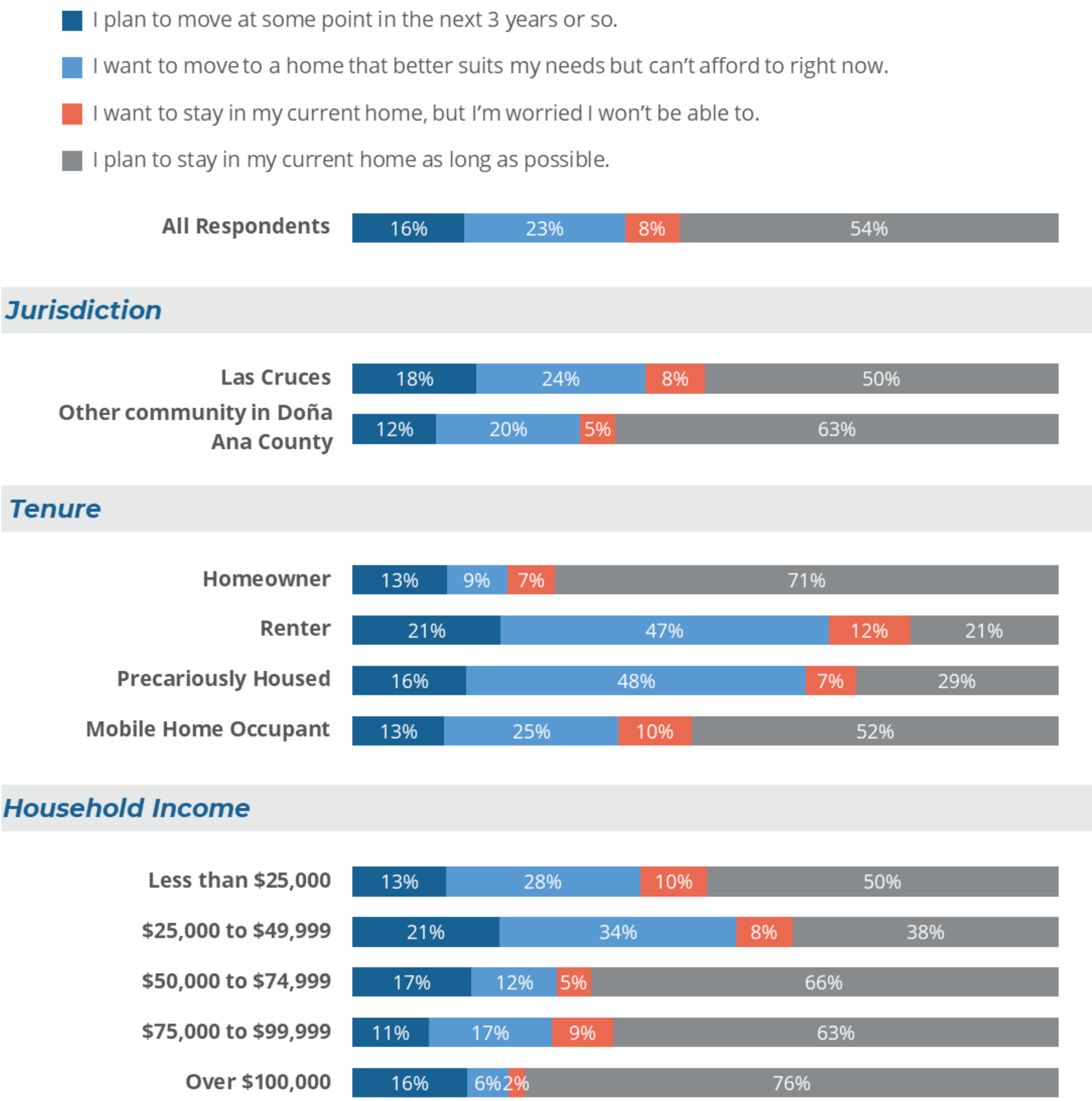
Respondents living in communities in Doña Ana County other than Las Cruces reported greater desire and ability for stability, with 63% planning to stay in their current home compared to 50% of respondents in Las Cruces. In contrast, respondents in Las Cruces were more likely to anticipate mobility or instability: 18% planned to move within the next three years, compared in 12% in other communities, and 24% wanted to move but could not afford to, compared to 20% of those outside of Las Cruces.

By tenure, homeowners experienced and favored stability at the highest rate, with 71% planning to remain in their current home as long as possible. Only 7% of homeowners worried they would be unable to stay, and 9% wanted to move but could not afford to.

Renters and precariously housed respondents reported a desire to move hampered by financial constraints: 47% of renters and 48% of precariously housed respondents wanted to move to a home that better suited their needs but were unable to afford to do so. Mobile home occupants reported more mixed outcomes, with just over half (52%) preferring to stay as long as possible and one-quarter (25%) wanting to move but lacking the financial means.

By household income, respondents with incomes above $50,000 were more likely to report desire to stay in their current home. Those with household incomes between $25,000 and $49,999 reported the highest rate of wanting to move but being unable to afford it (34%). Among respondents with incomes below $24,999, half (50%) wanted to stay in their current home as long as possible, while an additional 10% in this income group wanted to remain but expressed concern that they may not be able to.

Figure A-28.
Future Housing Plans, Jurisdiction, Tenure, and Household Income



Note: n = 643.

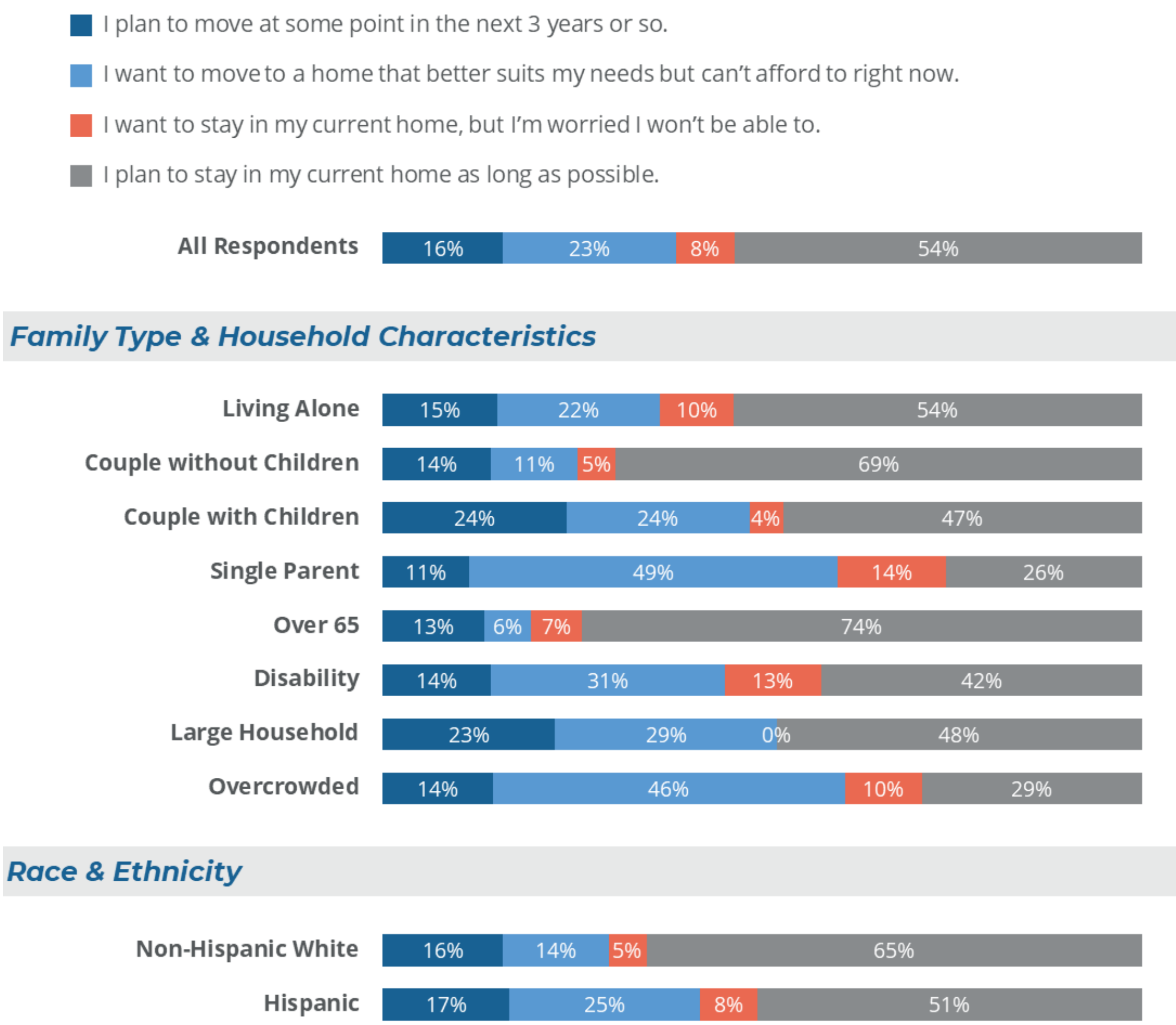
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

The figure below shows future housing plans by family type, household characteristics, race, and ethnicity. By family type and household characteristics, single-parent households reported the greatest financial constraints in future housing plans, with nearly half (49%) wanting to move but being unable to afford to do so—substantially higher than respondents living alone (22%), couples without children (11%), and couples with children

(24%). Nearly one-quarter (24%) of couples with children reported plans to move in the next three years. Single parents and households with a disability were most likely to want to stay in their current home while worrying they may not be able to at the highest rates (14% and 13%, respectively).

By race and ethnicity, one-quarter (25%) of Hispanic respondents reported wanting to move to a home that better suits their needs but being unable to afford to do so, compared to 14% of non-Hispanic White respondents. Non-Hispanic White and Hispanic respondents reported plans to move at similar rates (16% and 17%, respectively).

Figure A-29.
Future Housing Plans, Family Type, Household Characteristics, Race, and Ethnicity



Note: n = 643.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Desire to move. Of respondents who selected they wanted to move in the next three years or those who wanted to move but could not afford to do so, the primary motivation was wanting a different sized home or yard (38%), followed by desire to go from a renter to a homeowner (34%). Less common reasons were finding a more affordable home (22%), wanting a different neighborhood (19%), and family or personal reasons (18%). Responses were similar by jurisdiction, however, respondents outside of Las Cruces selected wanting to move for more accessibility features the most frequently.

Over half (58%) of respondents who wanted to move reported they had not yet because they cannot afford rents or home prices in other places. Other reasons included inability to afford application fees, deposits, or other moving costs (34%), having bad or no credit history (21%), and for current homeowners, not being able to move to another for-sale home at current prices (13%). Again, responses were similar by jurisdiction, but respondents outside of Las Cruces expressed accessibility-related needs, with 13% reporting they have not moved yet because they can't find a home with accessibility features. Other open-ended responses included:

Reasons for wanting to move

- *"I want my own house to get my kids to come home."* – Precariously housed in Las Cruces
- *"Safety concerns, lack of professional healthcare."* – Homeowner in Las Cruces
- *"Would like to move north for cooler weather and not to worry about water issues here in LC."* – Homeowner in Las Cruces
- *"Leave a relationship. He won't leave so I have to."* – Renter in Las Cruces
- *"I want to feel safe and not harassed by my landlord."* – Renter in Las Cruces
- *"High crime in the area I live in. I have had a motorcycle stolen, random people come up to my door, people break into my car, packages stolen, and overall just feel unsafe."* – Renter in Las Cruces
- *"Too many kids for the size of home I have."* – Homeowner in Las Cruces
- "*Because of our age, we want to move closer to the city to minimize daily driving."* – Homeowner in Las Cruces

Reasons for not moving yet

- "*Nobody wants to take a Section 8 voucher."* – Renter in Las Cruces
- *"Wife died. Need to find accommodations that suit a single life."* – Homeowner in Las Cruces

- *"Can't find a stable job."* – Precariously housed in Las Cruces
- *"I have family here that needs me."* – Homeowner in Las Cruces
- *"Waiting for children to finish school."* – Homeowner in Las Cruces
- *"Not many landlords accept section 8 and I have a family of 7 so it needs to be a 4+ bedroom."* – Renter in Las Cruces
- *"Market is not great for selling."* – Homeowner in Las Cruces

Figure A-30. Top Reasons for Moving and Not Having Moved Yet, Jurisdiction

The top reasons I want to move are...

All Respondents			Las Cruces			Other Community in Doña Ana County		
1	Want a different sized home and/or yard	38%	1	Want a different sized home and/or yard	37%	1	Want a different sized home and/or yard	43%
2	I rent and want to own	34%	2	I rent and want to own	32%	2	I rent and want to own	39%
3	To find a more affordable home	22%	3	To find a more affordable home	23%	3	To find a more affordable home	22%
4	Want a different neighborhood	19%	4	Want a different neighborhood	23%	4	Family/personal reasons	22%
5	Family/personal reasons	18%	5	Other	17%	5	Want more accessibility features	11%

The top reasons I haven't moved yet are...

All Respondents			Las Cruces			Other Community in Doña Ana County		
1	I can't afford rents or home prices in other places	58%	1	I can't afford rents or home prices in other places	57%	1	I can't afford rents or home prices in other places	60%
2	I can't afford application fees, deposits, or moving costs	34%	2	I can't afford application fees, deposits, or moving costs	35%	2	I can't afford application fees, deposits, or moving costs	31%
3	I have bad or no credit history	21%	3	I have bad or no credit history	20%	3	I have bad or no credit history	23%
4	Other	15%	4	Other	18%	4	I can't find a home with accessibility features I need	13%
5	I own a home but can't afford to purchase something else	13%	5	I own a home but can't afford to purchase something else	12%	5	I own a home but can't afford to purchase something else	17%

Note: n = 238 reasons for moving; n = 223 for reasons for not having moved yet.

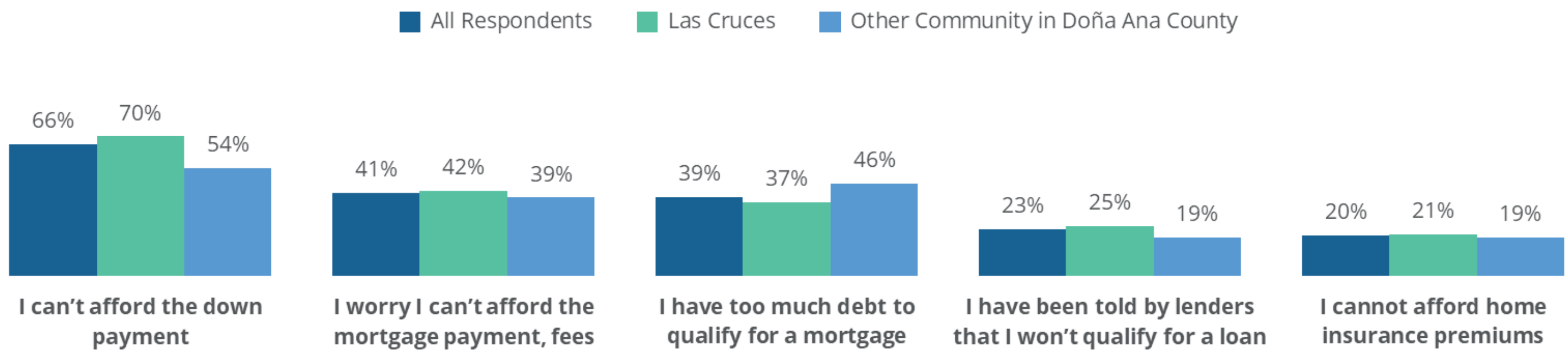
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Barriers to homeownership. Renter respondents were asked about the barriers they face in becoming homeowners. Two-thirds (66%) of renters cited inability to afford the down payment. Additional barriers were worry about being able to afford the mortgage and other fees associated with homeownership (41%), having too much debt to quality for a mortgage (39%), being disqualified by lenders for a loan (23%), and inability to afford home insurance premiums (20%).

Renters in Las Cruces reported affording a down payment as a barrier at the highest rate (70%) compared to 54% of renters outside of Las Cruces. Renters in other communities in Doña Ana County reported that they have too much debt to qualify for a mortgage (46%) at a higher rate than those in Las Cruces (37%). Other responses included:

- *"Student loans caused my DTI [debt-to-income ratio] to be too high to qualify for a mortgage despite the loan being in good standing. My student loans are effectively preventing me from qualifying to buy a home or car."* – Renter in Las Cruces
- *"Need to fix credit."* – Renter in Las Cruces
- *"No knowledge of homeownership"* – Renter in Las Cruces
- *"I am not employed."* – Renter in Las Cruces
- *"I don't know how."* – Renter in Las Cruces

Figure A-31.
Barriers to Purchasing a Home



Note: n = 228; reflects current renters only.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By family type:

- Inability to afford a down payment, worry about not being able to afford the mortgage, and having too much debt were the top barrier to homeownership across family types; and

- Couples with children and single parents reported being told by a lender they did not qualify for a loan at the highest rates (25% and 23%, respectively).

By household income:

- Inability to afford a down payment, worry about not being able to afford the mortgage, and having too much debt were also top barriers across income groups; and

- Inability to afford home insurance was common for those with income less than $24,999 (21%), those between $25,000 and $49,999 (28%), and those between $50,000 and $74,999 (24%).

Figure A-32. Top Barriers to Homeownership, Family Type and Household Income

Living Alone		
1	I can't afford the down payment	74%
2	Worry I can't afford the mortgage	47%
3	Too much debt for a mortgage	35%
4	Can't afford home insurance	21%
5	Lenders said I don't qualify for loan	18%

Couple with Children		
1	I can't afford the down payment	61%
2	Too much debt for a mortgage	47%
3	Worry I can't afford the mortgage	39%
4	Lenders said I don't qualify for loan	25%
5	Can't afford home insurance	14%

Couple without Children		
1	I can't afford the down payment	64%
2	Worry I can't afford the mortgage	40%
3	Too much debt for a mortgage	36%
4	Can't afford home insurance	32%
5	Other	24%

Single Parent		
1	I can't afford the down payment	75%
2	Worry I can't afford the mortgage	50%
3	Too much debt for a mortgage	39%
4	Can't afford home insurance	30%
5	Lenders said I don't qualify for loan	23%

Less than $24,999		
1	I can't afford the down payment	66%
2	Worry I can't afford the mortgage	35%
3	Too much debt for a mortgage	32%
4	Can't afford home insurance	21%
5	Lenders said I don't qualify for loan	19%

$25,000 to $49,999		
1	I can't afford the down payment	67%
2	Too much debt for a mortgage	49%
3	Worry I can't afford the mortgage	46%
4	Lenders said I don't qualify for loan	34%
5	Can't afford home insurance	28%

$50,000 to $74,999		
1	I can't afford the down payment	86%
2	Too much debt for a mortgage	48%
3	Worry I can't afford the mortgage	38%
4	Can't afford home insurance	24%
5	Can't afford homes close to my work	19%

Note: n = 228. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

By household type:

- Over 70% of households with a disability and respondents living in overcrowded conditions reported inability to afford a down payment; and
- 22% of households with a disability and with those over 65 cannot afford to pay home insurance.

By race and ethnicity:

- 23% of Hispanic respondents reported that a lender told them they do not qualify for a loan compared to 18% of non-Hispanic White respondents.

Figure A-33.
Top Barriers to Homeownership, Household Characteristics, Race, and Ethnicity

	Disability	
1	I can't afford the down payment	76%
2	Worry I can't afford the mortgage	50%
3	Too much debt for a mortgage	42%
4	Lenders said I don't qualify for loan	24%
5	Can't afford home insurance	22%

	Overcrowded	
1	I can't afford the down payment	73%
2	Too much debt for a mortgage	51%
3	Worry I can't afford the mortgage	37%
4	Lenders said I don't qualify for loan	34%
5	Can't afford home insurance	22%

	Over 65	
1	I can't afford the down payment	58%
2	Worry I can't afford the mortgage	39%
3	Other	29%
4	Too much debt for a mortgage	23%
5	Can't afford home insurance	23%

	Large Household	
1	I can't afford the down payment	68%
2	Too much debt for a mortgage	47%
3	Lenders said I don't qualify for loan	34%
4	Worry I can't afford the mortgage	29%
5	Can't afford home insurance	18%

	Non-Hispanic White	
1	I can't afford the down payment	76%
2	Worry I can't afford the mortgage	44%
3	Too much debt for a mortgage	32%
4	Can't afford home insurance	26%
5	Lenders said I don't qualify for loan	18%

	Hispanic	
1	I can't afford the down payment	70%
2	Too much debt for a mortgage	44%
3	Worry I can't afford the mortgage	37%
4	Lenders said I don't qualify for loan	23%
5	Can't afford home insurance	22%

Note: n = 228.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Neighborhood and Community

Beyond respondents' personal housing choices and experiences, the survey also explored perceptions of neighborhood belonging and inclusion. This section examines respondents' comfort within their community and perceived barriers while seeking housing, with results disaggregated by selected demographic characteristics.

Feeling welcome in community. Respondents were asked whether they agreed with the statement "I feel that people like me and my family are welcome in all neighborhoods in my community." Overall, a majority expressed agreement: 36% agreed and 21% strongly agreed (57% total).

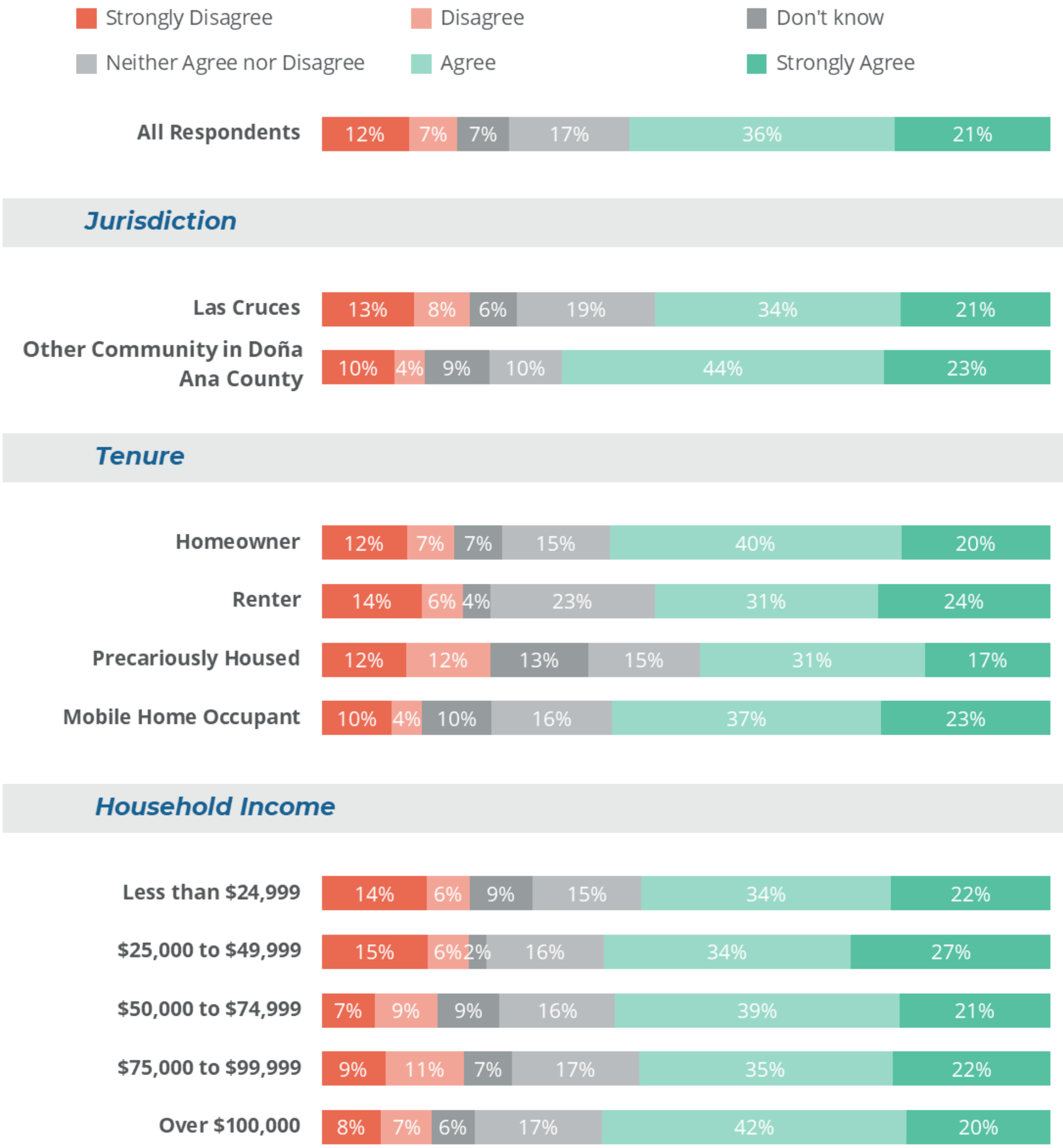
The balance expressed feeling unsure or unwelcome, with 12% strongly disagreeing that they live in a welcoming community and 7% disagreeing. As shown in the figure below, responses varied by jurisdiction, tenure, and household income.

Respondents living in other communities in Doña Ana County reported higher levels of feeling welcome than those in Las Cruces. In other communities, 44% agreed and 23% strongly agreed that they felt welcome in all neighborhoods, compared to 34% and 21%, respectively, among respondents in Las Cruces.

Renters were the most polarized group, with 24% strongly agreeing that they felt welcome and 14% strongly disagreeing. Mobile home occupants and homeowners reported the highest overall levels of agreement (agree or strongly agree) that they felt welcome across neighborhoods in their community.

Household income was also associated with perceptions of welcomeness. Respondents with household incomes below $24,999 and between $25,000 and $49,999 reported the highest rates of strong disagreement (14% and 15%, respectively). At the same time, respondents in the $25,000 and $49,999 range also reported a high level of strong agreement, with 27% indicating they felt welcome in all neighborhoods, suggesting varied experiences within this income group.

Figure A-34.
Level of Agreement with: "I feel that people like me and my family are welcome in all neighborhoods in my community." By Jurisdiction, Tenure, and Household Income



Note: n = 620.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Level of agreement varied by family type, household characteristics, race, and ethnicity. Respondents living in overcrowded or large households, as well as couples with children, reported strong disagreement at the highest rates. In contrast, respondents living alone, couples without children, and households with a member over age 65 reported agreeing or strongly agreeing at the highest rates.

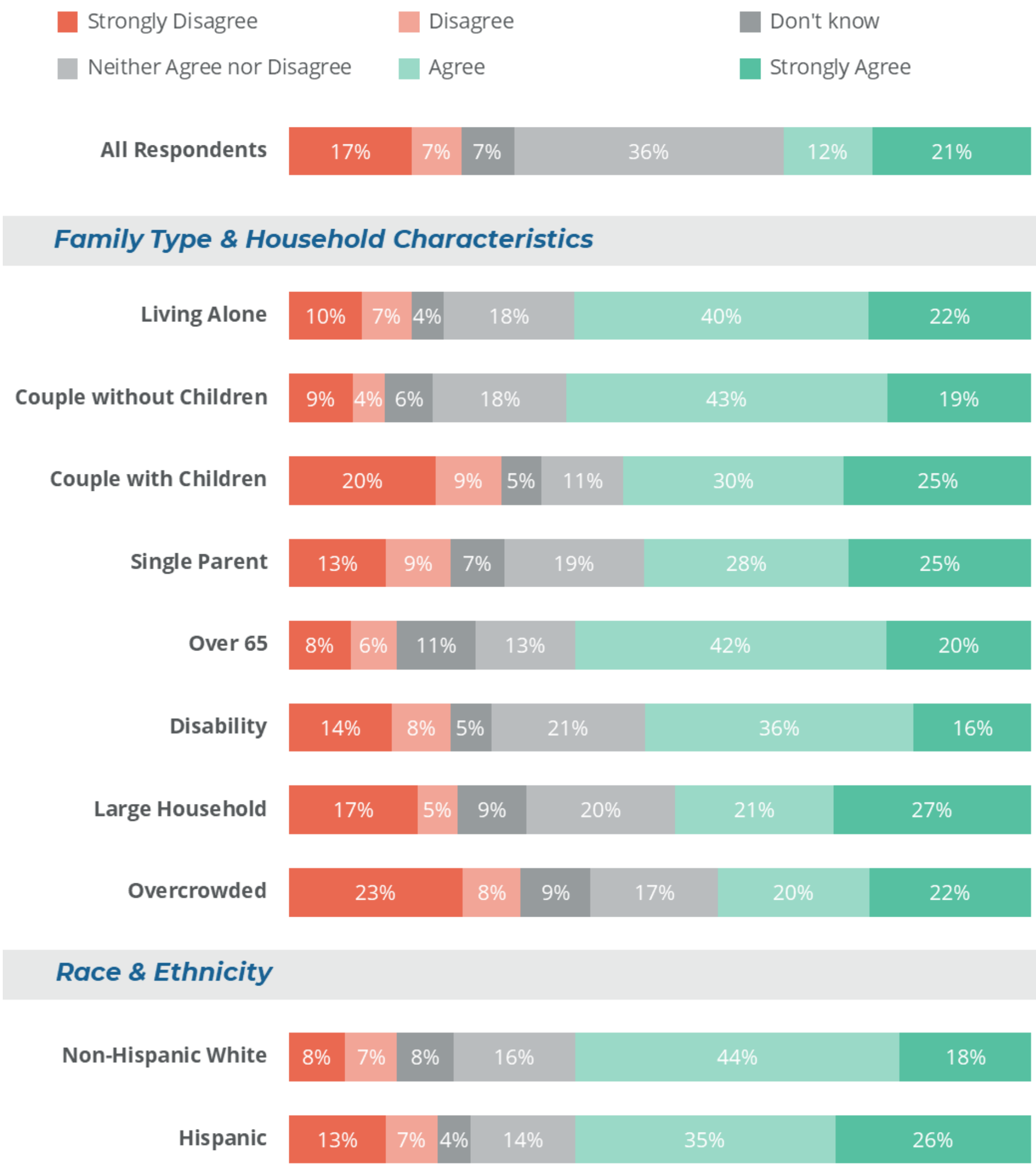
By race and ethnicity, Hispanic respondents expressed more polarized views than non-Hispanic White respondents. Hispanic respondents were more likely to strongly disagree that they felt welcome (13% compared to 8% of non-Hispanic White), but also more likely to strongly agree (26% compared to 18%). Despite this polarization, overall levels of agreement were similar across both groups.

Respondents who disagreed or strongly disagreed that they felt welcome in all neighborhoods were invited to share open-ended explanations, which included:

- *"My family is mixed African American and Mexican."* – Precariously housed in Las Cruces
- *"Being low income makes me feel secluded."* – Precariously housed in Las Cruces
- *"Lack of English is a barrier."* – Mobile homeowner in other community in Doña Ana County
- *"Gated communities often do not want children in their neighborhood. They also do not want 'common folk' among them."* – Homeowner in Las Cruces
- *"Por mi edad / Because of my age."* – Mobile homeowner in Las Cruces
- *"Most areas are ok, but with the recent shootings occurring at parks this year, it can be challenging to arrange a get together."* – Renter in Las Cruces
- "*We are Hispanic living in a predominantly white neighborhood. We and other Hispanics in our neighborhood have been treated poorly, and racially profiled on more than one occasion by some neighbors. Others are very kind and welcoming. We treat all of our neighbors with kindness and respect regardless of their behavior because we want to live in peace."* – Homeowner in Mesilla
- *"Because I do have a record from a long time ago and have since changed, but people still treat me badly."* – Renter in Las Cruces
- *"I disagree because there are neighborhoods that do not welcome young owners and renters due to the neighborhood aesthetic and price of the homes."* – Renter in Las Cruces
- *"There is gang violence in lower income neighborhoods, if you are visibly from a different part of town you are harassed by residents in higher income neighborhoods."* – Renter in Las Cruces

- *"There are many areas that are unsafe for people of certain ethnicities, areas not safe for pets, and areas not safe for women or children due to crime, inaccessibility, and lack of amenities."* – Renter in Las Cruces

Figure A-35.
Level of Agreement with: "I feel welcome in all neighborhoods in my community." By Family Type, Household Characteristics, Race, and Ethnicity



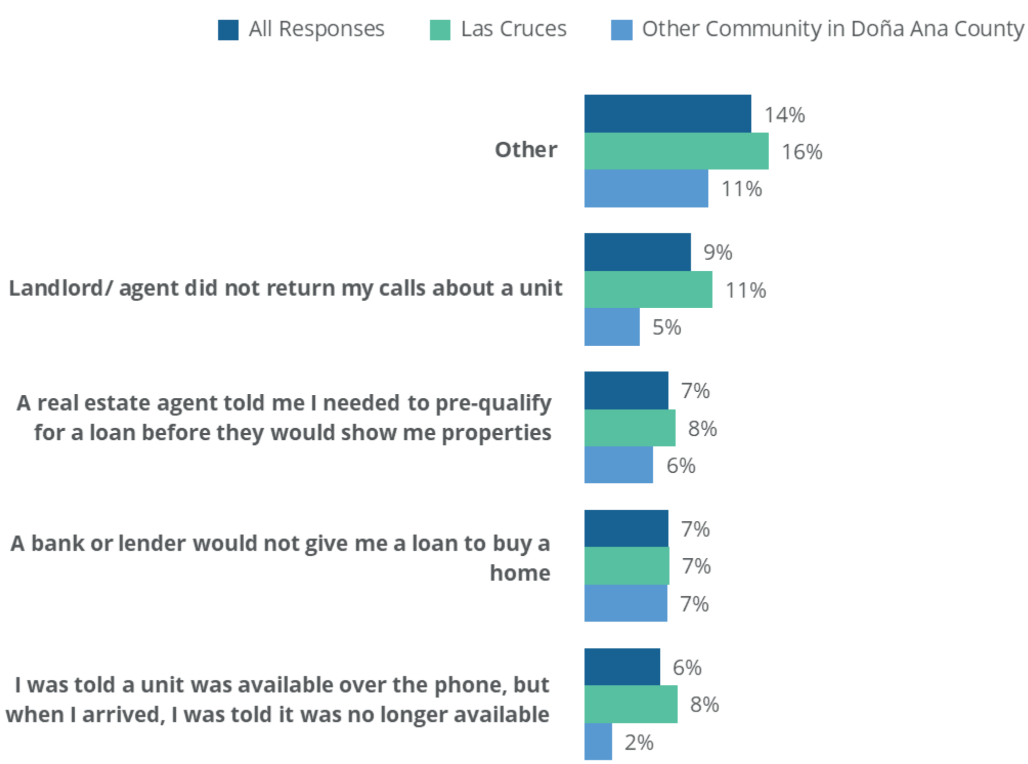
Note: n = 620.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Experience looking for housing. Respondents were asked about their experience looking for housing in Doña Ana County in the past five years. Sixty-one percent of respondents reported they had *not looked for housing* in the county in the past five years. Of those who did (39%), 9% reported that a prospective landlord or agent did not return calls about a unit, 7% reported that a real estate agent told them they needed to pre-qualify for a loan before they were shown properties, 7% were not given a loan to buy a home by a bank or lender, and 6% were told a unit was available over the phone, but when they showed up, were told the unit was no longer available. These are low incidences of negative experiences. Other experiences included:

- *"Landlords wouldn't rent because someone in our family is a felon."* – Homeowner in Las Cruces
- *"I have looked, because I'd like a yard, but landlords won't take my voucher."* – Renter in Las Cruces
- *"Housing that allowed pets was very difficult to find as a renter. We were willing to live in less than favorable conditions for our pets."* – Homeowner in Las Cruces

Figure A-36.
Experiences While Looking for Housing in Doña Ana County in the Past Five Years



Note: n = 618.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

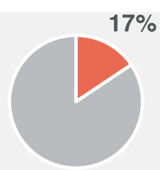
Overall, 17% of respondents who looked for a home in the past five years thought these experiences were related to discrimination. Respondents in Las Cruces were more likely to believe their experience was related to discrimination than those in other communities in the County (19% compared to 9%). As shown in the figure below, the top reason across jurisdictions was race and ethnicity. Other top reasons in the survey overall were family status (e.g., having children, being pregnant, or marital status) and age. Note that other communities in Doña Ana County have been excluded from the figure below due to small sample size for reasons for discrimination (n =3).

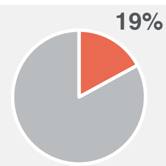
Other reasons for discrimination specified in an open-ended text box were criminal justice involvement, employment discrimination, and facing discrimination as a Black person living in Las Cruces.

Figure A-37. Discrimination Experience and Perceived Reasons

I believe that these experiences were because of discrimination…

All Respondents	Las Cruces





Reasons for Discrimination

	All Respondents			Las Cruces	
1	Race and ethnicity	74%	1	Race and ethnicity	72%
2	Family status; Age	33%	2	Family status; Age	33%

Note: n = 238 belief in discrimination; n = 39 discrimination reason. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

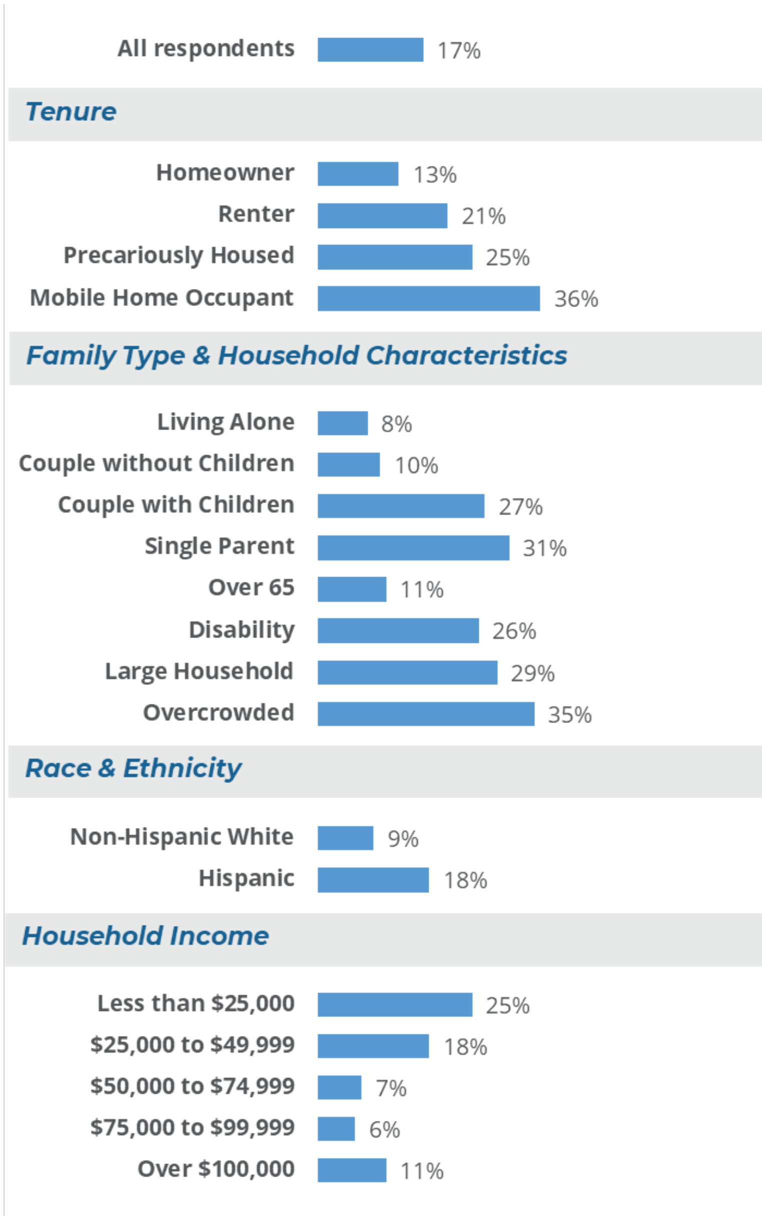
Belief that experiences were tied to discrimination varied by tenure, family and household type, race and ethnicity, and household income. Mobile home occupants, respondents in overcrowded households, and single parents reported discrimination at the highest rates. Hispanic respondents reported discrimination at double the rate of non-Hispanic White respondents (18% compared to 9%).

The top reasons for discrimination for mobile home occupants were race and ethnicity (78%) and family status (33%). For overcrowded households, top reasons were race and ethnicity (62%), disability and family status (both 46%), and source of income (38%). Finally, for single parents, the top reasons were race and ethnicity (67%) and age (44%)

Figure A-38.
I believe I experienced discrimination… by Selected Characteristics

Note:
n = 238.

Source:
2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.



Over half (58%) of respondents who experienced discrimination reported that they did nothing because they weren't sure what to do. Thirteen percent moved to find another place to live and 11% did nothing because they were afraid of eviction or harassment. One respondent who offered an open-ended response specified that they worked with a different realtor and another said they just found a house on their own.

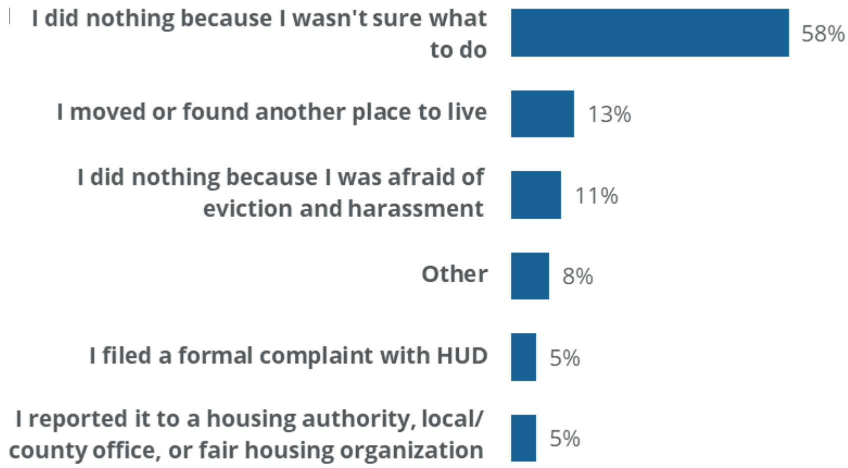
Figure A-39. Action Taken After Discrimination

Note:

n = 38.

Source:

2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.



Housing type tradeoffs. Respondents were asked what changes they would make to their housing situation to achieve a set of tradeoffs, such as a shorter commute or lower housing costs. The matrix below displays the proportion of respondents willing to live in each housing situation based on each tradeoff. The color ranges from red—the least popular housing situation and change— to green—the most popular housing situation and trade-off. Results from the exercise show:

- Becoming a homeowner, lowering monthly housing costs, and being closer to services and amenities were the most supported tradeoffs across housing situations;
- Small single family detached homes, living in a rural area, and townhomes/ du-/tri-/fourplex were the most selected housing situations by those who desired to become a homeowner;
- Of those who would be willing to change housing situations for lower monthly housing costs, townhomes/ du-/tri-/fourplexes and tiny homes were the most popular housing situations, followed by small single family detached homes, condos, and living in a rural area;
- Respondents were most willing to live in a condo or small single family home to be closer to services and amenities;
- Cut in commuting time was not a large motivator in housing choice, suggesting respondents would not be willing to change their current housing situation just to cut commute time. Only 3% to 5% of respondents chose this item across housing types; and
- Co-housing and shared community living was generally the least favored housing situation. This option received the lowest proportion of respondents across each trade-off.

Respondents could also report which housing situations they would never live in:

- 66% said they would never live in a co-housing situation or shared community with people they are not related to;
- 53% said they would never live in a tiny home;
- 50% would never live in an ADU in the same lot of someone's primary home;
- 44% would never live in a condominium;
- 36% would never live in a townhome or in a rural town, and finally,
- 18% said they would never live in a small single family detached home.

Figure A-40.
Share of Residents willing to occupy different Housing Types under Trade-off Scenarios

	Housing Situation						
Trade Off	Du-/tri-/fourplex, townhome	Condo	Small single family detached home	ADU in lot of someone's primary home	Live in a rural town	Tiny home (<500 square feet)	Co-housing/shared community
Cut commute time	5%	5%	6%	5%	3%	4%	4%
Become homeowner	22%	18%	25%	14%	24%	19%	10%
Lower monthly housing costs	28%	27%	27%	23%	26%	28%	13%
Move to a city/town in Doña Ana County I want to live	9%	7%	10%	8%	11%	8%	4%
Be in an age friendly community to retire	19%	21%	17%	13%	15%	14%	11%
Be in family friendly community to raise kids	12%	9%	13%	6%	10%	7%	4%
Be closer to public transit	14%	13%	13%	12%	11%	13%	11%
Be closer to services and amenities	31%	37%	35%	28%	30%	26%	16%

Note: n = 363-433.

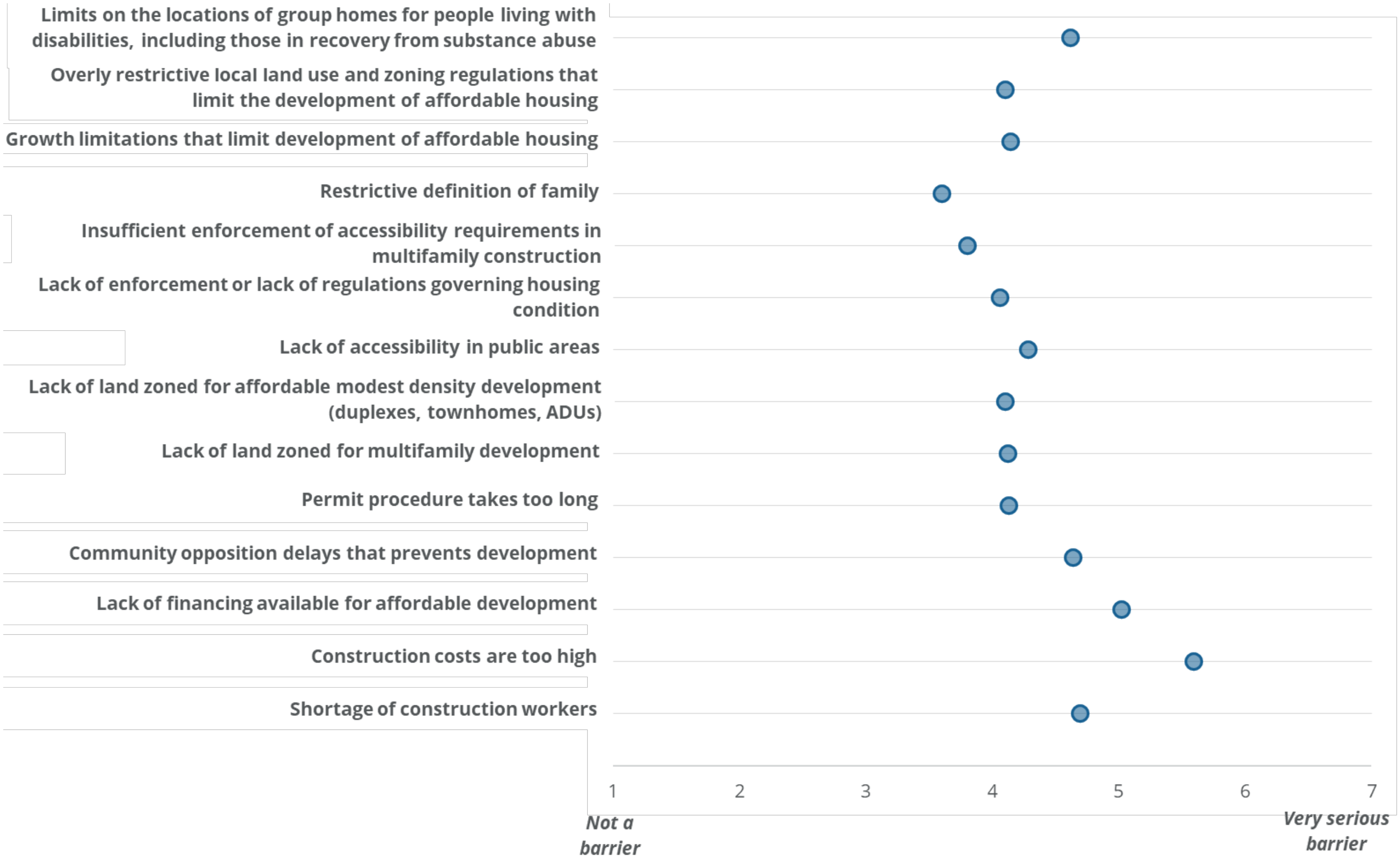
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Despite potential positive tradeoffs, there are sometimes barriers to building or implementing the preceding housing situations. Stakeholders who serve residents in Doña Ana County were asked to indicate the degree of seriousness selected barriers present to housing choice and development.

The cost of construction was given the highest barrier rating, followed by the lack of financing for affordable housing, community opposition that prevents development, and limits on the locations of group homes for people living with disabilities (including those in recovery from substance abuse).

Items receiving the lowest barrier ratings were the restrictive definition of family (that sometimes limits the ability with people with disabilities to live together) and the insufficient enforcement of accessibility requirements in multifamily construction.

Figure A-41. Ratings of Barriers to Housing Choice and Development, Stakeholder Respondents



Note: n = 82.

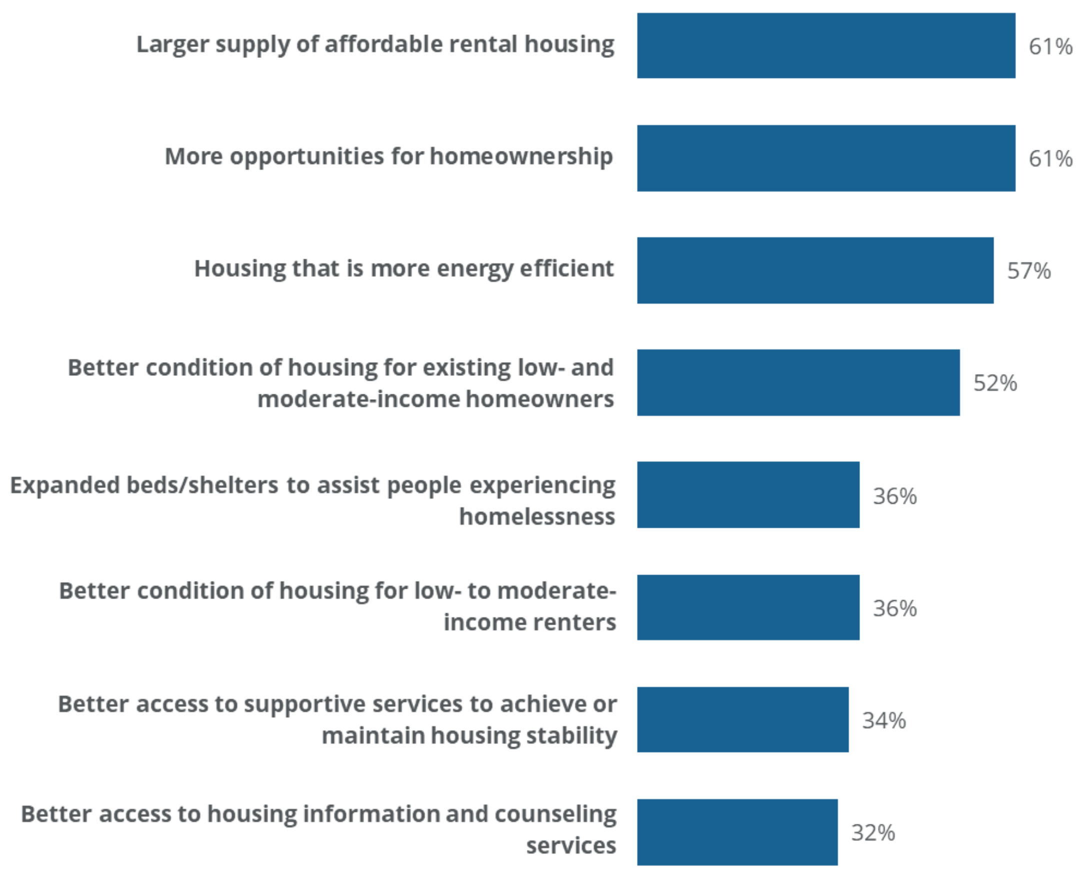
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Desired Funding Outcomes

Finally, stakeholders were asked to select up to five priority housing, economic development, and community development outcomes from investment of HUD block funds within Doña Ana County used over the next five years.

Housing outcomes. Sixty-one percent of stakeholders identified a larger supply of affordable rental housing and more opportunities for homeownership as their top housing outcomes (61%), followed by housing that is more energy efficient (57%), better condition of housing for existing low- and moderate-income homeowners (52%), expanded beds or shelters to assist people experiencing homelessness (36%), better condition of housing for existing low- and moderate-income renters (36%), better access to supportive services to achieve or maintain housing stability (34%), and better access to housing information and counseling services (32%).

Figure A-42.
Top Housing Outcomes from HUD Block Funds, Stakeholder Respondents



Note: n = 56.

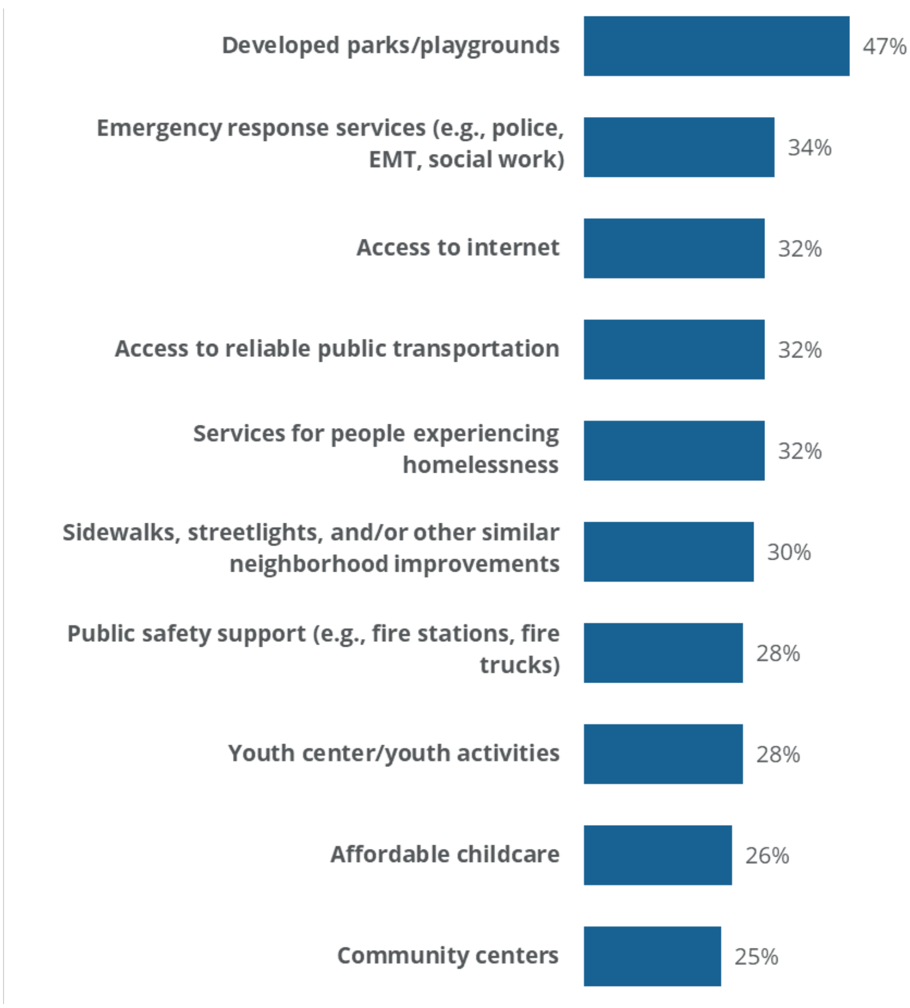
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Other housing outcomes specified by stakeholders included:

- *"Remove impact fees, utility extension fees."*
- *"Capped rent places to live that are pet friendly."*

Stakeholders also prioritized economic and community development outcomes over the next five years in the County. The most frequently selected item was developed parks or playgrounds (47%), followed by emergency response services (34%), access to internet (32%), access to reliable public transportation (32%), services for people experiencing homelessness (32%), and sidewalks, streetlights, or other neighborhood improvements (30%).

Figure A-43.
Top Economic and Community Development Outcomes from HUD Block Funds, Stakeholder Respondents



Note: n = 53.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Other open-ended community and economic development outcomes included:

- *"A community land trust."*
- *"Multimodal-focused transportation network."*
- *"Public art."*
- *"Animal control needs to start aggressively enforcing and fining for nuisance dogs, many neighborhoods aren't safe to walk anymore because people know there's no consequence for their dogs at large or threatening the public."*

APPENDIX B.

CITIZEN PARTICIPATION PLAN

City of Las Cruces, New Mexico
CITIZEN PARTICIPATION PLAN

Housing and Neighborhood Services

City Manager's Office City of Las Cruces

P.O. Box 20000, Las Cruces, NM 88004

700 N Main St.

Las Cruces, NM 88001

(575) 528-3022 Main

FAX 575-528-3101

TTY 575-528-3157

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City of Las Cruces

Citizen Participation Plan, 2026-2030

The City of Las Cruces (City), as an entitlement community, is eligible to receive Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). This Citizen Participation Plan (Plan) provides for and encourages citizen participation in the CDBG and HOME programs. This Plan is an essential element of the City's community development process and has been developed to comply with the regulations of the CDBG and HOME programs as administered by HUD.

The Consolidated Plan is a HUD requirement for a city to receive federal housing and community development funding. The Consolidated Plan report examines the housing and community development needs of a city, sets priorities for HUD grant monies to which a city is entitled, identifies the city's performance in meeting its goals, and establishes a strategic plan for meeting current and future needs. Each Consolidated Plan is also required to have a strategy for citizen participation in the Consolidated Planning process.

This document constitutes the Citizen Participation Plan for the City of Las Cruces Consolidated Plan. The Citizen Participation Plan (CPP) describes how citizens will participate in four programmatic areas for the 2026 to 2030 program years:

1. Development of the Consolidated Plan,
2. Substantial amendments made to the Consolidated Plan,
3. Development of the Annual Action Plan, and
4. Development of the consolidated annual performance and evaluation report (CAPER).

Purpose of Citizen Participation Plan

The City of Las Cruces (City) recognizes the importance of public participation in both defining and understanding current housing and community development needs, and prioritizing resources to address those needs. The City's Citizen Participation Plan is designed to provide citizens of all ages, genders, economic levels, races, ethnicities, and special needs equal access to become involved each year. This document serves as the City's Citizen Participation Plan for the 2026 Consolidated Plan program year, and all subsequent program years through 2030. This Citizen Participation Plan was drafted in accordance with 24 CFR Sections 91.100 and 91.105 of HUD's Consolidated Plan regulations. In order to ensure maximum participation in the Consolidated Planning process among all populations and needs groups, and in order to ensure that their issues and concerns are adequately addressed, the City will follow the standards set forth in its adopted Citizen Participation Plan during development of its Consolidated Plan, Annual Action Plan, Consolidated Annual Performance Evaluation Report (CAPER), and substantial amendments. The participation process will be developed and monitored by the City Manager's Office.

The primary objectives of the City's Five-Year Citizen Participation Plan are to:

- Encourage citizen participation in the development of the Five-Year Consolidated Plan, the Annual Action Plan, the Consolidated Annual Performance Evaluation Report, and substantial amendments with emphasis on participation from individuals and households identified as low to moderate income, at-risk of or experiencing homelessness, those residing in areas where funding will be utilized, and residents with special needs. Consult stakeholders and partner organizations, especially those in the fields of community and economic development, affordable housing, natural hazards risk, and digital/broadband.
- Provide citizens with reasonable and timely access to meetings, information and records relating to the City's plan for utilizing funding in addition to allowing reasonable opportunity to comment on the Five-Year Consolidated Plan, the Action Plan, the Citizen Participation Plan, the Consolidated Annual Performance and Evaluation Report, and substantial amendments.
- As requested, provide technical assistance to groups representative of persons of low to moderate income populations who plan to apply for block grant funding.
- Provide public hearings to obtain citizen and stakeholder views and to provide an opportunity to comment on the proposed draft plans and funding allocations.
- Provide substantive written response to every written citizen complaint within fifteen (15) working days of receiving statement (where practicable).
- Endeavor to meet the needs of non-English speaking and Limited Language Proficiency (LEP) residents in the case of public hearings where a significant number of non-English speaking and/or LEP residents can be reasonably expected to participate. When requested no later than 72 hours prior to a public hearing, appropriate provisions will be determined and made that may include translation of public hearing comments and documents into the language of the majority of the non-English speaking or LEP residents affected. Spanish translation is available at all community meetings.
- Provide public hearings at locations accessible to persons with disabilities and make provisions for persons with disabilities when requests are made at least 72 hours prior to the hearing.
- Provide options for virtual, as well as in-person hearings, to allow for convenient and inclusive participation by residents and stakeholders and in the event of a national, state or local declared emergency that limits the ability for in person meetings.

Citizen Participation Plan Development Process and Adoption

The Consolidated Plan process begins with the preparation of the Citizen Participation Plan (CPP) which describes the Plan Development Process. The CPP informs the public about processes and procedures for public access and influence on the Consolidated Plan and Annual Action Plans, and the proposed scheduling for development and submission of the plan.

Copies of the CPP are made available at least 10 days prior to a public hearing at the City of Las Cruces City Hall and on the City of Las Cruces website.

Prior to the adoption of the Citizen Participation Plan, implementation of the following public comment, review, and adoption procedures ensure that all citizens have a chance to participate in development of the Plan.

1. The City will provide a notice of the 15-day public review period for the Citizen Participation Plan in a local newspaper.
2. The proposed Citizen Participation Plan will be available for public review at the City of Las Cruces Housing and Neighborhood Services, the City Clerk's office, and on the City's website.
3. Upon request, the Plan will be made accessible to any person with disabilities. The City will provide a reasonable number of free copies of the Citizen Participation Plan to citizens and groups that request copies.
4. Comments or views of citizens received in writing during the public review period will be solicited by the City of Las Cruces staff. Comments can be sent in writing to the attention of Housing and Neighborhood Services, P.O. Box 20000, Las Cruces, NM 88004. They can also be made by calling (575) 528-3086 or emailing: ngreen@lascruces.gov.
5. The Final Plan will include a summary of public comments and a summary of any comments not accepted and the reasons therefore, all of which will be attached to the final Citizen Participation Plan.

Amendment of the Citizen Participation Plan

The City will amend its approved Citizen Participation Plan whenever a change in the public participation process, as outlined in this plan, is proposed. An amendment to the approved Citizen Participation Plan will be reviewed and approved by the City of Las Cruces City Council. Notice of any amendment to the Citizen Participation Plan will be published in local newspapers (e.g., the Las Cruces Sun News and/or The Las Cruces Bulletin) no less than 15 days prior to the review and adoption to allow the public the opportunity to review and comment on the amendment. Notice will also be given to key housing and community development organizations in the City before the 15-day comment period begins. The Citizen Participation Plan will comply with City accessibility/ADA requirements. Appeals concerning the amendment should follow the Appeal procedures outlined in this document.

Glossary of Relevant Terms

CAPER: The Consolidated Annual Performance and Evaluation Report, as required by HUD regulations, reports the City's completion of projects and activities as outlined within the Action and Consolidated Plans and the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds at the end of the program year.

Consolidated Plan: A three to five-year plan of the City's Housing and Community Development needs, resources, priorities, and proposed activities to be undertaken for both the CDBG and HOME programs.

Action Plan: The yearly portion of the Consolidated Plan that identifies the specific activities and projects to be undertaken with CDBG and HOME resources during that funding/program year by the City.

CDBG: The Community Development Block Grant Program, as established under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, and the funding received under such program assists communities to address housing and community development needs, primarily for low- and moderate-income residents.

HOME: The HOME Investment Partnerships Program, as established by the Cranston-Gonzalez National Affordable Act of 1990, is designed to provide communities with funding from the U.S. Department of Housing and Urban Development for the creation of affordable housing opportunities through partnerships with other organizations.

Median Family Income (MFI): HUD surveys major metropolitan areas annually to develop an index of median family income by household size.

Low- and Moderate-Income Households: Pursuant to HUD regulations, the primary beneficiaries of the CDBG and HOME programs should be low- and moderate-income households, defined by HUD as follows:

- **Extremely Low-Income:** 0-30% Las Cruces Metropolitan Statistical Area (MSA) Median family income (MFI) adjusted for household size.
- **Low-Income:** 31-50% Las Cruces MSA MFI adjusted for household size.
- **Moderate-Income:** 51-80% Las Cruces MSA MFI adjusted for household size.

Low- and Moderate-Income Neighborhood: Generally defined as a census tract(s) or block group(s) in which a minimum of 51 percent of the residents have an income not exceeding 80 percent of the area median family income.

Relevant Areas and Programs

The City of Las Cruces 2026–2030 Consolidated Plan covers the geographic area within the city limits of Las Cruces. The City is entitled to receive CDBG and HOME funding from HUD during the 2026, 2027, 2028, 2029 and 2030 program years. Each program year coincides with the City's fiscal year of July 1st to June 30th.

Consolidated Plan Development Public Process

The CPP includes efforts to notify the Mesilla Valley Public Housing Authority and other governmental and partnering agencies as well as the affected public about the Plan Development Process and to provide ample opportunity for citizen input at all stages.

Plan Development Schedule*

EVENT	DATE
Issuance of Citizen Participation Plan with Notice of Hearing	October
Public Meetings to Elicit Input on Needs and Priorities	October - February
Publication of proposed Consolidated Plan and Action Plan	March - April
Public Hearing on proposed Action Plan & Budget	March - April
Finalization of Consolidated Plan and Action Plan	April
Proposed Consolidated Plan & Action Plan to City Council for approval	May
Submission of Consolidated Plan & Action Plan to HUD	May

*Specific dates and locations are provided in published notices, through direct mailings, in publicly accessible locations and on the City of Las Cruces website.

Citizen Involvement

The 2026-2030 Consolidated Planning processes will offer many opportunities for citizen participation. While the Citizen Participation Plan will aim to ensure the participation of all residents, special assurances will be made to ensure the participation of the following groups:

- extremely low-, low-, and moderate-income persons;
- persons living in areas where CDBG and HOME funds are proposed to be used;
- residents of publicly assisted housing;
- low-income residents of target neighborhoods;
- persons of color;
- non-English speaking persons;
- persons who are or are at-risk of homeless; and
- persons with disabilities.

Participation will be solicited and encouraged through the following activities.

Citizen Participation Hearings

At least one public hearing will be held after the publication of the draft Consolidated Plan, with a presentation of the completed Consolidated Plan and Annual Action Plan to the City Council. Notification of the public hearings will be provided through local newspapers and on the City of Las Cruces website.

At least one public meeting will be held to collect community input on housing and community development needs prior to the release of the draft Consolidated Plan and Annual Action Plan.

Community Meetings

Consolidated Plan community meetings (also known as public forums or open houses) will be held to gather public input about the housing and community development needs of citizens and their neighborhoods. The community meetings will also provide an opportunity for citizens and interested parties to obtain information about the City's housing and community development programs and eligibility requirements. City staff will be available at the meetings to provide technical assistance for developing funding proposals for the programs covered by the Consolidated Plan.

The community meetings will be held at times that accommodate work schedules and the needs of persons who rely on public transportation and/or are not comfortable driving at night. The locations will be held in low- and moderate-income areas of the city.

Auxiliary aids and services available to community residents upon request may be, but are not limited to, a qualified sign language interpreter, large print materials, audio tape, a note taker, open or closed captioning, assistive listening devices, Braille materials, web site access, etc. This request should be made to the City's ADA Coordinator in writing, or by phone at (575) 528-3100 / TTY 711, at least 72 hours prior to the event where that accommodation is needed. A Spanish translator will be available at all of the community meetings.

Announcements/Invitations

Multiple processes will be used to inform citizens, local government officials, advocates, housing and community development officials and providers, organizations serving underrepresented residents, homeless residents, special needs residents, and low income residents, and others about the public hearings and community meetings/open houses. Citizens will be given advance notice on the City website, through press releases or city postcards, in emails to relevant agencies and advocates, and/or in formal publications in citywide newspapers two weeks prior to public hearings. Email notifications of the meetings will also be sent to various non-profit and partner agencies that work throughout Doña Ana County on the City's e-mail listing and through an interagency listserv.

Public Comment

Prior to the adoption of a Consolidated Plan, the City will make available to interested parties the Draft Consolidated Plan for a comment period of no less than 30 days.

The Draft Consolidated Plan will contain the amount of assistance the City expects to receive through the HUD CDBG and HOME block grants, priority needs, and goals to be achieved through funding over a five year period. The Draft Plan will also include the City's policies related to displacement of low- and moderate-income individuals (by development, as relevant), reducing poverty, removal of lead-based paint hazards, preventing and mitigating homelessness and removing barriers to fair housing choice. The entire proposed Consolidated Plan will be available for viewing at the City of Las Cruces Housing and Neighborhood Services , located at 700,N. Main Street, Las Cruces, NM 88001, during the full public comment period. The proposed Consolidated Plan will also be available for viewing on the City's website.

The City will openly consider any comments of individuals or groups received in writing during the Consolidated Planning process or at public hearings. A summary of the written and public hearing comments will be included in the Final Consolidated Plan submitted to HUD, along with the City's response to the comments.

The City will provide a substantive written response to all complaints related to the Consolidated Plan, amendments, and the CAPER within 15 working days of receiving the complaints. Copies of the complaints, along with the City's response will be sent to HUD if they occur outside of the Consolidated Planning process and, as such, do not appear in the Consolidated Plan.

Consolidated Annual Performance and Evaluation Report (CAPER)

Citizen Participation

Hard copies of the Draft CAPER will be located at the library, City Clerk's Office, Housing and Neighborhood Services, and on the City's website.

Citizen Comments

Before the City submits a Consolidated Plan Annual Performance and Evaluation Report (CAPER) to HUD, the City will make available to interested parties the proposed CAPER for a comment period of no less than 15 days. Citizens will be notified of the CAPER's availability through newspaper notification. The notification will appear in at least one newspaper that is circulated throughout the City. The notification may be made as part of the City's notification of the public comment period for the CAPER and will be published two weeks before the CAPER comment period begins.

Each CAPER will be available for review and viewing at the City of Las Cruces Housing and Neighborhood Services, located at 700 N. Main Street, Las Cruces, NM 88001 during the full public comment period.

Yearly Action Plans to the Consolidated Plan (2027 through 20305)

Excluding 2026 and any year in which a new Consolidated Plan is adopted by the City, the yearly Action Plan will be adopted through a Citizen Participation Process in which at least two public meetings or hearings are held.

The initial meeting(s) will occur in late fall and/or early winter, generally between November and February each year, and are intended to present the public with an overview of the adopted strategies and priorities of the Consolidated Plan and to provide an opportunity to gather community input on housing and community needs. This will include an overview of allowed activities under the CDBG and HOME programs, as well as an overview of the previous year's Action Plan activities and projects for the City. The meeting(s) will be held in public buildings located in areas that are close to or within the designated low and moderate- income areas of the City. Additionally, the meeting(s) will be held in buildings that are accessible to all members of the public.

Final Action Plan Public Hearing(s)

There will be one to two public hearings held to gather direct input from the public on the overall proposed activities and programs to be completed as part of that year's Action Plan. The hearings will occur during the 30-day public comment period, generally in late winter or early spring around mid-March to mid-April, prior to consideration of the Action Plan by the City Council. Citizens will be given advance notice of the public hearings through notifications in late March, postings on City agency websites, press releases, emails, and publications in citywide newspapers. Email notifications of the meetings will also be sent to various non-profit and partner agencies on the City's e-mail listing and through an interagency listserv to numerous non-profit agencies that work throughout Doña Ana County.

Virtual Meetings and Hearings

In the event of a national, state or local declared emergency that limits the ability for in person meetings, virtual hearings will be an allowed method for citizen participation. If virtual hearings are used, real-time responses and accommodations for persons with disabilities and/or with limited English proficiency will be made available to the greatest extent possible.

Virtual meetings and hearings may also be used during development of the Consolidated Plan and Action Plan to accommodate the schedules and special needs of stakeholders and residents.

Citizen Comments

Before the City submits an Annual Action Plan to HUD, the City will make available to interested parties the proposed Annual Action Plan for a comment period of no less than 30 days. Citizens will be notified of the Annual Action Plan's availability through newspaper notification. The notification will appear in at least one newspaper that is circulated throughout the City. The notification may be made as part of the City's notification of the public comment period for the Annual Action Plan and will be published between two and three weeks before the CAPER comment period begins.

Each Annual Action Plan will be available for review at the City of Las Cruces Housing and Neighborhood Services, located at 700 N. Main Street, Las Cruces, NM 88001 during the full public comment period, and on the City website.

Substantial Amendments

Substantial amendments are funding adjustments or reallocations that involve adding, deleting, or shifting 25% or more of the approved funds from one eligible activity to another. An eligible activity is defined in 24 CFR Parts 201 through 206. Substantial amendments will be subject to a 15-day comment period following publication of the proposed amendment in a newspaper of general circulation and posting on the City website. A summary of comments or views, and a summary of comments and views not accepted and the reasons, therefore, will be attached to the substantial amendment.

All other minor changes to activities will be considered informal programmatic amendments and will be so noted in the program file. A copy will be sent to HUD CPD for their information.

The substantially amended sections of the Consolidated Plan or Annual Action Plan will be available for review at the City of Las Cruces Housing and Neighborhood Services located at 700 N. Main Street, Las Cruces, NM 88001 during the full public comment period. In addition, the substantially amended sections of the Consolidated Plan will be made available on the City's website for the full duration of the public comment period.

Disaster/Emergency Events that May Require Expedited Substantial Amendments

It may be necessary to expedite substantial amendments to the Consolidated Plan in the event of a declared national, state or local disaster or emergency. A declared national, state or local disaster or emergency may include but is not limited to (1) Man-Made-disasters, (2) Natural disasters, and (3) Terrorism. Man-made disasters can include chemical spills, mass rioting, power outages, dam failure, plant explosions, etc. Natural disasters can include earthquakes, tsunamis, hurricanes, tornadoes, wildfires, flooding, and public health issues such as wide-spread disease such as the recent coronavirus disease 2019 (COVID-19). Terrorism events include bomb threats, biochemical attacks like the spread of anthrax, or cyber-attacks like hacking, phishing, and virus distribution, etc. The use of expedited substantial amendments is intended to facilitate the use of funds to protect the health and safety of Las Cruces Residents or to prevent, prepare for, and respond to a declared national, state or local disaster/emergency.

These expedited substantial amendments may include funding new activities and/or the reprogramming of funds including canceling activities to meet needs resulting from a declared disaster or emergency. Therefore, the City of Las Cruces may utilize CDBG or HOME funds to meet these needs with a 5-day public comment period instead of a 30-day public comment period, which is otherwise required for substantial amendments.

Potential eligible uses of funds are those that are included in this Citizen Participation Plan, the Consolidated Plan, or any other CDBG or HOME eligible use.

HUD may provide new guidance on eligible uses in which the City will comply with and may utilize as well.

All eligible CDBG activities, including those to address declared disasters or emergencies, must meet one of three national objectives which are:

1. Benefit low- and moderate-income (LMI) persons;
2. Aid in the prevention of slums or blight; and
3. Meet a need having a particular urgency (referred to urgent need).

The City of Las Cruces may carryout eligible CDBG activities to meet needs resulting from declared disasters or emergencies under any one of the three national objectives.

Changes in Federal Funding Level

Any changes in federal funding level after the Draft Consolidated Plan or Annual Action Plan's comment period has expired and the resulting effect on the distribution of funds will not be considered an amendment or a substantial amendment.

Consultation with Organizations and City Agencies

When preparing the Consolidated Plan, the City will actively consult with public and private agencies that provide housing, health, homeless and/or social services in order to ensure that the interests and needs of all groups are being adequately addressed. The City will also make the Consolidated Plan available to Dona Ana County staff and the City's public housing authority (PHA). This consultation will occur through community meetings, interviews conducted with such organizations including those that provide services to special needs populations, and incorporation of data and reports produced by such organizations into the Consolidated Plan.

Public Access to Records

The City will provide all interested parties with access to information and records related to the City's Consolidated Plan, Citizen Participation Plan, Annual Action Plan and CAPER, and the City's use of assistance under all programs covered by the Consolidated Plan during the preceding five years. The public will be provided with reasonable access to housing assistance records according to the City of Las Cruces Public Records Requests procedures. Persons who would like access to records should contact the City Clerk's Office through the online portal at **lascruces.gov/IPRA** , in person, by mail, e-mail or fax. All written requests are responded to pursuant to the New Mexico Inspection of Public Records Act. Records requests must , contain the name, address, and telephone number of the person seeking access to public records and identify the records sought with reasonable particularity. The office is located at 700 N. Main Street, Las Cruces, NM 88001. Mail requests can be sent to P.O. Box 20000, Las Cruces, NM 88004. Emails may be sent to ipra@lascruces.gov , faxes sent to (575) 541-2117, and calls made to (575) 541-2112. Reasonable accommodation for persons with disabilities will be made upon request.

Complaints and Grievances

The City of Las Cruces will provide written responses to written complaints and grievances received regarding any aspect of the annual Consolidated Plan federal entitlement grant program within 15 working days, where practicable, of receiving the complaint or grievance. Comments, complaints, and grievances concerning the Consolidated Plan, Annual Action Plan, or CAPER should be addressed to the Housing and Neighborhood Services Administrator.

Technical Assistance

Upon request, staff will provide technical assistance to groups representing extremely low, low- and moderate-income persons to develop funding requests for CDBG and HOME eligible activities. Technical assistance will be provided as follows:

- Answer, in writing or verbally, all inquiries received from citizens or representative groups relating to funding requests.
- Meet with groups or individuals as appropriate, to assist in identifying specific needs and to assist in preparing request/application for assistance.
- Provide bi-lingual translation on an as needed basis.