

2025
CONSOLIDATED ANNUAL PERFORMANCE &
EVALUATION REPORT (CAPER)

PUBLIC REVIEW COPY

PUBLIC HEARINGS:

SEPTEMBER 1, 2026
CITY HALL 2:30 PM
CONFERENCE ROOM 1158
700 N. MAIN ST.

SEPTEMBER 2, 2026, 5:30 PM.
MUNSON CENTER
975 S. MESQUITE

PUBLIC COMMENT PERIOD:
AUGUST 24, 2026-SEPTEMBER 17, 2026

DO NOT REMOVE UNTIL SEPTEMBER 18, 2026

CR-05 - Goals and Outcomes

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

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

The City addressed the five identified strategic plan goals during PY2025. HOME single-family development has continued to be affected by the cost escalations on the price of materials stemming from the pandemic. Mesilla Valley Habitat for Humanity completed three (3) single-family homes during PY2025 in the Metro Central Subdivision Phase 1, located at 3806 Caspian, 3972 Caspian and 6100 Kaleidoscope. Construction also began on two (2) additional homes in the Dos Suenos Subdivision that were anticipated to close in PY2025 but will be completed in the first quarter of PY2026. Tierra Del Sol Housing Corporation completed construction on (3) single-family homes in the Metro Park Village Phase 4 subdivision, using the City's revolving loan fund for construction expenses. No other federal funds were used in the completion and sale of these units. The homes are located at 4668, 4674, and 4680 Bolero Road. Additionally, the city has donated four (4) city owned parcels from the Affordable Housing Land Bank to Tierra Del Sol Housing prioritizing their use for affordable housing. The Pedrena Apartments, an 80-unit LIHTC senior apartments complex was completed in September 2025. Tenant interest was strong at the senior complex; full occupancy was obtained approximately 3 months from opening. The complex contains four (4) City of Las Cruces HOME-assisted units. The Three Sisters apartments, a 70-unit family LIHTC project, located at 2245 Griggs Avenue and funded with City Affordable Housing Trust Funds completed construction in PY2024 adding 70 units of affordable housing in Las Cruces. Full lease up of that property took place in the first quarter of PY2025. Peachtree Canyon Apartments Phase I, a 144-unit LIHTC family complex located at 4936 Peachtree Hills Road, completed construction in March 2025 with full lease up obtained. The city invested \$4M of City funding and \$2M of ARPA funding into Phase I. Peachtree Canyon Apartments Phase II, containing an additional 144 units began construction in the first quarter of PY2025 and approximately 69% complete with lease up anticipated to begin in second quarter of PY2026. The city has a \$6M investment in Phase II; however, no City HOME or CDBG funding was used in the project. HOME TBRA funds provided affordable rental housing subsidies and security deposits for the 16 households including the City's special needs population and victims of domestic violence under activity 1398. An additional 26 households were assisted with TBRA under IDIS activities 1370 and 1374; however, IDIS reports like PR23 do not capture certain activities depending on status and the year of the activity. HOME ARP TBRA funds were committed to Mesilla Valley Community of Hope to assist with homeless housing and supportive services and have assisted 43 households with rental assistance under IDIS activity 1373 with anticipated growth in that number on a monthly basis. Supportive Services offered under HOME ARP TBRA administration have been provided to 35 homeless households and 69 households for homeless prevention services under IDIS activity 1372. The City's Home Rehab program completed two (2) home rehabilitation projects, and six (6) mobile home ramp projects. CDBG (Public Services) and HOME TBRA were used to assist special needs populations with social services and

housing needs. A total of 28,056 people were assisted through CDBG Public Services funding. Fair Housing Training is provided to all new City employees, with 155 new employees receiving training in PY2025. Staff assisted approximately 160 members of the general public with fair housing and landlord/tenant related inquiries.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Access to Affordable Housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$ / Affordable Housing Trust Fund: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Access to Affordable Housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$ / Affordable Housing Trust Fund: \$	Homeowner Housing Added	Household Housing Unit	0	15		10	3	30.00%

Access to Affordable Housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$ / Affordable Housing Trust Fund: \$	Homeowner Housing Rehabilitated	Household Housing Unit	34	38	111.76%	25	5	20.00%
Access to Affordable Housing	Affordable Housing Public Housing	CDBG: \$ / HOME: \$ / Affordable Housing Trust Fund: \$	Other	Other	234	0	0.00%			
Access to Health and Safety	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30000	75210	250.70%	26250	27741	105.68%
Access to Health and Safety	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Access to Health and Safety	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

Enhance Economic Well-Being	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	58	0	0.00%			
Enhance Quality of Infrastructure	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	750	27	3.60%	15856	0	0.00%
Enhance Quality of Infrastructure	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Enhance Quality of Infrastructure	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Enhance Quality of Infrastructure	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	18000	14920	82.89%			

Prevent and reduce homelessness	Affordable Housing Homeless	CDBG: \$ / HOME: \$130000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1769		0	17	
Prevent and reduce homelessness	Affordable Housing Homeless	CDBG: \$ / HOME: \$130000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Prevent and reduce homelessness	Affordable Housing Homeless	CDBG: \$ / HOME: \$130000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Prevent and reduce homelessness	Affordable Housing Homeless	CDBG: \$ / HOME: \$130000	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	22		14	0	0.00%
Prevent and reduce homelessness	Affordable Housing Homeless	CDBG: \$ / HOME: \$130000	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Prevent and reduce homelessness	Affordable Housing Homeless	CDBG: \$ / HOME: \$130000	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	
Prevent and reduce homelessness	Affordable Housing Homeless	CDBG: \$ / HOME: \$130000	Homelessness Prevention	Persons Assisted	625	698	111.68%			

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

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

For PY2025 the Citys use of funds addressed the highest priority needs identified through the 2021-2025 Consolidated Plan process. These activities included CDBG public services (general), services to battered and abused spouses, healthcare services, childcare services, rehab single unit residential, energy efficiency improvements, lead-based paint testing and abatement, HOME rental subsidy payments, construction of affordable rental housing, and general program administration. The City used Public Services and General Funds to stabilize impoverished households and reduce homelessness. Previous years CDBG funding in the amount of \$81,879.93 was used to purchase three (3) parcels in the Metro Central Subdivision at 3972 and 3806 Caspian and 6100 Kaleidoscope for single-family development by Habitat for Humanity with construction completed in PY2025. CDBG funds in the amount of \$92,000 were used to acquire 2 parcels in the Dos Suenos Subdivision located at 4432 Camino Dos Vidas and 4105 Calle De Luna construction started in PY2025 with anticipation completion in the first quarter of PY2026. Pedrena Senior Apartments benefited from PY2023 CDBG funding in the amount of \$100,000 towards infrastructure in the project Pedrena apartments were completed in PY2025 adding 80 units of affordable senior housing in Las Cruces.

The City meets the goal of preserving existing affordable housing stock through the implementation of a CDBG-funded Home Rehabilitation Program. In PY2025, the program completed rehabilitation of two (2) single-family homes helping low and moderate-income people to upgrade or improve their homes to safe living conditions through addressing code deficiencies, repairing, or replacing sub-standard elements, or providing necessary weatherization or accessibility needs. This included required lead-based paint testing, reporting, and depending on the scope of work abatement on all houses built prior to 1978. Total funds spent to complete the projects were \$72,213.98 spent during PY2025. The Citys Mobile Home Ramp Program, which provides ADA compliant wheelchair ramps for low-income disabled occupants of mobile homes completed six (6) ramps in PY2025. Many applicants have dropped out of the application process due to the amount of documentation required. The completed ramps totaled \$39,471.47.

The Section 3 program is designed to give employment opportunities, to the greatest extent feasible, to low-income residents that meet Section 3 criteria. Section 3 residents are residents of public housing and/or low, to low-moderate income residents of the City of Las Cruces. When Section 3 covered projects come up for bid, the Section 3 certification and employment needs forms are included in the bid documents. In September of 2026, a mailing went out to all residents of public housing informing them of the Section 3 program. Efforts will be made to achieve the opportunity for employment of Section 3 residents. Section 3 reports are now through IDIS.

Goal 1: Access to Affordable Housing Part 1

Funds used: HOME and CDBG Activities: The Citys Home Rehabilitation Program provides and preserves access to affordable housing. CDBG

activities to include both Home Rehabilitation and Mobile Home Ramp applicants were as follows: fifty (51) applicants were processed from the Home Rehabilitation and Mobile Home Ramp programs during PY2025. Thirty-six (36) withdrew or were removed from the program waitlist due to various ineligibility factors; eleven (11) withdrew from the program voluntarily, eight (8) were non-responsive, two (2) reside outside the city limits, nine (9) were determined to [NG2.1][KW2.2]be over income limits, six (6) others were determined ineligible for other reasons. Two (2) owner-occupied home rehabilitation projects were completed in PY2025. Three (3) homes are currently near completion and will be closed out when drawdowns are processed. All the houses built prior to 1978 had lead-based paint (LBP) inspections, risk assessments, and, in the event of the presence of lead above the federal de minimis clearance inspections were performed. No lead hazards were identified in three (3) of the homes inspected, therefore no subsequent work involving lead was required by certified contractors. A total of \$38,336.69 was spent on the one (1) project inspected; \$3,728.62 was spent on Lead Safe Housing activities in PY2025. Three (3) of the LBP tested projects are still in progress and will be counted in the PY2026 CAPER. Total funds estimated to be spent on ongoing LBP activities are yet undetermined as some of the projects are in the bidding process. Seven (7) additional projects at various stages of progress were started in PY2025 but have not yet been completed. Through the City's HOME program, Habitat for Humanity completed three (3) single-family homes in the Metro Central Subdivision located at 3806 Caspian, 3972 Caspian and 6100 Kaleidoscope., with two (2) additional homes in the Dos Suenos Subdivision under construction that will be completed in first quarter of PY2026. PY2024 and PY2025 HOME Funds provided assistance to two (2) Tenant Based Rental Assistance (TBRA) Programs. A total of sixteen (16) homeless and near homeless households were assisted and captured in the IDIS reports for 2025 activity 1398. A total of 26 additional homeless, near homeless and victims of domestic violence households were assisted through Mesilla Valley Community of Hope, the local homeless service provider and La Casa Inc., the local domestic violence shelter. La Casa assisted 8 households with TBRA funding, and Mesilla Valley Community of Hope assisted 18 households with TBRA funding through IDIS activities 1370 and 1374 respectively. HOME ARP TBRA funding was committed to Mesilla Valley Community of Hope in the last quarter of PY2024 and has assisted 43 households with TBRA and supportive services assistance with the number anticipated to increase monthly.

Goal 1: Access to Affordable Housing Part 2

Supportive services offered under the HOME ARP TBRA program assisted 35 homeless households and 69 homeless prevention households. The City continues to provide oversight for rental housing purchased with NSP funding for special needs populations in partnership with La Casa Inc. for people transitioning out of the domestic violence shelter. Multifamily development saw the completion of The Three Sisters apartments, a 70-unit family complex located at 2245 E Griggs in June 2025 with full lease up completed at end of first quarter PY2026. The City invested \$2.4 M of the City's Affordable Housing Trust Funds into the development which was also subsidized with HOME funds from Housing NM. Pedrena Apartments, an 80-unit senior complex, received \$3M in City investment and is also assisted with City of Las Cruces PY2023 HOME funds of \$200,000 and PY2023 CDBG funds of \$100,000 with completion in September 2025. Full lease up was completed by year end 2025.

Peachtree Canyon Apartments Phase I, a 144-unit LIHTC complex completed construction in March 2026 will full lease up at beginning of July 2026. The City invested \$4M into the project which was also funded with City ARPA funding of \$2M and Housing NM HOME funds. The City invested \$6M in the LIHTC project Peachtree Canyon Phase II that will provide an additional 144 units. Phase II began construction in the first quarter of PY2025 and is at 69% of completion with first buildings anticipated to start leasing up the second quarter of PY2026. Paseos Verdes, an 80-unit LIHTC project, in which the city has allocated 1.35M in City funds, is the first phase of a re-positioning project for older public housing units is anticipated to begin construction in the second quarter of PY2026. A first of its kind housing project, Amador Crossing, a 50-unit non-LIHTC supportive housing project for homeless and near homeless households began construction in PY2025. It is located on the Community of Hope campus and is intended to be a low barrier housing complex, funded without federal funding for construction, allowing for folks occupying tent City to transition into a unit at Amador Crossing. The City of Las Cruces was awarded the Developer of the Year for 2025 for this project with Housing NM.

Goal 2: Access to Health and Safety

Funds used: CDBG Activities: PY2025 CDBG Public Services funds were allocated to local homeless services, including a food pantry, homeless prevention providers, advocacy for abused and neglected children, and domestic violence victim assistance. Funds were awarded to four (4) local non-profit organizations during PY2025 that provided high priority community services to help curb escalation of social problems such as homelessness, food insecurity, and domestic violence. These services were intended to better the living environment of low-income residents. Services are summarized as follows: Casa de Peregrinos, a food pantry, received \$42,000 in PY2025 CDBG Public Services funds to operate a food rescue program, to supplement their Emergency Food Program which focuses on alleviating food insecurity through the provision of emergency food distribution to Las Cruces families. Casa de Peregrinos was able to rescue approximately 2,940,499 pounds of food and served a total of 23,556 people during PY2025. La Casa Inc., a facility serving homeless and near-homeless abused spouses and children, received \$42,000 in PY2025 CDBG Public Services funding to implement the operations of their Emergency Shelter Program. La Casa Inc. served 441 unduplicated homeless and near-homeless abused spouses and children during PY2025. Mesilla Valley CASA (Court Appointed Special Advocates) received a \$42,000 operational grant in PY2025 CDBG Public Services funding. MVCASA provided advocacy for abused and neglected children who are in the foster care system. MVCASA provided services to 207 unduplicated children during PY2025. Mesilla Valley Community of Hope, a primary provider of services to homeless, near homeless and disabled persons received \$42,000 in PY2025 CDBG Public Services funding for day shelter (showers, laundry, clothing) and case management (referrals to health care, housing, employment and counseling) services. Mesilla Valley Community of Hope served 3792 unduplicated homeless and near-homeless adults and their families during PY2025.

Goal 3: Enhance Economic Wellbeing

Funds used: City General Funds- Non-Federal Funding Activities: The City's Economic Development financial literacy classes were held 2 times per year for six weeks and are offered in both Spanish and English. Participants apply for the course, and class size is limited to 15 participants per class. These classes will be discontinued in PY2026 due to budget constraints. The Economic Development Department also works closely with Workforce Solutions to offer job fairs twice a year. The Department of Work Solutions announced job openings at each City Council meeting; however, this was recently discontinued in favor of postings on the City website.

Goal 4: Enhance Quality of Infrastructure

Funds Used: CDBG & City General Funds - Non-Federal Funding Activities: The Jardin de Los Ninos re-roof project which has been awarded \$250,000 in PY2024 and \$28,500 in PY2021 CDBG funding, this project is complete. Twenty thousand dollars (\$20,000.00) was granted to the Mesilla Valley Community of Hope (MVCH) for the Access and Security Improvement project with an additional \$50,000 in PY2022 for the design of the improvements to the space formerly occupied by Casa de Peregrinos (CDP). This project had been awarded \$600,000 in 2023 Congressionally Directed Spending and \$1,150,000 in 2023 NM Legislative Capital Outlay funds. The funding was combined into the MVCH expansion project and is now complete. During the program year, \$42,000 in PY2024 CDBG was awarded to the Abode Permanent Supportive Housing Complex for an HVAC upgrade to replace the current evaporative cooling system and to replace all windows with ENERGY STAR rated replacements. The HVAC portion has been completed, and the windows are being procured now. The CDP/MVCH Solar improvement project has also been completed. City non-federal funding has been committed to five (5) Low-Income Housing Tax Credit Projects with three (3) of the projects completed, one (1) currently under construction and one (1) anticipated to start construction in second quarter of PY2026. The Three Sisters apartments, a 70-unit LIHTC family complex, received \$3.4M of city funding was completed in the last quarter of PY2025, will full lease up in early PY2026. The Peachtree Canyon Apartments Phase I, a 144-units LIHTC family project with a City funds (\$4M) and ARPA funding (\$6M) completed in 3rd quarter of PY2025 with full lease up shortly thereafter. Pedrena Apartments, an 80-unit LIHTC Senior complex, received \$3M in City funding and is also assisted with PY2023 City of Las Cruces HOME funds of \$200,000 and PY2023 CDBG funds of \$100,000 and was completed in the 1st quarter of PY2025 and achieved full lease up shortly thereafter. For Peachtree Phase II, another 144- unit family project in which \$6M in City funds have been allocated for the project. The project is approximately 69% completed and is estimated to be fully completed in PY2026. The Paseos Verdes LIHTC project, an 80-unit complex in which the City has allocated \$1.35M in City funding is anticipated to begin construction in the second quarter of PY2026. It is located in the El Paseo MRA district and will serve as the first phase in repositioning the current public housing units from San Pedro Place, which sits adjacent to the Paseos Verdes property. The environmental assessment is complete and all federal funding for the project has been released. The City also continued a construction loan program with Tierra Del Sol Housing Corporation for three single family homes in the Metro Park Village Phase 4 subdivision, located at 4680, 4674, and 4668 Bolero Road, assisting with construction expenses. A total of \$194,758.47 in funding from the City's affordable housing trust fund was loaned at one percent

interest to assist in the construction of the homes, providing a benefit to Tierra Del Sol, with a lower interest rate than a typical bank could offer.

Goal 5: Prevent and Reduce Homelessness

Programs: A total of 85 homeless and near-homeless households and victims of domestic violence households were assisted through Mesilla Valley Community of Hope, the local homeless service provider and La Casa Inc., the local domestic violence shelter with HOME TBRA funding and HOME ARP TBRA funding. Eight (8) households were assisted with TBRA funding through La Casa Inc. through IDIS activity 1370, and 42 households assisted with TBRA funding through the Mesilla Valley Community of Hope through IDIS activities 1370, 1374, and 1398. HOME ARP TBRA funding assisted 43 households with rental assistance via activity 1373. HOME ARP supportive services funding assisted 35 homeless households and 69 households with homeless prevention services during PY2025. IDIS PR23 reports for summary of accomplishments seem to capture only the TBRA activity set up in the current program year with 16 assisted under activity 1398. The other activities we opened in previous years using up older funding. The City continues to provide oversight for rental housing purchased with NSP funding for special needs populations in partnership with two local non-profits, La Casa Inc. and Mesilla Valley Community of Hope. In PY2025, CDBG Public Services funds were allocated to local homeless services and homeless prevention providers and domestic violence victims assistance. Funds were awarded to four local non-profit organizations during PY2025 that provided high priority community services to help curb escalation of social problems such as therapy services to homelessness, near-homeless children and families, counseling, legal advocacy to survivors of domestic violence, and emergency housing grants to households experiencing financial hardship. These services were intended to better the living environment of low-income residents. Medical challenges, substance abuse challenges, domestic violence, nutritional needs, mental health issues, needs of children, and support for elderly residents in poverty, all contribute to conditions that tear at the fabric of independence. Funding was provided for TBRA for homeless, near homeless households and victims of domestic violence.

Summary of Fair Housing Activities

Funds Used: CDBG Activities: Fair housing awareness training was provided for new City employees hired in 2025. A total of 155 employees were provided training including 105 Caucasian, 2 Asian, 3 Black, 1 American Indian and 0 Pacific Islander. Ethnicity included 85 Hispanic and 64 Non-Hispanic. City staff processed over 160 landlord-tenant and fair housing inquiries via phone calls, office visits, and emails from the general public with referrals to appropriate channels for problem resolution which resulted in referrals to applicable agencies. Of these, only one inquiry required referral the from Staff to the HUD Fair Housing Hotline, representing 0.63% of all cases.

Additional Information

The City actively plans and programs each years funding allocation of CDBG and HOME funds. Should additional program income result in a substantial amount of savings of entitlement funding, then an Action Plan Amendment will be completed to dedicate the funds to an additional or on-going project. The City conducts public meetings and works with its outside partners or on its own accord to utilize the funds available within the Action Plan. One person is designated to sign all certificates of consistency and that is the programs Administering Department Director. This position is responsible for oversight of both the HOME and CDBG programs and is an employee of the City of Las Cruces. The certification is only required on projects for outside agencies for other HUD funds not administered directly by the City and for CoC Supportive Housing Program grants. The City Housing & Neighborhood Services section currently serves as the starting point for several projects funded by entitlement and/or other funding. Therefore, staff are involved in a great deal of oversight in many areas, and their work interacts with other City departments and functions. Regular staff meetings and discussions help to identify potential areas that might be affected by other departments and staff. The Housing & Neighborhood Revitalization Administrator is also part of the Citys Executive Management team and attends all City Council meetings. This provides for routine oversight and inquiry into potential issues on a regular basis and serves as the foundation for eliminating hindrances to the Consolidated Plans implementation by action or willful inaction.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	53,293	65
Black or African American	1,510	1
Asian	204	0
American Indian or American Native	270	0
Native Hawaiian or Other Pacific Islander	531	0
Total	55,808	66
Hispanic	44,857	51
Not Hispanic	10,951	15

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

Narrative

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

The AFFHT data for Las Cruces shows that the dissimilarity index is in the Low Segregation index level in Las Cruces, indicating that segregation is not a concerning issue. While many census tracts have more than 50% Hispanic population, there are just two that meet the R/ECAP threshold of 50% Non-White and having a poverty rate of 40% or more, or three times or more the average tract poverty rate for the Las Cruces MSA. HUD has recently developed a data and mapping tool that identifies these "R /ECAP" census tracts based on 2010 census data. In Las Cruces, there are two R /ECAP tracts— 4.01 and 6.00. Tract 10.00 is owned solely by New Mexico State University and is not within the city limits. For PY2025, there were a total of 31,447 CDBG client beneficiaries and 91 HOME beneficiaries. There were 2815 disabled households assisted through the CDBG and HOME programs in PY2025. There were 17,941 female head of households assisted through the CDBG and HOME programs in PY2024. See the chart below for program specific detailed breakdown.

TBRA Aggregate Data:

Of the 16 TBRA households captured in IDIS for PY2025 under activity 1398 all 16 were under 30% AMI and included 11 White Hispanic, 2 Black, 2 White Non-Hispanic and 1 Multi-Racial. Under TBRA activities 1370 and 1374 a total of 26 households were assisted with 25 under 30% AMI and 1 between 60-80% AMI and included 16 White Hispanic, 5 White Non-Hispanic, 4 Black, and 1 American Indian, Alaskan Native/Other. HOME ARP TBRA activity under IDIS 1373 assisted 43 homeless or near households with rental assistance including 34 White Hispanic, 5 White Non-Hispanic, 3 Black and 1 Multi-Racial. HOME ARP Supportive services demographics for homeless household includes 32 White Hispanic households and 3 American Indian/Alaskan Native households and homeless prevention services to 50 White Hispanic, 11 White Non-Hispanic and 11 Black households including 9 Veteran households. Demographics for the three (3) HOME-assisted single-family homes completed by Mesilla Valley Habitat for Humanity include three (3) White Hispanic, non-disabled households, including 2 female head of households, under 80% area median income. Demographics for the four (4) HOME-assisted units at Pedrena Senior Apartments include 2 White Non-Hispanic, 1 White Hispanic and 1 Black, and 2 female head of households.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,188,202	
HOME	public - federal	613,653	
Other	public - local	7,225,000	

Table 3 - Resources Made Available

Narrative

Generally, HOME funds spent on activities during any current year are from previous years allocations. The (3) single-family HOME-assisted units constructed during PY2025 are using PY2021, PY2021 HOME funds for HOME eligible construction expenses. In PY2025, all HOME funding was spent on HOME eligible construction expenses, and Tenant Based Rental Assistance. For single-family development, actual disbursement of funds can take place over two to three program years depending on the size of the project. Additional HOME funds of \$14,000 and \$10,000 were used for CHDO operating expenses for Mesilla Valley Habitat for Humanity and Tierra Del Sol Housing Corporation, respectively. CDBG funds were expended on home rehabilitation projects, mobile home ramp projects, CDBG public services, public facilities, and program administration expenses. Other funds expended are from the Citys Health Related Public Services program and Affordable Housing Trust Fund monies

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

The Citys primary method of allocating CDBG and HOME dollars is to assist low-to-moderate income and special needs populations. To the extent that specific geographic areas have greater needs than other areas in the City and/or if service and housing organizations are located in certain areas, they will receive a larger proportionate share of the funding. For sidewalk improvements, the City does focus on the geographic areas where sidewalks, curb cuts and related ADA accommodations are lacking. Finally, to provide affordable rental and single-family housing, the Citys dollars were allocated in areas of new development where land was previously purchased at an affordable price and where environmental assessments were completed promoting price affordability.

Mesilla Valley Community of Hope was granted \$70,000 in PY2021/2022 for improved security doors at the Phase 3 building on the campus. This funding has been reprogrammed for the design portion of the MVCH expansion into the portion of the building formerly used by Casa de Peregrinos (CDP). The design

is complete, and this project is now complete. In PY2021, \$28,500 CDBG was granted to Families & Youth Inc. to upgrade the kitchen to commercial grade at the My Friends Place Teen shelter. That project was cancelled, and those funds were re-allocated to Jardin de Los Ninos, in addition to \$250,000 in PY2024 CDBG, for the roof replacement at the Homeless Children daycare facility on the MVCH campus. This project was completed in the second quarter of PY2025. \$445,202 in PY2025 CDBG was allocated to the Citys Home Rehabilitation program.

Leveraging

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

CDBG and Home Funds were used as gap-funding dollars which allowed other funds to be leveraged through our participation. CDBG Public Services in PY2025 leveraged approximately \$7,395,893.28.

The HOME funds generally require a match of local monies. The City has a 100% match reduction for Program Year 2025 according to HUDs website and the HOME Match Liability Report (PR33).

Mesilla Valley Habitat for Humanity primarily uses HOME funds for eligible acquisition and construction expenses, and all labor is provided by volunteers except their construction superintendent and subcontractors for plumbing, electrical, plastering, and foundation work. Additional project financing is provided by funding from their Re-store activities. Habitat is still working to get back on track, constructing 5 units a build season with volunteers who primarily come from the northeast part of the country for the summer, local labor supply and construction costs have been challenging for the agency. Tierra Del Sol Housing Corporation uses mostly private construction loans for building and SHOP funds to assist with land acquisition, using HOME funds to also assist with construction expenses. The City administered a pilot construction loan program for the 2nd year, using non-federal funds with Tierra Del Sol to assist with the construction of three (3) single-family homes, offering a lower interest rate than current bank rates. Excess Home Match can be used as carryover for PY2025 due to the 100% waiver. The match is met through a variety of sources including carryover from previous years. This can include funding from impact fee waivers for affordable housing development. Match for PY2025 was gained with impact fees paid by the city on behalf of a two multifamily projects Peachtree Canyon Phase II with \$175,000 waiver for Park impact fees and Pedrena Senior Apartment with \$78,114 in water and wastewater impact fees. Match funds for single family construction through Mesilla Valley Habitat for Humanity under activity number 1394 with \$4,619 in park and public safety impact fees were waived. The Citys investment of \$3M in the completed Pedrena Senior Apartments leveraged \$22M in other funding sources. The \$6M total investment in Peachtree Canyon Phase I apartments leveraged \$34M in funding for the project.

The City of Las Cruces owns the property identified as Mesilla Valley Community of Hope Campus. The Campus is a unique and highly successful consortium of non-profit organizations

that serve the City's homeless and low-income persons on city owned property and buildings located at 999 W. Amador Avenue, Las Cruces, NM 88005. Five of these non-profits have formed an Alliance and operate in close proximity to each other on a cul-de-sac street. The City also acquired the parcel of land to the west of Horse and Hound, a 3.56-acre property, which brings the complex up to about 16 acres of land, more or less. This is the future site (1101 W Amador) of the Amador Crossing Supportive Housing Complex. The 50-unit complex is currently under construction and funded with non-federal funds prioritizing unhoused populations. The City will own the complex with an operating agreement with Mesilla Valley Community of Hope. CDBG Public Services in PY2024 leveraged approximately \$8,464,517.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	4,774,306
2. Match contributed during current Federal fiscal year	257,773
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	4,705,039
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	4,705,039

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1351	02/28/2025	0	78,114	0	0	0	0	78,114
1395	09/30/2025	0	4,619	0	0	0	0	4,619
9649	09/06/2025	0	175,000	0	0	0	0	175,000
				0	0	0	0	
		0		0	0	0	0	
		0		0	0	0	0	

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	11
Number of Non-Homeless households to be provided affordable housing units	10	73
Number of Special-Needs households to be provided affordable housing units	0	8
Total	10	92

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	14	85
Number of households supported through The Production of New Units	10	7
Number of households supported through Rehab of Existing Units	0	8
Number of households supported through Acquisition of Existing Units	0	0
Total	24	100

Table 12 – Number of Households Supported

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

Through the Citys HOME program, Habitat for Humanity completed three (3) single-family homes in the Metro Central Subdivision in PY2025 with two (2) additional homes in the Dos Suenos Subdivision under construction that will be completed in first quarter of PY2026. Unfortunately, these homes were unable to be completed during FY2025 due to shortage of local labor supply and construction costs have been challenging for the agency. Habitat is still working to get back on track, constructing 5 units a build season with volunteers who primarily come from the northeast part of the country for the summer. Tierra Del Sol Housing Corporation completed construction on 3 single-family homes in the Metro Park Village Phase 4 subdivision using funding from the Citys revolving construction loan program. The homes are located at 4668, 4674, and 4680 Bolero Drive. The completion of the Pedrena Senior Apartments added 4 HOME units to the new unit total. TBRA assistance was provided to 85 households that were either homeless or those experiencing domestic violence through activities 1398, 1370, 1374 and 1373.

The goals for the City's Home Rehabilitation program for PY2021 – PY2025 was to complete a total of 20 units to include both home rehabilitations and mobile home accessibility ramps. In PY2025, two (2) homes were completed with three (3) additional projects currently under construction awaiting close-out and expected to be completed in PY2026. Six (6) mobile home ramp projects were completed in PY2025. Submittals of pre-applications for the Home Rehabilitation Program and the Mobile Home Ramp program continue to be strong, indicating a community need for the programs. The Mesilla Valley Public Housing Authority was awarded \$300,000 in PY2021 CDBG for a substantial rehabilitation of the 20-unit Oak Street Apartments complex for homeless veterans. This project was also awarded \$305,000 in City ARPA funding. This project is now complete.

Discuss how these outcomes will impact future annual action plans.

For the HOME program, we are tracking the progress of all projects including any delays and causes of delays. Habitat is still working to get back on track building four (4) to five (5) single-family homes per build season. The effects of the pandemic remain bothersome with high costs of materials and a weak labor market for paid and unpaid workers and very high land prices make affordable housing challenging. With the City's purchase of the 52-lot subdivision Metro Arcadia Phase 4, and to meet each agency's capacity, we are working with Tierra Del Sol and Habitat for Humanity on annual disposition of lots to each agency for single family home construction. It is anticipated that Habitat will construct five units per build season, while Tierra Del Sol will produce ten lots per year, with the full subdivision build-out expected in three to five years. With a slow start, attributed to engineering challenges, infrastructure is on schedule to be completed in the 32-lot Skylark subdivision in the second quarter of PY2026. Tierra Del Sol should begin working on construction of homes shortly thereafter. Infrastructure work, anticipated to take 6-9 months for completion, also started in the Sierra Del Sol Subdivision that will allow for construction of an additional 22 single family units along with future multifamily units over the next few years.

For the CDBG infrastructure programs, staff frequently collaborates with the City's Public Works Department. Additional efforts to collaborate with other city departments on future planned infrastructure projects are underway. The City continues the evaluation of suitability, availability and realistic development capacity of developable sites, including appropriate zoning for special needs housing, such as multifamily rental, mobile homes, transitional and homeless shelters. In addition, staff have developed a system to more quickly move applicants on the Home Rehabilitation program waitlist by routinely updating information and desire to participate in the program. Staff will continue to work towards adding new programs and restructuring current program guidelines in the existing Home-Rehab Handbook to refine and expand services for clients.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	85
Low-income	5	7
Moderate-income	3	0
Total	9	92

Table 13 – Number of Households Served

Narrative Information

The IDIS PR23 report only counted 16 households receiving TBRA assistance during PY2025 under activity 1398. Additional TBRA activities include 1370 and 1374 added an additional 26 households and the HOME ARP TBRA activity 1373 added an additional 43 households receiving TBRA assistance. The total amount of households receiving TBRA assistance during all or a part of PY2025 is 85 households either through La Casa Inc. or Mesilla Valley Community of Hope are earned less than 30% AMI. Supportive Services under HOME ARP TBRA assisted 35 homeless households and 69 households with homeless prevention services are not counted in the totals above but all households were below 30% AMI. The three (3) households purchasing single-family homes from Habitat for Humanity in PY2025 had household incomes between 60%-80% AMI. And all four (4) tenants occupying HOME-assisted units at Pedrena Senior Apartments through activity 1351 had incomes 30-50%. All CDBG completed, Home Rehabilitation, Mobile Home Ramp, projects during PY2024, nine (9) were provided to households earning less than 80% AMI. There was a total of nine (9) households with nine (9) people assisted. There was a total of 48 applications processed during the year, with 38 applicants being determined to be ineligible for various reasons.

Summary of the efforts to address “worst case needs” and other actions the city has taken to foster and maintain affordable housing:

The City is working to expand housing opportunities along the housing continuum from homelessness to homeownership. The City is actively partnering with number affordable housing single-family and multifamily developers to ensure its most vulnerable cost burdened residents have affordable housing. Construction was completed on the 70-unit, The Three Sisters LIHTC complex, in which the City committed \$3.4M in city funds. Construction is complete at Pedrena apartments, an 80-unit senior complex received 3M in city funds. Construction is also completed on the 144-unit LIHTC project, Peachtree Canyon Apartments Phase I, which received \$4M in city funding. Peachtree Canyon Apartments Phase II, containing an additional 144 units began construction in the first quarter of PY2025 and approximately 69% complete with lease up anticipated to begin in second quarter of PY2026. The city has a \$6M investment in Phase II; however, no City HOME or CDBG funding was used in the project.

A city owned project Amador Crossing, a 50-unit permanent supportive housing complex for people experiencing homelessness, began construction on the Mesilla Valley Community of Hope Campus, with a substantial completion in December 2026.

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

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

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

CDBG public services funds directly assist the homeless population and their needs. Up to 15% of the City's PY2025 CDBG Entitlement was dedicated to Public Services. In PY2025 \$381,000 was dedicated to subrecipients who serve the homeless and near-homeless populations almost exclusively. Mesilla Valley Community of Hope, a primary provider of services to homeless, near-homeless and disabled persons received \$42,000 in PY2025 CDBG Public Services funding for day shelter (showers, laundry, clothing) and case management (referrals to health care, housing, employment and counseling). 3792 unduplicated homeless and near-homeless adults and their families during PY2025.

The City continues its Mano y Mano program. Mano y Mano is a day labor program, funded with the City's general funds, targeting unsheltered homeless individuals in the City of Las Cruces. The program is managed by the local homeless housing provider, efforts to make outreach and assess the needs of individuals. Through this outreach efforts staff can make the necessary referrals and help address their housing and other needs. This program has been so successful it was increased in PY2025 to \$676,000 of City General Funds. As a result, Mesilla Valley Community of Hope has seen an increase in clients served through day shelter outreach services. The City in PY2025 funded four homeless outreach coordinator positions through the Mesilla Valley Community of Hope. The outreach coordinators directly engage with people experiencing homelessness, provide street based educational outreach, perform needs assessments, and provide linkage and transportation to other needed resources. They have developed partnerships with the police department, probation, parole, correctional, facilities, schools, community-based organizations, faith-based organizations, business community and other government agencies. The outreach coordinator employs such engagement tools as motivational interviewing, trauma informed care techniques, as well as utilizing support and collaboration with other agencies and teams within the Mesilla Valley Community of Hope campus. The outreach services are performed 75% in the community in order to form positive trusting relationships.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City funded two (2) agencies who are working to meet the housing needs of homeless persons with the City of Las Cruces, Mesilla Valley Community of Hope and La Casa Inc.

La Casa and Mesilla Valley Community of Hope were awarded Continuum of Care Supportive Housing Grants awarded under the McKinney-Vento Act, as well as State funded Tenant Based Rental Assistance. La Casa provides emergency shelter for victims of domestic violence and transitional housing for those exiting the shelter.

The City's general fund provided \$75,000 in operational support to an emergency shelter for runaway

and homeless youth. This effort will seek to help youth transition to more stable placement and link to other community resources. Program implementation began in PY2018 (\$361,000) and with additional funding provided in PY2019 through PY2022. However, the program has since become self-sustaining, and as a result, the City did not allocate further funds. The City is exploring additional opportunities to meet the need of the homeless.

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

The City of Las Cruces and its partners provide a continuum of homeless facilities and services for individuals and families experiencing homelessness and those who are at risk of becoming homeless. Programs provided through the Continuum of Care include emergency shelter, supportive services, transitional housing, permanent supportive housing and Housing First (Rapid Rehousing). The New Mexico Coalition to End Homelessness (NMCEH) takes the lead in developing New Mexico's Continuum of Care Plan. NMCEH convenes and manages the Continuum of Care planning process, and the Mesilla Valley Community of Hope provides multiple services for the homeless and chronically homeless population in Las Cruces.

Prior years HOME funding assisted in the construction of El Crucero, originally a transitional living facility that targets young adults aging out of foster care, rehabilitation facilities, correction programs and homeless youth. Families and Youth Incorporated/Resources for Children and Youth own and manage the facility which offers support services for the youth such as life and employment counseling, educational path awareness opportunities and other supportive services. Approval from HUD and the Department of Finance and Administration allowed a change from transitional housing for youth exiting foster care, correction programs etc., to permanent rental housing for adults now also known as 12th Avenue. The facility works closely with the Mesilla Valley Community of Hope to house clients.

The city provides CDBG Public Services funding and City's Telshor funding for Health-Related Public Services to all agencies on the Community of Hope Campus to address food insecurity, healthcare, homeless daycare and homeless housing services. The Crisis Triage Center, a County funded facility, is re-opening to provide a place for first responders to connect people in mental health and substance use crisis, to care. The Crisis center helps coordinate discharge from their facility, local hospitals and the Homeless Housing providers. The City's Mobile Integrated Health also assists with discharge. The city does not receive Emergency Solutions Grants (ESG) funding but does provide operating funding to support some of the non-profits that utilize ESG funding from the Balance of State.

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

The City of Las Cruces and its partners provide a continuum of homeless facilities and services for individuals and families experiencing homelessness and those who are at risk of becoming homeless. Programs provided through the Continuum of Care include emergency shelter, supportive services, transitional housing, permanent supportive housing and Housing First (Rapid Rehousing). The New Mexico Coalition to End Homelessness (NMCEH) takes the lead in developing New Mexico's Continuum of Care Plan. NMCEH convenes and manages the Continuum of Care planning process, and the Mesilla Valley Community of Hope provides multiple services for the homeless and chronically homeless population in Las Cruces. HOME funded TBRA provided to homeless and near homeless households through Mesilla Valley Community of Hope and victims of domestic violence through La Casa Inc. Clients may choose to participate in supportive services promoting self-sufficiency and independent living skills. The City provides non-HUD funds to needed public services provided by non-profit agencies to the community that would include assistance to the homeless and chronically homeless. To address this, the City in conjunction with Community of Hope, implemented the Mano y Mano program, a day labor program targeting unsheltered homeless individuals in the City of Las Cruces. The program is managed by the local homeless housing provider in an effort to make outreach and assess the needs of individuals. Through this outreach MVCH can provide case management and referral services, the day stipend also helps housed individuals pay for necessities like utility payments. This program has been so successful and as a result, the funding has increased from the initial \$180,000 to \$676,000 in City Funds for PY2025. The Mano Y Mano program has grown its funding, as well as increased its fleet to comprise of two vans and two hot spot trucks.

As a result, Mesilla Valley Community of Hope has seen an increase in clients served through day shelter outreach services. In PY2015 the City was officially recognized by HUD for reaching functional zero in the Mayors Challenge to End Veteran Homelessness. Mesilla Valley Community of Hope continues to ensure that functional zero is maintained in PY2025. The City provided funding for the LIHTC project Desert Hope, a 40-unit permanent supportive housing complex for homeless individuals. City HOME funds and City General Funds were used to assist the project. HOME ARP funding is committed to Mesilla Valley Community of Hope for TBRA for homeless, supportive services, and administration expenses. These funds provide great benefit the homeless community in providing rental assistance, supportive services and other expenses that can be covered under administration. Coordinated efforts to provide funding and facilities to the non-profit agencies providing housing and needed services to the homeless population in the City of Las Cruces are on-going. City staff participate in regularly scheduled meetings to discuss facilities provided by the City and services to the homeless.

population. Opportunities to increase and improve services and address needs for the homeless population are discussed at various levels. On-going technical assistance is provided to the various agencies providing services to the homeless.

Amador Crossing, a 50-unit permanent supportive housing complex on the Community of Hope Campus is currently under construction. This will be the first City owned complex, partnering with the Mesilla Valley Community of Hope and its agencies on campus. The complex will have the advantage of being located next to several service agencies, such as a day care center, food bank, medical services, and other homeless support services. Construction completion and lease up are anticipated in mid PY2026.

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

Actions taken to address the needs of public housing

For PY2025 Mesilla Valley Public Housing Authority (MVPHA) begins the due diligence phase on the Paseos Verdes development that will provide 80 units of housing. Sixty (60) units will be workforce with an additional 20 to be specified as veteran units. All financing in in place with a timeline to being construction in October 2026.

The Capital Fund Program funds are awarded annually to maintain MVPHA 248 public housing units portfolio MVPHA was awarded \$752,300.

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

MVPHAs resident council disbanded in PY2024. For PY2025 MVPHA has been reaching out to public housing residents to be a part of a new resident council. Progress is being made, and a resident council should be in place in PY2026.

MVPHA has 9 families who participate in the HCV Homeownership Program.

MVPHA has partnered with a local non-profit homeownership.

Program to provide a gateway for our public housing residents to become homeowners. MVPHA has graduated several Family Self-Sufficiency (FSS) participants who have completed the program. Two residents graduated and received Bachelor of Education degrees and have become teachers. Another participant used the funds for trade school and was accepted into an Electrician apprentice program and just closed on his new home.

Actions taken to provide assistance to troubled PHAs

MVPHA is not a troubled PHA.

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Las Cruces City Council acknowledges the burden that public policies can have on the creation of affordable housing and has provided funding to pay development impact fees for qualified grantees for the development of affordable housing. The Las Cruces City Council has also allocated funding to the City of Las Cruces Affordable Housing Trust Fund. Land acquired or owned by the City may also be allocated to the City's Affordable Housing Land Bank for future development of affordable housing or it also may be sold with the proceeds set aside for the affordable housing trust fund to be allocated for additional affordable housing development. Development standards for density bonus, parking standards, and development on infill lots have also been reviewed to help with the feasibility of new development. As part of its homeownership program the City provided pre-development funds to support two (2) single-family subdivisions with Tierra Del Sol Housing corporation, (1) Skylark, which will contain 32 single-family homes, and (2) Sierra, which will contain up to 30 single-family and multifamily units. Infrastructure on Skylark is anticipated to be completed in third quarter of PY2026 and has begun in Sierra Del Sol subdivision with anticipated completion in late PY2026. Construction should begin in both subdivisions when the infrastructure is fully completed. Additionally, the city purchased a single family, 52 lot subdivision in Metro Village Arcadia Phase 4, allocated for the Affordable Housing Land bank, which will allow our partnering agencies easier access to lots for development once the infrastructure is in place. The disposition of the Metro Village Arcadia lots has been coordinated with Habitat for Humanity and Tierra del Sol Housing; 32 lots allocated to Habitat and 20 units allocated to TDS.

The City continued to allocate funding for development impact fee waivers for affordable housing units using City General Fund monies. This program provides approximately \$75,000 in impact fee waiver value for park fees, public safety fees, water and wastewater impact fees waivers to qualified grantees in single-family development and approximately \$175,000 in multifamily development project for affordable housing, in accordance with the States Affordable Housing Act. The City's new updated Comprehensive Plan, Elevate Las Cruces, was adopted on February 18, 2020, providing a holistic approach incorporating principles of environmental, fiscal, and social sustainability. The Plan is organized into a Vision Framework, a Physical Framework consisting of the Future Development Program and Future Thoroughfare Program, as well as a Policy Framework consisting of three themes: Community Environment, Community Livability, and Community Prosperity. Under the Community Prosperity theme various recommendations are provided to promote and expand housing diversity. More specifically, the goal of Attainable Housing for all residents regardless of their incomes is established, and various Policies and Actions the City and community may pursue towards this goal are provided. The City's new development code, Realize Las Cruces, was recently adopted. It is a transformative development code. This updated code is essential for addressing the community's

growing need for affordable housing. Once finalized, Realize Las Cruces will be more multifamily friendly, paving the way for increased affordable housing stock and better accommodating the housing needs of our residents.

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

No other specific actions related to the Action Plan are identified other than those previously described or elsewhere in this report. However, the City does look to use or pursue other funding sources to address the needs, including their own. This includes providing public service funds for general welfare and health care needs from the City's special funds from the proceeds and/or interest earnings of a pre-paid lease of Memorial Medical Center. In PY2025, approximately \$600,000 of City-financed health care funds were provided to public service agencies that primarily benefited the low-income residents of the community.

The City also provides money from its general fund to an outside agency that provides low-income residents with assistance on their city utility bills. This assistance is limited to those residents that are delinquent in their payments and receive some other form of government assistance to determine their income status/eligibility. In PY2025, the City provided \$81,701 in utility assistance from the general fund helping 520 customers.

The City's Public Works and Facilities Departments also use either grants or other appropriations received from the State of New Mexico to implement projects that benefit low-income residents, special needs populations, or low-income areas. On-going efforts include funding for improvements to the buildings at Community of Hope.

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

The City of Las Cruces is committed to reducing the hazards posed by Lead Based Paint (LBP) in the older stock of the City and to reduce the potential for childhood lead poisoning.

All City-eligible contractors in the Home Rehabilitation Program, which bid on houses that were built before 1978 and are found to contain levels of LBP that require action, are mandated to be certified with the EPA's "Renovate, Repair, and Painting Rule" (RRP) or they must use the services of a certified sub-contractor for the portions of the project that affect the LBP risk identified areas. This EPA Rule has added more advanced training and documentation requirements for contractors and renovation workers.

Under the City's Home Rehabilitation LBP testing was done on all homes constructed before 1978 and which were rehabilitated. All LBP, detected at levels considered "hazardous," were remediated through either interim controls or abatement per HUD/EPA regulations as part of the rehabilitation.

In PY2025, the Home Rehabilitation Program tested three (3) homes for LBP hazards and Risk Assessments were provided. There were two (2) projects completed in PY2024 that were tested in PY2024. Of the nine (9) total projects worked on in PY2025, six (6) projects were exempt due to it being

temporary structures (mobile home ramps) and exempt from LBP testing. One home was tested in PY2025 and the homeowner opted out of participating in the program. That home was lead free. All of the projects completed in PY2025 were determined to be free of LBP and therefore no hazards were present. The following is a table that summarizes the LBP efforts of the Citys Home Rehabilitation Program:

LEAD BASED PAINT CHART

LEAD BASED PAINT SUMMARY PY2024 / CAPER 2024

Numbers of Homes Rehabilitated (completed)	2
Numbers of homes under process	3
Numbers of homes tested for LBP	4
Number of homes containing LBP	0
Total Cost of LBP Testing	\$4,960.53
Total Cost of LBP Clearance	\$ 0.00
Estimated Cost of Removal of all LBP	\$ 0.00
Combined Total - LBP Testing, Clearance, and Removal	\$ 4,960.53
Total Estimated Rehabilitation Cost of Houses with LBP	\$ 111,658.95
% of LBP Testing, Clearance, and Removal to Total Cost (Approx)	0.044%

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

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. Through housing the city can fulfill its anti-poverty initiatives, while making the city more desirable from a housing market and business development standpoint. The Las Cruces City Council is considering a General Obligation Bond to secure funding for affordable housing. For every dollar of city investment, four dollars of non-city investment are secured. This goal also aligns with the Citys Elevate Comprehensive Plan, which identified goals of Economic Equity, Attainable Housing, Serving Underserved Populations, Diversification, and Entrepreneurship.

One program that aimed to combine resources to improve neighborhoods one at a time is the Lift Up Las Cruces Pilot Program. The City of Las Cruces used general fund dollars toward the program as well as applied for grants with State and Federal Government. This program identified needs or concerns within a neighborhood and allowed the City to focus the limited resources in one place to make a larger impact. The goals of Lift Up Las Cruces were to improve the overall quality of life for the neighborhood, break the poverty cycle and give residents paths to self-sufficiency. Neighborhood Vitality with emphasis

on Economic Development, Housing, Public Safety, Infrastructure, Education and Health & Social Services. The criteria for neighborhood selection are there may be a high concentration of low- to moderate-income families in the area, possible public safety issues, inadequate public infrastructure like lighting, sidewalks, public transit, and pavement conditions. Low educational attainment, lack of partnerships, food needs and broadband access. Success is measured by the reduction in the number of incidents, improving residents perception of their community, improvement of neighborhood aesthetics, increased food access, and leverage additional public and private investment. The first Lift Up area was the Apodaca Park /north Solano area MRA and the second Lift Up designated area was the Valley View Park Area. The city was awarded \$1.5 million in Congressional Directive Spending to help with revitalizing the parks infrastructure. The City received an award from Neighborhood USA for Best Neighborhood Project; however, due to budget and staff constraints Lift up activities could not be continued in PY2025, but we look forward to re-implementation in the future

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

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

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

The City's institutional structure for addressing housing and community development activities is efficient. Duplication of services is limited. The City benefits from having a relatively small group of nonprofit organizations specializing in serving certain populations.

The City has worked diligently to foster and develop strong relationships with community organizations that provide housing and supportive services to low-income and special needs populations. City staff are accessible to its providers of housing and services, and the City works to make the CDBG and HOME application processes transparent. In recent years, the City has been very proactive in implementing policies and programs that remove barriers and support the provision of needed housing and services, such as the establishment of an affordable housing land bank and trust fund, streamlining the development process and implementing impact fee waivers for affordable housing development. These

efforts will continue during the next action plan period and throughout the Consolidated Plan period. The City of Las Cruces adheres to HUD regulations for monitoring requirements and has an adopted Evaluation & Monitoring Guide which identifies the methods in which applications and agencies will be determined to be evaluated each year. In addition to the Evaluation Guide, which determines the number of monitoring reviews that are to be accomplished each year, the program monitoring and compliance staff is charged with conducting the monitoring visits for each agency each year as applicable.

The monitoring is for both financial and programmatic review in accordance with the CDBG, HOME, Permanent Supportive Housing Programs, and applicable OMB circulars. This is in addition to technical assistance provided by the City's HOME and CDBG program staff.

The City of Las Cruces adopted Elevate, a transformative development code that turns long-standing plan goals into reality. Focused on increasing housing choice and supporting affordability, the new code introduces modern zoning tools that make it easier to build a wider range of housing types in more places. By expanding by-right development and eliminating unnecessary barriers, the code streamlines the path to infill and mixed-use projects. It also promotes walkable, complete neighborhoods by allowing more neighborhood-serving uses, like grocery stores and local businesses, within residential areas.

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

The City provided public service funding to local non-profit agencies that serve special needs populations, primarily to the homeless, victims of domestic violence, the disabled, and low-income youth and young adults. Additionally, the City provided HOME funds to private, non-profit housing providers for the development of single-family housing.

Desert Hope Apartments, an LIHTC project, involved several agencies committed to housing the homeless. A toolkit project that involved the New Mexico Coalition to End Homelessness, the Mesilla Valley Public Housing Authority, Mesilla Valley Community of Hope, and City staff. The project, completed in PY2023, added 40 permanent supportive housing units in the community including four (4) HOME-assisted units. Amador Crossing, now under construction will be a 50-unit supportive housing complex comprising a mix of single room occupancy and one-bedroom units. The complex will accommodate a diverse population, including chronically homeless residents and voucher holders. Located at 1101 W. Amador, Amador Crossing is within the Mesilla Valley Community of Hope Campus (MVCH). This strategic placement within the MVCH campus ensures easy access for residents to the campus's other five agencies, offering supportive services such as case management, food distribution, and a healthcare clinic. This project is being funded with non-federal funds with anticipated completion in PY2026.

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

The impediments to Fair Housing Choice and recommended actions listed were identified through the preparation of the 2021-2025 Consolidated Plan and Analysis of Impediments to Fair Housing Choice. Impediments are not listed in any particular order of priority. Each action includes a target time period for the action to be undertaken and completed. Some actions are noted as ongoing. The 2021 Impediments listing includes and expands upon the Impediments identified in the 2016 Impediments report. The 2021 listing reflects current conditions and concerns that exist in the community.

Impediment 1: Lack of knowledge about Fair Housing roles and responsibilities of consumers and providers.

Impediment 2: Discrimination by property owners and managers, against persons with disabilities and/or housing voucher programs limits these groups from equal access to housing.

Impediment 3: The increasing cost and scarcity of both rental and for sale housing disproportionately impacts low-income households as quantified in the consolidated plan and the housing concerns section of the analysis of impediments.

Impediment 4: Loan denial rates remain relatively high for some racial/ethnic groups. 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.

2025 Actions to address Impediment 1

The City will continue to be a partner with other agencies and programs to increase awareness of Fair Housing laws and policies including those at the Federal level, State level and local level. The City will provide an updated Fair Housing website as part of the Las Cruces web portal. The Fair Housing website will contain necessary information in English and Spanish including Fair Housing Laws and Ordinances as well as information on agencies to contact and the steps needed to file a complaint. It will also contain the City's adopted Analysis of Impediments to Fair Housing Action Plan. The City will provide Fair Housing materials and all other informational documents related to its development activities and reports in alternative formats if requested by a disabled person. CDBG funds were set aside to purchase additional Renters Guidebooks from New Mexico Legal Aid. However, NM Legal Aid did not have updated material, so funding was reallocated to the CDBG program. Updated Renters Guidebooks were purchased in PY2025 and are available for the public. 4. Ongoing - As the administrator and technical assistance provider for Federal and local housing programs the Housing and Neighborhood Services Section continues to work with subgrantees as well as private housing providers to ensure that housing consumers are dealt with in a non-discriminatory fashion as defined by Fair Housing rules. The City provided printed and electronic information to landlords and property managers that they can pass on to prospective tenants and purchasers. This information will be a summary of the information contained on the City's Fair Housing website. Fair Housing information will be made available in alternative formats upon request. Fair Housing rules and best practices were discussed, and examples were examined for compliance. Staff will continue to conduct these Fair Housing trainings as part of our efforts to educate

the front-line housing providers. Ongoing - The City's Housing and Neighborhood Services Section will partner with professional associations and fair housing agencies to provide community forums and meetings educating citizens on Fair Housing laws and their importance in ensuring equal access to housing and the programs and services the City provides. The City of Las Cruces Fair Housing Ordinance (Chapter 13: Article I) will also be explained and highlighted at public Fair Housing events annually.

2025 Actions to address Impediment 2

The City of Las Cruces Housing and Neighborhood Services Section will continue its outreach and educational efforts to inform builders, property owners and landlords of the provisions and requirements that must be met in providing equal access to housing for the protected classes of people outlined above. The educational effort will include providing written and electronic information on how housing providers can ensure that advertising, screening processes, lease policies, and general interactions with those seeking housing are treated equally. The City educational effort will also include information for builders on ways to address accessibility requirements through the design and construction of accessible, adaptable units. The City will continue to partner with other agencies serving the Las Cruces area to educate property owners, Mesilla Valley Public Housing Authority, managers, and builders on their Fair Housing responsibilities. Partner agencies may include Las Cruces Homebuilders Association, Las Cruces Association of Realtors, New Mexico Human Rights Division, and local community organizations with involvement in Fair Housing Activities. The City's Housing Policy Review Committee meets monthly with builder and housing providers to include in discussions on housing policy initiatives including fair housing challenges. Ongoing Although the City did not need to assist with any Fair Housing complaints during this program year, staff continues to provide support to individuals who wish to file discrimination complaints. Through online and printed Fair Housing materials, Housing and Neighborhood Services staff assist complainants in completing required forms and offer guidance and referrals regarding the processes used by the City and relevant state and federal agencies to respond to Fair Housing complaints. The City posted Fair Housing information at all facilities controlled by the City of Las Cruces. This effort was extended to City subgrantees which provide housing services. Those agencies are required to post the Fair Housing sign at all housing facilities assisted with local or federal funds. Ongoing - the City will enforce its Fair Housing Ordinance in cases of discrimination as prescribed in the Ordinance. Ongoing - in PY2023 the City expanded its Fair Housing Ordinance protections to include source of income discrimination. The City provided technical assistance and oversight to CDBG and HOME subgrantees to ensure that each agency has a compliant Affirmatively Furthering Fair Housing Marketing Plan (AFFHMP), if applicable. The City will monitor the use of the agency AFFHMP to determine the success of subgrantees in using the plan to encourage participation in housing activities by underserved populations. Ongoing - the City will monitor its communications and public outreach and funding activities to measure the effectiveness of its AFFHMP to ensure that underserved populations are actively recruited to participate in public meetings and housing programs and activities. Annually, the City, as outlined in its Public Participation Plan, continued to provide notice that interpreter services and materials in alternative formats will be made available at public meetings and meetings discussing city services and programs so that potential applicants will have equal access to programs and services in spite of their limited English proficiency or due to sensory disabilities.

2025 Actions to address Impediment 3

The City will examine current planning and development review procedures to provide fast tracking and concurrent review of affordable rental projects. Elevate Las Cruces has provided some guidelines on affordable housing going forward. The City will work with its stakeholders to update its Affordable Housing Ordinance that more clearly outlines what incentives, concessions and enhancements it will make available to increase the production of affordable rental housing that meets the needs of those with the greatest challenges. Annually - the City will continue to serve as lead convener of state level and federal agencies and private sources of capital to create a more robust set of tools to address the development cost of new housing. This enhanced finance approach will focus on Low-Income Housing Tax Credits, HOME Investment Partnership Funding, various supportive housing financing sources, various tax-exempt bonds including General Obligation Bonds and affordable loans from lenders doing business in the community. Ongoing - the City will review density limitations, minimum lot sizes and other regulations that may constrict housing providers ability to produce both smaller apartments and for sale homes for sectors of the market which cannot presently afford the products available in Las Cruces. Ongoing - Development Readiness Measures: the City through its mapping and property records system will identify vacant and underutilized residentially zoned properties in zoning areas that have adequate infrastructure to support greater densities for residential uses. This action could effectively steer development to sites that are considered suitable by the locality and expedite the pace at which affordable development occurs. Annually - the City will continue to provide limited financial assistance to households who qualify for long-term mortgages. The City will utilize its Impact Fee Deferral policies for starter homes that meet the City definition of affordable housing. Annually - the City will track the numbers of those populations which receive assistance to alleviate the identified housing problems.

2025 Actions to address Impediment 4

The City will support organizations that provide credit and homebuying counseling, such as Tierra del Sol to ensure that the programs are geographically targeted to areas in the community where loan denial rates are the highest. The City will provide educational information about how to access government sponsored and subsidized loans that have more flexible underwriting standards, as well as types of lenders to avoid. The City will work with lenders to ensure all lenders are trained on Fair Housing laws.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

Generally, for all on-site reviews there is a full record(s) review (review of program participant eligibility and supporting documentation), a Nation Standards for the Physical Inspection of Real Estate (NSPIRE) for HOME multifamily, plus TBRA and Supportive Housing Program tenant-based rentals and a walk-through of HOME single-family homes under construction or unoccupied, but where construction has been completed. If there are problems or issues beyond program staff's expertise, other City Departments may be contacted. Once the review is complete, a written follow-up letter is provided to the agency, noting any Findings, Concerns, Comments, and/or Observations to the Subrecipient, with appropriate due dates for correction/compliance.

City staff did complete TBRA monitoring and applicable NSP monitoring for La Casa Inc., and multifamily HOME monitoring at the Pedrena Senior Complex during PY2025. Single family HOME monitoring and TBRA and HOME ARP TBRA monitoring will take place in the second quarter of PY2026. All other in-service multifamily complexes are due for HOME monitoring in PY2026. Public Service Agencies were monitored in PY2025. Owner occupancy checks for HOME-assisted single-family dwellings in their affordability period have been completed for PY2025. HOME single-family monitoring, NSP, and TBRA through Mesilla Valley Community of Hope were completed in the third quarter of PY2025.

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

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

A draft of the 2025 CAPER, was available for comment between Monday, August 24, 2026, through Tuesday, September 8, 2026, on the City's website at www.lascruces.gov (website is ADA compliant for the visually impaired), at the Housing & Neighborhood Services Section Department, and the City Clerks Office, 700 N. Main Street and at Branigan Library Public, 200 E. Picacho Ave. Public meetings were held in person Tuesday, September 1, 2026, at 2:30 pm at City Hall, Conference Room 1158, located on the 1st floor, Suite 1100 and Wednesday, September 2, 2026, at 2:30 pm at the Munson Senior Center, 975 S. Mesquite St. Las Cruces, NM 88001.

Meeting notifications in English and in Spanish were posted at all City Municipal buildings and the City's website and local newspapers.

Members of the public were encouraged to attend either meeting.

The Public comment period was from Monday, August 24, 2026, through Tuesday, September 8, 2026, in accordance with the City's public participation plan.

CR-45 - CDBG 91.520(c)

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

There are many barriers that may have a negative impact on fulfilling the strategies and the overall vision. The lack of funding is a significant barrier that most negatively impacts the City's ability to fulfill the strategies and vision for the community. Community growth and construction projects in prior years experienced some slow down due to downturns in the economy. COVID-19 pandemic represented a substantial shift for staff, the City primarily focused on stabilizing impoverished households as construction projects experienced significant delays due to supply, labor and volunteer shortages. PY2025 program objectives are reflective of the goals identified in the 2021-2025 Consolidated Plan. As is the case with almost all cities in the United States, the need for affordable housing and supportive services for the homeless, disabled, elderly, and low-income persons, in general, far exceeds the capacity of municipalities to provide them. The City generally has to balance the limited HOME funding between single-family (homebuyers) and multifamily (renters) in alternating years. The social services need for Special Needs Populations, as well as housing, is also part of the limitations from funding (CDBG Public Services cap of 15%). However, the City continues to address the targeted goals to include the preservation needs for owner-occupied housing, and infrastructure and economic improvements to neighborhoods.

HOME projects for single family units under construction are seeing the effects of increased materials pricing since the pandemic with Habitat for Humanity still trying to get back on track with northeastern volunteers. The new Build America, Buy America Act (BABA) requirement threatens to make affordable housing more expensive for all.

Grant disbursements are completed in a timely manner.

No substantial changes have been made to programs; however, the City is continuing to evaluate, revise, and update Standard Operating Procedures for improvement in processes for our programs and services to residents. This may result in process changes to grant programs for PY2026.

The Museum of Nature and Science was funded by a \$2,000,000 Brownfield Economic Development Initiative (BEDI) grant and a \$2,000,000 Sec 108 loan, as well as an ARRA grant from DOE. This project finished construction during program year 2012 and has been open for business. The P&I amount repaid for PY2025 was \$155,613.20 with a cumulative amount repaid of \$2,202,016.88

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

TBRA administered by La Casa Inc.

Multifamily developments inspected:
Pedrena Senior Apartments

All other multi-family projects are due for a HOME monitoring review in PY2026.

HOME Monitoring for Habitat will be conducted in the first quarter of PY2026.

And HOME Monitoring for TBRA at Mesilla Valley Community of Hope will take place in the first quarter of PY2026.

City HOME-assisted TBRA activities administered by La Casa were monitored with unit inspections conducted the second quarter of PY2025. NSP units owned by La Casa also had complete inspections. There were zero findings on client files and unit deficiencies were satisfactorily addressed in a timely manner. HOME single family monitoring will be conducted in the first quarter of PY2026 with Habitat for Humanity. TBRA and HOME ARP TBRA monitoring at Mesilla Valley Community of Hope will take place in the first quarter of PY2026. Financial reviews that took place during the program year through agency audits and pay reimbursement requests. HOME owner-occupied checks were completed for all HOME-assisted single-family units still in their affordability period during PY2025.

Summary of Findings are as follows:

La Casa TBRA-No findings during this monitoring period cycle, only unit deficiencies that were all satisfactorily addressed in a timely manner. Last year's TA was very successful, and we continue to see improvements in the administering and processing of this grant.

Pedrena Senior Apartments- 1 finding for income calculation, 2 comments and zero-unit deficiencies. During PY2025 city staff provided technical assistance to La Casa staff, as they administer TBRA for victims of domestic violence and are newer in their roles with the agency.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

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

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

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

Las Cruces Sun News

Las Cruces Bulletin

Barnes & Noble Bookstore

Senior Centers

Local Radio Stations

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

Social Media sites including Facebook and Instagram

And various churches including the below:

Peace Lutheran Church

First Church of Nazarene

Catholic Diocese

Baptist Student Union

Apostolic Tabernacle

Bethel Second Baptist Church

Holy Cross Catholic Church

St. Alberts Newman Center

Calvary Christian Church

First Baptist Church

Bethel Bible Fellowship

Immaculate Heart of Mary Catholic Church

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

HOME Program income expended during the program period totaled \$43,392.30. \$40,697 was spent on eligible Tenant Based Rental Assistance activities and HOME TBRA program admin expenses. The beneficiary characteristics are reported in other section CR 10.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

All HOME-assisted multifamily complexes with the exceptions of Casa de Corazones a Section 811 property, El Crucero, and the Citys Amador Crossing (currently under construction) apartment complex were financed with LIHTC funding from New Mexico Mortgage Finance Authority. City of Las Cruces policy is to alternate funding years between single family and multifamily housing. PY2025 was designated as a single-family year for HOME funding allocations.

The City is working to expand housing opportunities along the housing continuum from homelessness to homeownership. The City has actively partnered with a number of affordable housing single-family and multifamily developers to ensure its most vulnerable cost burdened residents have affordable housing. The City commitments of \$3.4M in city funding to the 70-unit, The Three Sisters apartment complex, \$3.3M to the Pedrena apartments, an 80-unit senior complex, \$4M to the Peachtree Canyon apartment Phase I, a 144-unit LIHTC project, \$6M to Peachtree Phase II, and the investment of \$4M in the Amador Crossing complex will bring 488 multifamily units to Las Cruces. Also, the LIHTC project Paseos Verdes, an 80-unit project that when completed will allow for revitalization in an old public housing neighborhood. As part of its homeownership program the City provided pre-development funds to support two (2) single-family subdivisions with Tierra Del Sol Housing corporation, Skylark, which will contain 32 single-family homes, and Sierra, which will contain up to 30 single-family and multifamily units. Infrastructure on both Skylark and Sierra subdivisions is underway with construction of homes anticipated to commence in mid PY2026 in the Skylark Subdivision and in early PY2027 for the Sierra Del Sol Subdivision.

In its second year, Tierra Del Sol Housing Corporation used the Citys low-interest construction loan program to provide loans for three (3) single-family homes to be built offering a lower interest rate than that of local banks. The homes were completed and sold with payback of loans to the City providing additional opportunities to assist with future construction loans. The City continues to explore a number of program changes with local resources to include a rental rehab program, revolving loan funds, land banking, and LIHTC gap funding. In 2022 voters passed a general obligation bond for affordable housing which helps to expand the Citys efforts to provide funding for affordable housing projects. The City also continues to fund impact fee waivers for affordable housing.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	436				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.	1				
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.	1				
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Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The Section 3 program is designed to give employment opportunities, to the greatest extent feasible, to low-income residents that meet Section 3 criteria. Section 3 residents are residents of public housing and/or low, to low-mod income residents of the City of Las Cruces. When Section 3 covered projects come up for bidding, the Section 3 certification and employment needs form are included in the bid documents to inform prospective bidders of the requirements of Section 3 under the proposed contract. There are currently zero (0) Section 3 covered projects under construction.

In September of 2026, a mailing will go out to all residents of public housing informing them of the Section 3 program. Efforts will be made to achieve opportunity for employment of Section 3 residents. All Section 3 reports submitted through IDIS.