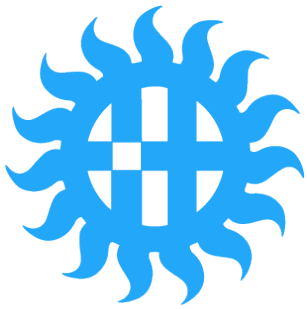
CITY COUNCIL
AGENDA

Monday, May 4, 2026 at 1:00 PM
Council Chambers

Mayor
Eric Enriquez

Mayor Pro Tem
John Munoz

Councilors
Cassie McClure
William Mattiace
Michael Harris
Johana Bencomo
Becky Corran



CITY HALL
P.O. BOX 20000
LAS CRUCES, NM 88004

700 N. Main St.
PHONE (575) 541-2067

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CONSENT AGENDA

Minutes and Items on the Consent Agenda Are Considered Routine Items and Will Be Voted on with One Motion Unless a Councilor Requests That a Specific Item Be Removed. There Will Be No Discussion.

Page

1. OPENING CEREMONIES

1.1. Pledge of Allegiance - Councilor McClure.

1.2. Presentation of Certificates of Appreciation/Proclamations - Councilor McClure.

1.3. Departmental Highlights.

1.4. Pets of the Week.

2. CONFLICT OF INTEREST INQUIRY BY MAYOR AS REQUIRED BY LCMC SECTION 2-27 (E)(2)

3. PUBLIC PARTICIPATION

4. READ CLOSED MEETING STATEMENT

4.1. Read May 4, 2026 Closed Meeting Statement into the record.

5. ACCEPTANCE OF AGENDA

6. CITY COUNCIL MINUTES

6.1. Regular City Council Meeting of April 6, 2026. 5 - 54

City Council - Apr 06 2026 - Minutes - Pdf

7. RESOLUTION(S) AND/OR ORDINANCE(S) FOR CONSENT AGENDA

7.1. RESOLUTION NO. 26-135: A RESOLUTION AUTHORIZING AN EXISTING CONTRACT PURCHASE AGREEMENT FOR PROGRAM EVALUATION SERVICES WITH PIVOT EVALUATION, LLC VIA DOÑA ANA COUNTY CONTRACT NO. 26-165 FOR A TERM THROUGH NOVEMBER 30, 2029 IN AN AMOUNT NOT TO EXCEED $147,253 INCLUDING APPLICABLE TAXES, SUBJECT TO APPROVED BUDGET APPROPRIATIONS (PROCUREMENT NO. 25-26-062). 55 - 134

This resolution will approve a contract with Pivot Evaluation, LLC (Pivot) of Albuquerque, New Mexico, for independent evaluation and reporting for the settlement-funded programs delivered jointly by the City and County.

Resolution No. 26-135 - Pdf

7.2. RESOLUTION NO. 26-136: A RESOLUTION APPROVING THE CITY'S PURCHASE OF A 0.225 ACRE TRACT OF LAND OWNED BY SANTIAGO R. SILVA LOCATED AT 5350 LONGVIEW LANE, FOR THE PURCHASE PRICE OF FIVE THOUSAND DOLLARS ($5,000) AS PART OF THE DEVELOPMENT OF LONGVIEW LANE. 135 - 142

This resolution will approve the purchase of land to support the future extension of Settlers Pass between Engler Road/Thurmond Road and Pacific Loop.

Resolution No. 26-136 - Pdf

7.3. RESOLUTION NO. 26-137: A RESOLUTION AMENDING THE FY2026-2031 CAPITAL IMPROVEMENTS PROGRAM. 143 - 158

This resolution will approve amendments to the CIP related to projects for GRT funding and updates for revised project funding.

Resolution No. 26-137 - Pdf

8. RESOLUTION(S) AND/OR ORDINANCE(S) FOR DISCUSSION

8.1. RESOLUTION NO. 26-138: A RESOLUTION ADOPTING FUNDING PRIORITIES AND ALLOCATIONS TO VARIOUS LAS CRUCES NON-PROFIT ORGANIZATIONS FOR FISCAL YEAR 2027 (FY27) TO PROVIDE HEALTH-RELATED PUBLIC SERVICE NEEDS AND AUTHORIZING THE INCORPORATION OF THE FUNDING AMOUNTS INTO THE CITY'S FY27 BUDGET. 159 - 171

This resolution will approve recommended funding from the Telshor Facility Fund to fund health-related public service programs.

Resolution No. 26-138 - Pdf

8.2. RESOLUTION NO. 26-139: A RESOLUTION ADOPTING THE 2026-2030 CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF LAS CRUCES, AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN 172 - 516

DEVELOPMENT. THE RESOLUTION ALSO ADOPTS THE 2026 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM.

This resolution will approve the Consolidated Plan, AI, and Action Plan as required by HUD.

Resolution No. 26-139 - Pdf

8.3. COUNCIL BILL NO. 26-019; ORDINANCE NO. 3111: AN ORDINANCE AUTHORIZING A REAL ESTATE PURCHASE AGREEMENT BETWEEN THE CITY OF LAS CRUCES AND CLS DEVELOPMENT PARTNERS, LLC FOR THE SALE OF APPROXIMATELY 15.30 ACRES OF MUNICIPALLY OWNED LAND WITHIN THE LAS CRUCES INNOVATION AND INDUSTRIAL PARK FOR THE PURCHASE PRICE OF FIVE HUNDRED SEVENTY-THREE THOUSAND SEVEN HUNDRED NINETY-TWO DOLLARS ($573,792.00) IN ACCORDANCE WITH PROVISIONS OF LCMC 1997, SECTION 2-1312. 517 - 542

This ordinance authorizes the sale of approximately 15.30 acres of municipal land located at 300 Rea Boulevard within LCIIP to CLS Development Partners, LLC.

Ordinance No. 3111 - Pdf

8.4. COUNCIL BILL NO. 26-020; ORDINANCE NO. 3112: AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF A CITY-OWNED VACANT PARCEL OF LAND KNOWN AS THE SOUTH 75' OF LOTS 21, 22, 23, & 24, BLOCK 20, PALMER'S SUBDIVISION (AKA 705 N. 5TH STREET) TO NEW WIND INCORPORATED DBA CROSSTOWN MINISTRIES FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AS AUTHORIZED UNDER THE STATE OF NEW MEXICO'S AFFORDABLE HOUSING ACT (THE ACT) NMSA 1978 CHAPTER 104, IN CONJUNCTION WITH THE CITY OF LAS CRUCES AFFORDABLE HOUSING GENERAL OVERSIGHT ORDINANCE. 543 - 547

This ordinance will approve the donation of a City owned vacant parcel of land for affordable housing to New Wind Incorporated DBA Crosstown Ministries.

Ordinance No. 3112 - Pdf

8.5. COUNCIL BILL NO. 26-021; ORDINANCE NO. 3113: AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF FOUR CITY-OWNED VACANT PARCELS, LOCATED AT (1) 1262 N. TORNILLO STREET, (2) 1252 N. TORNILLO STREET, (3) 1242 N. TORNILLO STREET, AND (4) 1040 N. CAMPO STREET, TO TIERRA DEL SOL HOUSING CORPORATION FOR THE DEVELOPMENT OF SINGLE-FAMILY AFFORDABLE HOUSING UNDER THE STATE OF NEW MEXICO'S AFFORDABLE HOUSING ACT (THE ACT) NMSA 1978 CHAPTER 104, IN CONJUNCTION WITH THE CITY OF LAS CRUCES AFFORDABLE HOUSING GENERAL OVERSIGHT ORDINANCE. 548 - 553

This ordinance will approve the donation of a City owned vacant parcels

of land for affordable housing to Tierra Del Sol Housing Corporation.
Ordinance No. 3113 - Pdf

9. **BOARD APPOINTMENTS**

10. **NOTICE OF PROPOSED ORDINANCE(S)**
1) There will be no public discussion.
2) A Councilor may ask staff for clarification on the proposed ordinance(s).

11. **CITY COUNCIL MEMBER BOARD REPORTS AND COMMENT**

12. **CITY MANAGER REPORT**

13. **ADJOURNMENT**

MINUTES
City Council
Monday, April 6, 2026 @ 1:00 PM
City Council Chambers, City Hall

PRESENT: Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and City Councilor John Munoz

ABSENT:

1. OPENING CEREMONIES

1.1 PLEDGE OF ALLEGIANCE - COUNCILOR MUNOZ.

1.2 PRESENTATION OF CERTIFICATES OF APPRECIATION/PROCLAMATIONS - COUNCILOR MUNOZ.

Councilor Munoz recognized the graduates of the Neighborhood Leadership Academy.

Councilor Munoz read a proclamation for Fair Housing Month.

Councilor Munoz presented a proclamation to Anna Harmon and Jay Choate for Graduate and Professional Student Appreciation Week.

Councilor Munoz presented a proclamation to Barbara Toth and Heaven Coquat for Distracted Driver Awareness Month.

Councilor Munoz presented a proclamation to Linda Bartlett for 250th Anniversary of the Signing of the Declaration of Independence.

Councilor Munoz presented a proclamation to Sandra Ortega for Child Abuse Prevention Month.

1.3 DEPARTMENTAL HIGHLIGHTS.

Richard Hanway, Transit Director gave the overhead presentation.

Cynthia Alamillo, CIP Manager gave the overhead presentation

1.4 PETS OF THE WEEK.

Stephanie Lewis, ASCMV Director presented Pets of the Week.

2. CONFLICT OF INTEREST INQUIRY BY MAYOR AS REQUIRED BY LCMC SECTION 2-27 (E)(2)

2.1

None.

3. PUBLIC PARTICIPATION

3.1

Rocky Bacchus, Member of Public said I provided a handout which I think is being passed around now. Just over a week ago on March 27, El Paso Electric filed for a $70 million per year rate increase, which increases residential rates by 73%. I have been an expert electric rate consultant for over 40 years, testifying before the California Public Utilities Commission, Nevada Energy, Public Utilities Commission of Texas and New Mexico Public Regulatory Commission, and others. I have participated in every New Mexico rate increase for El Paso Electric as a party for the last couple of decades. Electric rates in New Mexico are an adversarial process. Utilities have a fiduciary duty to get as much as possible for their owners. El Paso Electric is now owned essentially by JP Morgan. So, they are a privately owned company. Interveners such as the city have to fight their request in order to get fair rates. It is just like in the courts, you have two sides, if you don't fight you get rolled over. El Paso Electric states in their request that they planned to increase rates even more over the next five years, beyond this current 73%. El Paso Electric's filing is 4,157 pages long. It has 18 sworn internal witnesses plus a request for another $2 million to be approved for external outside services. They are prepared for a major fight and have been gearing up for it for almost 6 years. El Paso Electric has requested a fast process so that the rates can take effect by the end of this year. The case is already filed. It is underway now, so it needs to be processed as soon as possible. El Paso Electric has fought to strike the testimony of interveners in the past and top experts will be required to fight this case. It will take substantial funding to get fair rates. Again, this is an urgent matter because El Paso Electric filed for a 70 million per year rate increase which increases residents' rates by 73% and is to take effect this year. The chart I gave you, this table that you see is all the different rate classes and the amounts per class so that you could see that.

Jennifer Kreie, Member of the Public said I am here to talk about cut and paste. Branigan Library Budget 2025 to 26, year 26, 1.2 million funded. Year 27, 15.3 million not funded, year 28, 17.1 million not funded. Budget 2026/2027, year 27, .3 million, year 28 5.3 million not funded. Year 29, 17.1 million not funded. So, what you do is you highlight these cells in the spreadsheet, do a cut, go down a row and over a column and paste. I would just say, do we want to be known as being very efficient and this is no criticism of liquor licenses, but we transfer liquor licenses, we do improvements on roads, but we need to have a vision for our community, for our

future and that is the library. Let's not kick the can down the road.

LaVaughn Hart, Member of the Public said I am the Director of the Spay and Neuter Action Program, SNAP. I want to take this opportunity to thank the council for your continued support of SNAP. We really appreciate the work that you have done to fit us into I know a tight budget. I am truly appreciative of that. I also want to thank those of you who worked on support of SB38, which has passed and so we should have some funding from the state level for spay/neuter services across all of New Mexico. This is a really good piece of information. So, to let you know what is going on at SNAP. We have been busy this spring. So far, we have already done over 600 vouchers, and we have done over 650 spay/neuters. So that is a lot in a couple of months, by the way that is not considering March yet because we are just starting our billing for that. We have also started our Trap/Neuter and Release, TNR program for community cats. I just started it in January. It says 50 on the handout that I gave you because we are not counting March yet, but I know there is at least 20 more that we have done so far in March and April. As I reported to you last time, I was here we have expended all the funding that I was provided under our contract with the City of Las Cruces as of December 2025. Knowing the impact of reinstating co-pays, our board has continued providing our services without co-pays. We are using donations and grants to fund the surgeries that we doing at this point and the coffers are getting lower and lower and lower. However, as one of my former directors says something will turn up. In the meantime, I find that 3 a.m. in the morning is a really good time to worry about how you are going to pay your vert bills in the future. Requests for vouchers are still flowing into SNAP on a daily basis. Sometimes as many as 20 to 30 in a day. We are prioritizing the vouchers at this point, females, dogs and cats, female and male pairs, and then males. We are going to get everybody done. It is just going to take us a little bit longer because we need to stretch out the dollars that we have until our new contracts take effect and some other grant funding comes in. We are participating in the New Mexico Community Giving Day, we have $1,000 match, if you are looking for a place to give money we are taking. I am looking forward to coming back and talking to you in the future. We have some exciting things that are going to happen in the next year.

Lynn Moorer, Member of the Public said galvanized piping that requires replacement has lead in its joints, lead in its solder and/or lead upstream. Inspection reports noting the presence of galvanized piping is the closest Las Cruces Utilities comes to acknowledging lead in city piping. It is now trying to neutralize its findings after the fact in two ways. I will tell you about the first way today. The federal Lead and Copper Rule requires that notification of known or potential service lines containing lead including galvanized requiring replacement occur within 30 days of completion of the initial inventory, which was due October 16, 2024, and then annually thereafter until those lines are removed. Documentation setting out this requirement has been provided to you at previous meetings, for example Handout B at the August 4, 2025, meeting. Handout 1 shows the notice the city actually provided to each property with galvanized piping. Of the 83 properties the city provided no notice whatsoever to 8 of them, for the remaining 75 the city failed to provide timely notice to any of them. The notices range from 42 days to 386 days after the inspector found the galvanized pipes. Handout 2 provides Las Cruces Utilities list of properties notified and its notification letter which you may observe is misleading. Comparing the city's

notification list to Handout 1 reveals that Fairacres Elementary School is one of the 8 properties with galvanized pipes the city did not notify. Handout 3 shows the inspector's description of the galvanized piping at Fairacres is grim. "Did not perform scratch test due to how bad pipes looked, I assumed they are galvanized due to the amount of rust". My consultation with a licensed plumber about this report confirmed that galvanized piping tends to become highly corroded over time and rusts out. Fairacres is one of the oldest schools in Las Cruces, having been built more than 50 years ago. Remember lead is particularly hazardous for young children. There is good reasons for environmental rules. You need to know if you have galvanized piping so that you can take steps to replace it if you have the financial resources and to try to protect your health until that happens by using a water filter for example. It is unconscionable that Las Cruces Utilities unlawfully failed or delayed notifying all of these folks. When I discovered that the city hadn't notified Fairacres, I contacted the Las Cruces School Board President who didn't know about the galvanized pipes. If Las Cruces Utilities notified the school by some other method the city was still required under IPRA to provide that documentation or an explanation as to why it was being withheld. In any case the city failed to follow the law. The majority of folks with galvanized piping live in disadvantaged neighborhoods. This is another example of Las Cruces Utilities treating genuinely disadvantaged folks in our city abominably.

Liz Rodriguez-Johnson, Member of the Public said today I describe another example of Las Cruces Utilities failing to prioritize disadvantaged neighborhoods or treat them properly. This violates its commitment to the state and effort to receive $15 million in funding for implementation of the federal Lead and Copper Rule which the city must repay only one quarter. At the January 20th meeting we told you about mobile home communities on Spruce and West Hadley that the city is treating improperly. None of the 110 properties on Spruce is located on the inventory map where the address says it is. None of the 220 properties on West Hadley has an inventory record that matches the spreadsheet. Here is another, Handout A shows a mobile home community on Avenida de Mesilla called Trails West which has 325 properties. The map shows 18 water hookups, by contrast the spreadsheet list 22 water hookups, 5 of which the city says have unknown piping. Las Cruces Utilities reporting of additional properties to the state that are not found in the inventory record appears to be yet another technique by the city to falsely inflate the number of disadvantaged properties. Plus, the city has inspected only one water hookup of the 18 or 22, whichever number you want to believe. They all need to be inspected because the inventory says the various hookups have different kinds of piping. One inspection is not sufficient for this community of 325 mobile homes. While 9 of these 3 mobile home communities have been treated properly at least they are on the inventory, there are dozens more obviously low-income mobile home communities across the city that aren't. Handout B shows another one. These aren't as upscale as the ones on Spruce, West Hadley, and Avenida de Mesilla. These don't have entrance signs or communal fencing or guard houses. During meetings over the past a months, we have provided handouts showing 12 communities totaling more than 1,000 mobile homes without hookups that are still not in the inventory. By refusing to recognize that these folks exist the city avoids spending money on their inspection and pipe replacement and increases what can be spent on favored projects. Instead of inspecting all water hookups in every mobile home community across the city Las Cruces Utilities has prioritized and been inspecting properties on Cheyenne Court and Sagecrest Avenue with an estimated

value of over $400,000 and up. We would like to see clear evidence now that the city's properly inspecting all mobile homes. It is a fundamental part of Utilities job, and it is necessary to meet the commitment that it made to obtain the $15 million.

Victor Vasquez, Member of the Public said I just completed the Neighborhood Leadership Academy. I will start by saying that Catrina and Scott were amazing. They are welcoming and organized. The program exceeded my expectations by a mile. I am sad that it is over. During the academy we met directors, deputy directors and dozens of staff from different departments. We were able to visit some of the facilities. Each department explained what they do and we were able to ask a lot of questions. It was a treat during the last working session to see some of these same people discussing the future of Las Cruces. It is clear to me that the people we met were passionate about their work and cared deeply about the wellbeing of our city. That sense of commitment was consistent week after week throughout the program. We got a small peek at the countless moving parts that keep our city functioning every day. These are resourceful people that find ways to do more with less. I was surprised at how many projects require the participation and cooperation of multiple departments. I am proud of the people working on our behalf for the City of Las Cruces. I wish everyone in our city could participate in the Neighborhood Leadership Academy. In closing I will switch to a different topic. This is regarding the budget. I agree that our city would benefit for more third spaces. I believe in positive interventions for young people. I believe in rehabilitation and second chances for individuals. When you are planning a budget, it is like you are in the kitchen adjusting the ingredients for a big batch of soup. At this point in time, I ask that we add a little more seasoning for public safety and this batch of soup is like when we catch a cold. It is not forever but just for a little while until we get better. Thanks again everyone and Councilor Harris I look forward to your community engagement meetings.

Robert Williams, Member of the Public said I am glad I came today. There is a lot of good things everybody was talking about. I see we are talking about a budget. Just a little bit about me. I am a business owner. I pay a lot of taxes, so it is real important to what you guys are doing with this budget. Make sure that we can fund our libraries. Make sure that you guys are spending it wisely and doing everything you need. Especially with El Paso Electric, 73%. I can barely pay my shop electricity, my house electricity. We are in a world of mess right now. So, take it seriously please, the hard-earned money I am working till midnight sometimes, up early at 4:30 in the morning doing this. I am not the only one and I know that. There is a lot of other business owners. I am here to speak on behalf of them. Also, April I had a chance to meet with Representative Bencomo last week and one of the questions I asked her was if you guys have had any kind of autism training? As you guys know, April is Autism Awareness Month. I am a father of a son who is autistic. He was non-verbal. He just started speaking and now speaks three languages, but it doesn't mean he is robotic. He speaks them as he wishes. So, I am also here to advocate for all of the other parents that have to work hard like me. Spend our money wisely. We have to pay for therapy services, we have a lot on our plate, and we just want to stress that to you guys that everything you guys do affects all of us and there is a lot of us here. There is a small number of you guys and just to reiterate that okay. So if you guys can, I know that Mr. Story and the Police Department, they have autism training and I think it should go along, everybody that is up here on this panel because if you are not a

parent of an autistic children it is really kind of hard to understand even if you get the training. If you get the training, please take it seriously and make sure you reiterate that with every other officer. I don't care how big and bad they are, autistic people need a little bit more time. So that is why I am here advocating for my son. One more thing that I have to speak about, and I know you guys are probably tired of hearing me bring it up, in that budget or if you guys need some help trying to brainstorm how to get this finished up. Let's finish that skate park project. Like you need something to do, I know Sonoma Ranch, they have a lot of money, they got their little skate park, but we had ours right here and I helped build that park. I helped sell the bricks. You guys tore it up. Let's get it finished up. Whatever is going on with it. Feel free to reach out to me. I would like to brainstorm with you guys and figure that out what we have to do. Let's finish that one project and then we can move on to other things.

Christy Thomas, Member of the Public said I am one of the founding members of Parks For All, LLC. I have spent the last 35 years fully emersed in what it means to be disabled. It affects not only the disabled person but also their families, friends and community that they live in. Federal legislation in the form of the ADA was passed 36 years ago so I have had a front row seat of what changes have been made as a result but more importantly what the act didn't provide. Unfortunately, as with any piece of legislation it has enough loopholes and caveats that even the bare minimum of access can be overlooked in many circumstances. Things that are as simple as accessing floors in a building, using restrooms and traveling can quickly become impossible. Most of us have learned the hard way of things that others take for granted can become impossible or very costly. When a family member has a disability, it becomes difficult to find activities outside of the home in which they can participate and not feel excluded. Especially as an adult. My vision and goal is to build a park where the disabled of all ages have full access and inclusion that allows them to feel accepted and not accommodated. My two partners here, Olivia and Lanny will be coming up to speak shortly, unfortunately I asked if I could go now because I have to get back to my severely disabled adult daughter. But the idea is that even if we have certain accommodations be able to take them to a park they in no way, a lot of them are not able to participate, utilize the equipment, everything is surrounded by wood chips, and all types of things of that nature. So, we are starting a movement to gain public interest to get input from families like mine to see what it is that we can utilize and do for this community. Approximately one-fourth to one third of all of your Las Cruces families have someone who has a disability whether they be a small child or a senior citizen. So, this is a part of our population that does deserve to be acknowledged and have something built more specifically for them in mind than having a few pieces of unusable equipment retro fitted in a park or two.

Diane Starbuck, Member of the Public said Southwest Coalition for Life is a right to life group from El Paso. They posted a form letter for members to send to send to 50 to 60 construction companies encouraging companies not to supply sand, aggregate, or other materials for the construction of Ocotillo Sexual and Reproductive Health Care Facility. There is also a form letter for members to send to medical businesses around the work site that states, "We are concerned that this facility could tarnish the reputation of businesses in the surrounding area and raise significant public safety concerns. For the wellbeing of our community, I urge you to stand with us in opposition to this project". Since the Mayor has chosen to be associated with

Southwest Coalition for Life, does he also condone this type of pressure being put on local businesses and companies? Is your association with Southwest Coalition for Life just an uniformed unfortunate mistake or are you also responsible for sending some of these letters and signing them, Mayor Eric Enriquez? This is unacceptable behavior for the leader of Las Cruces who is supposed to protect all businesses and all citizens. Mayor, nobody is asking you to deny your faith and in fact I said that I respect your right to believe whatever you want as long as it does not influence policy or take away from the rights of others. As a reminder New Mexico Constitution states, Article II, Section 11, Every man shall be free to worship God according to the dictates of his own conscience and no person shall ever be molested or denied any civil or political right or privilege on account of his religious opinion or mode of religious worship. In other words, there should be a separation of church and state. This current federal government is doing all it can to take away rights from women. Our rights to have control over our bodies and voting are just the latest. The Mayor of Las Cruces needs to support all of his constituents not just the men. You cannot have a free society when half the population is not free to choose their own life paths. You need to do better Mayor.

Jovanny Hernandez, Member of the Public said I will be reading a comment from my partner Abigail Solutsegon who had to leave because she was going to work. “Hello, my name is Abigail Solutsegon and I have been living in Las Cruces for about 17 years now. I am usually not a pessimist. In fact, I am almost always not a pessimist. I am just starting to see my representatives who are supposed to represent me participate in events that are against me and my healthcare. When I am reminded by the women on the dais that support or represent me, the community who show up for people who are like me, so I still show up and I still give my public comments. I still show up to community meetings, and I put my sticker on things I want to see in the city and I still show up for my community and myself. So, I hope this council does right and just decisions today. I also want to say I am against any new infrastructure for Border Patrol, and I would suggest that the Mayor use his platform to speak against that instead of speaking against reproductive healthcare facilities like Ocotillo. I have seen first hand kids being separated by their families afterschool so no more funding for Border Patrol and no new buildings.” Mayor si hablo Espanol me intiendes? Quiero leer un poquito de la Ejercito Zapatistade de la Liberación Nacional la ley revolucionaria de mujeres. En esta lucha por la liberación en este pueblo ejercito Zapatista de liberacion nacional incorporará a las mujeres en la lucha revolucionaria sin importar su raza, credo, color ya filiación política con el único requisito qué hace suyas la amandas en el pueblo exportado y su compromiso a cumplir y hacer cumplir las leyes y los reglamentos de la revolucion. Hademas tomando la cuenta de la situación la mujer trabajadora en México se encuparán sus justas de amandas se ocuparán sus justas su sugueinte ley revolucionaria de las mujeres. Primero las mujeres sin importar su raza, credo, color o a filiación política tienen derecho a participar en la lucha revolucionaria en lugar y grado que su voluntad en incapacitar terminan. Segundo las mujeres tienen derecho a trabajar y recibir un salario justo.Tercero las mujeres tienen derecho a decider el número de hijos que pueden tener y cuidar. Eric, if you didn’t understand me, that was one of the demands from the Zapatista Army for National Liberation in their revolutionary law for the women and one of their demands is that women have the right to decide the number of children that they will have and take care of. Eric, please use your platform to speak against

Border Patrol and not against women.

Alberto Del Campo, Member of the Public said I am a full time student and also a full-time worker. I wish I could be here at every City Council meeting. I think this is a really good opportunity to engage with our local government but sadly I can't and so one of the things I am going to talk about today is that, the accessibility of these meetings. I don't think these meetings serve the working class and the youth of Las Cruces. They happen at 1 p.m. on Mondays, County Commissioner meetings happen at 9 a.m. on Tuesdays and so the scheduling makes it incredibly hard to utilize this forum as intended. This is supposed to be our community's chance to engage with elected officials as you all vote on policies that affect us directly. Look at the average age represented in the room right now. Think of those who can't make it. Think of your constituents that are being left out of the decision-making process. The working class of New Mexico and Las Cruces, the bus drivers featured earlier, the educators, healthcare workers, the people that keep the libraries running. Those are constituents who's input is so often left behind of these decisions. As you hold those chairs your decisions shape the life and reality of Las Cruces. The way I see it holding one of those chairs means a commitment to making sure one that these forums are accessible to the majority of your constituents and I think that should be a priority. Your decisions here affect them the most. Please take the appropriate action to allow the working class and youth of Las Cruces to be represented in this space. Maybe shift the meetings a little bit later. I know so many students that I engage with every day that have opinions on the decisions that you guys make and it affects them directly and they want to be here. They want to show up but they can't because they have class or a work shift. I mean 1 p.m. on a Monday is just so tough and it really limits who has access to these spaces. I haven't been able to be here in a while and so I would like to say to Councilor Harris it is refreshing to see a new face and I have also noticed your commitment to meet your constituents where they are at and I want to thank you for that. I also want to extend my gratitude to Councilor Bencomo and Corran, I see that you are championing initiatives that put our community first. You champion access to housing, so thank you for standing for our working-class families. Lastly Mayor Enriquez your votes against a welcoming city which was an effort to protect our immigrant neighbors was received as disrespect. I saw the slide that was there up earlier asking for respect. I have seen it in different bodies both here and in the county commissioner where sometimes criticism for the decisions that you guys made is taken as disrespect. Your votes that affect our lives are taken as disrespect.

Jay Choate, Member of the Public said you might have noticed me earlier because I was up here for a Graduate and Professional Student Appreciation Week, thank you for that proclamation. I just wanted to second what my peer there was saying just now about trying to move these meetings to a more accessible time for people. Yet again, 1 p.m. is difficult time. I am able to kind of squeeze that in with some stuff which means I have skooch other things out of the way because most people just aren't able to move meeting to a different time and engage with students at a different time. They typically work a 9 to 5 job, so it is hard for them to show up to City Council in the middle of the day. They have to come in on their lunchtime or take off so they are just not going to do it on a daily basis even if it is things that are important to them. I am hoping we can try and figure something out there or the very least do more of these community engagement events consistently throughout the year. That would be

appreciated because I think that accessing everybody across the city is important. So, you don't get the same voices coming up all the time saying the same stuff. You want to be hearing from everybody in the city not just a couple of people who make the noise.

Jane Asche, Member of the Public said I am here to speak today about the recent protest on March 14, regarding the opening of a facility that will serve the needs of women's reproductive health. The protest and ongoing public protest is essentially about a difference of opinions between two sets of religious views. One view being that a woman, many times a mother with children does not have the right to choose between her health or in some instances her life or death if she is carrying an unborn fetus that some consider already a child with a right to life. The other view being a woman deserves the right to choose between her health and wellbeing and in many instances the wellbeing of her children and family and in some instances her life or death while carrying a fetus which is still an unborn embryo until the moment of birth. In our country, it has been a long-held tradition and constitutional guarantee that every citizen has a right to religious freedom, that is to choose the religious values one practices as long as those values do not do harm to others. In other words the separation of church and state. State meaning government. Our local city council members have a set of duties and obligations that they pledge to carry out which clearly does not include passing laws or developing policy related to reproductive rights. However, since our Mayor attended this recent protest today I respectfully ask you Mayor Enriquez should you attend future protests that you make it clear that you are appearing as an individual citizen to support your religious view about women's rights to choose and that you are not attending in your role as a Mayor of Las Cruces. This is consistent with our cherished tradition of the separation of church and state. In closing I want to thank the Mayor and the city councilors for this opportunity to express my opinion. A mark of your practice to encourage democracy. I know that the job you do in this job that you do you often put up with disrespect and threats to the safety of yourselves and family members. For that I am truly sorry and I express my deep appreciation that you persist in your public service in spite of the personal sacrifice.

Lara Jansen, Member of the Public said Mr. Mayor, I was shocked and disappointed when I learned that you spoke at the Southwest Coalition of Life of their protest of the new women's health center on Lohman. That organization wants to take away a woman's right to choose. According to their website their doctrine is in line with catholic and biblical teaching. Of course, you have the right to your own beliefs, religious or otherwise. However, New Mexico gives women the right to choose and it was not appropriate nor acceptable for you to show your support for an organization that wants to take away women's health care rights. Separation of church and state still applies.

Leslie Woods, Member of the Public said for my comments for today I want to remind you of the words of John F Kennedy, our 35th President and our first Catholic President. In the 1960 election Kennedy's opponents sought to make his religion an issue. Claiming that if Kennedy were President the Pope would rule America. Kennedy addressed the religious issue with these words from the Greater Houston Ministerial Association September 12, 1960. I quote, "Whatever issue may come

before me as President on birth control, divorce, censorship, gambling, or any other subject I will make my decisions in accordance with these views, in accordance of what my conscience tells me to be the national interest and without regard to outside religious pressures or dictates and no power or threat of punishment could cause me to decide otherwise. But if the time should ever come and I do not concede any conflict to even remotely possible when my office would require me to either violate my conscience, or violate the national interest that I would resign the office and I hope any conscientious public servant would do the same." Kennedy promised that if his duties as President conflicted with his religion, he would resign the presidency. Mr. Mayor, I don't know how to emphasize this enough if that standard is good enough for John F. Kennedy and the presidency of the United States of America then it should be good enough for you and Las Cruces, New Mexico.

Juan Garcia, Member of the Public said before I get started I am extremely proud of our military and the job they are doing in Iran so far. Semper Fi. Today I want to speak about the 13-year-old that is dead in Las Cruces, again. Killed by another 13-year-old. Imagine the parents, the friends, the empty chair at the dinner table. If your eyes don't tear, then something is wrong with you. We call it a tragedy as if it were a hurricane, unpredictable, unstoppable. A 13-year-old can't legally buy, possess or hold a weapon. We want to teach respect for life, yet a child gained access to a gun because we, the adults, allowed it. A life erased in the blink of an eye because we collectively shrugged, we failed, period and another family will never recover. In my opinion there were two major elements that will help address the senseless killings of our youth. Responsible gun ownership and a change in attitude towards the most vulnerable, the unborn. Responsible gun ownership isn't a bumper sticker, slogan or a talking point or confiscation of lawfully owned weapons. It means locking up firearms every single time and background checks that keep out those who shouldn't have a gun. It means laws that put the safety of our children above the fleeting convenience of adults and for those who violate there have to be consequences. Recall the words from a recent trial of a murderer from the Young Park massacre. The court looked at the teenager's crime and called it depraved mind murder. Saying it showed a "total and deadly indifference to the value of human life". How did we get here? We talk about valuing life, but what kind of message do we send when we don't even protect the most defenseless. Something has to change or our kids will keep dying. From a recent Op Ed by two of our councilors, Bencomo and Harris opposing the use of Flock cameras and going against LCPD and I quote, "We don't raise these concerns because we distrust the Police Chief". LCPD invited Las Cruces residents to register their doorbell cameras with Flock for crime resolution. Their comments, we strongly urge residents not to participate in this program. This is the kind of support we get from our council and in closing I know the Mayor has got a lot of flack for attending the prolife rally. On October 15th, 2022, Councilor Bencomo stood there and warmed up the crowd during a visit by MLG, same thing.

Spencer Taylor, Member of the Public said I am a former 15-year professor at New Mexico State and currently Master of Social Work and I am from District 2. I would like to echo the sentiment about having a more accessible time for these meetings. I know lots of students are on campus and would appreciate being able to get here, myself included sometimes with class getting in the way or vice versa. I would also like to speak to Mayor Enriquez about your decision to attend this pro-force birth rally and

speak as an official speaker. I think it is important that we realize in our community that pro-force birth is an abusive stance. It is an inherently abusive stance. It is essentially leveraging the power of government, the power of force, weaponry, imprisonment, fines, whatever it may be to tell women that they must give birth whether they want to give birth or not. That is abusive and so speaking to you as a member of a group that we are part of, men, who historically have enacted a lot of atrocious things towards women. If we want to enact some level of repair, some level of apology, some level of healing, we have one thing to do and that is just to step aside. Occasionally as in this case maybe lend an allied voice here and there when called upon but for the most part, we need to step aside and listen to for instance all the women who spoke here earlier. Listen to the amazing comment Bencomo left at the last council and as I think Corran accurately called it fire. So, what can or maybe should we speak on more as a group as men? Well at that rally I understand you had a police officers go to silence counter protestors who were there advocating for women's rights, and I think that really shows a lot about the positionality of the police and society. They often occupy space of pointing guns from the point of power elected or official power towards people, towards citizens, residents, individuals who are standing up for human rights and I think that we really need to in Las Cruces start shifting some of our perspectives towards emphasizing police as something that should not be there to continue oppression.

Yoli Diaz, Member of the Public said thank you, I sincerely appreciate your decision to move forward with the lawsuit against Memorial Medical Center. This action is a critical step toward restoring accountability and transparency for our community. In 2021, I made a deliberate choice to fully understand how our community reached such a detrimental position with Memorial Medical Center. I submitted numerous inspection of public records requests and conducted extensive research. What I have learned cannot be undone. What I now know cannot be dismissed and what Memorial Medical Center has done cannot be erased. Following the March 23, 2026, press conference announcing the joint lawsuit by the City of Las Cruces and Dona Ana County, Memorial Medical Center released a public statement asserting good faith and denying any breach of agreement and how you both rebuffed their efforts. But no one should be misled by MMC's carefully crafted language. Actions tell the real story. As you know I personally sought detailed information from MMC CEO Dennis Knox. Portions of my request were dismissed as demands and critical information was withheld. Likewise, the City of Las Cruces' August 2024 letter of default included requests directly tied to the asset purchase agreement. If Memorial Medical Center choose not to provide the required information on what basis can they claim compliance? Memorial Medical Center must answer for its obligations under Section 6.5 Indigent Care and Continuation of Services, expanded care services and reporting were required. They were not optional. The law was never eliminated. The program name changed and funding was never eliminated. The program name change and the funding was required to be modified legally but it was not abolished. Medicaid still exists. These are not technicalities, these are egregious failures that demand real scrutiny. After 18 months without fulfilling requests outlined in the letter of default, the conclusion is unavoidable and obvious. It was Memorial Medical Center not the City of Las Cruces and Dona Ana County that failed to act in good faith and did the rebuffing. The harm to Dona Ana County residents began long before this lawsuit. In 2014 when Life Point health leadership implemented an aggressive and immediate expense

reduction in revenue enhancement strategy, the consequences were profound. By 2016 the removal of cancer care had already been documented. A clear violation of the indigent care program policy required under the asset purchase agreement. These were not abstract policy failures, they have real human consequences, cost cutting decisions, compromised care, placing lives at risk. Residents were harmed and some residents died. This is not only negligent, it is unconscionable.

Denali Wilson, Member of the Public said I am here in a couple of capacities. I am a lawyer who represents children who have been sentenced as adults to life in prison and I am also policy council for All Safe New Mexico, which is a coalition of organizations across the state committed to advancing root cause solutions to public safety. I am here to express support for dedicating a portion of the city's budget to the design of a juvenile gun diversion program. This represents a tangible and modest investment that would allow the city to begin developing interventions that actually reduce youth gun violence. I work every day with people in prison who decades ago received the harshest available criminal sentences for harm that they caused as children and because of that I am deeply familiar with how little these traditional system responses deliver to youth, to crime victims and the community at large. The moment that we are living in demands innovation, and it demands creativity. It calls on us to act on what we know that when young people cause harm our responses must reflect the realities of adolescence and that meaningful accountability is only possible when we recognize young people as still deserving of support capable of growth and capable of contributing positively to our communities. I am grateful for the council's leadership and considering an investment in a juvenile gun diversion program and myself individually and members of the All Safe Coalition are eager to partner with the city to design a program that is both effective and can serve as a model for communities across the state.

Jay Hill, Member of the Public said I was born and raised in Las Cruces, New Mexico. I come before you today to speak on something that is near and dear to my heart. Much like my good friend Christy said that we have a problem with our parks and over the last 12 years we have seen 17% of children born today have some sort of disability. With that we look at our public access and our public play spaces and we don't see the inclusion that this community with special needs needs. Many children with disabilities, they simply don't have the same opportunities to play and explore and connect as other children, and I am not just speaking as a southern New Mexican that has a heart for that. I am speaking as a father with a son who has a disability. And I can tell you that there is nothing more heartbreaking then to go out and watch your child want to play with the other kids but not having the opportunity. At the same time there is nothing more heartbreaking than listening to your family, be afraid to take a child to a park and not be able to play. That is why I am asking the city to begin looking to identify an all-abilities park. This is something that is specifically set aside for children. This is not a spot just to gather. It is a spot for kids to actually be kids. Those that can't do what we were able to do that we have often taken for granted. I want to acknowledge Chief Story in the efforts that he has been doing to make our parks safer. This is truly good work that matters to all of us. At the same time it takes more than just police. It takes financial responsibility, accountability, and the operation of a true budget. As we consider this project I ask the council to please keep an eye on our financial abilities to fund things like this because many times you will see our

community come with an idea or project that we think will be so beneficial but by the time it gets washed through the government process we have spent millions of dollars of taxpayer's money that never equates to what it truly meant at this operation. I am going to give you one example, and this was for a public housing project that is here in the city of Las Cruces. Mind you that the national average to build an apartment door, one unit should cost somewhere between $60 and $90,000 per unit. Our city spent over $345,000 per door to afford somebody the opportunity to have housing like this and while that is something that I bring to the table I ask that as you prepare your budgets, as you prepare to look and help those that truly need the support make sure that we do so in a proper way. That the funding gets to where it needs to be and with that I ask that it goes to our special needs children in the community.

Olivia Kirkpatrick, Member of the Public said I am one of the members of Parks for All Las Cruces. We are a grass roots effort built around a single idea. Las Cruces deserves a fully inclusive all abilities park and I am here to ask for council support. According to the most recent US census American Community Survey, Las Cruces is home to approximately 116,000 residents. Although after seeing earlier now we are 119,636. So, my numbers are kind of behind. Nearly 18,000 of them 15.5% of our community live with a disability but a disability does not exist in isolation. Behind every one of those residents is a family, a caregiver, and a friend. The ripple effect is substantial. We are not talking about a park for a segment of our community. We are talking about a park that serves us all. The core of Parks For All of Las Cruces is this, we deserve a park built intentionally for everyone, especially people with disabilities, cognitive and sensory needs, limited mobility and families who have never had a park that felt designed with them in mind. The heart of why we are asking for a dedicated inclusive park, not just ADA equipment added to existing parks, presence is not participation. A person who can reach a park but cannot fully use it has not been included, they have been accommodated. That is the difference in meeting a minimum standard and building something that actually changes lives. What makes our vision different is its purpose. That it would be designed around the therapeutic developmental and physical health needs of people of all abilities and all ages and the beauty of it is that it would just look like fun. Every element could serve a function, a space where the design does the heavy lifting and every person who comes through the gate just gets to participate and to do so with dignity. No one is limited to what is built for someone half their age or a fraction of their experience. Parks for all exist to be a bridge between this community and this body. We are doing the work and we are not asking you to carry it alone. We believe there is a park in our future where everyone can truly use and enjoy the same park. That is not presence, that is participation and that is what we are working toward. We are hoping that together we can build something Las Cruces has never had. Not just a park for the community but a park built by the community and we are asking for your support to get there.

Derrick Pacheco, Member of the Public said thank you very much to Councilor Bencomo, to Councilor Harris for the Op Ed recently in the Sun News regarding Flock and bringing that to the discussion table. I think people need to learn more about that on their own. Folks need to understand what Flock is and what the CEO of Flock has to say, especially about people who speak out against Flock. Councilor Harris, thank you for addressing the elephant in the room during the Work Session last week. You were on point with everything. Councilor Mattiace, very, very disappointed in you. You

seem like a standup guy every time we met and now you are just laughing me off right now, disrespectfully of course. But you did lie to me. You said you were going to research Flock. You said you were going to call other cities that have been dealing with Flock issues and then you never did. You actually lied to me on the phone and then you went into a deep story about calling your cousin Columbo over in New Jersey, remember that? You did nothing of what you told me you were going to do. You did nothing of what I asked you to do. Why don't you just step down? Councilor McClure, also disappointed in you. You did nothing that I asked for. You lied to me also. You said that you had no power to bring forth a resolution to council and you directed me to Councilor Bencomo instead. Why do you think we are having such hard time with IPRA requests? Think about it. The people want to know what is going on in their city. When I call on Councilor, or Mayor, or anyone, I get the opposite of what respectful engagement is. I get no phone calls. Councilor McClure remember when I called your secretary at your office and I asked you for an in-person meeting? And then your secretary called me back and said nope. You're not interested in meeting with me. Same thing with Councilor Mattiace, nope, not interested in meeting with me. Left a message with Mayor, his secretary, nope not interested in meeting with me. So if you won't meet with us and you are just going to have us file IPRA requests instead but now you don't want to give a budget to Christine and handle more IPRA request, the thing is you guys are lying to us and so when other people are watching Las Cruces from other states and other markets they want to know what is going on too so they are requesting IPRA documents. They are like what the heck is going on in Las Cruces. What is up with the murders? What is up with the everything? This is not working out. It is just not working out and 3 minutes of public participation is absolutely not enough time to engage with you to let you know what is going on.

Albert Lee, Member of the Public said the topic that we are discussing today is the women's health care center and a boycott against its construction which you, Mr. Mayor, have endorsed. Given that those who oppose the center do primarily on religious grounds it would be appropriate to refresh our memory of the New Mexico Constitution which I am not going to do since it had already been quoted today which was Article II, Section 11. But I am going to say that I am not a lawyer, but it seems to me that if there were citizens who organized a boycott against the women who have abortions, they would be guilty of molesting them for their religious opinions. It seems to me to those who boycott contractors who work on the women's center clinic are likewise guilty. Please bear these words in mind as we present our ideas on the women's health center and boycott against it and apparently that the Mayor has supported. I am going to give you a little story. I met a woman, one of my child's classmates. She was the 30th child of a women who was in a rural area of Texas. Her mother started having children at the age of 15 and gave birth every single year for the next 30 years. There were no duplicates, no twins, no triplets, they were single births. She never got to meet her mother because her mother passed away after delivering her. She was the 30th child. She had no hospital in that area, so I want you to consider when we boycott or talk about women's health that these kinds of things happen and they are in every state like New Mexico, Arizona and Texas.

Jim Hoerst, Member of the Public said lead, follow, or get out of the way. People of the state of New Mexico have decided by law to allow abortions on demand in this

state. Pursuant to that decision they have authorized and funded the building of a facility in our community. Unfortunately, our Mayor disagrees with that decision. It is against his religion. It is against his principles. Mr. Mayor, you answer only to your conscience for your religion. I would have it no other way. I am glad that you have principles. I wish all politicians had principles. Apparently, our President doesn't have any principles. The question is not whether or not you have a right to your principles, certainly you do. The question, Mr. Mayor, is what do you do when your principles conflict with your constituents' principles and you seek to deny them rights which our laws grant? The people who want an abortion clinic and you don't agree. Who wins? Who loses? Mr. Mayor, if you are true to the constitution and your state the people should win. We the people have the right to our principles too. One of those principles is that a woman has the right to control their own bodies and their reproduction. Mr. Mayor, I concede that you cannot lead on the construction of an abortion clinic and remain true to your conscience. Perhaps you can't in good conscience, simply follow on the issue. That leaves only one option, get out of the way. Your participation in the Right To Life event was an act of obstruction. If you consider JFK's prescription that elected officials should resign if his conscience should disagree with the public good then he should resign, then obstruction is not an alternative open to you. That leaves get out of the way as the only other option. That means, among other things, renouncing the boycott. You can do that today. Mr. Mayor, please get out of the way.

Eddie Thomas, Member of the Public said the reason for my getting up to speak to you particularly Mayor is because I have been left wanting for a resolution or any progress made on a promise or maybe not a promise but some kind of a resolution for the situation in front of my house which I brought to your attention almost two years ago. I am talking about the flooding and ponding issue where my house is on Calle Del Encanto. My house is at the lowest part of that street. I brought that to your attention and my Councilor Bencomo back in July 2024, I have the emails to prove it. The reason I didn't send you recent pictures of my situation is because you already have them in your email if you search my name, you should be able to find all of the letters, all the emails that I sent with pictures of the situation at my house. Now whenever it rains it ponds in front of my house. Since I live at the lowest part of that street I get all the water which is fine, I love rain as much as the next guy but it stays there and mosquitos and tadpoles form there okay and I know you know what brackish water is and that is what it turns to in about three or four days and it stinks to high heaven. You and Councilor Bencomo gave me some kind of hope that something would be done, okay here we are two years later. Nothing has been done. We are here on rainy season is coming, this is April, May, June, July. So, we are going to get some rain and there is going to be some days where I am going to get an accumulation of rain and like I said like I said. I love the rain as much as the next guy but not when it causes problems like this. I have been failed, nothing has been done and we are going on two years here. I just want to remind you of the hope that was handed out to me back in those days we were communicating about that. So please do something for it okay because it is not a pretty situation and I don't think anybody would have put up with it as long as I have.

Dan Romero, Member of the Public said I am a Las Cruces resident. I am here to speak today about the Pavement Evaluation Report that was commissioned in 2024 and released in 2025. The report was conducted by RAS, Road Asset Services. While

canvasing for some state legislative representatives I noticed the poor conditions of the city streets in the Planet area off of Roadrunner. I was able to contact the Community Development Director and that led to the contact with Superintendent, and I was able to get that report. I asked one resident along the way how long his road had been poor and he stated that he bought the home in 2009 and it was bad and it has deteriorated drastically since then. It is 2026. There is 501 miles of paved road in Las Cruces. There are 41 ½ miles of good road. That is a rating of 100 to 86 on the pavement condition index, 210 miles of satisfactory road which is 71 to 85, 175 miles of good roads, that is 70 to 56 on the scale and 75 miles of very poor or serious roads. It seems that RAS did a sampling of the road. For instance, they didn't do all of them. The good roads are 83% of the roads in Las Cruces but they sampled 18.8%. The satisfactory roads are 41.8% and they sampled 28%. The fair roads were 34.9% and they sampled 26%. So, it wasn't a real complete part. Road conditions for cities should be 70 and Las Cruces are 67. RAS said that there should be at least $12 million a year spent for the next five years on the roads to keep them at 67%. The city has budgeted $4.3 million which means those roads will end up being at 63.4%. So, it is going to go down. If you spent $6.3 million your roads will end up being at 64.8% of the score. I know it is a hard thing to do but I would request that the council have discussion. Publish a pavement report. Earlier you talked about 11 EV buses that 2 to $3 million a year per bus. Spend some of that money on our roads. We need quality of life in Las Cruces and it starts in our streets.

Tim Jenkins, Member of the Public said I have been coming to city council for almost 2 years now, since Officer Hernandez was murdered and I see a pattern for 2 years. This seems to get worse and worse, that there is a certain demographic of people that come up here and bash the Mayor and bash the Chief of Police and bash Mattiace and the council members and I apologize for that behavior. That is unacceptable. You guys do not deserve that. If the public has a problem with any members of the city council, I suggest that you send them an email and do it behind closed doors personal like you would want done to you. You guys do not deserve that behavior, and I apologize for that behavior and ask that we change that.

4. ACCEPTANCE OF AGENDA

City Councilor Michael Harris moved, seconded by City Councilor Becky Corran, to accept the agenda as presented.

RESULT:	**Carried**
MOVER:	City Councilor Michael Harris
SECONDER:	City Councilor Becky Corran
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and City Councilor John Munoz

5. CITY COUNCIL MINUTES

5.1 WORK SESSION OF FEBRUARY 23, 2026.

5.2 REGULAR CITY COUNCIL MEETING OF MARCH 2, 2026.

5.3 WORK SESSION OF MARCH 9, 2026.

6. RESOLUTION(S) AND/OR ORDINANCE(S) FOR CONSENT AGENDA

6.1 RESOLUTION NO. 26-120: A RESOLUTION APPROVING A VACATION / DEDICATION PLAT KNOWN AS THE LILLEY - KATERINA COMMERCIAL TRACTS. THE PROPERTY ENCOMPASSES APPROXIMATELY 11.746 ACRES AND LOCATED ON THE SOUTHEAST CORNER OF SONOMA RANCH BOULEVARD AND THURMOND ROAD. SUBMITTED BY GEM SURVEYING, REPRESENTATIVE, ON BEHALF OF DANIEL P. LILLEY AND KATERINA INC., PROPERTY OWNERS.

6.2 RESOLUTION NO. 26-121: A RESOLUTION AMENDING THE FY2026 - 2031 CAPITAL IMPROVEMENTS PROGRAM.

7. RESOLUTION(S) AND/OR ORDINANCE(S) FOR DISCUSSION

7.1 RESOLUTION NO. 26-122: A RESOLUTION AUTHORIZING A CONTRACT AMENDMENT TO EXTEND THE TERM AND INCREASE THE TOTAL COMPENSATION OF ELECTRONIC FUEL CARD SERVICES FROM WEX BANK DBA WRIGHT EXPRESS FSC (WEX) OF CAROL STREAM, ILLINOIS, VIA NEW MEXICO STATE PURCHASING DIVISION (NMSPD) CONTRACT NO. 20-00000-22-00058, TO AN AMOUNT NOT-TO EXCEED $1,500,000 SUBJECT TO APPROVED BUDGET APPROPRIATIONS, AND A TERM THROUGH DECEMBER 31, 2026.

Donny Prosise, Purchasing Supervisor gave the overhead presentation.

City Councilor Johana Bencomo moved, seconded by City Councilor Becky Corran, to Approve Resolution No. 26-122.

RESULT:	**Carried**
MOVER:	City Councilor Johana Bencomo
SECONDER:	City Councilor Becky Corran
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and City Councilor John Munoz

7.2 RESOLUTION NO. 26-123: A RESOLUTION REQUESTING BUDGET AUTHORITY FOR THE REVENUE RECEIVED FROM THE GROSS RECEIPTS TAX (GRT) INCREMENT APPROVED BY VOTERS DURING THE NOVEMBER 5, 2024 GENERAL ELECTION.

Lesley Doyle, Finance Director gave the overhead presentation.

Councilor McClure asked deferred facilities, can you talk a little bit more about what that is going to look like specifically?

Jimmy Moreno, Interim Assistant Director Public Works said the deferred facility assets maintenance is the maintenance that we will be doing on all the facility buildings within the City of Las Cruces. So, I spoke to it at the last Work Session, a couple of the slides there. It showed a lot of our maintenance, roof replacements, roof rehabs, parking lot rehabs.

Councilor McClure asked do we feel that rehabilitation of a building is part of that?

Jimmy Moreno said yes, that would be included depending on the nature of the maintenance. If any of the facilities or portions there are end of use of life we can replace them and rehabilitate those as needed depending on priority.

Councilor McClure asked were any of the design planning issues for the library included into the deferred maintenance?

Jimmy Moreno said no. None of the library unless there is some specifics, not as far as any of the design or rehabilitations, that was a separate project.

Councilor McClure said let me give just a background of how I saw GRT unfolding for the public. I don't mean to go sort of half and half. I know that we have two resolutions at hand. Part of it is that we know that Senators and Representatives have a small amount each, right? Every year when we get about $10 to $12 million for some of these larger projects it is really hard to fund these things and we have the Housing Department; we have the burger. We put it together, we leverage what we can. So, this was part of the question. How do we leverage these large projects? I cannot follow Jennifer's kicking the can down the road. Love that and that is where we have gotten with a lot of things, with our parks, with our library and I would like to ask whether or not we add specifically the library to deferred facilities to bump up where we are going with this. I know that we are looking at it strategically with the GO Bond, but we have got to be a little bit more clearer with people who are invested in the spaces that make sense in that way. I would just like to see that we put our money where our mouth is, where the library is and help kick start that. I hate to throw the wrench in right now, but I think it is correct that we look at it that way. What we have deferred crucial things and the library is one of them. A lot of this term of how do we leverage? It is starting these small things so that when we go up to the legislature and they have to make really hard decisions they go, okay we can give more. And we did. We got almost $2 million for the library this year but when we have a $45 million project it is really, really hard, how do we do that? Yes, the GO Bond will be a big component of this, but we also have to show that that is what our value is, right? I think at the Budget Retreat a lot of us spoke to that but I think that one thing that kept kicking in my head was Councilor Bencomo said we all take the library support for granted and we shouldn't. We should be explicit in that right now especially with how we are doing this. That is kind of where I am at right now. I think that we should think about even kick starting some of the design issues. So, when we are putting our money 2, 3, 4 million ask that is very specific and very clear on where we are going and what our values are with the city and I think the library is one of the top ones right now.

Councilor Harris said coincidentally whether or not any of that $4.3 million could be directed towards the library was at the top of my list as well so I will echo that. I think there is definitely some justification there, maybe even the branch libraries, those are definitely facilities and I am sure they will be benefiting so I would like to see them benefited. The other thing is I think Fire Department, fire apparatus, 100% we need to order those. We won't get them for a while but Hoagland, Alameda, ever since I have been driving it has been a problem. Ever since my parents have been driving it has been a problem. I think it is a good time to get that done. So, my other question is on

the Police Department vehicles. I think we also, on the next, on the bonding section we have some next stuff for vehicles as well. So how does this $1.5 million, what does that get us? Plus we are also talking about another $1.5 million basically in the next things. That is like $3 million for police vehicles. That is a lot.

Lesley Doyle said what 1.5 will get us is about 18 new police vehicles. So, this would be now and as you mentioned in the information that Chris is going to be presenting, we will also have $600,000 every year for both police and fire to continue to upkeep their fleet because you know those vehicles do take quite a beating.

Councilor Harris said for the public's benefit and ours, $1.5 million for 18 vehicles is a lot of money per vehicle. So maybe some more info on what all goes into the vehicles. Are they going to have ballistic windshields? I know that was a retrofit thing that came before a previous council. Any more info on that would be helpful.

Jeremy Story, Police Chief said the updated cost, that is standard across law enforcement agencies across the country. The base cost of the vehicle is just under $50,000 for the police intercepter, that's the SUV typically you see or Ford Explorer. When you put in the cage, the radios, radios are up to almost $10,000 per radio. You have light package obviously for visibility, which is very important for the safety of the officer but also for the safety of the public and when you factor in everything it is about $87,000. I can say the Deputy Chief Mullen is a very frugal person and he has been able to find a way to spread that money out better than we ever have by being competitive and going to other vendors and making sure that he is getting the best price possible and they are essentially competing for our business. So, we have been able to reduce the cost or at least keep the cost where it is even though prices have gone up drastically because of inflation inn the last two to three years.

Councilor Bencomo said before I ask my questions, I want to zoom out a little bit because I think it is important to name a couple of facts. I think there has been a very intentionally well-crafted narrative in the last few months about what this new GRT funding was intended for. So, I wanted to remind the public about the question that was actually asked on the ballot. The question actually read and if you have any updated language please correct me if I am wrong. I am pretty certain this was the actual language on the ballot. Shall the City of Las Cruces impose a municipal gross receipts tax in the amount of three hundred twenty-five thousands of one percent (0.3250%) in the revenues of which shall be used for funding capital improvements and maintenance for public safety, streets, parks and other public facilities and critical infrastructure. That sounds correct, right? I am going to repeat the last part of that. Which shall be used for funding capital improvements, and maintenance for public safety, streets, parks, and other public facilities and critical infrastructure. Again, I think there has been this very carefully crafted narrative that this funding was intentionally for just two departments which are our public safety departments and that is wholeheartedly been accurate. That is not what the question asked. Fact number two, and the reason this is important is because it took a very long time for me to come around and support this initiative initially because the second fact is that GRT is a regressive tax. Meaning that it is structured so that the tax rate effectively decreases as the taxpayer's income increases. Meaning lower income individuals pay a higher

proportion of their income compared to wealthier individuals. This is a regressive tax. For me it was very hard to support. However the third fact that I have and the ultimate reason that I did support it was because in New Mexico municipalities have been left with very limited avenues to increase our revenues making it harder for cities to run efficient services and programing and so it is very difficult for cities like us in New Mexico to just say we are going to increase our revenues for general fund in other ways. It is not difficult, it is impossible. It is the only avenue we have been given so given that and given the fact that we have 82 miles of roadways that need to be repaved. That we have failing parks, that we have failing infrastructure in terms of our current buildings. For me it was important to ultimately advocate for this on the ballot. When I spoke to people about why they should vote for this that is what I talked to them about. So, I just want to remind folks that the initial intention and what the intention we should continue with is that we are trying to catch up. I am so sad. Jennifer, the bucket is really on many things. The library is absolutely one of them and you can see that on the outside, on the inside and that is accurate. And then what happens is that the public comes here and says we want to see these things and then we create these dynamics where advocates for one thing are sort of fighting against other advocates for other things. I don't think we should ever be in a place where folks who are here to advocate for ADA parks should be throwing unhoused people under the bus. We shouldn't be in a situation where people advocating for transit for better roads should be throwing transit under the bus. But it happens because we have created this scarcity model and the other fact is that the most well-funded department in our budget is the Police Department. It is the largest slice of the general fund and in the time I have been here, in the seven years I have been here there is always money for PD and I am not making that wrong or right. That is a fact that there is always money for the Police Department, Real Time Crime Center, Park Rangers. I think if we just zoomed out and really what this GRT and what the public said, yes even poor folks said you can tax us more so that we can get the services we deserve in our community that we look at them equitably and when we don't do that we create this scarcity bucket where communities and advocates are fighting against each other when they shouldn't be. On quality of life issues, in quality of life issues that are evidence proven to improve quality of life, to improve safety we keep kicking those down the bucket and I am going to be very frank that when this final iteration came out for this item and the next item we were voting on I was very surprised at the numbers for fleet. I feel like this isn't a conversation we had been having with a matter of urgency and so I was very surprised that the high numbers of fleet. I understand that one apparatus for the Fire Department is $1.2 million. I understand that that is an incredibly heavy burden and I also understand that we in every budget, I believe there has been an increase in amount for PD cars and so I don't want us to fall into this narrative that somehow PD has not gotten what they have wanted because they have and so then the things that are left are this driving track which we got a ton of capital outlay for but is on this list and then in the next item we have that number for the public safety facility so those things are I think are as much as, it doesn't matter. What I am trying to say is that often I think that what happens is that we place this inequities in our own departments and perhaps it is whoever has the most political influence or whatever it is but again we are here and I kind of feel like we are doing the same thing and the public gave us this gift. They gave us this huge opportunity to actually go into deferred maintenance of so many things in our community that people want to see improved like their libraries, like their roads, like drainage in their neighborhoods. Like

these things that often feel boring, but they are not. They are going to improve people's quality of life, so I just want us to approach this in the spirit of that. In the spirit that we went to the public with this very hard question and 55% of our community voted in support of so I would say that. I really was shocked that the numbers that you all came to us regarding fleet because it has not felt like this is something that we have been urgently talking about in the last few months. At the Budget Retreat I don't believe this was an item discussed heavily.

Lesley Doyle said this was something as a team that we determined was a priority based on what we had heard from you. At least that is how we interpreted it. That does not mean that it has to remain that way but I had heard from our fleet administrator, I have heard from Chief Story, Chief Daniels, that this was something that they really did need and that is why we are bringing it as they advocated for their departments. That is why we are bringing it before you.

Councilor Bencomo said I will gently push back on that, right? Because everything on the list is something we need, from every department, right? Every department presented things that we all need. I think it is the matter on how we ended up internally choosing what rose to the top and not and I think that my hope would have been that it could have been easier for staff because I understand. I can't imagine how stressful this was even in my little bit of hunger games conversations we have had. The Budget Retreat for example, Work Sessions you know as I think about when we went to the public and we ask about the public the kinds of things they wanted and I don't want to just pay lip service to that. I was hoping that when we engaged with the public that it would make it easier for staff to say okay these are the kinds of things that we need to funding and so I am not sure if Councilor McClure was going to present some sort of amendment here, even in the next item I will obviously wait for. In the next item the amount that we are putting towards CIP projects is incredibly low and I just understand, I understand wholeheartedly how hard it is to say no to PD because I get so much push back on that and I get how hard that is and I also understand the facts are in front of us that we have deferred maintenance on so many other things that we have an opportunity now to do some of those things a little bit more equitably and still support our department. I am not saying, don't worry everyone I am not saying defund, I am not going to say the scary defund word, I am not saying that. I am just saying that we do this a little bit more equitably so that we can get to. I don't know is there is going to be some sort of amendment, but I think we should have that of discussion.

Councilor Mattiace said staff has had a very difficult job here. I see a different outcome in this screen because I have been here two years but I was watching how the City of Las Cruces has actually neglected a lot of things that a lot of departments have been neglecting facilities, the parks, public safety, the Police Department, Fire Department, stations, maintenance, roofs on different buildings but that occurred over the last 12 years, whoever was on this board. That neglect came about to actually present what we are seeing today, that is we have high crime. That is obvious. The numbers speak for itself. We have a lot of poverty and that is why the Community Hope has such a, you have seen that in the previous slide, a healthy budget they have, the Community of Hope. We have to do that and of course they work for grants. They get a lot of grants. They get a lot of federal help but still they are addressing the

needs of the poor and they are addressing the needs for shelter but back to my theory that we need to spend money on those people that get the most benefit from it and that number one would be the library because they deal with thousands of people. Thousands of youth, adults use the library. Again, we need to spend a lot of money on public safety, Police and Fire because again, they are impacting the entire 113,000 people. People want to be safe and there was a gentleman that got up and spoke and I think it was Mr. Hill, accessibility for disabilities for children and adults that have disabilities to use our parks but one of the comments he made was I don't even want to bring my kids to the parks because they are not safe and then the second was accessibility and the equipment that had to be built. So what he was concerned with was the safety of parks and I believe Chief Story and the administration has helped that with the Park Rangers but every time we add something to our public safety departments it does cost money but it is impacting and it is keeping 113,000 people safer and with a safe city other things start to get better. More businesses come in. More companies want to look at our industrial park. You have to think of where we are putting our money to attract more gross receipts tax and if you we have a good library and we have a good branch, we have a facility that we have is really appealing, it has the books and the equipment that is necessary. That is going to attract people to live here. So I again would like to support what McClure said and that is, maybe Mr. Moreno can you explain on deferred facilities and the 4.3 million specifically on the building because when I was Mayor and we had a city council we put into the funding when a building was built we had a depreciation and I don't know if it was 5% or 10% annually but the depreciation amount went in there just like we do with the police cars we have. Is that gone or has that built up or where is that now? Did that go away in 2012 as well?

Jimmy Moreno said we don't have a deferred. Most of our facilities' maintenance comes from the general fund and so typically what is currently budgeted or has been budgeted in the past few years will cover our general maintenance. However, there is large impacts like large costs like roofs, full systems, rehabilitations, HVACs and anything that is a large cost that doesn't cover it, so it gets us through on general maintenance but not on larger cost that are associated with some of our older facilities.

Councilor Mattiace said let's say we go in and we get this $45 million, I hope someday we see that new library another branch. Will there be something built into that funding so that you have the maintenance covered and maybe replacement of a roof? Could you actually put that into the funding of it?

Jimmy Moreno said yes, there could be programs within our CIP budget that could be funded that way like a roof replacement program or different types of programs like that. We tried to increase our budget based on new buildings, Fire Station 9 as it comes and new that buildings get programed into the facilities. We try to increase our general budget for that and then we try to utilize the leverage of the CIP for like roof replacement programs, parking lot replacement programs that could be funded separately to supplement that.

Councilor Mattiace said I was going to ask you in supporting McClure and Bencomo

on more money for the library. Where are you going to move that from? What happens with your $4.3 million? Let's say we make an amendment to see more money go to the library?

Chris Faivre, Community Development Director said I would just like to jump in here and say that there could be an opportunity to look at some of those other projects when we get into the bonding discussion and maybe some of those other projects that you like to discuss that might be an appropriate place to see if there is some money under the 40% new project bucket that we could look at maybe for that. If you take anything away from the 4.3 it is going to come away from basically the pot that is going to go to any of those projects so if you take it away and put it specifically for the library it is going to take that money from basically the largest pool of city facilities so my recommendation would be to have that discussion in the next presentation specific to new projects and maybe look at the library from that perspective.

Councilor McClure said I just had a follow up to that. That was kind of my question is where and which resolution might be a good amendment but crucially here is where I am thinking too, in terms of strategy, right? If we do some of the design work now with some of this deferred maintenance money, will we be better prepped when we go to Santa Fe when we ask them for the bigger amounts? Because the other one isn't going to be there until October? We aren't bonding out until October?

Chris Faivre said that is correct. I do believe that the funding for the design of the library was paid for out of the TIDD. I am not sure if there is a gap there or not but that is how the city was using the TIDD funds for the library design. If you are talking design for the new project or the new upgrades, that is where that funding came from.

Councilor McClure said I don't know how everybody else feels on that but I would be happy either way but I do think and not to jump ahead but yea you put traffic calming in the next one. So, I am happy about that. I think that we just need to see that support for the library, and I don't know how everyone else feels in terms of comfort of where that might go but we just need to be very clear about that right now.

Councilor Harris asked I also kind of echo the hesitancy on the fleet in general and so a specific question I have before I get to ranty is in the general budget, the general fund budget how much is in there for police vehicles? If any or is it all coming out of here and we are freeing up some general fund for that?

Lesley Doyle said there is nothing in the general fund for police vehicles at this time. Typically, what I have seen in the past is that there is an amount that has been transferred and by and large it is spent on Police and Fire. This is a way to free up the general fund so the vehicles for the other departments now can actually move forward.

Councilor Harris said $1.5 million is still a lot and vehicles don't, depending on their visibility vehicles don't stop crime but at the same time I did see one on the back of a flatbed tow truck the other day, so I understand that there are maintenance needs acutely. So that is good. To be clear we are not trying to triple dip and get a whole

bunch of police vehicles by including them in a bunch of areas in the budget?

Lesley Doyle said no sir, what we would have budgeted at this point would be 1.5 million for plus or minus 18 vehicles and those are replacing the very old ones that are in pretty bad shape. I would if I might address a couple of other things that hopefully make you feel a little bit better is that while this list here is based on money that we have received because we have been collecting the GRT and then we are going to talk about the bonding. Going forward we do expect that there is going to be about 4.4 million a year that is not going to be specifically related to debt service and our recommendation is that 4.4 be specific for facilities maintenance. So that is an additional amount that they would be available every year. We have historically done a bond for about 5 million for the Fire Department and their apparatus as you have heard me say before we are doing everything we can to bring back that bonding because the debt service is so high. So, this is also like a swap for bond that we would have typically taken out for them.

Councilor Harris said that bond swap is actually extremely good context because long term, I am in favor of fire apparatus anyway because I know we have lead time issues and stuff but if it also swaps a bond that is icing on the cake and then just a kind of a general question is. There is obviously a lot of support for the library. Does the action item that we take actually have to say, library on it or when we say, deferred facilities and asset maintenance that obviously mean it is quite flexible and it goes towards a lot of city things, is it good enough that staff understand that the policy direction of council is thus?

Ikani Taumoepeau, City Manager said it doesn't have to be if you are asking is it required, it isn't. Obviously, any direction helps that we can delineate at this point in time. Now there can be changes if we need to make changes in the future on any specific projects. The challenge is once those funds are spent on a project we would ask that if there is any changes no funds be spent on the project because sometimes the runway is long and it takes a year or two for things to start but I would just say options are available to change and amend and the more direction we get at this time the better.

Councilor Harris said to follow up on that. This pay as you go stuff is more flexible than the bonding stuff because if we go out for a bond we have to include certain language for NMFA and we are legally bound when we issue those bonds that we are going to spend it on X,Y, and Z, right?

Lesley Doyle said that is correct, that said there is some flexibility in those projects but as the City Manager mentioned, once we get started we need to ensure that we have that funding available.

Councilor Bencomo said just so I am clear, I am not suggesting the 4.3 be reworked. I am suggesting that we increase the 4.3. On the driving track, do we have a total cost for that already?

Chief Jeremy Story, said we have. The County is the one who initiated the project and

did the initial schematic design and site selection. So based on the schematic design the estimate is around 7 million. Until we have the full design that is still a ballpark estimate because we don't have full design done.

Councilor Bencomo asked 7 million and we are putting in 5 million?

Chief Jeremy Story said well capital outlay came from the legislators. So, it would be 3.5, County Commission I believe we are going early next month or at the end of this month for another 2 million from the county.

Councilor Bencomo said what I am going to say is that I think this could be reworked. Do you know what the timeline is? When do you want to have it done?

Chief Jeremy Story said we should have full design because the county is moving forward with that by October when we receive capital outlays that we should be ready to break ground by the end of the year best case scenario.

Councilor Bencomo said if there is still a gap we can always go back to the legislature. Here is another thing, right that I think about when I think in terms of some of these projects. What do we know always gets funded by our state legislators? And I feel like PD projects will always have high favorability. If there is any room to rework some of these numbers I feel like it is here because we know one, that it is a partnership with the a County and they will have their responsibilities, two we are already saying we wanted to commit to some number, and three legislators are saying they are committing to some numbers. That is my suggestion. I don't know if that needs an amendment or not and I think Chris you are saying in the next item we can rework how we figure out deferred maintenance of some facilities to include the library. I am ok with that. My suggestion is that we increase the 4.3 million and simply not rework those numbers.

Lesley Doyle asked your suggestion would be to remove it from the 3.5 million?

Councilor Bencomo said right now yes. My suggestion is and I am happy to make an amendment if that is what is needed but I think it could be open for discussion is that we lower 3.5 million for the driving track. Chief Story, what did you say the County is doing?

Chief Jeremy Story said I believe the County has already put in 300,000 and they are doing another 2 million.

Councilor Bencomo asked is there a reason that we are not trying to sort of match? Is there like an equity issue like we are going to use it more? They are going to use it less.

Chief Jeremy Story said we would have priority for sure. We have more officers. Of course, this would be in combination with the Fire Department, which has a larger department as well.

Councilor Bencomo said I just think there is an opportunity here to maximize dollars for many different kinds of things knowing that we can also go to the legislature in 2027 and ask for gap funding that might be needed here. And hopefully with a driving track we will have less need for more fleet because there will be less accidents.

Councilor Corran said for this again we don't have to explicitly say but I would like to say that I know there is some things on the list of the 4.3 million but what I was going to say was I don't want us to take away from that as it relates to the library. I also just wanted to echo all of my colleagues that I think wherever the investment in the library is even if we know that is our hope for the GO Bond I think we also need to respect the community inputs that we have heard from a very wide diversity of folks to include the library here and as part of these critical investments. So, I echo I think everyone that has spoken so far to put that somewhere. I also would not want it to come out of the 4.3 million in deferred maintenance. I was going to propose that that comes out of the Municipal Court study because I don't see how that has any primacy in what we are talking about. That is in the next conversation, but I am also open to hearing this idea that I would not want us to contribute more to any joint city/county thing than they were willing to commit. So, I think for me it is a parity issue, and I think I have experienced this disparity in a number of actual infrastructure projects where we invested an enormous amount of our public dollars and they didn't match that investment. I would support shifting that, to deferred maintenance, but I don't know if that would be supporting the library or I will still make my proposal in the next thing to support the library and perhaps the rec center and the following thing. So, if that was an amendment or a direction, I would support that as well.

Councilor Munoz said I just want to share the thought that costs are going up, expenses are so high. Now with the cost of housing, cost of gas, of food. It is a reality right now. I also want to share that it isn't necessarily as competitive of pinning people against each other. I agree with that comment. I think we can creatively look at this and try to work together. I know the language isn't as such in the initiatives, so I am not talking about them. I am talking in general we are talking about budgets. Creatively maybe it isn't, you know how important an all-inclusive park is to me. Maybe it isn't creating a brand-new park but retro fitting and really working on an existing park with a foundation again just looking at the things creatively. You know with other funding mechanisms we look at the library and accelerate that to save money and look at making that happen sooner rather than later and possibly even look at a temporary building to house the library so that there is no interruptions of services. It is a gem, I get that and it is important. Again, looking at creative things. Again, I know that the languages in the initiative but as a holistic discussion we also need to talk about economic development. To fund these services in what we want to do as a city we need to create jobs that are not just livable wages but thriving wages that bring a lot of income and then consequently later GRT to our coffers here to the City of Las Cruces so that we can do more. I like Councilor Corran would be willing to look at the Municipal Court study and see what we can do to look at funding there.

Councilor McClure said I would also support the Municipal Court. I think it is hard to say what deferred facilities we came into this with real ideas for, I think if we look at in the next one but I think there should be a very clear much like we had to make it very

clear, traffic calming, the library, the shirt obviously we would like to see it and I think that you are hearing that from everybody on the dais today.

Councilor Harris said I just wanted to echo that it is a very good point that the state delegation and the federal delegation really like giving us money for public safety stuff and if they funded the Real Time Crime Center and they have given us money towards the driving track and I think that is great. Those programs should be fully funded and if we have other agencies and other governments who are willing to help us fund them then I would be in favor of leaning into that and then using our own indigenous funding to do more of our deferred facilities maintenance. The disparity between the County ask and our ask does seem a little bit much but it is a little bit more of a break than I was expecting especially because yea sure we would have primacy on it but there is a lot of other agencies in the county then numerically then just Las Cruces so it might be nice to see a little more input from there. So, I would also support moving a little bit of money away from the driving track toward deferred facilities and stuff so that we can maybe convince the county to pick up a little more of their share or get some more funding from the state to make up that gap.

Lesley Doyle asked do you have a specific amount that you are wanting to move?

Councilor Harris said the County was going to be 2.3, maybe if we want primacy on it and we are going to be using it more 2.5. I am open to other suggestions.

Councilor Corran said if that is a motion I second it.

Mayor Enriquez said let’s further discuss before we get to any amendments.

Councilor McClure asked what exactly if we move that money around what are we getting for the library at this point?

Chris Faivre asked are you looking for that money to go to the future design or are you looking for that money to go to ongoing maintenance specifically of the library even while the renovation are going? Just a little bit of clarity on where council is looking to put additional funds.

Councilor McClure said this is where I kind of lean on staff to say tell me what the best method of spending this money and that would kind of lead to whether or not that we pull from other areas. If we take 500,000 from the driving track and plank it up over deferred facilities, what do you get out of that? I don’t get a real sense of that. What I am trying to say is using a budget as a value statement we are not saying that right now, but we are also not clear on what that looks like because I don’t think it has been clear on what the future for the library is specifically.

Chris Faivre said if it would make sense to put some money towards the existing facility or put it to the future design of the facility. It probably makes more sense to go that route once the building goes under construction it will cease to be operating and meeting that sort of ongoing maintenance stuff so if your recommendations which pocket or which bucket that should go to I would probably say it make more sense to

put it towards the future of the library.

Councilor McClure asked to me the future of the library would come out of this bond, right? To me that makes more sense than what we are looking at here is, I think part of the GRT too was how do we do things fast? How do we fix things that are, I don't necessarily say that some of these things are fast but we are also planning ahead. The Fire Department, right? We know we won't get that for another two years. So, things like that. Hoagland, I drive that one too. That is a beast if we can make some changes that people can see that is what we are aiming to do. The library is a bear, maybe I should say it is an elephant. What do you do with an elephant? One bite at a time, right? That is with some of these other projects, they are elephants and we are trying to do the best we can with those elephants right now?

Chris Faivre said so to that point if you are looking to put more money towards the future design of the library without jumping ahead and talking about the next resolution, I would say if you are looking to put more money into that 4.3 it would be for additional facility maintenance and upkeep independent of the library then you could have a larger discussion on putting some of the proposed GRT bonding towards the library's renovations in the next resolution. So that is what my recommendation would be from that standpoint.

Councilor Bencomo said I don't think it should be either or. I think it can be both. Again, I appreciate what Councilor Corran said about respecting the incredible support the library has had in order to get us here and for me it is not 500,000 because you are right, what does that really go to. To me it is $1 million that can do towards the deferred facilities' bucket in order to start moving things along. I would agree that it would go towards to the future plans to put any money towards the building that is going to be renovated and even if we say whatever we are going to do that in the next item and we are really put some money behind the library because we know that the GO Bond isn't going to complete the entire project. I still think deferred facilities deserves a little bit more money and I still think there is parityissues with the county with the driving track and 2.5 million is significant. That is a significant investment in what that could look like and a million dollars in that deferred facilities item could go a really long way for something like the library. Whether it is here or in the next one. Another million dollars in deferred facilities could go a really long way for those deferred facilities. That is where I am at. I think to me it makes a lot of sense. I think we will be able to leverage other dollars. That is going to be completed. I have full confidence that that will be a completed project.

Councilor Munoz said a point of clarification. It seems that these two resolutions are really tied into each other. I know I mentioned the Municipal Court study and so did Councilor Corran. Would it make sense to?

Christine Rivera, City Clerk said if we wanted to suspend the rules, we should have done it in the beginning to listen to both of them concurrently. We did discuss this topic this morning and we didn't want to confuse the two pots of money and so we wanted you to vote on the separate pots basically.

Councilor Mattiace said you gave us some surprise money that might be coming down the road. You mentioned 4.4 million. Can you explain more about that and maybe we can just leave everything here alone and work on the 4.4 million?

Lesley Doyle said this 4.4 million is going forward we will once the bond sell, we will have to pay about 8.8 million in debt service, beyond that debt service amount, any money that we collect in the GRT we can use for whatever in whatever manner we want. The recommendation would be that it would be for, or that we have discussed would be that it would be for deferred maintenance. So, it is an ongoing, we continue to collect the GRT and we collect more than we would have to pay for our debt service amount. That is the pay as you go residual amount beyond debt service that we would have every year.

Councilor Harris said I wanted to clarify a little bit. If we say for now that we want to put 2 ½ million towards the driving track, that kind of puts on parity with the county and the project will get completed one way or another I think I am pretty confident in that. There is enough interest in stakeholders that it is going to happen and it also flows into the next segment and then if we put that into deferred facilities to asset maintenance, while there is a lot of talk of trying to put something towards the library on this slide also I'll say but I think also the library has to go somewhere while it is being reconstructed. We have a lot of facilities in the city that require maintenance and so if we are taking care of other facilities, I don't know that, I think there is strong enough direction that if we are just generally maintaining our facilities like it is going to benefit the library in some way. Then also since you mentioned the 4.3 pay as you go, if we put 2 ½ million toward the driving track and come around next year and there is this funding gap and the state is like, we already gave you 2.9 million our federal delegation was no luck, we have got 4.3 that we can still allocate next year and if it comes around and we still need it after the final designs and everything have been completed that seems like an easy time to have that discussion as well. I don't think waiting a year and not having that million dollar direction for a year, is it significantly impact that project in any way especially I am hearing that we won't know the final cost until the design documents are decided and we know, we have got a lot of stuff that we know we could use that under line item 1 immediately.

Mayor Enriquez said I just wanted to go back to the beginning, to Richard's presentation with Transit. What he showed was 1986, about 56,000 the population and 2026, we are 116 to 119,000 population. So there has been some growth. There has been some neglect. There has been some issues and some concerns and along the way you have that growth there is an increase in crime. There is an increase in other things that take place and things have been neglected and when we talk about the Police Department, we will look at their call volume as we looked at Transit's routes and passengers and so it continues to grow but we can't neglect and so we have to look at those things. I believe PD didn't get the request for vehicles last year and if they did it was very minimal. There is nothing in the general fund for this year. So again, we are catching up. And this is an opportunity and I wanted to say about the driving track was it became urgent because where they trained before is no longer available. So, our options are driving to Santa Fe. So that is why it became urgent and I am all about leveraging money and getting people to help us and get external money to pay for those but the urgency is now. I am not in favor of cutting it back. I am saying

we have to move that forward because otherwise we are having to spend money to go to Santa Fe for our cadets and for continual training, which is not good management of our finances. Christine has an update of what we can do to move forward with these two items.

Christine Rivera said I have discussed it with Brad, what you could do is if you want to hear the next item, we could basically table this for now until after we hear the next item then we can come back and vote on it. So, it is up to you.

Continued discussion after removing from the table for discussion.

Councilor Bencomo asked on the 4.3 million are any of the 4.3 million deferred facilities asset maintenance is any of that going to go towards the 290 projects on the CIP?

Cynthia Alamillo said ideally the first round of projects that will be selected will be from the CIP because it will be existing projects. However, we do have to have a little bit of flexibility to identify those emergencies or unexpected situations that happen and we want to make sure we address them. So, there will be a combination.

Jimmy Moreno said there will be some overlap. There is some projects on the CIP, for example, re-roofs and parking lots and things like that, so there is definitely overlap and that will be included as well.

Councilor Bencomo said I think a million more dollars in this fund could go a long way and I think for us to be responsible and responsive and I just want to say that framing the community input meetings that we had as fraudulent is deeply problematic. There is no evidence for that, and I think that when we go to the public and we ask the public to tell us what they want we have to trust them and this narrative that doubt should be cast on them I think is really irresponsible and really quite shameful. I am sad to hear that being spread around and that being said I really want us to be responsive to what community is asking us to do. I want us to be responsive to the serious needs of our community. There is urgency in many places, and I think ensuring that we have the biggest bucket as possible in order for deferred facilities and asset maintenance is important.

Councilor Harris said we talked about this quite a bit. I think that we will have plenty of opportunities to complete the budget for the driving track as it is being built. If we need to make up some funds we can absolutely do that so to that end I guess if there is no more discussion, I have a motion to make.

City Councilor John Munoz moved, seconded by City Councilor William Mattiace, to table Resolution 26-123 until after we listen to 26-124.

RESULT:	**Carried**
MOVER:	City Councilor John Munoz
SECONDER:	City Councilor William Mattiace
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, City Councilor Michael Harris, City Councilor Johana Bencomo, and City Councilor John Munoz

NAYS:	City Councilor Becky Corran

City Councilor Becky Corran moved, seconded by City Councilor Michael Harris, to remove Resolution No. 26-123 from the table for discussion.

RESULT:	**Carried**
MOVER:	City Councilor Becky Corran
SECONDER:	City Councilor Michael Harris
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and City Councilor John Munoz

City Councilor Michael Harris moved, seconded by City Councilor Becky Corran, to amend the exhibit to reduce the driving track to 2.5 and then apply the 1 million to the deferred maintenance.

RESULT:	**Carried**
MOVER:	City Councilor Michael Harris
SECONDER:	City Councilor Becky Corran
AYES:	City Councilor Cassie McClure, City Councilor Michael Harris, City Councilor Johana Bencomo, and City Councilor Becky Corran
NAYS:	Mayor Eric Enriquez, City Councilor William Mattiace, and City Councilor John Munoz

City Councilor John Munoz moved, seconded by City Councilor Becky Corran, to approve Resolution No. 26-123 as amended.

RESULT:	**Carried**
MOVER:	City Councilor John Munoz
SECONDER:	City Councilor Becky Corran
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and City Councilor John Munoz

7.3 RESOLUTION NO. 26-124: A RESOLUTION AUTHORIZING AND APPROVING SUBMISSION OF A COMPLETED APPLICATION FOR FINANCIAL ASSISTANCE AND PROJECT APPROVAL TO THE NEW MEXICO FINANCE AUTHORITY.

Lesley Doyle, Finance Director gave the overhead presentation.

Chris Faivre, Community Development Director continued the overhead presentation.

Councilor Corran asked do we do an amendment process of this? That feels that if it is for the rec center then we should just say that it is for the rec center. I am not sure if this is about communicating that we don't have the capacity to do those road improvements right now or the rec center is separate from that because that was related to the park that I think we were talking about in that area as well. So, I just had a logistical question about that, can we assume that is what this means or do we have to be more clear in saying yes that is what we absolutely want?

Chris Faivre said our recommendation was to not obviously put it towards specific roads improvements because of capacity and timing. Our recommendation was we agreed with not putting it towards that one possible use could be money for a rec center so ultimately when you guys are voting on this resolution you can say no if you still want to put it towards the road but could also say you would like to put it towards

future rec center and then we can kind of work with Lesley and her team among the language that needs to go into the application as that moves forward. So again, the rec center was just a pivot from staff saying we don't think we are going to be able to do any of these things in the first cycle, I also just kind of point out that this is just the first two-year cycle. We are looking at what can we get done in that two-year window and what makes sense to prioritize from a staff standpoint and that one just felt like we probably weren't going to get to it in these first two years and what was a better use for that funding.

Councilor Harris said that was also a question of mine. What we are voting on right now is to direct you to apply and you just need consensus on this specific things, we are not making motions to change that line item or that line item, right? There is no amendment to make, we just tell you?

Chris Faivre said that is correct.

Councilor Harris said I guess my input is I like the million dollars for the public safety training facility, that is appreciated that that was reduced based on our last Work Session and I appreciate the cooperation between Chief Story and Chief Daniels and coming up with the solution they proposed last time which was I think a lot more efficient and still gets them a good training facility and that can be built a little quicker. I agree that we should probably put that $2 million towards a rec center. I understand that there are several possible locations for said rec center. So, putting it towards a specific street doesn't make a lot of sense. The Muni Court design I also am skeptical of that. I think there is too much unknown about that future and there is places and things that we can get done in the next two years so I would also agree that I would like to see that move somewhere else, perhaps the library. Although I also wanted to point out because I think it came up on the previous discussion that we got 1.7 million for the library in capital outlay this year, so my understanding is that the design is taken care of. Like we are going to fund the design, that is already paid for. Now we are trying to put together money to actually move dirt or move drywall, I guess. And Engler Road extension, also totally in favor of that. That is a pretty important thing. It is not my district but people I talk to mention it all the time regardless.

Councilor McClure said I think I also if there is an option for a rec center I think I would go for that as well. The road improvements because I have told people too that a lot of times we have to think about road improvements and fundamentally doing something of the upkeep but if we can kind of make do and to start the process for something that people really want and we only have one. Just like we only have one library. I think I would be interested in that. I am really interested in examining the design of the Municipal Court, $2 million does seem like a lot but if you guys can justify it, I don't know. That is where I am at too.

Councilor Munoz said I appreciate the staff adding the comment of the capacity project timing because you are the subject matter experts. I mean there are things that we want, there are things that we requesting. There are things that the public wants but it is also important to set expectations and add some reality. So, I appreciate that. I too would want to look at the Municipal Court design and maybe

most of that goes to the library and I would probably see if there is a way to get through this a way to direct some of that to deferred maintenance as well. The deferred maintenance never works. You say I am going to put oil in my car six months from now. That is not a good, you know, and that was supposed to be maintenance three months ago. That is just not going to end up well, right? The other piece with that our employees, our city employees, they work hard. They are good hard-working employees who care about what they do, care about their facilities. It is important that they go to a functioning, safe, pleasant facility so that they can provide good constituent care so those are my thoughts on that and again, thank you for putting this together. I know it wasn't easy. I know it is difficult and most importantly thank you for your honesty in transparency and capacity on project timing.

Councilor Bencomo said I think I also accept the recommendation from staff on moving that towards the rec center. I think rec center also placed really high when we went to community input. Number one, number two I think it also goes to the conversation we are having about young people. I think that is really important and $2 million I think can go a really long way into helping us build that ramp to what that can look like. I am curious about the $2 million CIP projects. I think some people may think well who cares, I actually think about, I hear about drinking fountains at parks all the time from people. It is like these little things that make our quality of life just so much better. The little things that people can see immediately, I think are really important. Cynthia earlier in the department presentation talked about how even a little bit can go a really long way to get projects off of the CIP list. So, for me I think there is space, I would hope to see space for this to grow. I see this under new projects, how come this isn't under the 60% deferred action?

Chris Faivre asked are you are talking specifically I guess, about the 2 million? Some of those on the CIP could be a project that maybe hasn't started yet that just needs a little bit of money so it could go towards an ongoing, you know I guess there could be some overlap with the maintenance side of things for sure but there could be other things there that could be a new project that we just didn't have the money for on an existing facility or some piece of infrastructure that needs to have some work done so maybe a little bit of Venn diagram there.

Councilor Bencomo said that was my biggest question here is I wondered why this $2 million pot was under the 40% of new projects given that it seems like they're maintenance projects but again for me if this grows I think this was the full sort of like goes to the spirit of asking the public to vote for the GRT increase meant for us to just deliver better services.

Cynthia Alamillo, CIP Manager said you are right to identify a little bit of conundrum of whether this is brand new or is it a maintenance or repairment, repair project. So, as you mentioned parks drinking fountains is a project that we need across multiple city facilities, especially parks. Parks has a master plan. So, there is a lot of things that can be as an actual brand-new improvement or as an improvement. So, we want that flexibility to move projects forward. So, with the main intent of the selection of the 2 million for the capital projects are projects that have scored high in the CIP process and also that do not overlap with current categories that we are funding with the GRT

and lastly that a small funding can give us a strong head step. So, if you put all three tasks to identify projects it was also a challenge, but we have a large quantity of projects that we know a little bit of funding can help us move in the right direction. To go back it is a little bit of a back and forth, but these are projects that help the community at large.

Councilor Bencomo said you had a great presentation at the Budget Retreat where you made us guess some of the things. Are those numbers at the top of your head? Can you remind us the total number of the CIP list in terms of the number of projects and the number of dollars that it would take to get them all done?

Cynthia Alamillo said currently we have 290 projects in the CIP. The CIP has a range of five years. If we decide you know we are going to fund all of the projects that we have in place, we are going to give departments all of the funding needs that they have identified we will need $1.1 billion. That is only for the next five years. As you know we have a lot of projects that need capital needs on a routine basis every year. So, after those five years we have projects that we know that we need to replace. That includes significant projects for all of our legacy parks, bathroom replacements, drinking water fountains, generator replacement, and HVAC program. So, we have a lot that we should expect that are going to come. So, we always need to try our best to stay ahead of the curb.

Councilor Bencomo said so 290 projects in five years and $1.1 billion in order to get those done.

Cynthia Alamillo said we only have about 185 who have no funding at all. So that is majority of the projects. The projects that have some sort of funding, either partial or complete is 106.

Councilor Bencomo said for me council like this is why increasing deferred maintenance buckets is so important. Like this is not great, 185 projects that have zero funding, right? There is an urgency in that and I think that we can do things creatively and we can do things better and ultimately that is why we ask the public to raise taxes on themselves so that we could pay for more things and provide better services for our community so that is why I just feel so strongly about increasing those kinds of funds ultimately because it is just better customer service. I know that staff are working magic every day to try to get things done and that goes to all departments. My last question. I think one of the biggest things that is missing is that we really haven't talked about the GO Bond and sort of like the vision behind that and I think that is important part of the conversation and so that the public understands just how much we are thinking about the library and the GO Bond in specific numbers. Are we able to talk about that?

Christine Rivera, City Clerk said we are actually going to bring that to the Work Session on May 11th because we are actually working on that right now as a staff.

Councilor Bencomo said can we at least talk about, here is the thing, the GO Bond has proven very successful for Las Cruces. We have been able to get so many really

amazing things done. Like new fire stations, new parks, housing, trails, the animal shelter. They get done because not only because they have to but because staff is great and those kinds of projects get done and that is why they have been successful and that is why the public keeps approving them and putting the library on the GO Bond is a really good idea and I think it is an important idea and I just want to put that out there because I think that is just missing from the conversation and I think the public needs to know that.

Chris Faivre said more to follow at the May Work Session, but I agree with your comments.

Councilor Munoz asked you guys will do this in conjunction with parks master plan, right? It doesn't necessarily make sense to unless it is just in complete disrepair, to repair and replace the water fountain and then later on spend $25 to $30,000 on a new and then later on upgrade the entire park and tear that up again, right? It wouldn't be good use. You guys are coordinating that?

Cynthia Alamillo said the funding for the park drinking fountains, we want to have some flexibility because it will include actual fountains. It will include the dog bowls. So, we want to make sure that we have that capacity and flexibility to replace as needed and to bring in new fountains as well as water resources to call it across the city because we know that is an amenity and we need to make sure that we have always working.

Councilor Munoz asked that will be in conjunction with the parks master plan in working in?

Cynthia Alamillo said majority of the projects that have a master plan associated to it we leverage that because we want to make sure that we are actually helping the department implement their master plan so this is only Parks and Rec and there are some other departments that also have master plans.

Councilor Harris said I wanted to go to the 60% because I didn't mention any of that. Since you are looking for support and direction, I just wanted to say that I support pretty much all of those. Personally, I think I would like to see maybe a little more money in terms of traffic calming measures but otherwise I just wanted to throw that out there since that is the ask right now.

Councilor Corran said I just want to support the rec center. I do want to talk about this in context. I do know that is what the community is looking for. I also wanted to just think about this a little bit from a geographic equity lens. I know there is a lot of discussion about where we can situate new rec centers and just people in my district might roast me for this, but we should not put the rec center on the East Mesa. I am asking us to please put a rec center on the west side of town where folks have been historically underserved. My district has 27/28 parks, something like that. So, we are over served if there is such a thing, but I just want to speak for the need of a rec center and my hope that we can do that in a place historically not been necessarily served by recreation facilities as much as our east side has been. I just want to

mention that as something that I hope we can think about and then also I just want to speak to the Engler Road extension which is driven by, the NMDOT has put the Engler Road exit from 25 on their 2027 start date plan so literally several people have said to me everyone me my predecessor promised me this for ten years or something but it is on NMDOT's plan of action for the Engler Road extension from 25 to happen and so that is what this commitment is to thinking about this traffic flow issue that we have in that part of town Sonoma Ranch Boulevard as the main outlet right now so I just want to name why that appears now because it is a time related issue that we are facing and is really going to happen and NMDOT has a lot of money and so I just wanted to say those two District 5 related and/or not District 5 and again maybe I am not doing a great job of this but I really hope we can put a rec center on the west side when we think about using that $2 million as initiating that project.

Councilor McClure said I would concur with west side. I would also concur with traffic calming a little bit more but I am going to defer to experts with this one if we are talking about defer. I am confused about the CIP projects options for funding. There was 2 million for park projects, design construction, how did that go?

Chris Faivre said those were some of the original things that staff brought at the Work Session and then from that you can see that basically what came out of the Work Session was that one sort of didn't rise to the top of sort of the consensus from that but it is there on the list that obviously is a project that you guys could certainly fund and put money towards. This was just kind of bringing you up to speed as to where we left off on the February 9th Work Session but again the full list you can see far exceeds the $8 million that we had for it but it is very much still an option for council.

Councilor McClure said it sounds like some of the CIP smaller projects might be included in? Maybe that is something she can speak to? To show that we are going to get, like drinking fountains are a park thing. What other things could we be seeing that might be included with parks that we might have lost in that 2 million?

Cynthia Alamillo said for the parks projects right now what they have on the CIP that is fully needed I mentioned Villa Mora Park. They currently have funding, but they need a little bit of gap funding to move forward. They also have multiple needs in terms of park restroom improvements, playground renovations. The city has if I remember, 86 playgrounds and we know that is a constant need that we need to take care of. Ideally, we will be renewing 5 to 6 playgrounds every year. We also have park parking lots improvements. We know that our fields and rec centers are well used but then we need to ensure that the parking lot is still up to standard. So those are some of the parks projects that come to mind that I do know that they need funding.

Councilor McClure asked within deferred maintenance, are the restrooms kind of managed through Public Works in that way? Can we give money to that because I hear that a lot too the where are we getting the money to making sure these restrooms don't look a little weird? So, I am wondering if we have built that in to make sure that some of these needs in terms of restrooms are also being allocated for?

Jimmy Moreno, Interim Assistant Director Public Works said the restrooms are a

parks facility however if the restrooms are located within Meerscheidt, that is in Facilities and Public Works would handle that, but we work together with our partners in parks to make sure some of those are taken care of appropriately with the appropriate funds.

Councilor McClure said that is exactly what I wanted to clarify is when we remove stuff like this that there is embedded in other things that I think other people have made that point and I just wanted to clarify that for the parks.

Jimmy Moreno said another example is as well is the parking lots. Most of the parks' parking lots are actually Facilities within Public Works. That will be part of the 4.3 funding that will be utilized on those areas as well.

Councilor Bencomo said back to the Municipal Court. I guess I would be okay reducing this as well but not taking it off completely. I am curious about the status of Municipal Court. Did they move to their building? Do they have a safe working environment?

Chris Faivre said they are back in the building but beyond that I don't have any specific details.

Jimmy Moreno said they are back in the building. We finished the HVAC renovation project to get them back in there. That building is old, it's historic. There is a lot that the building does need. I think the intent of this $2 million for the Muni Court design is for a new Muni Court because the cost of Muni Court for rehabbing the existing building is almost equivalent because of its historic nature to a new building. So that building is at its end of life. So, we are putting what we can to maintain it a safe facility. There is going to be some ADA improvements that will be utilizing some of that 600k for in addition to that, so we are doing smaller projects to make it at least a viable safe place to work however Muni Court is at its end of life.

Councilor Bencomo said that does happen when you defer maintenance for so long. So, I think cautionary tale for Municipal Court and that building. It is obvious that they need to go somewhere else. I think we need to put something towards making that move forward. Obviously again, you are the experts in terms of thinking about that but I do think it is important that we do consider that they do have to be moved and that they need to go elsewhere whether it needs to be a new facility or whatever because I don't think it is appropriate that we keep people in unsafe conditions and that is highly used by the public. That I guess is the only thing I will say. I think I am okay with reducing that. I don't have any proposed number in mind, but I just wanted to bring that up given that we had been talking about Municipal Court for quite some time especially because they were operating out of the second floor of City Hall for a while.

Jimmy Moreno said just as a point of clarification that $2 million is an accurate design cost for that particular building and the scope and the size of that building. It usually design costs are about 10% of the building cost, which we are looking at about a $20 million cost for that building.

Ikani Taumoepeau, City Manager said I just wanted to share on this as we are splitting up that if the recommendation from council and obviously, we will take your directions, on the Municipal Court design is to be reduced all I would ask is to confirm and we can confirm with staff later to whatever that money is reduced to is that we can actually do a design with it because if we can't then I would recommend that we appropriate it to something that can get done.

Councilor Corran said I would ask that we take the $2 million and put it to whatever we can do to move the books up out of the library to get that moving so that we show that investment. I would like us to have more beyond just a building conversation. I don't know if metro court is on our future horizons but I would not want us to embark on designing a court building that couldn't accommodate an expanded version of Municipal Court if that is something that is an inevitability in our future so for me that ambiguity in our potential future I think it would be important to consider that so I would like us to think more critically about where Municipal Court is going. I don't want people to be functioning in a historic building that is falling down and is at the end of its life very interesting way of putting it any more than anyone else but I also don't want us to invest in something that will become obsolete in a finite amount of time and so I would ask that we get more information about Municipal Court, what is happening with it? What the possibilities are? And I would like to see us have that conversation about where that is headed and what kind of investment would mean for the future of Municipal Court as it exists. So, I would ask that the $2 million just going and showing an investment of where we are going with the library. I don't know if that could be applied. I suspect it could be. I have heard from the folks in the library that they have a number of phases before even the first phase of construction could benefit from increased investment so I would ask that that $2 million go to that instead.

Councilor Harris said I think I mentioned the Municipal Court thing too and I also am unclear about what the future of that building is. If it is going to be $20 million to rehab it versus moving it to a new building. I don't know that it makes sense to put $2 million towards a design to rehab on something that we are not going to do. I just think it is a little premature to have that on a list of projects right now. We have plenty of stuff with facilities upkeep to make sure the air conditioners work through the summer at least.

Councilor Bencomo asked is the TIDD available for any sort of projects for Municipal Court?

Chris Faivre said certainly, it is up to the TIDD board, aka council, too make that determination on how to spend those funds. We are hoping to get the Phase III back on the master plan here soon and then bring it to the TIDD board for a Work Session in future discussion. So those are certainly conversations you guys could have with those TIDD funds in the future whether it is to an alternate location which there may be options downtown to explore that but certainly if that is what the board decides they want to do that would be within their purview certainly.

Councilor Bencomo said again we have to look at all the places to leverage dollars and so I think those are important pathways to consider when thinking about how to best extend the life of this money.

Chris Faivre said if I could just make one more comment too here, this is just a reminder this is just for two years. So, if that is the conversation we can visit some of these in two years and see where certain projects are at that time.

Councilor Munoz said for the study for Municipal Court it will take $2 million?

Jimmy Moreno said yes, for the design.

Councilor Munoz asked it wouldn't necessarily make sense to split that up? I am in consensus that we could use those $2 million to help phase the library work.

Mayor Enriquez said again a good reminder of why we moved to increase the GRT. There is a lot of catching up to do. There is a lot of things. I agree also with moving towards a rec center. When we said we neglected a lot of things. Again, I go back to the increase in population and Meerscheidt is still the only rec center we have. So, increase in another rec center for that. The library has been neglected. We all talked about that, and we all support the library and the increases there so I would agree with that. The other thing I just wanted to point out again, the driving track again became an urgency and the reason that we putting more as opposed to the county is because it is supposed to be at the future site of the Public Safety Training Facility. So, it is going to be at our location. It is going to be our training facility used by not only police and fire but all our employees that drive vehicles. So, we will get more use out of it. Again, I can't stress it. It just became urgent because the track that we used to use is no longer available, but I know there is other people in the audience that probably want to speak to this issue so I can open it up to public comment if anybody would like to come up and share their thoughts.

Tim Jenkins, Member of the Public said one of the main reasons the GRT increase was created was for public safety. The very core foundation and building blocks of any school, house, city, or community is safety. Without safety you don't have city. Without safety you don't have a community. Without safety you don't have confidence. You don't have trust. You literally don't have anything of value. It is a core fundament of life, liberty, and the pursuit of soundness. I would like to clearly state that for the record all six town hall meetings were clearly sabotaged on purpose by certain very vocal group of individuals who made sure they were at every single one of those meetings to stack the votes against public safety. To vote in districts that they were not even belonged in. To make sure that they had the power and authority to come back and throw this in city councils' face when in all reality in all honest truth before God they don't really, truly, sincerely care about the health and safety and wellbeing of our children as long as they can defund the police. The vile hatred in these council chambers about our police officers is despicable and absolutely disgusting. So, in all truth and honesty the votes that were gathered as a result of the six town hall meetings about the GRT should never even be counted or considered because those numbers are a lie and fraud and not honest, or true, or upright, or just in any way. As for me and my family, we stand behind honesty and truth and justice. Not a system that lies to skew the numbers to get what you want and then come back and scream and yell when you don't get what you lied about. The enemy is at the

gate, and the gate has been left wide open. The real question is what are we all going to do about that? This is not a you problem. It is a we problem and we all need to come together and help each other. There is a pure evil that lurks here and we need combat and get rid of.

Lucas Herndon, Member of the Public said I am from District 2 for the record. I have been in nearly every council meeting on these GRT funds since last summer. I have shown up for the meetings after meeting because I respect this process. I respect the work that you do and I respect the voters who made this GRT increase possible, but we need to talk about respect because it goes both ways. We respected the process. We showed up when we were asked to. We filled out surveys. We spoke during public comments. The message was consistent across neighborhoods, across demographics and across this entire city. Invest in our communities, parks, recreation centers, roads, and libraries. So, I have to ask, where is the respect for us? Where is the respect for the voters who trusted you with their money? Where is the respect for the families who told you what they needed? This resolution or these two combined continually applied more money to the best funded department of this city, the cops. By contrast, things like the fire apparatus replacement makes sense. Firefighters respond to medical emergencies, fires, and crises across our community. That is community infrastructure but a police training track, a training facility for a department that already has the largest budget. That is not what we voted for. That is not community safety. Director Faivre's comments suggest redirecting road funds to recreation centers, putting neighborhoods against each other, making us choose between fixing our streets or building a space for kids. That is not respect. That is not listening. That is not honoring the process you asked us to participate in. Here is what respect looks like. Honoring the public input you received, understanding we didn't vote for a GRT increase to build training centers. We voted for infrastructure that serves every person in this community. Stop asking working families to choose between basic needs when there is already money being spent on the wrong priorities. I am asking you today to reconsider the millions and millions for LCPD, keep road funds intact, redirect these police funds to the community projects if you need to find more funding. We will be watching and be at the next big meeting because we have respect for this city.

Jim Hoerst, Member of the Public said in my mind prevention of crime should be the top priority. In my mind recreation facilities and the like are crime prevention and I think crime prevention is much more efficient than other remedies. I don't think a cop command post or whatever it is called is likely to prevent crime. It may help crime response, but it is not likely to prevent crime.

Spencer Tanner, Member of the Public said I think that on this item as some of the councilors have been discussing and we the people who spoke at the community meetings had pointed out and we should really consider what already has funding where we are already spending money. The GRT is something we voted to do as a community, and we are looking at it in terms of what are things that don't get funding regularly. Police, if I understand correctly, have about 25% of the general fund where as library gets like 2%. I don't know if my numbers are correct there but this was on general research I was doing back up in the seats but we know that the police gets a lot of funds and a lot of funding and this GRT situation you know it is like we are

discussing are we going to move a little bit from the Municipal, are we going to move this over, that over, are we going to take the 4.3 some of that to the library? We are kind of moving peanuts around it sounds like for everything else. The GRT is a situation where I think that we could draw on that to do what we asked for which is community projects. Things like rec centers, libraries, water, etcetera, all those types of infrastructure create not only more safety and immediacy they create safety in the long term. They create social and emotional learning amongst community members. They create bonding amongst community members, they create interconnectedness, things that reduce crime.
These are things, it is not just short-term benefit, but it is long term benefit so that is my ask, thank you.

Sylvia, Member of the Public said I am from District 2. So, the wider Las Cruces community voted you all in to be our voices for making decisions. So, when I see Mayor Eric Enriquez speaking at anti-abortion rallies and Police Chief Jeremy Story attempting to get social media famous, I don't see our officials doing their jobs. So back in December and October the citizens of Las Cruces voiced their opinions on how we should be spending our GRT budget and our biggest priority from what it seems like is to provide renovations to the public library, new recreational center, new wastewater management treatment facility and those were the big three. The proposed training facility for the Las Cruces Police Department and Fire Department I believe was number 12 in order of priority, so it is clear what the Las Cruces community has voiced their needs for. I found it very suspicious that Jeremy and the Police Department are trying very hard to push this training facility for our Police Department despite the fact that the public has voiced their opinions and as Bencomo said the police department will always have funding. I think back to June of last year in this group and the community planned on an explicitly peaceful protest downtown and LCPD responded with snipers on top of the library and other neighboring building. I also think back how we have citizens murdered by LCPD two times more than the national average, so I don't trust our police department to help our community when we show time and time again that they have been the antagonizers. I don't trust our police department when we have Flock cameras on almost every corner when these have not shown to decrease crime but to actually help ICE track immigrants and to help police track women fleeing other states to get much needed reproductive health care. So, I don't trust our police with more funding and more toys and gadgets to train within a new fancy facility. What does help crime decrease is to get kids active in their community and to get back to the public voting meeting. Back in September we had voiced that we wanted rec center, library renovations, and such so please listen to your constituents.

Sierra Admister, Member of the Public said as someone who has been an active witness to the Project Jupiter mess and to have elected folks decisions very opposed to the popular one of the public. I am extremely tired and disappointed to be here today to ask you to not make a decision that is not very opposed to the popular one of the public. Why did you make us all drag ourselves out to these public sticker meetings if you planned on ignoring what we had to say? I have already shared here stats that show more funding for police is not only ineffective in helping reduce crime but also has many measurable consequences for communities. There are people from older generations that come here because they make a big part of the select few

that have the privilege of being able to make these meetings regularly and I hear meetings after meeting about the terrifying delinquent youth. Okay fine, these kids who are trying to exist as best as they can to survive conditions they were randomly born are so scary but if you are really so terrified wouldn't you be desperate for changes that would actually solve the problem. Throwing money at a system that is statistically failing to solve crimes is a mistake that we cannot afford right now. If you find yourself passionate about more policing and harsher punishments for young folk maybe there should be a reflection on what you actually want to see. Are we afraid of crime or are we afraid of the uncomfortable truth of our own community? There are real material reasons for crime, and these reasons can be addressed and mended. Do, you want a safer community, or do you just want punishment and exile for the youth who are also a part of this community. A lot of the same folks will be so vocal on being prolife and quoting the bible and turn around and want to cast out the troubled youth and the homeless. The hypocrisy is jarring. There is no place in public political decisions for specific religious belief period, but what we definitely don't need is a presence of this existential dissonance where calls to actions contradict the very teachings you claim to hold sacred. These funds should go directly to the community. Specifically, to programs that support our youth that address the root causes of crime. We should fund solutions that work not strategies based on fear. I don't believe this fear is the popular narrative to Las Cruces. I think for people who are involved in the community and actively a part of things that make it better there is a huge welcoming attitude.

Karen Quevedo, Member of the Public said I live in District 2. I am here to promote public safety in Las Cruces and because I want more safety and not less, I am here to ask this council not give a single penny of our GRT funds to LCPD. Research has long shown that the safest communities have high levels of investment in resources, infrastructure and social services and that addressing root causes of behavior that is criminalized. Root causes like lack of jobs, access to health care and housing instability is more effective for safety than policing. Research from the Brookings Institution in 2025 showed that providing jobs and educational opportunities in high poverty neighborhoods is a primary factor in preventing violence. A well-funded neighborhood is a safe neighborhood. Cops don't keep us safe, never have. This is not a new insight. They create fear and violence and perpetuate lies about our own community and present themselves as a singular solution to violence of their own making. To quote Melanie Brazzell, research fellow of Public Policy of Harvard Kennedy School, when speaking of police violence is both their alibi and their outcome. In 2025 alone cops killed 32 people in New Mexico, again per capita that is more than in any other state. Meanwhile LCPD lutes the resources of our communities that should be used to actually address safety programs that meet human needs. With the GRT increase we have the opportunity to fund those community projects supported by the community that actually result in improved safety, rec centers, community centers, ADA compliant parks, skate parks, libraries, affordable housing, public transportation, safe streets, safe roads, safe water systems, so much basic needed infrastructure. This council should be supporting policies and investments that make real safety possible. It is time that we stop accepting the violence of policing and start instead to build safety through life affirming community-based programs and practices. This is difficult, uphill and collective work and we can start today.

Jovanny Hernandez, Member of the Public said I guess I won't take up much of your time. I would just ask that each of you vote with the community in mind, remembering what it is that people came out to do whenever you all held these listening sessions, voting sessions and everything like this in an increase in continued engagement of community in this process. There was a lot more people here earlier and it really says something for the folks that stuck out through this process. GRT is not something that particularly, I don't know it is not like a super sexy thing that happens in the city administration, but it is important to us, and we know this is where the future of our community lies.

Albert, Member of the Public said many of your constituents are living from paycheck-to-paycheck state of survival. The fear of being unhoused looms over their day to day knowing that what follows is further criminalization. Many people feel so disconnected from local governance that they don't even make the effort to participate. You talk to people and they say things like what is the point, they just do whatever they want. They always do whatever they want. There is always a day. Elected officials have seen as separate from their constituents, you and many others who shape the future of Las Cruces are seen as the elite who hold power and will utilize it to further their interest or the interest of private investors or interest of millionaires or billionaires, not the interest of your constituency. You must remember the structure of this pecking order. The constituents stay at the top, that is who you serve. On September 30th and the following weeks, you asked for the community's input on what projects the GRT would fund. Our community showed up. Many rearranged work shifts and engaged their neighbors to participate in this public input opportunity even though it gets represented a group of people who weren't there to I don't know, prevent the process from happening equitably. That is not true. That is just people showing up. Our community voiced their opinions and went to the extent of carefully documenting their votes which is why we were attending multiple ones, not to vote multiple times but to be witnesses to this vote. In the months that followed we have seen the gross misrepresentation of the public's input. Projects involving the police barely even made the top ten when you look at the votes. This city has reported continuous increase in crime and at the same time that we continue to increase police funding there is an obvious trend there that speaks to what happens when we continue to deprioritize and defund our community's direct material needs. Crime goes up when our living conditions deteriorate. You are being asked to keep an eye out for funding opportunities for our libraries, all abilities park, roads, wastewater treatment facilities, alternatives for carceral policies that work at addressing crime to the root. This is what the people want, the expertise required to meet these needs exists and is likely in the room with us right now.

Jay Choate, Member of the Public said I am here to express the same concerns as the community members have. Listening to community in my mind, I am studying Public Admin, areas I care about is community impact and ethics. A part of that for me there is a big lack of trust in the government right now, across the country and it is present here in the city too, right? Obviously, people worry about what the government is doing and when you have these events you reach out to community and say, hey what do you want? You do that outreach and you decide we are going to prioritize other projects instead if anyways I feel like that sends mixed signals to a lot

of people. At the very least some people may be active in the community. I know when I went to those meetings, I wasn't influenced by other people to vote about how I did. I voted on what the community genuinely needed or what I felt the community needed and so I just hope that we can prioritize what the community actually expressed. To me that was the whole point of those meetings and if we are not going to listen to them then what is the point of doing those meetings in the first place. Beyond that if there is such an outsized need for some of these projects that the community didn't list or didn't list out on the posters that you had there then I feel like burden of truth should fall on the government to prove why we need more ways to fund these things so there should be a lot of evidence and a lot of community engagement about that and further more I would appreciate some of the points councilors raised earlier. I was thinking why isn't police just approaching through other funds or going to the state instead of trying to go through here which it is harder to get some of these projects funded through those other avenues because they are a little less flashy, a little less impressive to say, oh I funded this thing because the small incremental improvements make a big impact in our communities. Really just focusing on that and trying to figure out where we can diversify our funding so that we are approaching through the best places that can actually get funded projects needed that impact our community the most.

Linda St.Claire, Member of the Public said I am the President of the Friends of the Thomas Branigan Memorial Library. So, you all know that I am here to say that the library is very important. For me a key issue, in a former life I was a CPA, the idea that there is not a line item in the budget specific to the library I find very concerning. The fact that I was one of the people who attended all six of the district sessions, I don't even live in the city, I live in the county but I hear from the members of the Friends and I hear from the people who come to the library all the time and this is a very important part of their life. It does so many things for so many people and I think that the comments here today have suggested that. I likewise think that there is time and place for a lot of different services for the city. I actually sent an email to Chief Story about a program that was in another city that was very successful in reducing crime and I said, "Hey maybe this is something that the Friends could work with the Police Department to try and do these kinds of projects too". So, it is not that I am opposed to looking at different problems and solving them in different ways but at the end of the day. I do believe that supporting the library is supporting public safety and I understand that there are a lot of different demands here but I would be happy to sit down and talk to any of you about why I think that the library needs to be at the top of that list when you look at what the priorities of the community are.

Christine Rivera said it sounds like we have consensus to move a couple of the funding, Municipal Court design we are moving to the library and then Bruins/Motel we are moving to a rec center. We have consensus to move forward to change those items then we can call for the vote for the resolution.

Chris Faivre asked do we need to discuss the 60% projects before we vote or are we just voting on the 40%? So do we want to have a conversation on the 60% projects and if there is any adjustments there, again we have fire stations, 4 million for street maintenance and traffic calming and I just again talked with Mr. Moreno from Public Works and he said $500,000 is an adequate amount for these first two years of traffic

calming so I feel like we can get a lot done with the cost of the average traffic calming projects. So, 5 million/4 million for streets, the money for public safety fleet upkeep and then money for ADA facility maintenance, so those were the ones proposed for the 60%.

Councilor Bencomo said I will always talk about the pavement conditions index and how I don't think it's enough. To Mayor Pro Tem's analogy about the car and like waiting for like six months to put oil in your car or whatever some of these cars are dead. Some of these roads are at the end of their lives and they are mostly in lower income neighborhoods and lower income communities and so I think again there is just never enough for these things and to me that is disappointing so if there is ever a work around in getting more money towards street maintenance I will always go for that and when we talk about public safety I think you know just today we talked about road safety and having folks here who came to talk about distracted driving and the number of casualties that we have seen in Las Cruces. That is public safety and often that has to do with design and so I just, I think for me I continue to feel disappointed that there is not quite ever enough to go towards the projects that would help low-income neighborhoods the most.

City Councilor Becky Corran moved, seconded by City Councilor Michael Harris, to Approve Resolution No. 26-124.

RESULT:	**Carried**
MOVER:	City Councilor Becky Corran
SECONDER:	City Councilor Michael Harris
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and City Councilor John Munoz

7.4 COUNCIL BILL NO. 26-017; ORDINANCE NO. 3109: AN ORDINANCE AMENDING CHAPTER 24, PROCUREMENT CODE, OF THE LAS CRUCES MUNICIPAL CODE.

Alicia Hernandez, Purchasing Manager gave the overhead presentation.

Councilor Harris asked to clarify the responses submitted by other competitors, compensation details, is this during the bidding process?

Alicia Hernandez said yes.

Councilor Harris asked those things aren't IPRA-able during the bidding process?

Alicia Hernandez said yes, you are correct. It is during the open bidding process.

City Councilor Becky Corran moved, seconded by City Councilor Michael Harris, to Approve Ordinance No. 3109.

RESULT:	**Carried**
MOVER:	City Councilor Becky Corran
SECONDER:	City Councilor Michael Harris
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, City Councilor Michael Harris, City Councilor Becky Corran, and City Councilor John Munoz
ABSENT:	City Councilor Johana Bencomo

8. BOARD APPOINTMENTS

8.1 COUNCILOR MUNOZ APPOINTS GILBERT AMEZQUITA TO THE PARKS & REC BOARD.

8.2 COUNCILOR MATTIACE WILL BE APPOINTED TO THE MPO POLICY BOARD.

8.3 LARRY ALTAMIRANO

City Councilor Becky Corran moved, seconded by City Councilor Michael Harris, to appoint Larry Altamirano to the Senior Programs Advisory Board.

RESULT:	**Carried**
MOVER:	City Councilor Becky Corran
SECONDER:	City Councilor Michael Harris
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, City Councilor Michael Harris, City Councilor Becky Corran, and City Councilor John Munoz
ABSENT:	City Councilor Johana Bencomo

9. NOTICE OF PROPOSED ORDINANCE(S)

1) There will be no public discussion.
2) A Councilor may ask staff for clarification on the proposed ordinance(s).

9.1

None.

10. CITY COUNCIL MEMBER BOARD REPORTS AND COMMENT

10.1 COUNCILOR MCCLURE

I just want to quickly say I would be in full support of an all-inclusive park. I feel like I am back to my Park & Rec days here. I think the idea of equity in terms of play is a conversation we haven't had yet necessarily in the city and I would be in support and I would hope my fellow councilors would be in support of something like that as well to at least point staff into that direction and I think anybody who watched today will know that the budget fort this is going to take a couple of cycles to get to it but at least to start planning it what it would look like here in Las Cruces because it is as I understand it our Parks & Rec Director already has experience with something like that. Super helpful in this situation and I know a lot of people feel that impact of not being able to play in the ways that they could. I think that we could definitely look at that in the next upcoming months if everybody else agrees to that.

10.2 COUNCILOR MATTIACE

None.

10.3 COUNCILOR HARRIS

I was at the Farmer's Market this weekend. It was great but I was also noticing that kind of the only barricade between people and the street are just signs, little stand up barricades and then we just had an incident, not we but over the weekend in LA at a

parade where somebody drove through a crowd and so I think it would be worth looking at to see if we can maybe improve downtown with some popup bollards or something to better protect areas where crowds gather.

Second, just a shout out to Transit. Thank you very much Richard, go Transit. Buses keep cars off the roads which reduces maintenance and traffic and everything for that. So, I want to see that keeping continuous improvement. Then I am also in favor of looking at an all-inclusive park. I think that is a very interesting idea. Also, since we are talking about maintenance, I saw something very interesting this weekend on the use of bricks as paving material. It is more of a technical deep dive into how that is done in other cities. So maybe Public Works can look at that.

Last since the conversation around Flock and stuff comes up. I think there are plenty of ways that the community and the police department can work together. I have personally submitted videos from some cameras that I own to the Police Department to help with their investigations and we have a system for that and we already pay for it. We have an evidence collection system, and it seems crummy to me that we have corporations coming in and trying to wedge themselves between police departments and their communities in order to just make some profit where they really have no place. I think the city and the police, and our first responders can work directly with the community and that is a lot more effective for everybody.

10.4 COUNCILOR BENCOMO

First and foremost, I want to really deeply thank Catrina and Scott, they are gone. I am sure they will hear me. We had our District 4 meeting last week and it was very very well attended and very well organized. All thanks to them. So, I am just deeply grateful to our constituents' team. I want to thank Fire, Housing, Economic Development, Community Development, Utilities, Public Works, Sustainability, Codes, PD, our ACM staff, for being there. If I miss anyone, I am so sorry. I am very grateful for everyone who was there. Every time I looked up and looked around you guys were talking to somebody, consistently so I just really appreciate that. I got really great feedback about how the meeting went and it was just a wonderful meeting and often public comment can feel like a one sided conversation and now I am having a one sided conversation and so just being able to have the support from staff to create those kinds of spaces to to have really meaningful conversations with residents and answer questions just means a lot so thank you very much to everyone who came.

Thank you to Councilor Harris for leading on the Flock issue. I think this is an issue I had not thought about enough but the more I talk to people who care about surveillance the more I see how deeply intertwined it is with the safety of the most vulnerable in our communities actually so thank you for that.

10.5 COUNCILOR CORRAN

I do want to thank the folks from Americas Job Center for the Mock It Till You Rock It. I think Councilor McClure was there in an opposite shift of me and a whole bunch of city staff participated along with a bunch of other people and it was really cool to meet a lot of students who are planning their future lives and talk to them. I only made one cry which I still feel bad about. I am so sorry. It was a really great experience to see

students, the future of our workforce, the future of our college classrooms, city employees, really enthusiastically working on their resumes, which were great so I hope some of them will come to join us at the city soon. So, thanks to everyone who participated and shared your gifts with those students.

I also have been visiting a lot of fountains, parks lately and in many parks as I always do the fountains haven't been on. So, I just wanted to sort of speak to this. I know we have sort of a system and we don't want these things to freeze but climate change is happening and I think when things freeze is getting smaller and smaller so I would just ask that we would just consider when we turn the fountains on as a fundamentally important part of our city life or as part of our public life I don't know exactly how that conversation goes in Parks & Rec but I do know that I was at a park and it was about 90 degrees and there was folks trying the fountain and it was really telling to me so we might have to rethink something in our timing of the fountains coming on.

I also just want to speak to two other things that are alluded to at different times. One was the CBP station which a number of us have spoken out against the three proposed sites which are in the city and which some are not. A lot of folks gave public comments. I have heard from many many many residents who urged CBP if they are watching to not consider putting their station in a neighborhood near elementary schools, people's backyards, our animal shelter, parks and so I hope that the feedback has been heard and in the ways that it has been expressed and then the other thing that I wanted to speak to is someone alluded to the El Paso rate case and I just want to say really quickly that the city and the county have joined together again to intervene on behalf of residents so that we hopefully can fight the rate case so that folks don't necessarily have to pay as much as El Paso Electric is proposing. The last time the city intervened in the 2020 rate case which was ultimately resolved by 2023 the city was able to save somewhere between $16 to $17 million per year for rate payers because of their intervention in those cases. I really want to thank city management and our attorneys for investing in that intervention as mentioned it is thousands and thousands of pages. It takes legal expertise and is very hard to fight for the residents to not have to pay into private equities profit margin. So, I am really proud of the city that we intervene in this conversation, and I just want to say the city is tracking on that and that we are here and we will be advocating for residents as this moves forward so we will keep you posted as I am sure you will hear more as time goes on.

10.6 COUNCILOR MUNOZ

Thank all of you for hanging in with us. Democracy is messy. If it were easy there would be more democratic republics around the world and there are not and it is about discussion and different viewpoints, different approaches to solutions and for the most part. I am glad that we had really good discussions from the public and good discussions here on the dais with our colleagues and whether we agree or disagree I think the intent is to really have consensus to do our best for our community. So, I appreciate that. Whether it is funding the library, whether it is funding an all-inclusive park which I would encourage all of my peers to help out with that whether it is a park or a recreation center that is more user friendly for folks from all different abilities that is appreciated or funding things for public safety or a CRM. There are so many priorities that we have and so few funds, but we will figure that out together.

I also wanted to thank our sign language professionals. I know we threw them for a loop sometimes when we throw Spanish in there, and I was worried about that because of access obviously, but I saw that they did not miss a beat there. I will try to keep my Italian and German to a minimum, not to throw anymore wrenches in there but thank you all for sticking with us. That is something that is definitely appreciated and I wanted to call that out today.

10.7 MAYOR ENRIQUEZ

Mayor Pro Tem thanks for saying that. It is correct. It is challenging but it is great to have the involvement, and everyone take part. The beauty of it is we get to do this every other year. It is a good dilemma to have but that is why we increase so that we can catch up and do things and add value to our community and we will continue. If we don't get everything that we want the first time around that is fine and I am looking forward to May 11th so we can discuss the GO Bond and look at that avenue for funds as well. Just for this week I just wanted to mention the Las Cruces International Film Festival is here this week from April 8th to 11th. Thank you again to Ross Marks and Senator Steinborn because they put a lot into that and it really helps our economy and our students at NMSU with filming, so it is a great thing to be a part of. And also, Organ Mountain High School will be the host for Shattered Lives this year. Again, to discuss with health and safety on impaired driving for our students so thank you Police, Fire, and some of our hospitals will be there as well to partner up with that event that will take place later this week, Thursday and Friday.

11. CITY MANAGER REPORT

11.1 IKANI TAUMOEPEAU

I just want to say thank you, I have been out for a bit. I appreciate Assistant City Managers Sonya and David helping to run the show and the executive team and all the staff who continue to run this organization. So, thank you all so much.

So, for Police, something I brought up last time but the department completed the CALEA assessment and it went very well before CALEA commissioners this will be presented to them in July, answer a few questions, do a oral assessment and this process has been underway for over three years and we are very close to achieving this accreditation. So, thank you to Chief and all your staff.

Airport, on April 2nd, which passed. The Airport hosted the United States Marine Corps. in the Center for Counter Measures, CCM, at White Sands Missile Range. Marine Corp pilots flew in a CH-53K Stallion helicopter from Yuma Proving Ground, Arizona to Las Cruces International Airport to conduct flight and system testing. The airport offered both the Marine Corps and CCM contingents immediate air space, ground facilities and supporting for testing that would otherwise require months of planning and preparation. It was a great day for training support of our military partners. We appreciate the work of our airport staff for making this happen. So, thank you to Blake and your staff.

TIDD, there was a question or comment made about sharing safety for downtown. I wanted to share that this is something that has come previously before from the dais, I appreciate Chief he has brought this up to my attention that this is a priority as well so in line with what I have been hearing from the dais so I just wanted to share that staff, Community Development, VLC and police have been working together to look at bollards for this and so that is something that is being prepared as we speak so I appreciate that and so that is something that is already occurring right now.

There was also a comment today on the skate park and what is happening and to divert funds if we can. For all of those who may be watching or sitting with us, this is the update of the skate park. The City's legal team has been in constant communication with the legal team from the contractor associated with the Walnut Skate Park. We have been in communication, and we have sent our list of demands and look forward to further meeting with the contractor's legal team. We reiterate our desire to continue productive negotiations however the city will not accept any resolution that does not make the city whole and any resolution must deliver a quality skate park for the people in our community to enjoy. The city will continue to vigorously pursue all remedies available to it under New Mexico Law and contractual principles.

12. ADJOURNMENT

12.1

City Councilor John Munoz moved, seconded by City Councilor Michael Harris, to adjourn at 5:51 p.m.

RESULT:	**Carried**
MOVER:	City Councilor John Munoz
SECONDER:	City Councilor Michael Harris
AYES:	Mayor Eric Enriquez, City Councilor Cassie McClure, City Councilor William Mattiace, City Councilor Michael Harris, City Councilor Johana Bencomo, City Councilor Becky Corran, and City Councilor John Munoz

Mayor

City Clerk

26-135

Type of Action:
☒ **Resolution**
☐ **Ordinance**
☐ **TIDD Resolution**

City Council Action and Executive Summary

District:	☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☒ N/A		
1st Reading:		**Adopted:**	May 4, 2026
Drafter:	Donny Prosise	**Department:**	Financial Services

Title:	**A RESOLUTION AUTHORIZING AN EXISTING CONTRACT PURCHASE AGREEMENT FOR PROGRAM EVALUATION SERVICES WITH PIVOT EVALUATION, LLC VIA DOÑA ANA COUNTY CONTRACT NO. 26-165 FOR A TERM THROUGH NOVEMBER 30, 2029 IN AN AMOUNT NOT TO EXCEED $147,253 INCLUDING APPLICABLE TAXES, SUBJECT TO APPROVED BUDGET APPROPRIATIONS (PROCUREMENT NO. 25-26-062).**

TYPE OF ACTION: ☒ **Administrative** ☐ **Legislative** ☐ **Quasi-Judicial**

PURPOSE(S) OF ACTION:

To authorize an existing contract purchase agreement for program development services.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The City of Las Cruces (City) is slated to receive almost $10 million in settlement funds related to nationwide and state opioid legislation. On August 18, 2025, City Council passed Resolution 26-025, adopting a two-year funding strategy for the use of opioid settlement funds. The City and Doña Ana County (County) will be coordinating efforts to use the settlement funds for delivery of treatment services and prevention programs.

Through discussions between leadership and the Opioid Settlement Advisory Committee, the City and County agreed that a unified evaluation approach is necessary to ensure consistent metrics, shared reporting, and accountability across all contracted service providers. The Financial Services Department is requesting authorization to contract with Pivot Evaluation, LLC (Pivot) of Albuquerque, New Mexico, for independent evaluation and reporting for the settlement-funded programs delivered jointly by the City and County.

Pivot will support the City and County by conducting program evaluations tied to opioid-related services, including reviewing provider service data, developing evaluation plans, and aligning metrics with community strategies and state/national opioid-response frameworks; advising on data collection methods, analyzing outcomes, preparing required reports, and helping ensure compliance with expectations for jointly-funded programs; and meeting regularly with City and County teams to review deliverables, establish evaluation frameworks, and coordinate ongoing tasks outlined in the Memorandum of Understanding and task orders.

Without these program evaluation services, the City and County would lack unified, credible reporting needed to comply with expectations for opioid settlement funding; this could affect transparency and long-term funding justification. Each entity would have to conduct its own evaluation, leading to inconsistent metrics, duplicated effort, and potentially conflicting data. Service providers would receive less structured guidance on reporting requirements, reducing the ability to measure program effectiveness and impact. The City and County may face delays or challenges in demonstrating outcomes to governing bodies, including City Council and the Board of County Commissioners, which were previously presented with a shared-evaluation model.

Services from Pivot are available via Doña Ana County contract no. 26-165 for a potential term through November 30, 2029. Las Cruces Municipal Code, Chapter 24, Section 24-4 (24) Authorized exemptions, authorizes the City to utilize contracts from other entities. Utilization of these contracts allows for efficient and cost-effective procurement of goods and services to meet the City's operational needs. The Financial Services Department is requesting authorization to contract with Pivot via County contract no. 26-165 in an amount not to exceed $147,253 including applicable taxes, subject to approved budget appropriations.

SUPPORT INFORMATION:

Exhibit "A" - 25-26-062 ECPA Program Eval Svcs Pivot Evaluation LLC

PLAN(S):

None

COMMITTEE/BOARD REVIEW:

None

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

BUDGET / FISCAL IMPACT:

BUDGETED AMOUNT: 147,253 **AVAILABLE AMOUNT:** 147,253 **EXPENDITURE AMOUNT:** 147,253

Funding Source(s):

20537052-721080

Does this action amend the Capital Improvement Plan (CIP)?

☐ Yes

☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution authorizing an existing contract purchase agreement with Pivot Evaluation, LLC via Doña Ana County contract no. 26-165 for a term through November 30, 2029 in an amount not to exceed $147,253 including applicable taxes, subject to approved budget appropriations.
2. Vote "No"; this will deny the Resolution, and City Council will need to provide staff with alternative direction.
3. Vote to "Amend"; this could modify the Resolution based on City Council direction to staff.
4. Vote to "Table"; this will delay authorizing an existing contract purchase agreement for program development services, which may negatively affect City operations.

RESOLUTION 26-135

A RESOLUTION AUTHORIZING AN EXISTING CONTRACT PURCHASE AGREEMENT FOR PROGRAM EVALUATION SERVICES WITH PIVOT EVALUATION, LLC VIA DOÑA ANA COUNTY CONTRACT NO. 26-165 FOR A TERM THROUGH NOVEMBER 30, 2029 IN AN AMOUNT NOT TO EXCEED $147,253 INCLUDING APPLICABLE TAXES, SUBJECT TO APPROVED BUDGET APPROPRIATIONS (PROCUREMENT NO. 25-26-062).

The City Council is informed that:

WHEREAS, the City of Las Cruces (City) is slated to receive almost $10 million in settlement funds related to nationwide and state opioid legislation; and

WHEREAS, on August 18, 2025, City Council passed Resolution 26-025, adopting a two-year funding strategy for the use of opioid settlement funds, and the City and Doña Ana County (County) will be coordinating efforts to use the settlement funds for delivery of treatment services and prevention programs; and

WHEREAS, through discussions between leadership and the Opioid Settlement Advisory Committee, the City and County agreed that a unified evaluation approach is necessary to ensure consistent metrics, shared reporting, and accountability across all contracted service providers; and

WHEREAS, the Financial Services Department is requesting authorization to contract with Pivot Evaluation, LLC (Pivot) of Albuquerque, New Mexico, for independent evaluation and reporting for the settlement-funded programs delivered jointly by the City and County; and

WHEREAS, Pivot will support the City and County by conducting program evaluations tied to opioid-related services, including reviewing provider service data, developing evaluation plans, and aligning metrics with community strategies and state/national opioid-response frameworks; advising on data collection methods, analyzing outcomes, preparing required reports, and helping ensure compliance with expectations for jointly-funded programs; and meeting regularly with City and County teams to review deliverables, establish evaluation frameworks, and coordinate ongoing tasks outlined in the Memorandum of Understanding and task orders; and

WHEREAS, without these program evaluation services, the City and County would lack unified, credible reporting needed to comply with expectations for opioid settlement funding; this could affect transparency and long-term funding justification, as each entity would have to conduct its own evaluation, leading to inconsistent metrics, duplicated effort, and potentially conflicting data. Service providers would receive less structured guidance on reporting requirements, reducing the ability to measure program effectiveness and impact; and

WHEREAS, the City and County may face delays or challenges in demonstrating outcomes to governing bodies, including City Council and the Board of County Commissioners, which were previously presented with a shared-evaluation model; and

WHEREAS, services from Pivot are available via Doña Ana County contract no. 26-165 for a potential term through November 30, 2029, and Las Cruces Municipal Code, Chapter 24, Section 24-4 (24) Authorized exemptions, authorizes the City to utilize contracts from other entities; and

WHEREAS, the Financial Services Department is requesting authorization to contract with Pivot via County contract no. 26-165 in an amount not to exceed $147,253 including applicable taxes, subject to approved budget appropriations.

NOW, THEREFORE, Be it Resolved by the Governing Body of the City of Las Cruces:

(I)

THAT the Resolution authorizing an existing contract purchase agreement for program development services with Pivot Evaluation, LLC of Albuquerque, New Mexico via Doña Ana County contract no. 26-165 for a potential term through November 30, 2029, in an amount not to exceed $147,253 including applicable taxes, subject to approved budget appropriations, as outlined in Exhibit "A", attached hereto and made part of this Resolution, is hereby approved.

(II)

THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

DONE AND APPROVED this day of

APPROVED

_____

ATTEST:

_____

Moved by:

Seconded by:

AYES

NAYS

EXHIBIT "A"

CITY OF LAS CRUCES

EXISTING CONTRACT PURCHASE AGREEMENT

DOÑA ANA COUNTY
CONTRACT NO. 26-165

PROGRAM EVALUATION SERVICES

Pursuant to terms and conditions of DOÑA ANA COUNTY (DAC) Contract No. 26-165, RFP No. 25-0054 dated December 1, 2025, between DAC and Pivot Evaluation, LLC (Contractor), as amended and incorporated herein by reference, the City of Las Cruces (City) and Contractor hereby agree on this _____ day of April, 2026, as follows:

1. This Purchase Agreement is intended to be an Existing Contract Purchase Agreement in accordance with LCMC Chapter 24, Article I, Sec. 24-4 (24).

2. In a satisfactory and proper manner, the CONTRACTOR shall perform SERVICES as proposed in response to DAC RFP No. 25-0054 and City's Scope of Work incorporated herein by reference and as set forth in Attachment A, attached hereto and made a part of this Agreement. That the entire Contract Documents, including Request for Proposal, Proposal response, Contract, Construction Bonds, Special Conditions, General Conditions, and Technical Specifications, and drawings (if applicable), are hereby made a part of this Agreement.

3. Insurance
CONTRACTOR shall obtain and maintain at least the following insurance at its own cost and expense during the life of this Agreement, and shall require Subcontractors, if any, to maintain the same insurance during the life of the subcontracted work:

A. General Liability Insurance
   i. $1,000,000 per occurrence / $2,000,000 aggregate
   ii. Coverage must include premises and operations, and personal and advertising injury.
   iii. The City of Las Cruces must be named as an Additional Insured for all coverages listed above on endorsements acceptable to the City.
   iv. Coverage must be primary and non-contributory.
   v. Coverage must be per project or per location.
   vi. Coverage must be on an occurrence form.
   vii. Subrogation must be waived.

B. Commercial Auto Liability
   i. $1,000,000 per occurrence
   ii. Coverage must be for "owned, leased, hired, and non-owned autos" or "any autos."

C. Workers Compensation and Employers Liability
   i. Statutory Limits
   ii. Employer liability – $1,000,000 each accident, $1,000,000 each employee by disease, $1,000,000 policy limit
   iii. Subrogation must be waived.

Endorsements for additional insured coverage and waivers of subrogation must be provided as a condition of this Agreement and shall be noted on the certificate.

CONTRACTOR shall furnish the CITY with a certificate(s) of insurance showing CONTRACTOR and Subcontractors, if any, have complied with this Article. The CONTRACTOR shall provide

insurance certificates before work is to start on the project and shall provide the CITY thirty (30) days written notification of cancellation of such policies.

4. The term of this agreement shall coexist with DAC Contract No. 26-165, for a possible term through November 30, 2029.

5. In consideration for the satisfactory completion of the scope of work agreed to herein, the Contractor shall be compensated $147,253 including NMGRT. Invoices issued by the Contractor shall be made according to proposal and/or completion of project with payment by the City being made to Contractor within 30 days upon receipt of undisputed invoice.

6. This Agreement and the rights and obligations of the parties shall be governed by and construed by the laws of the State of New Mexico applicable to Agreements between New Mexico parties made and performed in that state, without regard to conflicts of law principles. Venue shall be in the Third Judicial District, State of New Mexico. Contractor shall abide and be governed by all applicable state law, City of Las Cruces ordinances, and laws regarding the Contractor's services or any work done pursuant to this Agreement.

7. The Contractor shall defend, indemnify, and hold harmless the City, its officers, and employees from and against any and all losses suffered by the City, its officers, and employees, and any special claims, liabilities or penalties asserted against the City, resulting from, arising out of (or which may be claimed to arise out of) the acts or omissions of the Contractor, subcontractor, subgrantee, or other agent of the Contractor. This covenant shall survive the termination of this Agreement.

8. That in the event any of the provisions of this Contract are violated by the Contractor or by any of his Subcontractors, the City may serve written notice upon the Contractor and, if a surety exists, upon the surety of its intention to terminate such Contract, such notices to contain the reasons for such intention to terminate the Contract; and, unless within ten (10) days after and satisfactory arrangement for correction be made, the Contract shall, upon the expiration of said ten (10) days, cease and terminate. On the event of any such termination, if a surety exists, the City shall immediately serve notice thereof upon the surety who shall have the right to take over and perform the Contract, provided, however, that if the surety does not commence performance thereof within thirty (30) days from the date of the mailing of such surety of notice of termination, the City may take over the work and prosecute the same to completion by the Contract for the account and at the expense of the Contractor, and the Contractor and his surety shall be liable to the City for any excess cost occasioned the City thereby; and in such event, the City may take possession of and utilize in completing the work, such materials, appliances, and plans as may be on the site of the work and necessary therefore. This Agreement may be terminated by either party hereto upon fifteen (15) calendar days written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement through no fault of the terminating party. This Agreement may also be terminated by the City, for its convenience or because the project has been permanently abandoned, but only upon fifteen (15) calendar days written notice to Contractor.
9. The terms of this Agreement are contingent on sufficient appropriations and authorization being made by the City for the performance of this Agreement. If sufficient appropriations and authorizations are not made by the City Council, this Agreement shall terminate upon written notice given by the City to Contractor. The City's decisions as to whether sufficient appropriations and authorizations exist shall be accepted by Contractor and shall be final.

10. Contractor will maintain records for five (5) years after the completion of the project, indicating dates, length of time, and services rendered. The City has the right to audit billings both before and after payment and contest any billing or portion thereof. Payment under this Agreement does not foreclose the City's right to recover excessive or illegal payments.

11. Contractor represents and warrants the following:
    A. No Current or Prior Conflict of Interest. That Contractor has no business, professional, personal, or other interest, including, but not limited to, the representation of other clients, that would conflict in any manner or degree with the performance of its obligations under this Agreement.
    B. Notice of Potential Conflict. If any such actual or potential conflict of interest arises under this Agreement, Contractor shall immediately inform the City in writing of such conflict.
    C. Termination for Material Conflict. If, in the reasonable judgement of the City, such conflict poses a conflict to and with the performance of Contractor's obligations under this Agreement, or is otherwise a violation of the City's current policy or ordinances, then the City may terminate the Agreement immediately upon written notice to Contractor; such termination of the agreement shall be effective upon the receipt of such notice by Contractor.

12. The parties agree that each provision of this Agreement is severable and the invalidity or unenforceability of any one or more of the provisions of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

13. In the event that a dispute arises between City and Contractor under this Agreement or as a result of breach of this Agreement, the parties agree to act in good faith to attempt to resolve the dispute.

PIVOT EVALUATION, LLC

BY: _____
Curt Mearns
Chief Operating Officer

_____
Date

Requisition No. TBD

CITY OF LAS CRUCES

BY: _____
Alicia Hernandez
Purchasing Manager

_____
Date

APPROVED AS TO FORM

for BD 03/25/2026
City Attorney

Attachment A

Contractor will support the City of Las Cruces and Doña Ana County by:

- Conducting program evaluations tied to opioid-related services, including reviewing provider service data, developing evaluation plans, and aligning metrics with community strategies and state/national opioid-response frameworks
- Advising on data collection methods, analyzing outcomes, preparing required reports, and helping to ensure compliance with expectations for jointly funded programs
- Meeting regularly with City and County teams to review deliverables, establish evaluation frameworks, and coordinate ongoing tasks outlined in the Memorandum of Understanding and task orders.
- To include Scope of Services in DOÑA ANA COUNTY (DAC) Contract No. 26-165, RFP No. 25-0054 dated December 1, 2025.

Tracking No. 26-288

DONA ANA COUNTY REQUEST FOR SIGNATURE 26 - 165

TO: Scott Andrews, County Manager **Contract/Grant No.** NEW

THRU: Management Level Reviewer

FROM: Cynthia Estrada, Program & Contract Admin **Phone:** 575.525.5864

DATE: November 17, 2025

SUBJECT: Signature Request – For PIVOT Evaluation

Request

Sign contract between Doña Ana County, and PIVOT Evaluation for Program Evaluation Services.

Financial Impact

The contract is based on Task Orders and each order will be drafted individually stating price per Task Order excluding GRT. Contract shall be funded through Grant Funds and County Health Funds.

Background

PIVOT Evaluation shall provide professional evaluation services which will assess the design, implementation, effectiveness, and outcomes of the Health & Human Services Programs as assigned per Task Order. The purpose of this evaluation is to generate evidence-based insights that support decision-making, accountability, and continuous improvement.

Recommendation

The following contract requires the County Manager signature. Page 8 of 8.

INTERNAL REVIEWS FOR PROCESSING

DEPARTMENT	**Department please complete this section for Finance Review and Approval.** Document Type: Contract ☑ Grant ☐ Other Accounting String: Task Order Based Req. or PO No. TBD Amount TBD Restricted Funds: Yes ☐ No ☐ Grant/State Appropriation No. TBD
FINANCE	Reviewed and Approved: Date: 11/24/25
PURCHASING	Bid/RFP #25-0054 Authority: BOCC date approved ____ NTE $100K ____ NMSA Exemption ____ Reviewed and Approved: Date: 11/24/25
LEGAL	Reviewed and Approved : Date:
REVIEWER NOTES:	DW Signer ID: ZSQOCKUZ16...

Finance Form revised 4.6.21

CONTRACT # 26-165
Effective Date: 12/1/2025

DOÑA ANA COUNTY CONTRACT FOR GOODS AND SERVICES

This Contract is entered into between Doña Ana County, hereinafter referred to as the "County," and "Contractor" described below, collectively the "Parties", to provide services on behalf of Doña Ana County.

Contractor Legal Name: PIVOT Evaluation

Services Summary Description: Program Evaluation

Initial Period of Performance shall be through: June 30, 2026

Pre-GRT, Total Annual Charges to this contract may not exceed: Per Task Order

This Contract complies with New Mexico and County procurement requirements as follows:

☑ RFP # 25-0054, ☐ Under $150,000/yr **or** ☐ BOCC approval date _____

☐ Bid # _____, ☐ Under $150,000/yr **or** ☐ BOCC approval date _____

☐ "Qualified" Professional Service, Under $60,000 annually. Qualifications attached.

☐ Three Written Quotes under $60,000 annually. ☐ Quotes under $20,000 annually.

☐ Other: Revenue; non-financial MOA; or _____

No services shall be rendered nor shall any goods be provided until this contract has been executed by all parties, regardless of the indicated effective date.

NOTICES: All correspondence regarding this contract shall be sent to:

Doña Ana County Government	Contractor:Curt Mearns
Department: Health and Human Services	ATTN:Curt Mearns
ATTN: Program Operations	Title:Chief Operating Officer
Street: 845 N. Motel Blvd	Street:318 Isleta Blvd SW
City, State, Zip: Las Cruces, NM 88001	City, State, Zip:Albuquerque, NM 87105
Phone: 575-525-5870	Phone:505-550-1527
Fax: 575-525-5922	Fax:
Cell:	Cell:
Email: hhsprogramops@donaanacounty.org	Email:curt@pivoteval.com

ARTICLE 1 - SERVICES AND/OR GOODS TO BE PROVIDED: For RFP or Professional Services contracts, the Contractor shall provide services to the County on matters relating to the contractor's specialized areas of expertise as defined in this Contract and its referenced or incorporated Attachments. Negotiated fees are fixed for the first year. Price adjustments thereafter are subject to review and written determination on an individual contract basis.

© *Form Revision Date 1-2015*

For Sealed Bid / Indefinite Quantity contracts, the Contractor shall have the item(s) or service(s) available, as defined in this contract, on an "as ordered" basis. No funds are obligated under Sealed Bid / Indefinite Quantity contracts. Funds for Sealed Bid / Indefinite Quantity contracts are obligated by purchase orders on an "as needed" basis. Prices are fixed for the first year of a Sealed Bid / Indefinite Quantity contract. Thereafter, in the event of a product cost increase an escalation request will be reviewed by the County on an individual basis. Escalation requests are only to compensate for an actual cost increase and will not be considered for an increase in profit margin.

All Contractors shall secure and remain current on all insurances, licenses, permits, certificates, fees, etc., required for the performance of this contract.

ARTICLE 2 - CONTRACT DOCUMENTS: The Contract shall be comprised of this contract document, its Attachments and all documents referenced herein. As applicable, the Contract shall also include all Proposal or Bid documents, including the Contractor's responses, Reference Specifications, Special Conditions, Technical Specifications, Standard Details, any addenda thereto, and all negotiation records, all of which are incorporated herein and made a part of the Contract.

In instances where there exists a conflict between any of the Contract documents described above, this Contract plus attachments hereto, negotiation records, the County's solicitation documents, and the Contractor's response to the solicitation, in that order, shall control the interpretation of the parties' respective rights and obligations.

ARTICLE 3 - PERIOD OF PERFORMANCE: The period of performance of this Contract shall commence effective date **or date of last signature**, whichever is later, and continue through the Initial Period of Performance date detailed above. If stipulated in a formal Proposal or Bid solicitation by the County, this Contract may be renewed for up to three (3) additional years, not to exceed a total of four (4) years.

ARTICLE 4 - PLACE OF PERFORMANCE: The Contractor shall provide the required services or goods for Doña Ana County when and where appropriate or as required by the County.

ARTICLE 5 - COST AND PAYMENT: The Contractor shall be paid for services rendered satisfactorily per the negotiated fee(s) and payment schedules incorporated hereto in applicable attachments, including Attachments A and B. All payments will be in arrears. Payment shall be made per request upon receipt of a detailed invoice that shall include description of work completed or goods delivered pursuant to the deliverable(s) agreements and measures of attainment of this contract for the period covered by the invoice. The invoice submitted shall note the purchase order number and this Contract number and may be delivered to the Department contact specified in "Notices" above. The County shall pay to the Contractor the New Mexico Gross Receipts Tax on labor and services only as levied on the amounts invoiced and payable under this contract. The Contractor will pay the New Mexico Gross Receipts Tax levied on the amounts payable under this contract and remitted to them by Doña Ana County to the appropriate state agency.

ARTICLE 6 - AMENDMENTS: This Contract shall not be altered, changed, or amended except by written instrument signed by both parties.

ARTICLE 7 - ASSIGNMENT: The Contractor shall not assign nor delegate specific duties as part of this Contract nor transfer any interest nor assign any claims for money due or to become due under this Contract without the written consent of the County.

ARTICLE 8 - BINDING EFFECT OF CONTRACT: Both Parties agree that the terms of this Contract and any extension or renewal thereof shall extend to and be binding upon the administrators, assigns, successors, and transferees of the contracting parties.

ARTICLE 9 - COMPLIANCE WITH GOVERNING LAW: This Contract shall be construed in agreement with New Mexico law. The Contractor shall keep fully informed of and shall also comply with all applicable federal, state, and local laws, ordinances, and regulations and all orders and decrees of bodies or tribunals having any jurisdiction or authority, which in any manner affect those engaged or employed, or the work, or which in any way affect the conduct of the work. By way of illustration, but not of limitation, the Contractor shall comply with laws relating to employment eligibility including: the Immigration Reform and Control Act of 1986 (Public Law 99-603) and the Immigration Act of 1990 (Public Law 101-649) regarding employment verification and retention of verification forms for any individual(s) hired on or after November 6, 1986, that will perform any labor or services under this Contract. The Contractor shall comply with all federal statutes relating to non-discrimination including, but not limited to: Title VI and VII of the Civil Rights Act of 1964 (Public Law 88-352), which prohibits discrimination on the basis of race, color, or national origin; Title IX of the Education Amendments of 1972, as amended [20 U.S.C.A. Section 504 of the Rehabilitation Act of 1973 (Public Law 93-112)], which prohibits discrimination on the basis of handicap; the Age Discrimination in Employment Act of 1967 (Public Law 90-202), as amended; the Americans with Disabilities Act of 1990 (Public Law 101-336); and all amendments to each, and all requirements imposed by the regulations issued pursuant to these acts, especially 45 CFR Part 80 (relating to race, color, and national origin), 45 CFR Part 84 (relating to handicap), 45 CFR Part 86 (relating to sex), and 45 CFR Part 91 (relating to age).

ARTICLE 10 - CONFIDENTIAL INFORMATION: Any confidential information, not subject to disclosure under the Inspection of Public Records Act, given to or developed by the Contractor, its officers, directors, employees, agents, or sub-consultants in the performance of this Contract will be kept confidential and will not be made available to any individual, organization, or other entity by the Contractor without prior written approval of the County.

ARTICLE 11 - CONFLICT OF INTEREST: The Contractor warrants that it presently has no interest and shall not acquire any interest during the term of this Contract which would have the potential to conflict with the performance of the services required under this Contract. In the event such a conflict arises, it shall immediately be brought to the attention of the County and appropriate action acceptable to the County shall be taken. The Contractor's failure to inform the County of the existence of a potential conflict of interest constitutes default and shall be grounds for immediate termination of Contract by the County.

ARTICLE 12 - CONFLICTS OF LAW: If any provision of this contract conflicts with governing federal or state law or County ordinances, then that law or ordinance shall supersede the conflicting provision of this contract.

ARTICLE 13 - HIPAA COMPLIANCE: As applicable, the parties agree to comply with the provision of the Health Insurance Portability and Accountability Act of 1996, and related regulations, as amended ("HIPAA") in the event the Contractor receives patient records or information (Protected Health Information as defined by HIPAA).

ARTICLE 14 - INDEMNIFICATION AND HOLD HARMLESS AGREEMENT:

Non-Governmental Entity The Contractor shall hold harmless, indemnify and defend the County and its "public employees" as defined in the New Mexico Tort Claims Act, Sections 41-4-1 to 41-4-29, NMSA 1978, as amended, against and from any and all claims, losses, demands, judgments, damages, liabilities, lawsuits, expenses, attorneys fees, costs or actions of any kind resulting from or related to the Contractor's intentional acts, errors or omissions in the Contractor's performance under this contract. The Contractor's agreement to hold harmless, indemnify and defend shall not be affected or terminated by the cancellation, expiration of the term or any renewal or any other modification of the Contract for any reason and shall survive the cancellation, expiration of the term or any renewal or any other modification of this contract, acts, errors or omissions to act occurring during the term of this contract.

Governmental Entity: Neither party shall be responsible for liability incurred as a result of the other party's acts or omissions in connection with this Contract. Any liability incurred in connection with this Contract is subject to the immunities and limitations of the New Mexico Tort Claims Act, NMSA, 1978 § 41-4-1 et. seq. and its amendments, where applicable.

ARTICLE 15 - INDEPENDENT CONTRACTOR: Nothing in this Contract is intended or should be construed in any way to create or establish a partnership relationship between the Parties or to establish the Contractor as an agent, representative, or employee of the County for any purpose or any manner whatsoever. Contractor and its employees shall not accrue leave, retirement, insurance, or any other benefits afforded to employees of the County. Contractor is an independent contractor of the County. The Contractor, its officers, directors, employees, servants, agents, or representatives are not and shall not be deemed employees of the County and shall not bind the County in any respect.

ARTICLE 16 - INSURANCE: For the duration of the contract and until all work specified in the contract is completed, the Contractor shall maintain in effect current Certificates of all insurance as required below and comply with all limits, terms and conditions stipulated therein. The County shall be named as an additional insured as stipulated. Contractor's who are required to provide Certificate(s) of Insurance, must provide a new current Certificate(s) no less than annually. As applicable, work under this contract shall not commence until evidence of all required insurance is provided to the respective County Department for inclusion with this Contract. All insurance shall be written to conform to the requirements stipulated. Evidence of such insurance shall consist of a completed certificate of insurance, signed by the insurance agent for the Contractor and returned to the County attesting that all required insurance is in effect. If for any reason any material change occurs in the coverage during the course of the contract such change will not become effective until 30 days after the County has received written notice of such change.

Required Insurance: As specified in the **RFP, BID documents or Attachment A.**

ARTICLE 17 - KEY PERSONNEL: The Contractor shall identify all key personnel assigned to the performance of this Contract in Section II, Attachment H of this Contract. Contractor shall notify the County in writing of any changes to key personnel for inclusion in the official Contract File in the County Purchasing Department.

ARTICLE 18 - MEDIATION: In the event that a dispute arises with respect to any of the provisions contained in this Contract or any other matter affecting this contractual relationship between the County and the Contractor, the Parties agree that prior to filing any court action to enforce the Contract or rights under the Contract, they will use the services of a mediator. The mediator shall either be certified as a mediator or shall have experience as a mediator. The parties shall mutually agree upon the choice of mediator. In the event the Parties have not agreed to a mediator within three days of written notice to the other regarding the dispute, then a list of seven potential mediators will be obtained from the Court or other professional association, and the Parties shall use a striking process until a mediator is agreed upon. Each party shall be responsible for their respective mediation costs.

ARTICLE 19 - MERGER OF PRIOR CONTRACTS: This Contract incorporates all the conditions, contracts, agreements, and understandings of the Parties concerning the subject matter of this Contract. All such conditions, understandings, and agreements have been merged into this written Contract. No prior condition, contract, agreement, or understanding, verbal or otherwise, shall be valid or enforceable unless embodied in this Contract, either explicitly or by reference.

ARTICLE 20 - NON-APPROPRIATION: The County's obligation to make payment under the terms of this Contract is contingent upon its appropriation of sufficient funds to make those payments and the NM Department of Finance's (DFA) final approval of the County's budget. If the County does not appropriate sufficient funds or DFA does not approve the County's final budget, this Contract will terminate upon written notice of that effect to the Contractor. The County Board's determination that sufficient funds have not been appropriated, through Board of County Commissioners or DFA action, is firm, binding, and not subject to review.

ARTICLE 21 - NON-WAIVER OF RIGHTS: No failure of either party to exercise any power given to it hereunder or to insist upon strict compliance by the other party with its obligations hereunder, and no customer or practice of the parties at variance with the terms hereof, nor any payment under this Agreement shall constitute a waiver of either party's right to demand exact compliance with the terms hereof.

ARTICLE 22 - NOTICE TO PROCEED OR COMMENCEMENT OF WORK: It is expressly understood that this Contract is not binding upon the County until approved and signed by the County and, further, that the Contractor shall not proceed with its obligations until the Contract has been signed by all Parties.

ARTICLE 23 - PARAGRAPH HEADINGS: Paragraph headings are for convenience and reference and are not intended to limit the scope of any provision of this Contract.

ARTICLE 24 - PERSONAL LIABILITY: No elected or appointed official, employee, servant, agent, or law enforcement officer of the County shall be held personally liable under this Contract or any extension or renewal thereof because of its enforcement or attempted enforcement, provided they are acting within the course and scope of their employment or governmental duty and responsibility.

ARTICLE 25 - PROCUREMENT CODE: The Procurement Code, § 13-1-25 through § 13-1-199, NMSA 1978 as amended, imposes civil and criminal penalties for its violation. In addition, New Mexico Criminal Statutes impose felony penalties for illegal bribes, gratuities and kickbacks. Pursuant to the above, it is unlawful for any Contractor to engage in bribery, offering gratuities with the intent to solicit business, or offering or accepting kickbacks of any kind. All other similar act(s) of bribes, gratuities, and/or kickbacks are likewise prohibited.

ARTICLE 26 - PROPRIETARY INFORMATION: All documents, writings, electronic formats, drawings, designs, specifications, notes, project manuals, or related documents and other work developed in the performance of this Contract by the Contractor shall become the sole property of the County whether the activity for which they are developed is implemented or not. The Contractor shall provide the County with a complete set of all such proprietary information as requested by the County, but no later than the effective termination date of the contract. Contractor is strictly prohibited from reproducing, duplicating or printing any such proprietary information in any format for personal or monetary recognition, use or gain without the advance written permission of the County.

ARTICLE 27 - RECORD KEEPING AND AUDITS: The Contractor shall compile, maintain, and make available for inspection all records relating to the services to be provided under this Contract. These records shall be subject to inspection by the County or designated auditor. The County shall have the right to audit billings both before and after payment; payment under this Contract shall not foreclose the right of the County to be reimbursed any excessive or illegal payment amounts made to the Contractor during the term of this Contract. Pursuant to State of New Mexico General Records Retention requirements, Contractor will retain all original, source and supporting documents and records related to this contract for a minimum of six (6) years after the ending date of this contract.

ARTICLE 28 - RELEASE: The Contractor, upon final payment of amounts due under this Contract for work completed and accepted by the County, releases the County, its officers and employees from all liabilities, claims, and obligations whatsoever arising from or under this Contract. The Contractor agrees not to bind the County to any obligation not assumed in this Contract by the County, unless the Contractor has express written authority from the County Manager to do so, and then only within the limits of the expressed written authority.

ARTICLE 29 - SEVERABILITY: If any clause or provision of the Contract is held to be illegal, invalid, or unenforceable by a court of competent jurisdiction, then it is the intention of the parties hereto that the remainder of the Contract shall remain in full force and effect. However, in the event that either Party can no longer reasonably perform pursuant to the remaining Contract terms, or if the purpose of the Contract can no longer be carried out by either Party, the Contract may be voided and no damages shall accrue to either party.

ARTICLE 30 - SOVEREIGN IMMUNITY:

Non-Governmental Entity: By entering into this Contract, the County and its "public employees" as defined in the New Mexico Tort Claims Act, NMSA 1978, Sections 41-4-1 through 41-4-29, as amended, do not waive sovereign immunity, do not waive any defense, and do not waive any limitations of liability pursuant to law. No provision in this Contract modifies or waives any provision of the New Mexico Tort Claims Act, *supra.*

Governmental Entity: By entering into this Contract, the County and the Governmental Entity Contractor do not waive sovereign immunity, do not waive any defense and do not waive any limitations of liability pursuant to law. No provision in this Contract modifies or waives any provision of the New Mexico Tort Claims Act, supra.

ARTICLE 31 - SUBCONTRACTING: This Contract is based on the personal skills and reliability of the Contractor as known by the County at the time of execution of this Contract. The Contractor shall not subcontract out or hire any new employee to perform any portion of the services to be performed under this Contract without the prior written approval of the County Manager and inclusion of that written approval in the official Contract File in the County Purchasing Department. The written approval shall minimally include disclosure of the name of the individual(s) to be hired or contracted, a statement of the individual(s) qualifications and a justification of the request to hire or subcontract.

ARTICLE 32 - TERMINATION: Either party may terminate this contract for convenience, in whole or in part, by providing written notice to the other party thirty (30) days prior to termination. In the event of contract termination, the Contractor shall be paid for work completed to the date of termination. In no event shall the dollar amount to be paid upon termination exceed a total of the maximum contracted amount and any additional amount provided for by amendment(s).

a. Where a Party to this Contract has committed a major breach that is capable of remedy, the Party who is not in breach may serve a written notice, with a fixed period in which to remedy the breach. The period given shall be determined at the sole discretion of the Party serving the notice but subject to a minimum period of two weeks.

b. The County and Contractor shall have the right, such right being exercised at their absolute discretion, to terminate this Contract, in writing, if a major breach has been committed that can not be remedied. Further, the Parties may terminate this contract, in writing, if a breach has not been remedied to the reasonable satisfaction of the Party serving the notice of breach within the period specified in any such notice.

ARTICLE 33 - THIRD PARTY BENEFICIARY: It is agreed between the Parties executing this Contract that it is not intended by any of the provisions of this Contract to create on behalf of the public or any member thereof the status of third party beneficiary nor to authorize anyone not a party to the agreement to maintain a suit based upon this Contract.

ARTICLE 34 - WAIVER: Any waiver by the County of any breach of any covenant, term, condition, or agreement in this Contract to be kept and performed by Contractor shall not be deemed or considered as a continuing waiver and shall not operate to bar or prevent County from declaring a default for any succeeding breach either of the same covenant, term, condition, or agreement or another. All remedies afforded in this Contract shall be taken and construed as cumulative, that is, in addition to every other remedy provided herein or by law.

ARTICLE 35 - DUPLICATE ORIGINALS: This document shall be effective when signed by both parties below or in counterpart, and phtotcopy, facsimile, electronic or other copies shall have the same effect for all purposes of an ink-signed original.

SIGNATURES:

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized representatives.

DOÑA ANA COUNTY:

Scott Andrews
County Manager

Date: 12-1-25

PIVOT Evaluation

Curt Mearns
Chief Operating Officer

Date: October 28, 2025

* * * * * * * * *

Contractor's NM Taxation and Revenue Department ID Number: 03-339992-11-1

The following Attachments and Addenda have been reviewed and approved by the County Contract Officer or approved designee:

Document Name	Approved	Comments	Notes
Attachment A - Scope of Work			Required all Contracts
Attachment B – Cost per Unit Service			Required all Contracts
Attachment C – Contribution Disclosure			Required all Contracts
Attachment D – Related Party Disclosure			Required all Contracts
Attachment E – Debarment Certification			Required all Contracts
Attachment F - Non Collusion Affidavit			Required all Contracts
Attachment G – Insurance Certificates			By Attachment A Specifications
Attachment H – 1. Business License(s) 2. Professional Licenses 3. Staff Resumes			1. Required All Contracts 2. Required Licensed Professionals 3. Required all contracts
Attachment I – Procurement Method			Purchasing Dept. Determines
Attachment J - Other			Purchasing Dept. Determines

© Form Revision Date 1-2015

ATTACHMENT A

PIVOT EVALUATION

INSURANCE, SCOPE OF SERVICES, ADDITIONAL TERMS

1. INSURANCE

Contractor shall provide a current Certificate of Insurance (COI) documenting coverage specified below and naming the County as Additional Insured (AI) as indicated below. Contractor is required to maintain a current COI on file with the County Purchasing Department for the life of this contract. This contract requires the following minimum insurances:

	Standard Insurance	**Limits Not Less Than**
X	Commercial General Liability (AI)	$1,000,000/$2,000,000
	Automobile Liability	$1,000,000/$2,000,000
X	Worker's Compensation as required by State Law	As required by Law
	Excess/Umbrella	$5,000,000
X	Professional Liability / Errors & Omissions	$1,000,000/$2,000,000
	Cyber Liability	$1,000,000/$3,000,000
	Property	$5,000,000
X	Other legally required of the employer or for the contractor's occupation / profession.	As required by Law
	Specialized Insurance	
	Inland Marine	$1,000,000
	Garage Keeper's Liability	$50,000
	Medical and Clinic Liability under the Federal Tort Claims Act (FTCA)	$1,000,000
	Pollution	$1,000,000/$3,000,000
	Other / Specify:	

2. SCOPE OF SERVICES

Doña Ana County government enhances the health, safety, and quality of life for all residents as determined by law and community interests. Services are provided through innovative leadership and teamwork in a fair, respectful, and professional manner. In support of this mission, Doña Ana County (County) is entering into this contract with PIVOT Evaluation (Contractor) who shall provide professional evaluation services to assess the design, implementation, effectiveness, and outcomes of the Health & Human Services Programs as assigned per Task Order. The purpose of this evaluation is to generate evidence-based insights that support decision-making, accountability, and continuous improvement.

A. Description of Services

Contractor shall provide professional evaluation services to assess the design, implementation, effectiveness, and outcomes of the Health & Human Services Programs.

B. Delivery of Services

All program evaluation services provided under this contract will be performed on a task order basis consisting of individually negotiated Task Orders initiated by the Health & Human Services Director or authorized staff. Each task order will provide a specific scope, fee and schedule of services required. A sample Task Order format is included in Attachment J.

Contractor shall perform all services in accordance with the proposal included in Attachment J to this contract, hereby incorporated by reference.

1. Contractor shall plan and design program evaluation strategies and methodologies (e.g. surveys, interview guides, etc.) in consultation with the Health & Human Services Department.
2. Contractor shall ensure that data collection is ethical, confidential, and respects participant's survey.
3. Contractor shall provide regular updates on data collection progress and address any challenges encountered.
4. Contractor shall analyze data collected using appropriate statistical and qualitative analysis techniques.
5. Contractor shall identify key evaluation questions and indicators of success.
6. Contractor shall present findings in a clear, comprehensive manner, highlighting strengths, weaknesses, and opportunities for improvement.
7. Contractor shall develop program evaluation reports that include a detailed analysis of program outcomes and impact, recommendations for program improvement, identified limitations or challenges, and a clear interpretation of the findings.
8. Contractor shall establish relevant and feasible program outcome measures.
9. Contractor shall ensure adherence to models of evidence-based practices and programs.
10. Contractor shall assess current programs for potential retention or improvement.
11. Contractor shall participate in conference calls, site visits, or other meetings as requested by the HHS Program Coordinator or Program Manager.
12. Contractor shall maintain regular communication with HHS department staff to ensure alignment on deliverables and timelines.

13. Contractor shall assist in the application process for funding and/or grants when evaluation services are required.

14. Two (2) site visits will be provided by contractor. If any additional site visits are required, the County agrees to reimburse contractor for reasonable travel expenses incurred in the performance of program evaluation services.

    a. Reimbursement to include mileage, lodging, and meals directly associated with those visits.

    b. All travel-related expenses must be pre-approved in writing by the County prior to travel.

    c. Mileage will be reimbursed at the County rate.

    d. Lodging and meal expenses will be reimbursed at actual cost, not to exceed reasonable and customary local rates, and must be supported by itemized receipts.

    e. Reimbursement shall be made within thirty (30) days of receipt of a proper invoice and documentation from the Contractor.

    f. Tavel expenses will be itemized separately from professional service fees on each invoice.

C. Deliverables and Reporting Requirements

All invoices shall provide sufficient detail related to the scope of services, forwarded to the following for review, and processing:

Doña Ana County Health and Human Services Department, Program Operations, hhsprogramops@donaana.gov , 575-525-5870.

A sample invoice is included in Attachment J.

All FY26 expenses must be paid in FY26, please submit all invoices and deliverables no later than July 15, 2026. Invoices received after such a date WILL NOT BE PAID.

Upon receiving an approved invoice, the County shall have thirty (30) days to review and process the invoice for payment.

Contractor shall provide all services as described in this contract and as agreed upon by and between the parties.

Item	Required Measurements of Attainment	Due Date(s)
1. Evaluation Plan/Design	A document outlining the methodology, data collection instruments, timelines, and evaluation framework. -All services per Attachment A will be reported on one (1) invoice. -All data for services per Attachment A will be reported in Monthly Encounter Data Report. -Refer to *ATTACHMENT J* for the required specifications.	Every 15th of the month following Task Order execution.
2. Data Collection Tools	Surveys, interview guides, focus group protocols, other instruments, timelines, and evaluation framework. Hold monthly or quarterly virtual staff meetings to review process data; revised data collection process or program implementation as needed. Site visits/observations Creation/revision of data collection instruments; set up data collection processes Data tracking and monitoring Research best practices, survey questions,	Every 15th of the month following Task Order execution.

	secondary data resources, programming topics Data collection Preliminary data analysis and reporting	
3. Interim Progress Reports	Periodic reports summarizing preliminary findings, challenges, and progress	Monthly or quarterly depending on project
4. Draft Evaluation Report	A comprehensive report including data analysis, findings conclusions, and recommendations for improvement	
5. Final Report and Application of Findings	A polished and finalized version of the draft report incorporating feedback from stakeholders. Executive Summary: A concise summary highlighting key findings and recommendations for quick stakeholder review. Data analysis Interpretation and application of findings- virtual and in-person meetings with staff and stakeholders Report generation-data visualization, interpretation, discussion, recommendations, limitations Presentation of results to stakeholders- creation and delivery of PowerPoint	July 15, 2026

	presentation and in person meeting to present, discuss and answer questions. Creation of infographics that highlight evaluation findings	

D. Contract Evaluation
Doña Ana County Health and Human Services Department designated staff shall monitor the scope of services provided for based on the schedule of deliverables and invoices submitted per Section II, Attachment A to ensure compliance with contract requirements and the use of allocated funds prior to contract completion.

III. ADDITIONAL TERMS AND CONDITIONS

A. Automated Clearing House: Contractor agrees to accept ACH (Automated Clearing House) payments for invoices submitted and approved by the County and will complete and submit any required documents to implement the ACH process.

B. Pre-existing or Proprietary Information: Notwithstanding any other provision of this Agreement between the Contractor and the County or any provision of the scope of work, work assignments, work authorizations, or any amendment issued hereunder, all of the Contractor's pre-existing or proprietary information, documents, materials, computer programs, or software developed by the Contractor outside of this Agreement shall remain the exclusive property of Contractor.

C. Standard of Care:

1. Contractor shall perform all of the provisions of this Agreement with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under the same or similar circumstances. The County shall base its determination of the Contractor's fulfillment of the scope of the work in accordance with accepted professional consulting standards.
2. Contractor shall be responsible for the accuracy of its professional services under this Agreement and shall promptly make revisions or corrections resulting from its errors, omissions, or negligent acts without additional compensation. The County's acceptance of any of Contractor's professional services shall not relieve Contractor of its responsibility to subsequently correct any such errors or omissions.
3. County shall provide written notice to the Contractor of any errors and/or omissions and Contractor shall provide a written response with a plan of action to address the error or omission within 24 hours. County shall, in turn, accept the plan of action or provide further direction to the Contractor for acceptable remedy of the error or omission.

ATTACHMENT B

PIVOT EVALUATION

TOTAL COST, PAYMENTS, UNIT VALUE OF SERVICE

I. TOTAL CONTRACT NOT TO EXCEED Per Task Order excluding applicable Gross Receipts Tax.

II. PAYMENT SCHEDULE
Payments will be made in accordance with Section I - Article 5 of this Agreement.

III. COST PER UNIT OF SERVICE PROCURED:
It is understood and agreed that the Values for Units of Service in this Agreement are for the contracted Vendor and contracted Period of Performance, only, and are subject to negotiation and adjustment by the County in any future contract(s).

If the Contractor receives funding from another source toward the cost of services in this Agreement, the Unit Value paid (or credited) by the County must be reduced by the amount of that other funding. As applicable, the Contractor must certify that it receives no other funding for services in this Agreement.

A. ITEMS TO BE PROVIDED BY THE CONTRACTOR:

Service Description	Unit Value of Service	Estimated Units of Service to Be Provided	Total Estimated Value
1. Program Evaluation Services	$250 per hour	Variable	Per Task Order
2. Travel Reimbursement	Variable	Variable	
TOTAL VALUE NOT TO EXCEED			**Per Task Order**

B. JUSTIFICATION FOR UNIT VALUE OF SERVICE CALCULATIONS:

Service Description (List each Service)	Justification for Unit of Service Valuation
Program Evaluation Services	Unit value is based on a rate and contractor experience for deliverable services of similar scope. Estimates for travel, mileage and per diem are included in deliverable totals.

ATTACHMENT C
CAMPAIGN CONTRIBUTION DISCLOSURE FORM

Pursuant to the Procurement Code, Sections 13-1-28, et seq., NMSA 1978 and NMSA 1978, § 13-1-191.1 (2006), as amended by Laws of 2007, Chapter 234, any prospective contractor seeking to enter into a contract with any state agency or local public body **for professional services, a design and build project delivery system, or the design and installation of measures the primary purpose of which is to conserve natural resources** must file this form with that state agency or local public body. This form must be filed even if the contract qualifies as a small purchase or a sole source contract. The prospective contractor must disclose whether they, a family member or a representative of the prospective contractor has made a campaign contribution to an applicable public official of the state or a local public body during the two years prior to the date on which the contractor submits a proposal or, in the case of a sole source or small purchase contract, the two years prior to the date the contractor signs the contract, if the aggregate total of contributions given by the prospective contractor, a family member or a representative of the prospective contractor to the public official exceeds two hundred and fifty dollars ($250) over the two year period.

Furthermore, the state agency or local public body may cancel a solicitation or proposed award for a proposed contract pursuant to Section 13-1-181 NMSA 1978 or a contract that is executed may be ratified or terminated pursuant to Section 13-1-182 NMSA 1978 of the Procurement Code if: 1) a prospective contractor, a family member of the prospective contractor, or a representative of the prospective contractor gives a campaign contribution or other thing of value to an applicable public official or the applicable public official's employees during the pendency of the procurement process or 2) a prospective contractor fails to submit a fully completed disclosure statement pursuant to the law.

The state agency or local public body that procures the services or items of tangible personal property shall indicate on the form the name or names of every applicable public official, if any, for which disclosure is required by a prospective contractor.

THIS FORM MUST BE INCLUDED IN THE REQUEST FOR PROPOSALS AND MUST BE FILED BY ANY PROSPECTIVE CONTRACTOR WHETHER OR NOT THEY, THEIR FAMILY MEMBER, OR THEIR REPRESENTATIVE HAS MADE ANY CONTRIBUTIONS SUBJECT TO DISCLOSURE.

The following definitions apply:

"**Applicable public official**" means a person elected to an office or a person appointed to complete a term of an elected office, who has the authority to award or influence the award of the contract for which the prospective contractor is submitting a competitive sealed proposal or who has the authority to negotiate a sole source or small purchase contract that may be awarded without submission of a sealed competitive proposal.

"**Campaign Contribution**" means a gift, subscription, loan, advance or deposit of money or other thing of value, including the estimated value of an in-kind contribution, that is made to or received by an applicable public official or any person authorized to raise, collect or expend contributions on that official's behalf for the purpose of electing the official to statewide or local office. "Campaign Contribution" includes the payment of a debt incurred in an election campaign, but does not include the value of services provided without compensation or unreimbursed travel or other personal expenses of individuals who volunteer a portion or all of their time on behalf of a candidate or political committee, nor does it include the administrative or solicitation expenses of a political committee that are paid by an organization that sponsors the committee.

"**Family member**" means spouse, father, mother, child, father-in-law, mother-in-law, daughter-in-law or son-in-law of (a) a prospective contractor, if the prospective contractor is a natural person; or (b) an owner of a prospective contractor.

"**Pendency of the procurement process**" means the time period commencing with the public notice of the request for proposals and ending with the award of the contract or the cancellation of the request for proposals.

"**Prospective contractor**" means a person or business that is subject to the competitive sealed proposal process set forth in the Procurement Code or is not required to submit a competitive sealed proposal because that person or business qualifies for a sole source or a small purchase contract.

"**Representative of a prospective contractor**" means an officer or director of a corporation, a member or manager of a limited liability corporation, a partner of a partnership or a trustee of a trust of the prospective contractor.

Name(s) of Applicable Public Official(s) if any: **Board Of County Commissioners: Christopher Schaljo-Hernandez, Gloria Gameros, Shannon Reynolds, Susana Chaparro, Manuel Sanchez; Assessor Eugenia "Gina" Montoya; Clerk Amanda López Askin Ph.D.; Probate Judge Judith Ann Baca; Treasurer Marisol Richardson; Sheriff Kim Stewart.**

DISCLOSURE OF CONTRIBUTIONS BY PROSPECTIVE CONTRACTOR:

Contribution Made TO: _____

Contribution Made BY: _____

Relation to Prospective Contractor: _____

Date Contribution(s) Made: _____

_____

Amount(s) of Contribution(s) _____

_____

Nature of Contribution(s) _____

_____

Purpose of Contribution(s) _____

_____

(Attach extra pages if necessary)

_____ _____

Signature Date

_____

Title (position)

–OR—

NO CONTRIBUTIONS IN THE AGGREGATE TOTAL OVER TWO HUNDRED FIFTY DOLLARS ($250) WERE MADE to an applicable public official by me, a family member or representative.

_____ October 28, 2025

Signature Date

Chief Operating Officer

Title (Position)

ATTACHMENT D
RELATED PARTY DISCLOSURE

Related Party Disclosure Form

1. Are you indebted to or have a receivable from any member of the Board of County Commissioners; elected county officials, administration officials, department heads, and key management supervisors with the County of Doña Ana?

Yes ____ No X

2. Are you , or any officer of your company related to any member of the Board of County Commissioners; elected county officials, administration officials, department heads, key management supervisors of the County of Doña Ana and have you had any of the following transactions to which Doña Ana County was, is to be, a party?

	Yes	No
Sales, Purchase or leasing of property ?	___	X
Receiving, furnishing of goods, services or facilities?	___	X
Commissions or royalty payments	___	X

3. Does any member of the Board of County Commissioners; elected county officials, administration officials, department heads, key management supervisors with the County of Doña Ana, have any financial interest in your company whether a sole proprietorship, partnership, or corporation of any kind that currently conducts business with the County of Doña Ana?

Yes ____ No X

4. Did you, your company, or any officer of your company have an interest in or signature authority over a bank account for the benefit of a member of the Board of County Commissioners; elected county officials, administration officials, department heads, key management supervisors with the County of Doña Ana?

Yes ____ No X

5. Are you negotiating to employ or do you currently employ any employee, officer or family member of an employee or officer of County of Doña Ana?

Yes ____ No X

The answers to the foregoing questions are correctly stated to the best of my knowledge and belief.

Signature of Owner or Company President: _____ **Date** October 28, 2025

(Print Name and Title): Curt Mearns Chief Operating Officer

ATTACHMENT E
DEBARMENT CERTIFICATION

Certification Regarding

Debarment, Suspension, and Other Responsibility Matters

Offeror certifies to the best of its knowledge and belief that it and its principals:

1. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;

2. Have not within a three year period preceding this proposal been convicted of, had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State Antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

3. Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any offenses; and

4. Have not within a three-year period preceding this application/proposal had one or more public transaction (Federal, State, or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. Under 18USC Sec. 1001, a false statement may result in a fine of up to $10,000 or imprisonment for up to 5 years, or both.

Curt Mearns	Chief Operating Officer
Print Name of Authorized Representative	Title
	October 28, 2025
Signature of Authorized Representative	Date

Contract Section II - Attachment F

NON-COLLUSION AFFIDAVIT

STATE OF New Mexico)

County OF Doña Ana)

Curt Mearns (name) being first duly sworn, deposes and says that he/she is (title) Chief Operating Officer of (organization) Pivot Evaluation LLC

who submits herewith to the County of Doña Ana, a proposal:

That all statements of fact in such proposal are true:

That said proposal was not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation;

That said Proposer has not, directly or indirectly by agreement, communication or conference with anyone attempted to induce action prejudicial to the interest of the County of Doña Ana, or of any Proposer of anyone else interested in the proposed contract; and further,

That prior to the public opening and reading or proposal, said Proposer:

1. Did not directly or indirectly, induce or solicit anyone else to submit a false or sham proposal
2. Did not directly or indirectly collude, conspire, connive or agree with anyone else that said Proposer or anyone else would submit a false or sham proposal, or that anyone Shall refrain from proposing or withdraw his proposals:
3. Did not in any manner, directly or indirectly, seek by agreement, communication or conference with anyone to raise or fix the proposal price of said Proposer or of anyone else, or to raise or fix any overhead, profit or cost element of their proposal price, or of that of anyone else;
4. Did not directly or indirectly, submit his proposed price or any breakdown thereof, or the contest thereof, or divulge information or data relative thereto, to any corporation, partnership, company, association organization, proposal depository or to any member or agent thereof, or to any individual of group of individuals, except that County of Doña Ana, or to any person or persons who have a partnership or other financial interests with said Proposer in his business.

By: _____

Title Owner Pivot Evaluation

SUBSCRIBED and sworn to before me this 15 day of July, 2025.

Notary Public: _____

My Commission Expires: June 24, 2026

NANCY E IBARRA-HUIZAR
Notary Public - State of New Mexico
Commission # 1138259
My Comm. Expires Jun 24, 2026

ATTACHMENT G
INSURANCE CERTIFICATES
(Attach certificates, as required behind this page)

See Attachment A. I. for requirements

PIVOEVA-01 LUCDE1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Menicucci Insurance Agency LLC 2116 Vista Oeste NW, Bldg 5 Albuquerque, NM 87120	CONTACT NAME: PHONE (A/C, No, Ext): (505) 883-3683 FAX (A/C, No): (505) 883-2827 E-MAIL ADDRESS:
INSURED Pivot Evaluation, LLC 318 Isleta Blvd SW Albuquerque, NM 87105	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Continental Casualty Company — 20443 INSURER B : Valley Forge Insurance Company — 20508 INSURER C : American Casualty Company of Reading, Pennsylvania — 20427 INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			6025052291	12/7/2024	12/7/2025	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:						HIRED AND NON O	$ 1,000,000
B	AUTOMOBILE LIABILITY			6025052291	12/7/2024	12/7/2025	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			6025052310	12/7/2024	12/7/2025	X PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N	N/A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
LIMITS OF LIABILITY SHOWN ARE THOSE IN EFFECT AT POLICY INCEPTION

CERTIFICATE HOLDER

Dona Ana County Government
Department: Health and Human Services
845 N. Motel Blvd
Las Cruces, NM 88001

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Bri M. Merrill

ACORD 25 (2016/03)
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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 10/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	CONTACT NAME: PHONE (A/C, No, Ext): (888) 202-3007 E-MAIL ADDRESS: contact@hiscox.com	FAX (A/C, No):
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Hiscox Insurance Company Inc	10200
INSURED PIVOT EVALUATION 318 ISLETA BLVD SW Albuquerque, NM 87105	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$
	☐ CLAIMS-MADE ☐ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$
							MED EXP (Any one person)	$
							PERSONAL & ADV INJURY	$
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	$
	☐ OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	☐ ANY AUTO						BODILY INJURY (Per person)	$
	☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	☐ HIRED AUTOS ☐ NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	☐ UMBRELLA LIAB ☐ OCCUR						EACH OCCURRENCE	$
	☐ EXCESS LIAB ☐ CLAIMS-MADE						AGGREGATE	$
	☐ DED ☐ RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						☐ PER STATUTE ☐ OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ N / A						E.L. EACH ACCIDENT	$
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$
A	Professional Liability			P101.550.480.3	02/20/2025	02/20/2026	Each Claim: $ 1,000,000 Aggregate: $ 2,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Don Ana County

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Mary J Boyd

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ATTACHMENT H

Attach Copies of the following items, as applicable pursuant to the Contractor's Profession and Scope of Work, behind this page:

1. **Key Staff Curricula Vitae / Resumes**
2. **Professional Registrations**
3. **Professional Licenses**

Curtis J. Mearns Ph.D.

1712 Los Luceros Rd NW
Albuquerque, NM 87104

505.550.1527
curtm@swcp.com

6 November 2024

CURRICULUM VITA

EDUCATION

University of Nevada, Reno
DOCTOR of PHILOSOPHY 1997;
Experimental Psychology, emphasis in animal behavior & program evaluation
MASTER of ARTS 1990;
General Experimental Psychology, emphasis in Cognitive Psychology

California State University, Sacramento
BACHELOR of ARTS 1981; General Psychology

CURRENT EXPERIENCE: 40 hrs per week

October 2013 to Present: Owner Pivot Evaluation. Establishing an evaluation business platform for new and young evaluators to build their skills and portfolios. The platform provides basic business infrastructure such as IRB access, file backup, hours logs, accounting etc. Additional features include proposal estimate improvement methods, transfer of knowledge among colleagues and others. Pivot currently employs 4 evaluators and 2 support staff and grosses over $400,000 annually. My goal has been to facilitate decades of community organizing for increased or improved outcomes. Pivot is a community focused organization. I continue to analyze and interpret qualitative and quantitative data in surveys, and to make natural observations in situ. I provide technical assistance when clients need to understand their databases and when they change databases. I continue to develop novel survey and observational instruments that have valid psychometric characteristics. I continue to use multiple automated research tools to collect statistical data within school systems. I use process evaluation methods to advise clients on program improvement methods

PREVIOUS POSITION

September 2010 to 2015: Adjunct Assistant Professor, University of New Mexico Department of Psychiatry. Responsibilities included: Consultation on various data collection instruments and methods, and collaboration on planning instrument development.

December 2006 to 2015: Senior Researcher and Evaluator for Apex Education. 40 hrs per week. Responsibilities included: evaluation project oversight and completion for programs funded or monitored by the state or U.S. government, interacting with Apex staff to assist with statistical data analysis and evaluation design, providing technical support for program staff implementing large scale grant programs, providing guidance to grant recipients regarding program design and problem solving of program barriers, submission of projects to authorized institutional review board to assure human subjects protections, development of research designs, statistical analyses, models, and business model tools. Although specific projects are listed below, I have developed school climate inventories, collaboration measures displayed with social network analysis, and developed novel methods to analyze suicide prevention specific activities and events.

October 2001 to December 2006: Research and Evaluation Manager, Albuquerque Public Schools: Research, Development & Accountability. 40 hrs per week. Responsibilities included: Supervising up to 6 staff members, evaluation project oversight and completion for programs funded or monitored by the U.S. government, interacting with other departments to identify and define additional projects, providing technical support for APS senior and mid-level managers (e.g. serving on the Superintendent's Community Council for Equity, collaborating with UNM faculty on research/grant winning that directly benefits APS), providing guidance to support service departments regarding program design and problem solving of program barriers, conducting the APS Research Review Committee, including data management, scheduling reviews, notifying applicants of outcomes, remediating a portion of rejected proposals, making presentations at superintendent's request.

November 1996 to October 2001: Program evaluator for special populations, Albuquerque Public Schools, Research, Development & Accountability. 40 hrs per week. Responsibilities included: producing annual evaluations of programs funded or monitored by the U.S. government (e.g. Title IX – Indian Education, Office for Civil Rights agreement for bilingual education), interacting with RDA staff to coordinate job completion, interacting with other departments to coordinate completion of RDA products (e.g. working with computer services and Teaching and Learning Services to retrieve information required for producing Instructional Equity Report), acting as senior team leader coordinating various team functions (e.g. Office for Civil Rights agreement for bilingual education). Producing ad hoc literature searches, and reviews, facilitating outside research considered critical to APS mission (e.g. Testing accommodations for LEP students, Students with severe disabilities, NLTS II, etc), producing state accountability results as needed, producing survey design, implementation, and results as needed (e.g. African American teacher survey, Native American parent survey), making presentations of report findings at superintendent's request.

EVALUATION & RESEARCH EXPERIENCE

- New Mexico Thrives Salary Survey (2023-Present)
  Responsibilities: Develop Salary surveys for nonprofit employers and their staff. Develop contact list from available public sources (IRS 990, NM State Attorney General, Workforce Soutions), Administer survey in waves. Analyze and report on findings
- Bernalillo County Behavioral Health Initiative (2021-Present)
  Responsibilities: Develop and execute an evaluation plan for multiple programs designed to alleviate homelessness and provide support for addiction treatment.
- South Valley Mainstreet: Our Humanity (2021-Present)
  Responsibilities: Provide technical support for a door to door canvasing program designed to increase health literacy and promote Covid vaccine uptake in communities known to have poor access to healthcare services.
- Explora Science Museum: IMLS Roots: Supporting Black Scholars in STEAM (2021-2023)
  Responsibilities: Develop and execute an evaluation plan for a program that takes exhibits to the neighborhoods of people of color.
- Teaneck Public Schools: School Climate Transformation Grant Evaluation (2021-Present)
  Responsibilities: Develop an evaluation plan for the 3 year progressive implementation of a large scale school climate transformation project. Includes managing implementation of at least 10 instruments, some administered multiple time per year, reporting results to federal monitors and client.

- Explora Science Museum: IMLS STEM in the Burque (2019-2022)
  Responsibilities: Develop and execute an evaluation plan for the revision of the exhibit development process to make it more inclusive to low income and people of color.
- New Mexico Department of Health: Hepatitis C/HIV County Level Risk Assessment (2020)
  Responsibilities: Develop a quantitative risk assessment model based on a FEMA adapted formula that identifies counties at risk for outbreaks of Hepatitis C and HIV infection outbreaks, so official can develop mitigation plans (targeted funding opportunities). Produce county level reports of results.
- Talihina Public Schools: School Climate Transformation Grant Evaluation (2019-Present)
  Responsibilities: Develop an evaluation plan for the 5 year progressive implementation of a large scale school climate transformation project. Includes managing implementation of at least 10 instruments, some administered multiple time per year, reporting results to federal monitors and client.
- South Valley Main Street: Community Input Survey (2017-Present)
  Responsibilities: Develop, implement and analyze a custom survey using scientific sampling principles. Manage field data collection staff in two languages. Produce multiple communication reports based on audience.
- Transgender Resource Center: Violence Against Women Act grant (2017-Present)
  Responsibilities: Collaboratively develop a process for data collection and reporting that minimizes administrative overhead and facilitates reporting services rendered and associated demographics. Produce a regular reporting structure..
- Transgender Resource Center of New Mexico (2017-Present)
  Responsibilities: Develop a data system for the first of its kind in the nation resource center. Design reporting elements for board decision-making.
- Cooperative Catalyst: US Department of Agriculture (2017-2020)
  Responsibilities: Provide formative feedback to staff using surveys from event participants.
- Assistance Dogs of the West: (2017-2020)
  Responsibilities: Produce evaluation instruments, facilitate processes development for long-term evaluation activities, report on various grant funded projects, manage human subjects concerns for various vulnerable populations. .
- Virtual Incubation Program: WK Kellogg Foundation Annual Evaluation (2017-2020)
  Grantee: South Valley Economic Development Center, a small business incubation center.
  Responsibilities: Develop an organizational logic model and a project specific logic model to guide the process evaluation and annual reporting to the WK Kellogg Foundation. Produce social network analysis to exhibit partner roles and missing or underrepresented partner types. Evaluate data collection system relative to participant engagement processes.
- Hacia la Universidad: WK Kellogg Foundation Annual Evaluation (2017-2021)
  Grantee: Southwest Creations Collaborative is a women-driven contract manufacturing social enterprise with a mission to alleviate poverty and build economic opportunity across generations.
  Responsibilities: Develop an organizational logic model and a project specific logic model to guide the process evaluation and annual reporting to the WK Kellogg Foundation. Execute the planned program evaluation annually using longitudinal educational data sets to identify trends.
- Siembra Charter School: WK Kellogg Foundation Annual Report (2017-19)
  Responsibilities: Develop an evaluation following the organizational logic model specified in the WK Kellogg Foundation grant proposal. Facilitate data collection of reliable data and measures of outcomes unique to the school.

- New Mexico Coalition for Literacy Data System Implementation (2016)
  Responsibilities: Provide intermediary support between users and software company staff, facilitate hand data entry of existing data, advise on modifications to prior outcome reporting relative to new opportunities.
- Farmington Municipal Schools WK Kellogg Foundation Grant (2015-2017)
  Responsibilities: facilitate coordinated surveys of students, staff, & parents that indicate stakeholder experiences relative to program activities & goals, produce statistical analysis of student outcomes relative to comparison groups & previous years, produce report for submission to the WK Kellogg Foundation.
- Hacia la Universidad: WK Kellogg Foundation Annual Evaluation (2013-2016)
  Grantee: Southwest Creations Collaborative is a women-driven contract manufacturing social enterprise with a mission to alleviate poverty and build economic opportunity across generations.
  Responsibilities: Develop an organizational logic model and a project specific logic model to guide the process evaluation and annual reporting to the WK Kellogg Foundation. Execute the planned program evaluation annually. Use longitudinal data sets to identify trends.
- New Mexico Coalition for Literacy: Data System Selection (2015)
  Responsibilities: Identify 4 diverse data systems, develop selection criteria, obtain demonstrations, estimates, and implementation timelines.
- New Mexico State Library: New Mexico Adult Literacy Provider Study (2015)
  Responsibilities: Design, conduct and report on condition of data held by 3 exemplary volunteer literacy programs and the methods employed to recruit and retain students.
- Youth Suicide Prevention Project: Networks for Life Curriculum evaluation (2014)
  Responsibilities: Design evaluation surveys for level 1 and level 2 train the trainer model implementations. Provide preliminary results and updated instruments.
- Washington State Office of Superintendent of Public Instructions: 21st Century Community Learning Community Proposal review (evaluation) (2014)
  Responsibilities: Participate on team of reviewers, attend training, orientation, scored proposals based on rubrics, provide actionable feedback on all proposals, provide documentation on time.
- Amy Biehl Charter High School: Attrition and Retention Study (2014)
  Responsibilities: Design data analysis that informs retention efforts. Present results to staff members and governing board each.
- Youth Suicide Prevention Project: Schematic Systems Planning (2013)
  Responsibilities: Provide visual and spreadsheet based tools to facilitate planning Washington's YSPP's future community service opportunities. Included discussion facilitation follow-up support.
- New Mexico Coalition for Charter Schools: A to F School Grading System Analysis (2013)
  Responsibilities: Evaluate current A to F School Grading system's fairness for grading schools that address students underserved by the education system. Provide evidence of current system failures and propose empirically based improvements.
- New Mexico Garrett L. Smith Youth Suicide Prevention Grant: SAMHSA (2012-2015)
  Grantee: New Mexico Department of Health, Office of School and Adolescent Health.
  Responsibilities: Conduct pre-specified evaluation and additional local evaluation features. Develop empirical statistical procedures for evaluating program effectiveness. Provide technical assistance that facilitates effective program implementation including implementation monitoring and development of record keeping processes. Gain IRB approval for research.

- North East Regional Education Cooperative Counseling Grant: U. S. Department of Education (2012-2015)
  Grantee: North East Regional Education Cooperative
  Responsibilities: Conduct pre-specified evaluation and additional local evaluation features. Provide technical assistance that facilitates effective program implementation including implementation monitoring and development of record keeping processes. Gain IRB approval for research.
- University of New Mexico Garret L Smith Campus Suicide Prevention Grant (2011)
  Grantee: University of New Mexico LBGTQ Resource Center
  Responsibilities: Coordinate cross-site evaluation. Execute local evaluation including social network analysis that describes changes in organizational coordination and cooperation. Continuation grant writing and final report writing.
- New Mexico State Library Institute for Museum and Library Sciences formula grant evaluation (2012)
  Grantee: New Mexico State Library
  Responsibilities: Assemble data elements required for evaluation of the 5 year plan. Write the final evaluation report to submit to IMLS. Develop next generation evaluation plan.
- Survey Administration of biological Field Station and Marine Lab Directors (2012)
  Grantee: Rocky Mountain Biological Lab
  Responsibility: Survey design and administration to over 400 potential respondents: Administered two rounds of surveys online with follow-up reminders, analyze all data, present results for later publication (along with additional non-survey grant activities). Curt was a sub-contractor on this National Science Foundation grant to RMBL.
- New Mexico Public Education Department: The Lograr Program Evaluation: Increasing Hispanic Graduation (2011)
  Responsibilities: Design, conduct and report effectiveness of short-term program designed to increase the numbers of Hispanic graduates. This project required development of custom constructs and tools to describe interrelationships among collaborating organizations culminating in novel social network analyses.
- Science, Technology, Engineering, & Math Initiative: New Mexico Public Education Department (2008 to 2011)
  Grantee: University of New Mexico, Earth and Planetary Science Department, Elementary Science Teacher Professional Development.
  Responsibilities: Select an indicator that appropriately measures changes in teacher behavior at the classroom level. Develop data collection and analysis plans to analyze effects of changes in teacher behavior on student outcomes. Monitor participant satisfaction and knowledge gain.
- Charter School Renewal Application Support and Professional Development (2009)
  Client: Village Academy Charter School.
  Responsibilities: Conduct analysis of standardized testing results. Prepare data section of renewal application. Provide staff with professional development based on data analysis findings. Provide training on standards based instruction.
- Charter School Renewal Application Support and Professional Development (2008-2010)
  Client: San Diego Riverside Charter School.
  Responsibilities: Conduct analysis of standardized testing results. Prepare data section of renewal application. Provide staff with professional development based on data analysis findings. Provide training on standards-based instruction.

- Mescalero Garrett L. Smith Youth Suicide Prevention Grant: SAMHSA (2008-2011)
  Grantee: Mescalero Apache School
  Responsibilities: Design and conduct evaluation and additional local evaluation features. Provide technical assistance that facilitates effective program implementation including implementation monitoring and development of record keeping processes. Gain IRB approval for research. Developing a method of identifying students to check-in with after a series of suicides. The method shall be developed for use in school districts with available data for rapid deployment and for ease of implementation. Gain IRB approval for all research activities. Validate instrument prior to use. Disseminate findings nationally.
- Mescalero Counseling Grant: U. S. Department of Education (2008-2011)
  Grantee: Mescalero Apache School (BIE Grant School)
  Responsibilities: Conduct pre-specified evaluation and additional local evaluation features. Provide technical assistance that facilitates effective program implementation including implementation monitoring and development of record keeping processes. Gain IRB approval for research.
- Region 4 Educational Cooperative Character Education Grant: U. S. Department of Education (2006-2010)
  Grantee: Regional Educational Cooperative # 4
  Responsibilities: Conduct pre-specified evaluation and additional local evaluation features. Provide technical assistance that facilitates effective program implementation including implementation monitoring and development of record keeping processes. Gain IRB approval for research.
- Region IX Educational Cooperative Integrating Schools and Mental Health Grant II: U. S. Department of Education (2009-2011)
  Grantee: Regional Educational Cooperative # IX
  Responsibilities: Conduct evaluation and additional local evaluation features. Provide technical assistance that facilitates effective program implementation including implementation monitoring and development of record keeping processes.
- New Mexico Garrett L. Smith Youth Suicide Prevention Grant: SAMHSA (2006-2009)
  Grantee: New Mexico Department of Health, Office of School and Adolescent Health.
  Responsibilities: Conduct pre-specified evaluation and additional local evaluation features. Provide technical assistance that facilitates effective program implementation including implementation monitoring and development of record keeping processes. Gain IRB approval for research.
- Region IX Educational Cooperative Integrating Schools and Mental Health Grant I: U. S. Department of Education (2007-2009)
  Grantee: Regional Educational Cooperative # IX
  Responsibilities: Conduct evaluation and additional local evaluation features. Provide technical assistance that facilitates effective program implementation including implementation monitoring and development of record keeping processes. Provided initial outlines for school based health center business model template and monthly cash flow projection tool.
- District Standards Support Review (2006) Development of a reliable and valid observation tool that informs district leadership of specific actions support department can implement to improve standards implementation. This process was designed to sample classrooms at 130 school sites. Reports were custom developed based on central limit theorem and simple descriptive techniques. Dozens of observers were trained to criterion with inter-rater reliability between 75 and 95 percent agreement.

- RFK Charter School Post Traumatic Stress Syndrome Investigation (2006) Developed a custom survey instrument to identify what are now called Adverse Childhood Events (ACEs). Administered survey and reported on results.
- Nutrition policy impact and effectiveness evaluation (2006) Archival financial and service provision data acquisition and statistical analysis, standardized interview development and onsite implementation, report preparation and Board of Education presentation.
- Asthma grant program evaluation (SAMHSA, 2005) Designed and implemented the first two years of the program evaluation, using attendance records and grades as academic indicators of success, and frequency of asthma related symptoms as health indicators of success.
- Highland Cluster Schools Climate Survey (2004) Supervising a team developing a complex sampling strategy for surveys of parents of over 30 schools, totaling over 1000 surveys returned, managing data entry and checking, analysis and public presentations ongoing. Report is planned.
- West Mesa Climate Survey (2004) Supervising team developing surveys for students, parents, and teachers totaling over 2500 surveys returned, managing data entry and checking, analysis and public presentation. Report in preparation.
- Athletics and Achievement (2004) Author of report describing athletics participation and associated student achievement for students on free and reduced price lunch and without.
- OCR response report (2000, 2001, 2002): supervisor/collaborator, planned and assembled results and tabular presentation of ELL achievement.
- Instructional Equity Report June 2000-01: Collaborator developing tables that show the distribution of ethnicities and gender by enrollment and earned grades for the entire district and for each high school.
- African American Action Plan Task Force Teacher Survey 2000-01: I revised a survey and distributed it to APS teachers and presented results to the Superintendent's Council on Equity
- School governance: (2000): Produced a literature search and summary report of School Governance literature.
- Pilot Literacy Status Report: (2000): Collaborated with many RDA staff members to produce a formative evaluation and status report of the pilot literacy programs adopted by Title I schools in 1997-98 school year.
- Title IX (Indian Education Unit) 1997-98, 1998-99, 1999-00: annual evaluation including difficult data conversion procedures and validity checks of Title XI grading procedures,
- Itinerant ESL Resource Teachers 1997-98, 1998-99: annual evaluation including survey development and verification of self-report findings,
- Title XI Class Size Reduction: Distribution 1999-00, 2000-01: formula development and collaborator on annual recommendations.
- Cibola Senior Index card survey 1997-98, 1998-99: participation began after inception. I developed a data entry method that was used by students to enter data for the original report. Used these results to develop an instrument to facilitate data entry. Results yielded ways to monitor recognition of student success through tracking honors and scholarships.
- Student Career Action Network 1999: Designed a program evaluation using modern video analysis techniques as well as standardized attitude measures to evaluate program effectiveness. Produced a report discussing results.
- Brief Family Counseling Intervention Cibola Cluster (1999): Developed numerous novel outcome measures to evaluate effectiveness of the program. Coordinated data collection, conducted data analysis, produced report, presented results to cluster staff.

- Child Find (2000): Provided technical assistance on data entry, conducted data analysis and produced a report presenting results.
- Severe Disabilities Populations (1999): Collaborated with parents and teachers to produce a survey to assess strengths and weaknesses of services for students with severe disabilities. Conducted survey pilot testing before implementation. Coordinated implementation of both teacher and parent surveys. Conducted data analysis and produced report.
- Unified Education System (1999): produced a formative evaluation of UES after numerous interviews with key informants and observing UES activities. This required conceptualizing the program in ways that had not been explicitly articulated by program staff due to the complexity of the program. Then Collaboration with supervisor produced a method to present the program description and the evaluation in a manner understandable to the reader.
- Whittell Research Fellow, June – September 1993. Using previously developed techniques, I combined lab and field seed treatments to construct an ethogram of behaviors related to chipmunk cheek pouch use.
- Chipmunk Pouch Related Behavior, August – November 1992, Whittell Wildlife & Forest Area. I piloted procedures for attracting chipmunks to treatment conditions & to video tape.
- Marmot Communication, June – July 1992, Ruby Mountains. I piloted trapping and recording procedures and documented predator presence.
- Daphnia Antipredator Response, June – July 1991, June – July 1990, Vinyard, Lab. I ran all trials and data comparing various species of daphnia.
- Prototype Formation in Short Term Memory, Fall 1988, Masters Thesis.
- Stellar's Jay Tool Use. Spring 1987, I piloted work to elicit tool use from Steller's jay.
- Motion Sickness Susceptibility. We induced illusions of motion 3 ways and correlated them with motion sickness susceptibility.

Miscellaneous Consultantships

All consultantships required research design and statistical expertise. Software experience includes; MSWord, MSExcel, MSAccess, MSPowerpoint, SPSS 17, web based data entry.

- Robert F. Kennedy Charter School; growth analysis of intake test,2004 - 2005
- Center for the Education and Study of Diverse Populations, interpretation and execution of web data entry task, 2000
- Independent Consortium on Nevada Preschools; data coding, statistical analysis, 1995-1996
- Head Start Transition; Statistical analyst, process and outcome evaluation, 1995-1996
- Eureka County Probation Department; survey design, 1991
- Reno Police Department; formative program evaluation, survey design, 1990-91, Reno, NV
- Young Volunteers of Nevada; statistics, survey design & assessment, 1990, Carson City, NV
- Nevada Bureau of Alcohol and Drug Abuse; Statistical consultant for a drug use and suicide behavior survey of children, Ely, NV, 1989
- United States Forest Service; Statistical consultant on land use survey, Downieville, CA 1988
- Statistical Assistant for Political Science Researcher; Reno, NV, 1987

TEACHING EXPERIENCE

University of Nevada Reno.

- Teaching Assistant for Biology 1994: Responsible for lab management including software operations and demonstration activities.

- Teaching Assistant for graduate Statistics; 1990-1991: Responsible for lab curriculum and aligning course syllabus with lab activities; Teaching basic SPSS functions allowed more sophisticated demonstrations of course content.
- Letter of Appointment Introductory Psychology, 1989: Responsible for curriculum content and delivery which incorporated numerous demonstrations. I had fewer D and F students than any professor in our department without compromising standards. I had fewer students drop than other professors. In subsequent years, I had a student tell me how proud she was of her B grade, and another who said it was her favorite class.
- Teaching Assistant for undergraduate Cognitive Psychology; 1987-1989: Responsible for managing testing, grade maintenance, study sessions.
- Taught Introductory Statistics for the Behavioral Sciences, 1988: Responsible for classroom and lab curriculum, lectures, assignments and grading. My grading was based on functional standards. Testing included definitional problems where hand calculations were possible and on operating statistical software to demonstrate understanding of results.
- Teaching Assistant for undergraduate Statistics; 1987: Responsible for lab curriculum and aligning course syllabus with lab activities; Teaching basic SPSS functions allowed more sophisticated demonstrations of course content.

PUBLICATIONS

Mearns, C. (1999) Unified Education System: From Implementation to Evaluation, 1997-98. ERIC ED448965.

Mearns, C. (1999) Title IX Program Evaluation: Corresponding with FY 98 Application for Grants. Albuquerque Public Schools, 1997-98. ERIC ED448964.

Mearns, C. (1999) Student Career Action Network: L.B. Johnson Middle School. ED447204. ERIC, Clearinghouse on Assessment and Evaluation

Mearns, C. (1999) Brief Family Counseling Intervention: Cibola Cluster. ED448374. ERIC, Counseling and Student Services Clearinghouse.

Solso, R. L. Heck M. & Mearns, C. (1993). Prototype formation in very short term memory. Bulletin of the Psychonomic Society, 31, 185-188

Solso, R. L., Oppy, B. & Mearns, C. (1989). Cross modal transfer of geometric figures: are prototypes formed in one mode recognized when presented in another? In D. Vickers & P. W. Smith (Eds.) Human Information Processing: Measures, Mechanisms and Models, North-Holland: Elsevier Science

PRESENTATIONS

- Mearns, C. J. (2017) Honoring Those Who Came Before Us, South Valley Economic Development Center, Albuquerque, NM.
- Mearns, C. J. (2017) Program Evaluation Jump Start Seminar, South Valley Economic Development Center, Albuquerque, NM.
- Mearns, C. J. (2016) Program Design Seminar, South Valley Economic Development Center, Albuquerque, NM.
- Mearns, C. J. (2010) Business Model Development to Prepare for Sustainability, National School-Based Health Care Convention, Arlington, Va.
- Mearns, C. J. (2010) Teachers' Role in Students' Emotional Lives, SAMHSA Garrett L. Smith Youth Suicide Prevention Grantee meeting, Las Vegas, Nevada

- Mearns, C.J., Patterson, N., and Bonds, C. (2009) Business Model Development to Prepare for Sustainability, National School-Based Health Care Convention, Hollywood, Florida.
- Vasquez, N & Mearns, C. J. (2008) Reducing youth suicide: A framework of collaboration, National School-Based Health Care Convention, Los Angeles, California.
- Romero, C. & Mearns C. J. (2008) Evaluating health programs, Head to Toe Conference on School and Adolescent Health, Albuquerque, New Mexico.
- Vasquez, N & Mearns, C. J. (2007) Challenges and opportunities when working with schools and school systems, State, Tribal, and Adolescents at Risk Suicide Prevention Grantee Technical Assistance Meeting, Portland, Oregon.
- Mearns, C. J. (2006) Matching program evaluation techniques to stakeholder evaluation understanding as a means of increasing customer satisfaction, American Evaluation Association, Portland Oregon.
- Bobo-Peterson, A., Mearns, C. J. (2005) Program monitoring and improvement through storytelling: Adapting the most significant change technique, American Evaluation Association, Toronto Canada
- Mearns, C. J. (2003) Evaluating successive screening using conditional probabilities, American Evaluation Association, Reno Nevada
- Heath, D. O., Mearns, C. J. (2002) Logic models and power analysis as tools for evaluating national agenda issues, American Evaluation Association, Washington D.C.
- Mearns, C. J. (1997). The probability of student success. New Mexico Council for Exceptional Children, Albuquerque New Mexico.
- Dallob, P., Mearns, C., & Solso, R. (1989, May). Limits of prototype formation in short term memory. Western Psychological Association. Reno, NV.
- Solso, R., Mearns, C., & Heck, M. (1988, June). Abstract memory representations and short term memory (STM). European Society for the Study of Cognitive Systems. Varenna, Italy.
- Solso, R., Mearns, C., Oppy, B., & Vrecek, A. (1988, April). Abstract memory representations. Rocky Mountain Psychological Association. Snowbird, UT.
- Solso, R., Heck M., & Mearns, C. (1987, November). Prototype formation in very short term memory (VSTM). Psychonomic Society. New Orleans, LA.
- Kline, C., Herbig, R., Mearns, C., Regan, G., Karo, Y. F., & Harrington, T. (1986, May). Comparison of susceptibility to artificially produced sensations of body motion to motion sickness susceptibility. Eight International Symposium on Posturography. Amsterdam, The Netherlands.
- Mearns, C. J. (1982, April). Variations on the Twenty Statements Test of Self-Esteem. Western Psychological Association. Sacramento, CA.

REFERENCES

Dr Howie Knoff	**Robert Baade**
Executive Director, Project ACHIEVE	Executive Director, RFK Charter School and SWEPT
813-495-3318	505-507-3845
howieknoff1@projectachieve.info	rbaade@rfkcharter.net
Mary Darling	**Norma Vasquez**
Educator	Program Specialist
505-220-1854	505-620-9507
mldarling56@yahoo.com	thenormrey@gmail.com

CITI PROGRAM



Completion Date 30-Jul-2025
Expiration Date 30-Jul-2026
Record ID 58692716

This is to certify that:

Curt Mearns

Not valid for renewal of certification through CME.

Has completed the following CITI Program course:

GDPR & Human Subjects Research in the U.S.
(Curriculum Group)
GDPR & Human Subjects Research in the U.S.
(Course Learner Group)
1 - Basic
(Stage)

Under requirements set by:

Salus IRB

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Collaborative Institutional Training Initiative

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Fort Lauderdale, FL 33301 US
www.citiprogram.org

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Rose Matzkin, MPH

Transformative + Transdisciplinary Program Evaluation

rosematzkin@gmail.com | (201) 660-4235 | linkedin.com/in/rosematzkin

EDUCATION

Claremont Graduate University, Master of Public Health — Claremont, CA | May 2020 | 4.0
Concentration in Health Evaluation, Education, and Promotion

Columbia University, Bachelor of Arts — New York, NY | May 2013 | 3.8
Major in Archaeology, concentration in Anthropology

EXPERIENCE

Pivot Evaluation, Senior Program Evaluator (January 2020-Present) — Albuquerque, NM

I manage program evaluations across the entire life cycle of the project, including:

- **Writing grants and proposals**, one resulting in a multi-year county-level contract initially awarded $315,000.00+ for seven evaluations, and subsequently increased by three+ years with an additional $215,000.00 and three+ evaluations, facilitating multiple new relationships and partnerships
- **Planning timelines, budgets, and evaluation activities** collaboratively with clients, including developing logic models and theories of change and conducting ongoing communications and TA
- **Developing data collection tools & collecting data** from client database records, in-person interviews, and surveys (using Google Forms and Kobo Toolbox), as well as literature review
- **Analyzing data** by synthesizing qualitative themes and using quantitative software (SPSS and Excel)
- **Visualizing, reporting, and presenting results** using Canva and Microsoft Excel, Word, and PowerPoint to deliver insightful, evidenced, and actionable results and recommendations

I also oversee program management schedules and software, and direct work products from junior staff. My portfolio has included eight projects with local government and nonprofits, and three educational evaluations with national school districts, as well as supporting new contract research and negotiations.

PROJECT HIGHLIGHTS:

- I redesigned a sidelined evaluation using close stakeholder communication to create a product that met client needs, received positive feedback, and resulted in additional contracts with the client. See report located online at https://www.pivoteval.com/nmcan-2/
- I operationalized public health concepts to populate a formula calculating the risk of infectious disease outbreaks in New Mexico counties, tailored to county vulnerabilities and resources. In presenting the model, I facilitated understanding and adoption among state-level health officials.
- I applied program planning experience to propose restructures of the county department that contracts with Pivot, which have been successfully applied to improve organizational development and further contracting. See reports located online at https://www.pivoteval.com/bernalillo-county/ (1) the 2023 "BHI-Wide Metrics Evaluation" and (2) the 2023 "Evaluation Report"

CGU Executive Mind Leadership Institute, Research Consultant (January 2019-May 2020)

- Reported to the Director regarding research on management, psychology, and mental wellbeing.

NMDOH Office of School and Adolescent Health, Behavioral Health Intern (January-May 2020)

New Mexico Youth Heartline, Staff Advocate and CASA Volunteer (September 2015-May 2018)

CITI PROGRAM



Completion Date 28-Jul-2025
Expiration Date 28-Jul-2028
Record ID 71034993

This is to certify that:

Rose Matzkin

Not valid for renewal of certification through CME.

Has completed the following CITI Program course:

Artificial Intelligence (AI) and Human Subject Protections
(Curriculum Group)
Artificial Intelligence (AI) and Human Subject Protections
(Course Learner Group)
1 - Basic Course
(Stage)

Under requirements set by:

Salus IRB

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CITI PROGRAM



Completion Date 30-Jul-2025
Expiration Date 30-Jul-2029
Record ID 71034991

This is to certify that:

Rose Matzkin

Not valid for renewal of certification through CME.

Has completed the following CITI Program course:

CITI Conflicts of Interest
(Curriculum Group)
Conflicts of Interest
(Course Learner Group)
1 - Basic Course
(Stage)

Under requirements set by:

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CITI PROGRAM



Completion Date 30-Jul-2025
Expiration Date 30-Jul-2029
Record ID 71176221

This is to certify that:

Rose Matzkin

Not valid for renewal of certification through CME.

Has completed the following CITI Program course:

Basic/Refresher Course - Human Subjects Research
(Curriculum Group)
Social-Behavioral Investigators & Staff
(Course Learner Group)
2 - Refresher
(Stage)

Under requirements set by:

Salus IRB

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CITI PROGRAM



Completion Date 24-Jul-2025
Expiration Date 24-Jul-2029
Record ID 71034990

This is to certify that:

Rose Matzkin

Not valid for renewal of certification through CME.

Has completed the following CITI Program course:

Basic/Refresher Course - Human Subjects Research
(Curriculum Group)
Principal Investigator and Research Staff
(Course Learner Group)
1 - Basic Course
(Stage)

Under requirements set by:

Salus IRB

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Collaborative Institutional Training Initiative
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www.citiprogram.org

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HEATHER K. CONLEY

www.linkedin.com/in/heather-keyworth-conley | (978) 802-0168 | heather@kpluscollab.com |

Professional Summary

Equity and Inclusion Strategist, Community Organizer, and Program Manager with extensive experience centering community voice and creating innovative strategies to advance equity, inclusion, belonging, representation, and access. Highly skilled in identifying and cultivating strategic partnerships, collaborator engagement, and improving best practices. Continually exceeds expectations by building strong relationships across differences, disciplines, and agencies.

Skills

- Community Organizing
- Building & Cultivating Relationships
- Supporting & Advising Leadership Teams
- Change Management
- Streamlining & Improving Best Practices
- Developing Strategic & Operational Plans
- Power Mapping & Market Research
- Board Development & Coaching
- Storytelling for Change
- Excellent Verbal & Written Communication

Professional Experience

Associate Evaluator – Pivot Evaluation 06/2025 to Current

- Designing and implementing culturally responsive evaluation frameworks that elevate community voice and drive actionable insight.
- Partnering with mission-driven clients to assess program fidelity, define success metrics, and strengthen data-informed decision-making.
- Conducting qualitative and quantitative analysis to surface patterns, illuminate disparities, and support equity-centered learning.
- Collaborating with cross-sector teams to develop participatory tools, facilitate reflective learning sessions, and build capacity for continuous improvement.

Founder/Inclusion + Equity Consultant – K+ Collaborators 01/2018 to Current

- Partnering with clients to analyze existing operations, develop, and implement new strategies to achieve a more equitable, inclusive, and accessible organization.
- Creating and administering assessments, developing strategic plans/KPI's, and conducting client and market research.
- Conceptualizing, designing, and implementing coaching/training based on specific and discrete organizational needs.
- Advancing goals and sustainability by cultivating and leveraging relationships with strategic partners committed to justice.
- Developing evaluation and impact assessments; analyzing and deciphering qualitative and quantitative
- Managing fiscal resources allocated for change initiatives and monitoring performance in each organization.

DEI Project Coordinator/Executive Assistant – Nike, Inc 04/2021 to 05/2023

- Strategically collaborated with global teams to streamline and improve operational strategies and industry best practices.
- Excelled at the role of Co-Chair of the global Diversity and Inclusion Steering Council leadership team.
- Coordinated Diversity, Equity, and Inclusion projects across company teams and geographies.
- Identified, developed, and deployed training for employees to encompass Diversity, Equity, and Inclusion standards.
- Efficiently composed and proofread all business memos, letters, or reports to ensure error-free communication efforts.

Contractor – Lawrence Family Development, Inc 05/2018 to 04/2019

- Increased programmatic capacity by creating programming, leveraging community partnerships, & cultivating relationships.
- Embedded community organizing, racial & environmental justice principles into SOPs and program architecture.
- Elevated historically unheard voices by leveraging community organizing tactics, strategies, and actions.
- Coached management teams; mentored & trained youth.
- Directed, organized, and advocated for policy change at the local, state, and national levels.

Equity Initiatives Manager – Groundwork Lawrence 06/2015 to 04/2018

- Successfully increased the organization's equity, diversity, and inclusion policies by evaluating existing & creating new SOP's.
- Impacted state and local environmental and racial justice policies by recruiting, training, and engaging community members and collaborating with partners.
- Established evaluative tools, mentored staff members, and managed resources to ensure inclusion and equity.
- Expanded youth programming by designing and implementing a racial equity curriculum and Storytelling Project.
- Managed educational farm, supported local food projects, bodega project, farmers markets, provided tech support to community gardeners

Organizer – Granite State Organizing Project 06/2013 to 06/2015

- Elevated youth voice & civic participation by recruiting, training, & engaging youth in issue-based action.
- Partnered with local, state, and national agencies and NGOs to advance inclusive and equitable policies.
- Contributed to the creation, growth, and management of regional, multi-agency organizing networks.
- Increased volunteer base by developing emerging leaders through trainings, ongoing support, and mentoring.
- Developed and managed local and state campaign strategies by coordinating the Economic Justice Committee.
- Convened elected officials, community members, and business leaders, facilitated meetings.
- Expanded culturally relevant & equitable education policy by organizing youth organizers, CBOs, & educational institutions.

Other Work History

Outreach Coordinator – Granite State College – 2003 to 2009
Owner/Founder & Community Engagement Director - Stone Glen Orchard & Farm - 2009-2013

Affiliations

- Member, New Mexico Thrives – 2025-Present
- Member, Measure What Matters Committee, NH Businesses for Social Responsibility, NH – 2024-Present
- Member, NH Center for Nonprofits, 2024-Present
- Member, Central NH Chamber of Commerce
- Design Partner, Sopact, 2024-Present
- Chair, Food Access Subcommittee, Mayor's Health Task Force, City of Lawrence, MA 2016-2019
- Member, US Rep. Niki Tsongas's Agricultural Roundtable, Third District, MA, 2016-2018
- Rooted in Community, Racial Justice Youth Leader Winter Institute, 2017
- Appalachian Mountain Club, Youth Opportunities Program, Certified Leader, 2016
- Special Committee Member, Manchester School District's US DOE Office for Civil Rights, 2013-2015
- Gamaliel Foundation, Ntosake, Women's Leadership Training, 2014
- Secretary, Disproportionate Minority Contact Committee, Manchester, NH 2013-2015
- Member, Community Advisory Board, Manchester Police Department, Manchester, NH, 2012-2015
- Representative, University System of New Hampshire Board of Trustees, 2010-2012
- Holistic Management International, Beginning Women Farmers Institute, Certificate, 2011
- Peoples Institute for Survival and Beyond, Undoing Racism © Workshop Series, Certificates, 2008/10

Technical Skills

Microsoft Office Suite, Mac OS, Salesforce, Sopact Sense IMM Platform

Education & Certifications

Cornell University – Professional Certificate, Diversity & Inclusion
Plymouth State University – Master of Arts, Organizational Leadership
Granite State College – Bachelor of Science, Behavioral and Social Science

Bernalillo County, New Mexico

Business Registration

License #: ZCBL2025-0195

Effective Date: 07/21/2025

Expiration Date: 7/21/2026

License Granted to: **Curt Mearns**

Business Name: **Pivot Evaluation LLC**

Business Type: **Consulting**

Located at: **318 Isleta Blvd SW, Albuquerque, NM 87105**

In Witness Whereof, I set my hand and affix the seal of the Board of County Commission, in Albuquerque, NM this **07/21/2025**.

Brenda E Caldera

Business Registration Clerk

Bernalillo County Ordinance 93-12 Sec.14-3493

STATE OF NEW MEXICO

TAXATION AND REVENUE DEPARTMENT

RESIDENT BUSINESS CERTIFICATE

Issued to: **PIVOT EVALUATION**

DBA: **C MEARNS**
PIVOT EVALUATION
318 ISLETA BLVD SW
ALBUQUERQUE, NM 87105-3822

Expires: **21-Jul-2028**

Certificate Number:

L1434303344

Stephanie Schardin Clarke
Cabinet Secretary

THIS CERTIFICATE IS NOT TRANSFERABLE

ATTACHMENT I
ATTACH PROCUREMENT DOCUMENTATION

Check One

_____ **Professional Service Determination** (Purchasing Issues)

_____ **Sole Source Determination** (Purchasing Issues)

_____ **Written Quotes** (Department Provides)

25-0054 **RFP #** (See Page 1 Section I)

_____ **Bid #** (See Page 1, Section I)

_____ **Other** (Inter-Government:NMSA 13-1-98.A)

1. Professional or Organizational Experience (max four (4) pages)

Pivot Evaluation is pleased to submit this proposal for Program Evaluation Services in support of Doña Ana County's Health and Human Services Department. As a New Mexico-based small business operating since 2016, Pivot brings deep, local roots and extensive experience in providing rigorous, equity-focused evaluation services to government agencies, nonprofits, and coalitions. Our firm has consistently delivered high-quality evaluation design, implementation, and reporting services that inform strategic decision-making, improve program performance, and ensure alignment with community needs.

Our team has designed and led evaluations for programs of comparable size and complexity, with expertise in both internal and external evaluations across diverse service areas such as behavioral health, public health, housing, youth development, and human services. We bring a deep understanding of community-centered evaluation practices, including the design of metrics, development of logic models and theories of change, and collection of qualitative and quantitative data. Our work is grounded in participatory principles that elevate stakeholder voices, support program accountability, and align outcomes with stated goals and funding requirements.

Pivot's evaluators are skilled in delivering the full scope of services requested in this RFP, including:

- Designing program evaluation frameworks and performance metrics,
- Conducting outcome and impact analyses,
- Facilitating literature reviews to benchmark promising and evidence-based practices,
- Leading annual analyses to identify strengths and areas for growth,
- Producing clear, actionable reports tailored to the needs of multiple audiences, including funders, staff, and community stakeholders.

We have worked with clients to ensure compliance with diverse funding sources including federal grants (e.g., SAMHSA, Department of Education), state contracts, private foundation grants, and general appropriations. Our reports are designed to meet rigorous funder requirements while also offering insights that support continuous program learning and adaptation.

Pivot uses a team-based approach to evaluation, ensuring that each project benefits from multiple areas of expertise and perspectives. This model allows us to provide consistency and depth while managing workload effectively. Our collaborative process includes regular communication with partners, co-development of tools and

frameworks, and co-interpretation of findings to support shared understanding and learning.

In past engagements, our work has included designing tools for program monitoring and improvement, facilitating training on data collection and use, and building the internal evaluation capacity of public-sector organizations. We bring a combination of methodological rigor and real-world practicality, ensuring our work is not only accurate and defensible but also relevant and usable for those on the ground.

Pivot is committed to working alongside Doña Ana County's Health and Human Services Department to enhance existing evaluation infrastructure, integrate internal and external stakeholder feedback, and support a culture of learning and accountability across programs. We look forward to the opportunity to contribute to the County's vision of responsive, community-informed services and continuous improvement.

a. Qualifications of Key Personnel

Dr. Mearns, founder and Senior Program Evaluator at Pivot, brings more than 30 years of experience in program evaluation. He is highly skilled in statistical analysis, survey methodology, observational techniques, and evaluation design. He holds an MA and PhD in Experimental Psychology. His work spans local and national projects, including contracts with the County of Bernalillo and the City of Santa Fe.

Dr, Mearns has led complex survey initiatives such as a national study of biological field laboratories and conducted large-scale evaluations for Albuquerque Public Schools (1997–2007), engaging students, parents, educators, and staff. Notably, he collaborated with state officials on the New Mexico Youth Risk and Resiliency Survey, contributing to sampling procedures, list development, and coordination. More recently, Dr. Mearns has overseen scientific sampling and survey design for New Mexico nonprofits and conducted needs assessments in the South Valley area using census-block-level data. His breadth of experience enables him to lead rigorous, community-informed evaluations tailored to diverse audiences and funders.

Ms. Rose Matzkin, MPH, is a Senior Evaluator at Pivot and has been with the team since 2020. With a background in public health, behavioral health advocacy, and systems change, she brings expertise in participatory evaluation, qualitative methods, and communication strategies. She holds a Master of Public Health from Claremont Graduate University and a B.A. from Columbia University.

Rose leads evaluation activities for projects involving local nonprofits, school districts, and government agencies across the country. Her work emphasizes human-centered design, strategic planning, and capacity-building. She is adept at developing evaluation instruments, conducting key informant interviews and focus groups, and analyzing themes to generate actionable insights. Ms. Matzkin also facilitates stakeholder engagement and internal learning processes that ensure evaluations are useful, inclusive, and aligned with strategic goals. Her strengths lie in fostering collaboration, building trusting relationships, and translating complex findings into meaningful recommendations for clients and communities alike.

Ms. Heather Conley, M.A., serves as an Associate Program Evaluator and brings over 20 years of experience across the nonprofit, public, and private sectors. She specializes in community-informed evaluation, social impact strategy, and equity-centered assessment. Ms. Conley holds a Master's in Organizational Leadership and a Certificate in Diversity and Inclusion from Cornell University, with extensive training in inclusive facilitation, Theory of Change development, and participatory evaluation approaches.

Ms. Conley is skilled in both qualitative and quantitative evaluation methods, including survey design, focus group facilitation, participatory data analysis, and storytelling for impact. She frequently leads the design and implementation of mixed-methods evaluations, stakeholder engagement processes, and strategic frameworks that center community voice while ensuring accountability to outcomes. She has guided initiatives for public health, mental health, education, and workforce development organizations, with a strong focus on equity, learning, and systems transformation.

b. Past Record Performance

Over the last year, Pivot has worked with several local, regional, and national clients. References of our 2024 portfolio include:

1. Amber Salazar, MPH; Behavioral Health Senior Manager Interim at Bernalillo County (505-512-3201, amsalazar@bernco.gov).
   Since contracting with Bernalillo County behavioral health initiatives in 2020, Pivot has conducted annual process and outcome evaluations of 8+ local behavioral health service provider organizations. Pivot has also provided clients as Bernalillo County with research and literature review, materials review and feedback, and internal evaluation of County administrative processes. Pivot's service provider program evaluations always include: project familiarization, program descriptions and logic models, evaluation design, IRB approval, mixed

methods data collection and analysis, reports, presentations, and communications. Our 2024 contract with Bernalillo County totaled $198,051.00.

2. Dr. Howie Knoff, International Educational Consultant and creator of Project ACHIEVE (813-495-3318, howieknoff1@projectachieve.info).
   Dr. Mearns has been working with Dr. Knoff for 18 years since 2007, to provide educational evaluation services in collaboration with Dr. Knoff's school achievement and behavioral health curricula. In 2024, Pivot completed the last of a 5 year federal School Climate Transformation Grant program evaluation, which included multiple mixed methods evaluation instruments and activities across 3 school districts with 12 schools. All schools implemented Dr. Knoff's Project ACHIEVE curriculum to address climate transformation, and Pivot provided accompanying formative, process, and outcome evaluation regarding grant planning, activity implementation, and school/student/staff results. Pivot's contract for this project in 2024 totaled $70,502.50.

3. Tsiporah Nephesh, Executive Director of New Mexico Thrives, the State Nonprofit Professional Association (505-764-0440, tsiporah@nmthrives.org).
   Pivot has been working with New Mexico Thrives since 2017, conducting numerous statewide surveys including workforce conditions, economic impact of the pandemic, and most recently a salary survey. New Mexico Thrives insists on scientifically sampled surveys, so error rates can be estimated and published. They also have specific presentation requirements that lead to multiple products such as county level reports, summary reports for legislators, and accessible spreadsheet for resource lookup. Pivot's contract with NM Thrives in 2024 totaled $32,000.00.

Pivot has recently worked with other major clients including:

- The County of Bernalillo Behavioral Health Authority (BHA) (formerly the Bernalillo County BHI), renewed for additional multi-contract evaluations over the next two years (fiscal year 2026-2028/ ongoing).
- The County of Bernalillo Department of Behavioral Health Services (conducting additional projects in parallel to BHA).
- The New Mexico Department of Health, conducting a risk assessment for each county in NM regarding blood-borne disease. Pivot developed a prediction model for disease risk by county (2019).
- The City of Santa Fe Language Accessibility Study (2022).
- Local Albuquerque organizations including the Explora children's science museum and Transgender Resource Center of NM.

2. Familiarity with Region and Scope of Department Programs (max of two (2) pages)
Region: Pivot staff have conducted program evaluation around the state including suicide prevention efforts conducted by a school-based health center in Gadsden. We have collaborated with program evaluation colleagues from Las Cruces on a literacy project. Our statewide work with New Mexico Thrives has led us to understand the rural and agricultural features of New Mexico and "northern urban centric" decision-making at all levels of government that often fail to meet local needs. The agricultural focus at NMSU has often brought practical and focused services benefiting rural communities. This service often requires community collaborations including agricultural extensions and various service organizations. Such a collaborative infrastructure provides a solid basis for community engagement in other areas as well. Pivot has also worked in Silver City, Lordsburg, Deming, Artesia, Carlsbad, Mescalero, and Ruidoso. Pivot has worked with a number of Bernalillo agricultural focused organizations over the years including training programs, food distribution programs, and cooperatives.

Experience and Knowledge:

Dr. Mearns experience spans education (e.g. Albuquerque Public Schools, various charter schools, Ruidoso School District, Farmington School District, both Las Vegas School Districts, the charter school coalition and more), public health (asthma, obesity, behavioral health, homelessness, substance use recovery, New Mexico-wide county level risk assessment for blood born disease transmission, Law Enforcement Assisted Diversion, etc.) economic development, agriculture, and environment. Pivot has worked with one county preparing an LDWI proposal. Recently, Pivot began working on the Bernalillo County LDWI evaluation.

Pivot has collaborated with a number of organizations responsible for health education in public venues such as health fairs, pop-up vaccine clinics, and educational tables at public events.

Ms. Matzkin holds an MPH in Health Promotion, Education, and Evaluation from Claremont Graduate University. She helped develop and oversee health education initiatives for schools and children while interning with the NM Department of Health. Ms. Matzkin has experience in health education program content and organization, as well as evaluating health education processes and outcomes.

Ms. Matzkin is trained in MHFA and co-conducted several MHFA sessions with the Office of School and Adolescent Health while at the NMDOH. Ms. Matzkin facilitated MHFA sessions with several stakeholder groups including various school districts' staff

and administrators across New Mexico. She is familiar with MHFA materials, practices, and standards, and can contribute to program evaluations with expertise in mental health issues and approaches, specifically as addressed in the MHFA curriculum.

Pivot provided a two month turnaround on a three year HIV and Hep-C county level risk assessment project for NMDOH. We worked with NMDOH staff to finalize operational definitions, coordinate data requests, conduct data collection and data preparation, specify model analysis based on CDC requirement, conduct analysis, and produce county level reports. A number of key features of this work are noteworthy. Essentially, this was a blood-borne disease risk assessment at the county level. It required adapting a risk assessment formulate designed by FEMA for disaster preparedness planning and reconceptualizing variables and functions in terms of public health and blood-borne disease. Finally, it required technical skills with data management, preparation, and analysis.

On the other end of the spectrum, Pivot has worked with the homeless population residing at the Bernalillo County Tiny Home Village, a transitional living program for unhoused citizens. We began hearing stories of challenges and successes associated with participants' substance use and recovery. Pivot provided evaluation services with a practical view of lived experience derived from participants that helped inform additional work with multiple substance use recovery organizations. In all cases, service providers offered opportunities for individuals to begin and maintain a path toward recovery from substance use. Some offered drop-in services as a means of initially engaging participants, while others offered case-management services, and finally, some offered a full array of services to address needs at every stage of recovery.

Ms. Conley's experience in community-based research includes work with justice system collaborators, including designing strategy and evaluation components for youth diversion programs in collaboration with municipal courts and community-based organizations. She holds an MA in Organizational Leadership from Plymouth State University and a Professional Certificate in Diversity & Inclusion from Cornell University. While she is new to Pivot she has a wealth of experience in the nonprofit and local government sector.

3. Response and Approach (max of four (4) pages)
Pivot Evaluation has an extensive record of success in conducting evaluations that address the following scope of services.

1. Plan and design program evaluation strategies and methodologies with HHSD.
Pivot approaches the entire evaluation process as a collaboration between evaluators, funders, program staff, and program participants. We begin each project by conducting introductory meetings with these stakeholders and reviewing program materials, to draft a descriptive program Logic Model. We always share the evaluation materials we develop in real time, giving project personnel a chance to provide feedback, make corrections, and discuss questions. Upon confirmation of the program Logic Model, Pivot develops a tailored evaluation plan, which includes collecting, analyzing, and reporting program data that is applicable and appropriate to program context and processes. Pivot may review relevant research literature and records of program data that staff already collect, as well as creating survey, interview, and group discussion protocols. Pivot uses validated social research interview questions to inform our custom interview development, and validates survey items and structure using factor analysis when opportunity, context and budget allow. For additional details about the activities and instruments included in every stage of Pivot evaluation plans, see the included Example Evaluation Framework.

2. Ensure data collection is ethical, confidential, and respects participant's privacy.
All Pivot evaluators are trained in Human Subjects Research protections, and Pivot submits all evaluation plans for IRB review to ensure data collection is ethical and respectful of participant privacy. For security, all Pivot computers are protected by trusted platform module protection (hardware protection) and encryption (software protection). Computers "stand alone" (not networked), reducing massive outage likelihood. Files are shared using Seafile via a RAID (redundancy) protected server (locally sourced) and synced to each computer producing additional redundancy.

3. Provide regular updates on data collection progress and address any challenges.
Pivot uses a team-based approach in which multiple evaluators contribute to each project to ensure interdisciplinary insights and quality review, but assigns one staff member as a dedicated point of contact for each evaluation. This encourages communication accountability and makes it easy for stakeholders to contact Pivot directly. Evaluators also reach out regularly to program staff and stakeholders to communicate updates and points for discussion. Pivot solicits confirmation and/or questions from stakeholders at each step of materials development, which ensures regular communications and opportunities to address any challenges as they arise, informing the overall evaluation efficacy and applicability in real time.

4. Analyze the data collected using statistical and qualitative analysis techniques. Pivot uses a mixed-methods approach for most evaluations, as programs inherently include quantifiable and qualitative data about participants' experience and related information. For statistical analysis, evaluators use SPSS with the most recent version, as well as Microsoft Excel for file preparation and data visualization. Our analytic methods may include reliability testing (such as split-half, Cochran's Alpha, factor analysis), **and calculations that illustrate patterns in program features such as measures** of central tendency (mean, median, mode), standard deviation, and frequencies. We may also create predictive models or formulas. Our qualitative analysis techniques include thematic analysis and inductive methods to identify concepts and synthesize insights. Pivot makes a point of including relevant majority and minority themes, and making sure that in addition to suggestions for change, program stakeholders know what it working well to not change.

5. Identify key evaluation questions and indicators of success.
Pivot uses standard foundational program evaluation questions to guide our planning:

(1) what did the program plan to do (addressing program needs)
(2) what did the program do (addressing program fidelity)
(3) what are the program results (addressing outputs and outcomes)

And when possible (4) what evidence links program activities with outcomes (regarding program causality of outcomes). Using these questions as guidelines, Pivot tailors specific evaluation questions and success indicators depending on program activities and stakeholder input regarding what is important to the program.

6. Present findings clearly, highlighting strengths, weaknesses, and opportunities. Pivot always formats reports to highlight the main findings and implications takeaways **at the beginning of the report, before getting into further details about processes and** methods. Pivot makes sure to address both the findings that imply needed program improvements, as well as findings that affirm program strengths and successes. Both provide opportunities for future development, communications, and reflection. Pivot incorporates copy editing and graphic design to clearly and beautifully illustrate report data. Recently, we have reported nonprofit results by county using a sunflower as a representation of fundamental demographic characteristics (roots) and the supports offered the community (the flower). How to present results has depended on client preference, budget, and proximity to the public.

7. Develop reports that interpret outcomes, recommendations, and limitations. Pivot does not simply report program results, but provides interpretations and context regarding what the findings mean, imply, and suggest for future program development.

Our expertise as evaluators in the fields of public health, education, and community development means that Pivot can interpret findings from one program in the context of these broader fields of interactive study and practice, yielding interdisciplinary insights and guidance. Pivot may produce multiple communication devices tailored to different stakeholder audiences, so that our findings and interpretations resonate with everyone involved.

8. Establish relevant and feasible program outcome measures.
Pivot establishes program outcome measures based on unique program attributes and functionality, relevant stakeholder input, and the feasibility of different methods with the program population. For example, we have used methods ranging from online surveys to door-to-door interviews depending on the availability and preferences of program participants. Pivot uses the initial program Logic Model (part of evaluation planning) to ensure that all program outcomes are aligned in a logical progression that starts with program activities (what the program plans to do), continues to outputs (measurable instances of what the program does do), and progresses to outcomes **(participant results regarding knowledge, attitudes, and behaviors).** At times, Pivot has found proposed outcomes set by program funders or other stakeholders to not be feasible for program staff. In this case we facilitate communication about what makes the proposed outcomes problematic, and provide solutions to revise the outcomes for feasibility while retaining rigor.

9. Ensure adherence to models of evidence-based practices and programs.
Pivot staff are trained in public health models, evidence-based education practices, and statistical methods. Evaluators refence evidence-based models and "best practices" to ensure our methods and interpretations meet the standards of national guidance including those from SAMHSA and the American Evaluation Association (AEA). Evaluators often conduct literature reviews to reference the latest research in the field of our current projects. Our interpretations and recommendations uphold and include guidance and resources based on credible evidence, including the evidence of our own evaluation findings: Pivot never provides project recommendations that do not have a specific basis in the evidence yielded from evaluation results.

10. Assess current programs for potential retention or improvement.
Part of Pivot's process is to review current program dynamics, so that we understand how the program functions and can provide insights and recommendations in context. Program evaluation illuminates both the opportunities programs have for future development and improvements, as well as the ways in which they are already thriving and successful. Both situations are important to communicate between program staff, participants, and other stakeholders. Pivot may evaluate program participation, costs,

satisfaction of staff and clients, outcomes, comparisons with similar programs in research literature or other communities, and the availability and feasibility of other solutions that address the same needs or issues as the program.

11. Participate in calls, site visits, or other meetings as requested by the HHS.
Pivot staff are available to participate in virtual and in-person calls, site visits, and meetings. Pivot staff are sensitive to the needs of rural NM and the challenges with evaluating services around the state. In this case Pivot will offer 2 site visit trips at its own expense per year. We tend to use these trips wisely by combining each trip with as many site visits as possible. It is a way of meeting the client part way. The client would then be responsible for travel expenses for any additional trips.

12. Maintain communication with HHS staff to align deliverables and timelines.
Pivot establishes an evaluation plan including timelines for deliverables in collaboration with clients, to ensure the alignment of needs and expectations. Pivot solicits review and feedback of all evaluation materials in situ as they are developed and implemented throughout the evaluation, maintaining ongoing open communication with all stakeholders. Effective communication throughout the evaluation means there are no alarming "surprises" in our final reports, and our team-based approach ensures that deliverables stay timely when any Pivot staff needs more hands on deck for a project.

13. Assist in applications for funding/grants when evaluation services are required.
Pivot staff are experienced in preparing applications and grant writing, and can assist with developing language, metrics, budgets etc. for evaluation tasks included in grants and applications.

14. Assist in the Local Driving While Intoxicated (LDWI) Grant application.
Pivot can assist in the Local Driving While Intoxicated (LDWI) Grant application using our expertise in grant writing and program evaluation to develop language, metrics, budget, etc. pertaining to LDWI programs. Pivot has also entered into an LDWI contract with the County of Bernalillo, and will have increased experience in this specific topic to contribute to future LDWI initiatives.

Pivot Evaluation Example Framework (This is not part of the four (4) page max).

The following example evaluation framework details Pivot's approach to evaluation planning, activities, and deliverables, including how Pivot engages stakeholders, maintains quality standards, and adheres to program requirements at every step. Italicized bullet points correspond to the "Mandatory Specifications" and includes the entire list.

Evaluation Activities

1. **Project Familiarization**
   Includes: introductory meetings with stakeholders, review of relevant program documents and literature, and establishing points of contact.

2. **Evaluation Plan**
   Includes: development of a Program Logic Model and Evaluation Plan.
   Addresses:
   - *"Planning and designing program evaluation strategies and methodologies. (e.g. surveys, interview guides, etc.) in consultation with the Health & Human Services Department."*
   - *"Identify key evaluation questions and indicators of success."*
   - *"Establish relevant and feasible program outcome measures."*
   - *"Ensure adherence to models of evidence-based practices and programs."*

3. **IRB Review**
   Includes: submission of all documentation required for project IRB review.
   Addresses:
   - *"Ensuring that data collection is ethical, confidential, and respects participant's privacy."*

4. **Ongoing Stakeholder Communications**
   Includes: timely stakeholder outreach and responses via email and meetings.
   Addresses:
   - *"Provide regular updates on data collection progress and address any challenges encountered."*
   - *"Participate in conference calls, site visits, or other meetings as requested by the HHS Program Coordinator or Program Manager."*
   - *"Maintain regular communication with the HHS department staff to ensure alignment on deliverables and timelines."*

5. **Data Collection**
   Includes: collecting program process and outcomes data using a variety of tools and methods determined in the Evaluation Plan (such as archival record review, surveys, interviews, observations, etc.).

6. **Data Analysis**
   Includes: qualitative and quantitative analysis of program data, producing tables, graphs, and other visualizations of data as applicable.
   Addresses:
   - *"Analyze the data collected using appropriate statistical and qualitative analysis techniques."*
   - *"Assess current programs for potential retention or improvement."*

7. **Reporting**
   Includes: Process and Outcomes Reports regarding program implementation, activities, and results. Includes program models, data results, discussion, conclusions, and evaluation implications for future program directions.
   Addresses:
   - *"Present findings in a clear, comprehensive manner, highlighting strengths, weaknesses, and opportunities for improvement."*
   - *"Develop program evaluation reports that include a detailed analysis of program outcomes and impact, recommendations for program improvement, identified limitations or challenges, and a clear interpretation of the findings."*

8. **Technical Assistance**
   Includes, as needed, assistance to program staff regarding adjacent activities aligned with Pivot's program evaluation, such as help navigating databases and datasets, facilitating meetings and discussions regarding evaluation results, and contributing to future grant development.
   Addresses:
   - *"Assist in the application process for funding and/or grants when evaluation services are required."*
   - *"Assist in the application process for the Local Driving While Intoxicated (LDWI) Grant application."*

Contract Section II - Attachment B

Budget & Budget Narrative

Organization Name: Pivot Evaluation LLC Date: 7/8/2025

I. TOTAL AMOUNT REQUESTING $ $250.00 per hour plus applicable sales tax and additional travel expenses in excess of two trips

II. PAYMENT SCHEDULE

Payments will be made in accordance with Article 5 – Section I of this Agreement. (Purchasing Department must approve any other financial agreements in advance)

III. DETAILED BUDGET & JUSTIFICATION

Provide a detailed budget for all services included in your proposal. Provide a budget narrative justifying the budget submitted.



Signature July 8, 2025 Date

JUSTIFICATION FOR UNIT VALUE OF SERVICE CALCULATIONS:

Offerors must attach a detailed budget to this form for each priority area that they are including in their proposal.

4. Budget and Budget Narrative (Narrative max of two (2) pages)

Pivot generally develops a project plan and cost estimate after a brief period of program familiarization. This requires understanding the project plans and how project staff members have rolled out associated activities, along with the level and type of program participation. What this allows is a deliverable-based project estimate. By identifying deliverables and estimating costs associated with each, Pivot balances fair pricing with accountable estimates that avoid cost over runs.

Generally, Pivot does not provide an hourly cost estimate for many reasons.

1) It devalues our expertise to provide an hourly estimate. We often can conduct work faster than new evaluators due to our expertise. Our hourly rate has to cover the cost of project familiarization to give fair estimates, as well as all our infrastructure from computers to software to security and backups. This infrastructure ensures the highest evaluation product quality.
2) Our hourly rate includes leave packages in line with the education and professionalism of our staff, and health insurance.
3) We find the 10% "industry standard" cost structure to be problematic across the scale of projects. For example, a project funded for $20,000 would offer a $2,000 budget which barely covers instrument development, survey administration and analysis on a 1/2-page survey. On a $10,000,000 project the evaluation can often be conducted for much less than 10%. Once again, familiarization with the project and specific program evaluations designed for the scale of a project with clear deliverables makes for the fairest estimate for all parties. The key is to offer as much program information in advance of program evaluation cost estimates as possible.
4) Our hourly rate covers indirect costs. We have a single cost plus applicable state and local taxes.

Pivot will make an exception to its prohibition of hourly rate disclosure, but asks that it be considered proprietary and unpublished. There are no add on costs. You get ALL of the Pivot team: staff effort, expertise, and capabilities, when you engage us. We estimate our work at **$250.00 per hour** after estimating the time it takes to produce a deliverable.

Travel Costs

Pivot staff are sensitive to the needs of rural NM and the challenges with evaluating services around the state. In this case pivot will offer 2 site visit trips at its own expense per year. We tend to use these trips wisely by combining each trip with as many site visits as possible. It is a way of maximizing use of client funds and meeting the client part way. Client would be responsible for travel expenses for any additional trips.

Itemized List of Expenses

We have standard business expenses such as office space, reliable computers with on the go capabilities and power to run analytic software specific to data analysis (SPSS), project management software, multiple survey and data collection tools depending on purpose, dedicated and secured cloud storage with redundant backup for crash protection and recovery, all business fees including licenses taxes, accounting, and payroll along with payroll responsibilities and leave and health insurance commitments. Costs also cover topic expertise in qualitative analytic methods (regression, Bayesian, ANOVA, ARIMA, etc.) and qualitative methods (content analysis, interobserver agreement, interviewing, participatory) and experience described elsewhere. Pivot has specific expertise in data systems and file management when data needs to be converted from one platform to another. We also employ a multilevel system of evaluation that yields actionable results placed in the larger community context. That is the expertise you get with our hourly rate. When a discussion or finding suggests an additional unplanned analysis within our skillset, there is no additional price increase.

References Form

Provide information below for no fewer than three (3) businesses you have supplied with the same or similar goods or services during the past year. Complete all information requested and sign the authorization to contact form below.

NAME OF YOUR ORGANIZATION: Pivot Evaluation LLC

RFP # 25-0054 RFP TITLE: Programs Evaluation Services Health and Human Sevices Department

Offeror Statement: I provide the following references for the above RFP and by my signature below authorize the County to contact those listed for inquiry regarding my company, personnel and products.

REFERENCE # 1 NM Thrives State Nonprofit
Business Name: Professional Association Phone: 505-764-0440

Contact Name: Tsiporah Nephesh Email: tsiporah@nmthrives.org

Products and or Services provided include: *Developed multiple state wide surveys & produced sector and population profiles for counties*

Total Cost $ 32,000.00 (2024) No. of Years Contracted: 7 yrs. (2018-2025)

REFERENCE # 2
Business Name: Bernalillo County Phone: 505-512-3201

Contact Name: Amber Salazar, MPH Title: Behavioral Health Senior Manager Interim Email: amsalazar@bernco.gov

Products and or Services provided include: *Process & outcome evaluation of 5+ local service providers*

Total Cost: $ $198,051.00 (2024) No. of Years Contracted: 5 yrs. (muti award terms signed by Pivot)

REFERENCE # 3
Business Name: Project ACHIEVE Phone: 813-495-3318

Contact Name: Dr. Howie Knoff Title: International Education Consultant Email: howieknoff1@project achieve.info

Products and or Services provided include: *Federal educational grant evaluation across 3 districts*

Total Cost: $ 70,502.50 (2024) No. of Years Contracted: 18 yrs. (2007-2025)

Signature Chief Operating Officer Title Juy 10, 2025 Date

ATTACHMENT J – OTHER

1. **Monthly Encounter Data Report**
   a. **Monthly Invoice Sample**
   b. **Monthly Summary Sheet Sample**
2. **Vendor Cost Proposal**
3. **Example of Task Order**

Monthly Request for Payment Invoice

Agency
Address
City, State, Zip
Contact Name
Phone
Email

Invoice Date: date here
Invoice Number: number here
Invoice Period: dates here

Bill to:
Dona Ana County HHS
ATTN: Program Operations Manager
845 N. Motel Blvd
Las Cruces, NM 88007
hhsprogramops@donaanacounty.org

Contract Amount	Contract Number	Procurement	PO Number	Vendor Number
$xxx.xx	xx-xxx	xx-xxxx	Pxxxxxx	@xxxxxxx

Type of Service	# of Units	Unit Value	Total
Service 1	xx	$xx.xx	$xx.xx
Service 2	xx	$xx.xx	$xx.xx
Service 3	xx	$xx.xx	$xx.xx
Service 4	xx	$xx.xx	$xx.xx
		Total Due	$xx.xx

I declare all required reports have been submitted or are attached per contract agreement.

Printed Name
Printed Name

Signature
Signature

Invoice Date
Date

Monthly Summary Sheet Sample

Monthly Type of Service

Contractor Name Here
Address
City, state, zip
Contact name
Contact phone number
Contact email address

Contract Amount: $xx,xxx.xx
Contract Number: xx-xxx
RFP Number: xx-xxxx
PO Number: Pxxxxxx
Vendor Number: @xxxxxxx
Insurance Exp Date: xx/xx/xxxx

Invoice Month	Service 1 Total Annual Value $xx,xxx.xx	Service 2 Total Annual Value $xx,xxx.xx	Service 3 Total Annual Value $xx,xxx.xx	Billed Amount
Starting Amount	xxx	xxx	xxx	$xx,xxx.xx
01 - July				
02 - August				
03 - September				
04 - October				
05 - November				
06 - December				
07 - January				
08 - February				
09 - March				
10 - April				
11 - May				
12 - June				
YTD Total	xxx	xxx	xxx	$ -
Contract Balance	xxx	xxx	xxx	$xx,xxx.xx

Vendor Cost Proposal

Contract Section II – Attachment B

Budget & Budget Narrative

Organization Name: Pivot Evaluation LLC Date: 7/8/2025

I. TOTAL AMOUNT REQUESTING $ $250.00 per hour plus applicable sales tax and additional travel expenses in excess of two trips

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Provide a detailed budget for all services included in your proposal. Provide a budget narrative justifying the budget submitted.



Signature July 8, 2025
Date

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RFP # 25-0054 Program Evaluation Services HHS Page 22 of 29

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Example of Task Order

DOÑA ANA COUNTY AND _____

CONTRACT _____

TASK ORDER # _____

PROJECT NAME: __ (Summarize the Task Order Purpose)_____

Pursuant to Contract # _____ Doña Ana County and _____ (Contractor) do hereby agree to the following terms and conditions of this Task Order.

(Add to the below items as needed)

TASK ORDER ACTION ITEMS/DELIVERABLES: Itemize the action items and deliverables, in sentence format withing the overall project.

1.

2.

ITEMIZATION OF TASK ORDER ITEMS/DELIVERABLES AND DUE DATES:

Task Order Item # (Reference Above Item)	Required Measurements of Attainment Deliverables	Due Date(s)
1.		
2.		

TASK ORDER ITEMIZATION OF COST(S) PER CONTRACTED RATES:

Task Order Item # (Reference Above Item)	Hourly Rate per staff position (i.e. attorney/paralegal rate)	Hrs/type of staff position	Total TO Value
1.	$_____per Hour $_____per Hour	_# Hours _# Hours	Rate per hour times total hours
2.	$_____per Hour $_____per Hour	_# Hours _# Hours	Rate per hour times total hours
Total Task Order Value			$

INVOICES:

Contractor will be paid pursuant to Section I, Article 4 of contract _____ based on actual Time and expense not to exceed $_____

ENTIRE CONTRACT:

All other terms and conditions of Contract _____ remain in full force and effect.

EFFECTIVE DATE:

This agreement shall be effective when signed by both parties below or in counterpart, and photocopy, facsimile, electronics or other copies shall have the same effect for all purposes an in-singed original.

DOÑA ANA COUNTY	COMPANY NAME
_____	_____
Name/Title	Name/Title
_____	_____
Date	Date

26-136

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

City Council Action and Executive Summary

District:	**☐ 1 ☐ 2 ☐ 3 ☐ 4 ☒ 5 ☐ 6 ☐ N/A**		
1st Reading:		**Adopted:**	May 4, 2026
Drafter:	Dianne Bustillos	**Department:**	Economic Development

Title: **A RESOLUTION APPROVING THE CITY'S PURCHASE OF A 0.225 ACRE TRACT OF LAND OWNED BY SANTIAGO R. SILVA LOCATED AT 5350 LONGVIEW LANE, FOR THE PURCHASE PRICE OF FIVE THOUSAND DOLLARS ($5,000) AS PART OF THE DEVELOPMENT OF LONGVIEW LANE.**

TYPE OF ACTION: **☒ Administrative** **☐ Legislative** **☐ Quasi-Judicial**

PURPOSE(S) OF ACTION:

To approve the purchase of real property by the City of Las Cruces.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The acquisition of the 0.225-acre tract of land owned by Santiago R. Silva is sought to support the future extension of Settlers Pass between Engler Road/Thurmond Road and Pacific Loop. The tract of land is fully described in Exhibit "A" of the Real Estate Purchase Agreement between the City and Mr. Silva. The negotiated price of this property is $5,000. This price was based on an examination of land sales similar in size. In accordance with Municipal Code 2-1313(1), the City is authorized to purchase real property valued under $10,000 without a formal appraisal. A Memorandum regarding Waiver of Appraisal and Statement of Value, which contains a written opinion of the estimated land value from the Land Management staff, is attached as supplemental information.

The acquisition will create a fully improved 42-foot-wide corridor with pavement, curb, gutter, sidewalks, and lighting. It will also complete approximately 1,300 feet of currently unpaved roadway. This will give the surrounding communities, especially the Metro Verde area, better connectivity and smoother travel by offering an additional route that helps reduce congestion on Sonoma Ranch Boulevard. The acquisition will also improve walkability in the area by providing access to safer, more accessible pathways through the addition of continuous sidewalks.

SUPPORT INFORMATION:

Exhibit "A" Real Estate Purchase Agreement
Attachment "A" Memorandum Statement of Value and Waiver of Appraisal

PLAN(S):

Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

None

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

Does this action amend the Capital Improvement Plan (CIP)?

☐ Yes

☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the acquisition of the 0.225-acre tract for the purchase price of $5,000.
2. Vote "No"; this will prohibit the acquisition of the 0.225-acre tract.
3. Vote to "Amend"; this will amend and modify the Resolution and would require further direction from Council.
4. Vote to "Table"; this will postpone consideration of the Resolution and would require further direction from Council.

RESOLUTION 26-136

A RESOLUTION APPROVING THE CITY'S PURCHASE OF A 0.225 ACRE TRACT OF LAND OWNED BY SANTIAGO R. SILVA LOCATED AT 5350 LONGVIEW LANE, FOR THE PURCHASE PRICE OF FIVE THOUSAND DOLLARS ($5,000) AS PART OF THE DEVELOPMENT OF LONGVIEW LANE.

The City Council is informed that:

WHEREAS, The City is seeking to acquire a 0.225-acre-tract of land owned by Santiago R. Silva to support the future extension of Settler Pass between Engler Road/Thurmond Road and Pacific Loop; and

WHEREAS, in accordance with Municipal Code 2-1313(1), the City is authorized to purchase real property valued under $10,000 without a formal appraisal; and

WHEREAS, a written opinion of the estimated land value from the City's Land Management staff has been attached and incorporated herein showing the negotiated price as $5,000; and

WHEREAS, acquiring the 0.225-acre- tract will create a fully improved 42-foot-wide corridor with pavement, curb, gutter, sidewalks and lighting; and

WHEREAS, the acquisition will provide better connectivity by offering an additional route that will reduce congestion on Sonoma Ranch Boulevard; and

WHEREAS, the surrounding community will benefit from the addition of continuous sidewalks.

NOW, THEREFORE, Be it Resolved by the Governing Body of the City of Las Cruces:

(I)

THAT the Real Estate Purchase Agreement between the City of Las Cruces and Santiago R. Silva attached as Exhibit "A", is hereby approved.

(II)

THAT the City Manager is authorized to execute the Real Estate Purchase Agreement on behalf of the City.

(III)

THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

DONE AND APPROVED this day of

APPROVED

_____

ATTEST:

_____

Moved by:

Seconded by:

AYES

NAYS

REAL ESTATE PURCHASE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT is entered into between the **City of Las Cruces**, a New Mexico municipal corporation ("City") whose address is 700 N. Main Street, Las Cruces, NM 88001, and **Santiago R. Silva,** an unmarried man, ("Silva") whose address is 5350 Longview Lane, Las Cruces, NM 88012.

RECITALS

Silva, in consideration of the mutual covenants herein contained, agrees to sell and convey, and the City agrees to purchase a 0.225 acre tract of land ("Property") together with all improvements thereon, if any, and all rights, hereditaments, easements and appurtenances thereunto, being part of a certain parcel described in Warranty Deed rec#1103042, filed January 28, 2011, in the records of the Doña Ana County Clerk; this tract is located in Section 20, T22S, R2E, NMPM, USGLO, within the City of Las Cruces, Doña Ana County, New Mexico and being more particularly described in Exhibit "A" attached hereto and made a part hereof. Upon City Council approval, Silva agrees to grant the 0.225 acre tract of land to the City.

TERMS AND CONDITIONS

1. **Purchase Price**

   The purchase price for the Property shall be Five-Thousand Dollars ($5,000.00), payable in cash or equivalent upon conveyance of the Property.

2 **Property Conveyance**

   After City Council approval of the resolution authorizing the purchase pursuant to Municipal Code Section 2-1312 et.seq., Silva shall execute and deliver a Warranty Deed/Dedication conveying and dedicating the Property to the City

3. **Risk of Loss**

   All risk of loss or damage to the Property will pass from Silva to the City at the time the Warranty Deed/Dedication is recorded with the Dona Ana County Clerk.

4. **Costs and Fees**

   The City shall be responsible for the cost or recording the Warranty Deed/Dedication with the Doña Ana County Clerk.

5. **Possession of Property**

Possession of the property will be released to the City upon recording of the Warranty Deed/Dedication.

6. **Governing Laws**

This agreement shall be subject to the laws of the State of New Mexico.

7. **Counterparts**

This Agreement may be executed in one or more identical counterparts, and all counterparts so executed shall constitute one agreement, which shall be binding on all the parties.

8. **Notice**

All notices given pursuant to or in connection with this Agreement shall be made in writing and posted by certified mail, to the City of Las Cruces, Attention: Real Estate Manager, 700 N. Main Street, Las Cruces, NM 88001; and to Santiago R. Silva, whose address is 5350 Longview Lane, Las Cruces, NM 88012, or to such address as requested by either party. Notice shall be deemed to be received on the fifth day following posting.

THE CITY OF LAS CRUCES

_____

Ikani Taumoepeau, City Manager Date

APPROVED AS TO FORM:

JAG for BD 04/02/2026

Brad Douglas, City Attorney

SANTIAGO R. SILVA

By: Santiago R Silva April 6, 2026

Santiago R. Silva, a single man Date

EXHIBIT "A"

LIBBIN UNDERWOOD
ENGINEERING & SURVEYING
OFFICE: 1430 WEST AMADOR, LAS CRUCES, NM 88005
MAILING ADDRESS: P.O. BOX 646 DOÑA ANA, NM 88032
OFFICE PHONE: (575) 647-4329 FAX: (575) 523-5286
ZACK@LUENGINEERING.NET | LARRY@LUENGINEERING.NET

DESCRIPTION OF TRACT A

A 0.255 ACRE TRACT OF LAND BEING PART OF A CERTAIN PARCEL DESCRIBED IN WARRANTY DEED REC#1103042, FILED JANUARY 28, 2011, IN THE RECORDS OF THE DOÑA ANA COUNTY CLERK; THIS TRACT IS LOCATED IN SECTION 20, T22S, R2E, NMPM, USGLO, WITHIN THE CITY OF LAS CRUCES, DOÑA ANA COUNTY, NEW MEXICO; THIS TRACT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BENT IRON ROD (TAGGED NMPLS#5983) FOR THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH POINT A FOUND BRASS CAP FOR THE EAST QUARTER CORNER OF SAID SECTION 20 BEARS S89°49'30"E A DISTANCE OF 1320.93 FEET; THENCE FROM SAID POINT OF BEGINNING N89°32'02"W A DISTANCE OF 42.50 FEET TO A SET 5/8" IRON WITH YELLOW PLASTIC CAP FOR THE SOUTHWEST CORNER OF THIS TRACT; THENCE N00°10'38"E A DISTANCE OF 261.26 FEET TO A SET 5/8" IRON WITH YELLOW PLASTIC CAP FOR THE NORTHWEST CORNER OF THIS TRACT; THENCE S89°32'02"E A DISTANCE OF 42.50 FEET TO A SET 5/8" IRON WITH YELLOW PLASTIC CAP FOR THE NORTHEAST CORNER OF THIS TRACT; THENCE S00°10'38"W A DISTANCE OF 261.26 FEET BACK TO THE POINT OF BEGINNING. THIS TRACT CONTAIN 0.255 ACRES, MORE OR LESS, OF LAND AND IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

Larry O Underwood 03/30/26

Larry O. Underwood NMPLS No.5983 Date

City of Las Cruces

MEMORANDUM

From: Bill R. Hamm, Real Estate Administrator

Date: March 31, 2026

Subject: Waiver of Formal Appraisal & Statement of Value-5350 Longview Lane Owner of Record - Santiago Silva

In accordance with Municipal Code 2-1313, the City may purchase real property under $10,000 without formal appraisal. A written opinion of the estimated value of the parcel of property being acquired must be incorporated as part of the resolution. This memo is intended to meet that requirement.

The City needs to acquire an approximate 11,104 square feet of land from Santiago Silva (Silva) to facilitate the build-out and expansion of Longview Lane to City Development Standards. Rather than absorbing the expense of a formal appraisal, which could equal or exceed the cost of the land being acquired, staff negotiated the purchase based on an examination of current Dona Ana County Assessor's Office tax appraisal records for the Silva property. Based upon the data available and as supported by the current Assessor's Office appraisal records, $0.45 per square foot is concluded to represent a reasonable value for the land being acquired from Silva to accomplish the project.

The negotiated price of the land being acquired and as agreed upon by City staff and Silva is $0.45 per square foot, or $5,000.00, rounded.

Thank you.

Bill R. Hamm, Real Estate Administrator

26-137

Type of Action:
☒ **Resolution**
☐ **Ordinance**
☐ **TIDD Resolution**

City Council Action and Executive Summary

District:	☒ 1 ☒ 2 ☒ 3 ☒ 4 ☒ 5 ☒ 6 ☐ N/A		
1st Reading:		**Adopted:**	May 4, 2026
Drafter:	Hayford Danso	**Department:**	City Manager's Office
Title:	**A RESOLUTION AMENDING THE FY2026-2031 CAPITAL IMPROVEMENTS PROGRAM.**		

TYPE OF ACTION: ☒ **Administrative** ☐ **Legislative** ☐ **Quasi-Judicial**

PURPOSE(S) OF ACTION:
To amend the Capital Improvements Program (CIP) for Fiscal Year (FY) 2026 through 2031.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:
The City of Las Cruces adopted the FY 2026-2031 Capital Improvements Program (CIP) on May 19, 2025. During the fiscal year, project information, such as funding sources and amounts, may change as projects progress. As a result, amendments to the CIP document are necessary to reflect those changes. City Council approves amendments.

The proposed amendments adjust project budgets and reflect grants accepted by the City Council. Attachment "A" lists the proposed amendments.

SUPPORT INFORMATION:
Exhibit "A" - FY2026-2031 CIP
Attachment "A" - CIP Amendments Description

PLAN(S):
Elevate Las Cruces

COMMITTEE/BOARD REVIEW:
None

DOES THIS AMEND THE BUDGET?:
☐ Yes
☒ No

Does this action amend the Capital Improvement Plan (CIP)?
☒ Yes
☐ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will amend the City of Las Cruces FY2026 through FY2031 CIP.
2. Vote "No"; this will not amend the City of Las Cruces FY2026 through FY2031 CIP.
3. Vote to "Amend"; this will potentially amend the Cruces FY2026 through FY2031 CIP, requiring pages in the program document be added, deleted or modified.
4. Vote to "Table"; this will delay the use of funds for amended projects.

RESOLUTION 26-137

A RESOLUTION AMENDING THE FY2026-2031 CAPITAL IMPROVEMENTS PROGRAM.

The City Council is informed that:

WHEREAS, the Capital Improvements Program (CIP) is a six-year program that identifies capital projects which address capital needs to build, replace, expand, and improve infrastructure and systems; and

WHEREAS, in accordance with the provisions of Article VI. Section 6.03 of the City Charter, the financing and location of capital improvements is guided by the City's Comprehensive Plan, Elevate Las Cruces; and

WHEREAS, pursuant to Article V. Section 5.08 of the City Charter, Council may supplement, reduce or transfer appropriations.

NOW, THEREFORE, Be it Resolved by the Governing Body of the City of Las Cruces:

(I)

THAT the Capital Improvements Program for FY2026 through FY2031, attached hereto and made part of this Resolution as Exhibit "A", is hereby approved.

(II)

THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

DONE AND APPROVED this day of

APPROVED

_____

ATTEST:

_____

Moved by:

Seconded by:

AYES

NAYS

Exhibit "A"

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

AMENDED - MAY 04, 2026

Project Title	Department	Funded FY2026	Unfunded FY2027	FY2028	FY2029	FY2030	FY2031	Funding Source
Active Transportation		$	$	$	$	$	$	
Active Transportation - Newly Funded		$ -	$ -	$ -	$ -	$ -	$ -	
Active Transportation - Carryover		$ 7,686,922.46	$ 775,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ -	
Active Transportation Program		$ 7,065,182.08	$ 665,000.00	$ -	$ -	$ -	$ -	
Active Transportation Projects		$ 3,030,370.00	$ -	$ -	$ -	$ -	$ -	**Grants**
Madrid Ave Extension - Evelyn St to N Triviz Dr	Public Works	$ 1,221,457.00	$ -	$ -	$ -	$ -	$ -	**Bonds**
Melendres Ave/Pittsburg - Hadley to Picacho	Public Works	$ 1,094,853.00	$ -	$ -	$ -	$ -	$ -	**Bonds**
Trail Renovations	Parks & Recreation	$ 95,000.00	$ 1,540,000.00	$ 500,000.00	$ 500,000.00	$ -	$ -	**Grants**
Dona Ana Move Trail	Parks & Recreation	$ 909,469.23	$ -	$ -	$ -	$ -	$ -	**Grants**
Tortugas Trail	Parks & Recreation	$ 125,543.68	$ 350,000.00	$ -	$ -	$ -	$ -	**Grants**, Other
University Multi-Use Trail Loop	Parks & Recreation	$ 588,489.17	$ -	$ -	$ -	$ -	$ -	**Grants**, Taxes
Active Transportation - Annual		$ 621,740.38	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ -	
ADA Compliance		$ 621,740.38	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ -	
ADA Sidewalk Program	Public Works	$ 621,740.38	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ 110,000.00	$ -	**Taxes**
Active Transportation - Future		$ -	$ 174,000.00	$ -	$ -	$ -	$ -	
Green Cool Corridors for Bicycles	Sustainability	$ -	$ 174,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
	SUBTOTAL	$ 8,308,662.84	$ 1,059,000.00	$ 220,000.00	$ 220,000.00	$ 220,000.00	$ -	
Airport		$	$	$	$	$	$	
Airport - Newly Funded		$ 3,655,102.13	$ 820,000.00	$ -	$ -	$ -	$ -	
Airport Improvements, Pavement Maintenance, and Equipment	Las Cruces Airport	$ 2,312,681.13	$ -	$ -	$ -	$ -	$ -	**Grants**
LRU Airport Automated Weather Observation System (AWOS) and Rotating Beacon	Las Cruces Airport	$ 1,342,421.00	$ 820,000.00	$ -	$ -	$ -	$ -	**Grants**
Airport - Carryover		$ 3,081,283.70	$ 1,985,000.00	$ 285,000.00	$ 285,000.00	$ 285,000.00	$ -	
LRU Runway Improvements		$ 2,906,283.70	$ 1,500,000.00	$ -	$ -	$ -	$ -	
LRU Runways 8-26 and 12-30 Blast Pads	Las Cruces Airport	$ 572,364.04	$ -	$ -	$ -	$ -	$ -	**Grants, Taxes**
LRU Infrastructure Extensions/Improvements	Las Cruces Airport	$ 481,568.45	$ 5,350,000.00	$ -	$ -	$ -	$ -	**Grants, Taxes**
LRU Airport Infrastructure Improvements	Las Cruces Airport	$ 22,672.44						**GRANTS**
Airport - Annual		$ 175,000.00	$ 485,000.00	$ 285,000.00	$ 285,000.00	$ 285,000.00	$ -	
LRU Pavement Maintenance Program	Las Cruces Airport	$ -	$ 400,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ -	Other, Taxes
LRU Pavement Striping/Marking Maintenance Program	Las Cruces Airport	$ 175,000.00	$ 85,000.00	$ 85,000.00	$ 85,000.00	$ 85,000.00	$ -	**Grants, Taxes**
Airport - Future		$ -	$ 18,539,000.00	$ 7,050,000.00	$ 5,150,000.00	$ 38,770,000.00	$ 17,500,000.00	
LRU Runway Improvements	Las Cruces Airport	$ -	$ -	$ -	$ -	$ 27,500,000.00	$ 17,500,000.00	
LRU Runway 4-22 Rehabilitation	Las Cruces Airport		$ 1,500,000.00	$ -	$ -	$ -	$ -	**Grants**
LRU Runway 12/30 Extension	Las Cruces Airport	$ -	$ -	$ -	$ -	$ -	$ 17,500,000.00	Grants, Other, Taxes
Runway 8/26 Extension	Las Cruces Airport	$ -	$ -	$ -	$ -	$ 27,500,000.00	$ -	Grants, Taxes
LRU Airline Ground Support Equipment Facility Design and Construction	Las Cruces Airport	$ -	$ -	$ -	$ 750,000.00	$ -	$ -	Other
LRU Airport Maintenance Equipment	Las Cruces Airport	$ -	$ -	$ 750,000.00	$ -	$ -	$ -	Grants, Taxes
LRU Apron West Rehabilitation	Las Cruces Airport	$ -	$ -	$ -	$ -	$ 70,000.00	$ -	Grants, Taxes
LRU ARFF (Airport Rescue and Fire Fighting) Index B Equipment Upgrades	Las Cruces Airport	$ -	$ 1,600,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
LRU Commercial Hangar Design and Construction	Las Cruces Airport	$ -	$ -	$ 2,850,000.00	$ -	$ -	$ -	Grants, Taxes
LRU East Road Extensions/Improvements	Las Cruces Airport	$ -	$ -	$ -	$ -	$ 11,200,000.00	$ -	Other
LRU Fuel Farm Relocation and Expansion	Las Cruces Airport	$ -	$ -	$ -	$ 1,900,000.00	$ -	$ -	Other
LRU Maintenance Facility Design and Construction	Las Cruces Airport	$ -	$ 550,000.00	$ -	$ -	$ -	$ -	Grants
LRU Multi-Modal Public Passenger Transit Facility	Las Cruces Airport	$ -	$ -	$ -	$ 2,500,000.00	$ -	$ -	Other
LRU Passenger Terminal Design and Construction	Las Cruces Airport	$ -	$ 9,600,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
LRU Passenger Terminal Parking Design and Construction	Las Cruces Airport	$ -	$ 1,600,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
LRU Taxi Lane Extensions/Improvements	Las Cruces Airport	$ -	$ -	$ 3,450,000.00	$ -	$ -	$ -	Other
Taxiway C Rehabilitation	Las Cruces Airport	$ -	$ 4,369,000.00	$ -	$ -	$ -	$ -	Grants, Other, Taxes
	SUBTOTAL	$ 6,911,385.83	$ 21,829,000.00	$ 7,620,000.00	$ 5,720,000.00	$ 39,340,000.00	$ 17,500,000.00	

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

Attainable/Affordable Housing		$	$	$	$	$	$	
Attainable/Affordable Housing - Newly Funded		**$ 9,261,834.00**	**$ 6,000,000.00**	**$ 2,000,000.00**	**$ 2,000,000.00**	**$ 2,000,000.00**	$ -	
Arcadia 4 Subdivision	Housing and Neighborhood Svcs	$ 3,250,000.00	$ -	$ -	$ -	$ -	$ -	**Grants, Other**
Affordable Housing Trust Fund and Land Bank Projects	Housing and Neighborhood Svcs	$ 4,972,334.00	$ -	$ -	$ -	$ -	$ -	**Grants, Other**
Paseos Verdes	Housing and Neighborhood Svcs	$ 1,039,500.00	$ 6,000,000.00	$ 2,000,000.00	$ 2,000,000.00	$ 2,000,000.00	$ -	Bonds, **Grants,** Taxes
Attainable/Affordable Housing - Carryover		**$ 16,487,106.83**	**$ 2,737,401.00**	$ -	$ -	$ -	$ -	
MVCoH Campus Extension (Amador Crossing)	Housing and Neighborhood Svcs	$ 16,487,106.83	$ 2,737,401.00	$ -	$ -	$ -	$ -	**Grants, Telshor**
Attainable/Affordable Housing - Annual		$ -	$ -	$ -	$ -	$ -	$ -	
Attainable/Affordable Housing - Future		$ -	**$ 12,550,000.00**	**$ 7,050,000.00**	**$ 12,050,000.00**	**$ 7,050,000.00**	**$ 5,050,000.00**	
Affordable Housing Trust Fund and Land Bank Projects	Housing and Neighborhood Svcs	$ -	$ 5,500,000.00	$ 5,050,000.00	$ 10,050,000.00	$ 5,050,000.00	$ 5,050,000.00	Bonds, Grants, Other
Lift Up Las Cruces - Street Improvements		$ -	$ 7,050,000.00	$ 2,000,000.00	$ 2,000,000.00	$ 2,000,000.00	$ -	
	SUBTOTAL	**$ 25,748,940.83**	**$ 21,287,401.00**	**$ 9,050,000.00**	**$ 14,050,000.00**	**$ 9,050,000.00**	**$ 5,050,000.00**	

City Operational Facilities		$	$	$	$	$	$	
City Operational Facilities - Newly Funded		$ -	$ -	$ -	$ -	$ -	$ -	
East Mesa Center Emergency Generator (Sage Café)	Quality of Life		$ 422,500.00	$ -	$ -	$ -	$ -	**Grants, Taxes**
City Operational Facilities - Carryover		**$ 278,650.46**	**$ 1,016,500.00**	**$ 255,500.00**	**$ 255,500.00**	**$ 255,500.00**	$ -	
Safety, Health, Environmental & Emergency		$ 278,650.46	$ -	$ -	$ -	$ -	$ -	
City Hall Security Upgrades	Facilities Management	$ 15,436.46	$ -	$ -	$ -	$ -	$ -	**Taxes**
HR Remodel	Facilities Management	$ 110,000.00	$ -	$ -	$ -	$ -	$ -	**Taxes**
Surveillance and Access Controls (Key Cards)	Facilities Management	$ 153,214.00	$ -	$ -	$ -	$ -	$ -	**Taxes**
General Facilities Improvements		$ -	$ -	$ -	$ -	$ -	$ -	
Energy Efficiency Program - IGA	Facilities Management	$ -	$ -	$ -	$ -	$ -	$ -	Taxes
City Operational Facilities - Annual		$ -	**$ 1,016,500.00**	**$ 255,500.00**	**$ 255,500.00**	**$ 255,500.00**	$ -	
Safety, Health, Environmental & Emergency		$ -	$ 1,016,500.00	$ 255,500.00	$ 255,500.00	$ 255,500.00	$ -	
Safety, Health, Environmental, & Emergency	Facilities Management	$ -	$ 1,016,500.00	$ 255,500.00	$ 255,500.00	$ 255,500.00	$ -	Taxes
City Operational Facilities - Future		$ -	**$ 10,146,500.00**	**$ 300,000.00**	**$ 210,000.00**	**$ 200,000.00**	$ -	
General Facilities Improvements		$ -	$ 7,922,500.00	$ -	$ -	$ -	$ -	
City Hall Expansion	Facilities Management	$ -	$ 7,500,000.00	$ -	$ -	$ -	$ -	Other
HVAC Upgrade Program		$ -	$ 400,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ -	
HVAC Upgrade Program	Facilities Management	$ -	$ 400,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ -	Taxes
Refuse & Recycling Buffer Program		$ -	$ 24,000.00	$ 100,000.00	$ 10,000.00	$ -	$ -	
Refuse & Recycling Buffer Program	Facilities Management	$ -	$ 24,000.00	$ 100,000.00	$ 10,000.00	$ -	$ -	Taxes
East Mesa Outdoor Pool - Ground Stabilization	Parks & Recreation	$ -	$ 1,100,000.00	$ -	$ -	$ -	$ -	ARPA, Bonds, Grants, Taxes
Office Renovation - Castaneda Service Center	Parks & Recreation	$ -	$ 100,000.00	$ -	$ -	$ -	$ -	ARPA, Bonds, Grants, Other, Taxes
Satellite Park Maintenance Yard and Facility	Parks & Recreation	$ -	$ 600,000.00	$ -	$ -	$ -	$ -	ARPA, Bonds, Grants, Other, Taxes
	SUBTOTAL	**$ 278,650.46**	**$ 12,179,500.00**	**$ 811,000.00**	**$ 721,000.00**	**$ 711,000.00**	**$ -**	

Equipment & IT		$	$	$	$	$	$	
Equipment & IT - Newly Funded		$ -	**$ 181,500.00**	$ -	$ -	$ -	$ -	
Access Channel Capital Improvement	Communications	$ -	$ 181,500.00	$ -	$ -	$ -	$ -	Other
Equipment & IT - Carryover		$ -	$ -	$ -	$ -	$ -	$ -	
Safety, Health, Environmental & Emergency		$ -	$ -	$ -	$ -	$ -	$ -	
Senior Program Equipment and Rolling Stock	Quality of Life	$ 310,000.00	$ -	$ -	$ -	$ -	$ -	Grants, Taxes
Equipment & IT - Annual		$ -	$ -	$ -	$ -	$ -	$ -	
Equipment & IT - Future		$ -	**$ 483,000.00**	**$ 92,000.00**	$ -	$ -	$ -	
Audio and Visual Equipment Upgrades for City Hall	Facilities Management	$ -	$ 383,000.00	$ 92,000.00	$ -	$ -	$ -	Taxes
Large Equipment - New and Replacement	Parks & Recreation	$ -	$ 100,000.00	$ -	$ -	$ -	$ -	ARPA, Bonds, Grants, Other, Taxes
	SUBTOTAL	**$ -**	**$ 664,500.00**	**$ 92,000.00**	**$ -**	**$ -**	**$ -**	

Non-Profit		$	$	$	$	$	$	
Non-Profit - Newly Funded		**$ 584,100.00**	**$ 4,000,000.00**	**$ 2,000,000.00**	**$ 2,000,000.00**	$ -	$ -	
MVCoH Master Plan Implementation	Housing and Neighborhood Svcs	$ 584,100.00	$ 4,000,000.00	$ 2,000,000.00	$ 2,000,000.00	$ -	$ -	**Grants**, Taxes

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
FY 2026 - 2031

Non-Profit		$	$	$	$	$	$	
Non-Profit - Carryover		$ 6,424,934.56	$ 16,224,356.00	$ -	$ -	$ -	$ -	
MVCoH Health Facility		$ 31,314.63	$ -	$ -	$ -	$ -	$ -	
MVCH Health Facility Improvements	Non-Profit	$ 31,314.63	$ -	$ -	$ -	$ -	$ -	**Grants**
Arts and Cultural District Improvements	Non-Profit	$ 1,521,448.01	$ -	$ -	$ -	$ -	$ -	**Grants**
Jardin de los Niños Re-Roof	Non-Profit	$ 7,745.30	$ 150,000.00	$ -	$ -	$ -	$ -	**Grants**
La Casa, Inc. Improvements (Flooring, Painting, Shade Structure)	Non-Profit	$ 72,447.60	$ -	$ -	$ -	$ -	$ -	**Grants**
La Casa, Inc. Safety and Security Improvements	Non-Profit	$ 574,200.00	$ 500,000.00	$ -	$ -	$ -	$ -	**Grants**
MV Community of Hope Expansion Remodel	Non-Profit	$ 874,811.76	$ 1,000,000.00	$ -	$ -	$ -	$ -	**Grants**
MVCoH Restroom Showers & Mechanical Room	Facilities Management	$ 387,125.00	$ -	$ -	$ -	$ -	$ -	**Telshor**
The Kitchens at MVCOH	Non-Profit	$ 2,955,842.26	$ 14,574,356.00	$ -	$ -	$ -	$ -	**Grants**
Non-Profit - Annual		$ -	$ -	$ -	$ -	$ -	$ -	
Non-Profit - Future		$ -	$ 3,060,000.00	$ -	$ -	$ -	$ -	
MVCoH Health Facility		$ -	$ 330,000.00	$ -	$ -	$ -	$ -	
Health Facility Phase IV	Non-Profit	$ -	$ 330,000.00	$ -	$ -	$ -	$ -	Grants
Jardin de los Niños Security Improvements	Non-Profit	$ -	$ 200,000.00	$ -	$ -	$ -	$ -	Grants
MVCH Bldg 1 Solar Project	Non-Profit	$ -	$ 600,000.00	$ -	$ -	$ -	$ -	Other
MVCH Patio to Office Remodel	Non-Profit	$ -	$ 1,000,000.00	$ -	$ -	$ -	$ -	Grants
MVCH Solar Parking Structure	Non-Profit	$ -	$ 600,000.00	$ -	$ -	$ -	$ -	Grants
	SUBTOTAL	$ 7,009,034.56	$ 20,554,356.00	$ 2,000,000.00	$ 2,000,000.00	$ -	$ -	

Other		$	$	$	$	$	$	
Other - Newly Funded		$ 330,000.00	$ -	$ -	$ -	$ -	$ -	
ASCMV Kennel Room Improvements	Public Works	$ 280,000.00	$ -	$ -	$ -	$ -	$ -	**Grants**
ASCMV Surgical Suite Improvements	Public Works	$ 50,000.00	$ -	$ -	$ -	$ -	$ -	**Grants**
Other - Carryover		$ -	$ -	$ -	$ -	$ -	$ -	
Other - Annual		$ -	$ -	$ -	$ -	$ -	$ -	
Other - Future		$ -	$ 653,000.00	$ -	$ -	$ -	$ -	
Parks and Recreation Master Plan Update	Parks & Recreation	$ -	$ 433,000.00	$ -	$ -	$ -	$ -	Grants, Other, Taxes
QOL Bookmobile	Quality of Life	$ -	$ 220,000.00	$ -	$ -	$ -	$ -	Bonds, Grants, Other, Taxes, TIDD
	SUBTOTAL	$ 330,000.00	$ 653,000.00	$ -	$ -	$ -	$ -	

Park Improvements	**SUBTOTAL**	$ -	$ 653,000.00	$ -	$ -	$ -	$ -	
Park Improvements - Newly Funded		$ 1,500,000.00	$ -	$ -	$ -	$ -	$ -	
Park Improvements - Carryover		$ 8,177,165.70	$ 9,150,007.19	$ 2,650,000.00	$ 2,775,000.00	$ 2,900,000.00	$ 3,025,000.00	
Apodaca Park Aquatic Playground and Multi-Use Path	Parks & Recreation	$ 3,302,977.17	$ -	$ -	$ -	$ -	$ -	**Grants, PIF, Taxes**
Ballfield/Multi-Use Field Renovations & Upgrades	Parks & Recreation	$ 14,716.22	$ 3,344,000.00	$ -	$ -	$ -	$ -	ARPA, Bonds, **Grants**, Taxes
Benavidez Community Center Park Improvements	Parks & Recreation	$ 734,599.40	$ 619,007.19	$ -	$ -	$ -	$ -	**Grants, PIF**
Gallagher Park Improvements - Design/Construction	Parks & Recreation	$ 6,482.35	$ -	$ -	$ -	$ -	$ -	**Bonds**
Klein Park Improvements	Parks & Recreation	$ -	$ 57,000.00	$ -	$ -	$ -	$ -	Grants, PIF
Legacy Park Renovations	Parks & Recreation	$ 1,541,095.16	$ 5,075,000.00	$ 2,650,000.00	$ 2,775,000.00	$ 2,900,000.00	$ 3,025,000.00	ARPA, Bonds, **Grants,** Other, PIF, Taxes
Park Drinking Fountains	Parks & Recreation	$ 963,792.44	$ 55,000.00	$ -	$ -	$ -	$ -	Grants, **Telshor Fund**
Pioneer Women's Park improvements	Parks & Recreation	$ 741,820.68	$ -	$ -	$ -	$ -	$ -	**Grants**
Skate Park Improvements	Parks & Recreation	$ 403,420.22	$ -	$ -	$ -	$ -	$ -	**Grants, PIF**
Valley View Park - Heske Garden Lighting Replacement	Parks & Recreation	$ 468,262.06	$ -	$ -	$ -	$ -	$ -	**Grants**, Taxes
Park Improvements - Annual		$ 1,751,095.12	$ 5,973,000.00	$ 2,325,000.00	$ 1,926,000.00	$ 2,526,000.00	$ 500,000.00	
Neighborhood Parks		$ 1,147,290.12	$ 4,900,000.00	$ 1,800,000.00	$ 1,900,000.00	$ 2,000,000.00	$ -	
Playground Renovations	Parks & Recreation	$ 1,147,290.12	$ 4,900,000.00	$ 1,800,000.00	$ 1,900,000.00	$ 2,000,000.00	$ -	**Grants**, Other, Telshor Fund
Parks Shade Structures		$ 23,250.00	$ 73,000.00	$ 25,000.00	$ 26,000.00	$ 26,000.00	$ -	
Shade structure replacement	Parks & Recreation	$ 23,250.00	$ 73,000.00	$ 25,000.00	$ 26,000.00	$ 26,000.00	$ -	**Taxes**
Park Restroom Improvements and New Restrooms	Parks & Recreation	$ 580,555.00	$ 1,000,000.00	$ 500,000.00	$ -	$ 500,000.00	$ 500,000.00	**PIF**
Park Improvements - Future		$ -	$ 5,894,000.00	$ 13,500,000.00	$ 30,150,000.00	$ 29,750,000.00	$ 150,000.00	
Parks and Recreational Facilities Structural Renovations		$ -	$ 1,460,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	
Light Poles at Hadley Fields	Facilities Management	$ -	$ 1,010,000.00	$ -	$ -	$ -	$ -	Bonds, Grants, Taxes
Parks and Recreational Facilities Enhancements	Parks & Recreation	$ -	$ 450,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	Taxes
Burn Lake Improvements	Parks & Recreation	$ -	$ 300,000.00	$ 3,000,000.00	$ -	$ -	$ -	ARPA, Bonds, Grants, Other, PIF, Taxes
Four Field Baseball/Softball Complex	Parks & Recreation	$ -	$ 400,000.00	$ 5,950,000.00	$ -	$ -	$ -	Other
Multi-Use Recreation Center	Parks & Recreation	$ -	$ 1,800,000.00	$ 4,400,000.00	$ 30,000,000.00	$ 29,600,000.00	$ -	Bonds, Grants, Other, Taxes
Soldados Field Lighting	Parks & Recreation	$ -	$ 1,200,000.00	$ -	$ -	$ -	$ -	Bonds, Grants, PIF, Taxes
Soldados Field Restroom	Parks & Recreation	$ -	$ 600,000.00	$ -	$ -	$ -	$ -	Bonds, Grants, PIF, Taxes
Veterans Memorial Park Restroom Plumbing Repairs and Upgrades	Parks & Recreation	$ -	$ 134,000.00	$ -	$ -	$ -	$ -	Other
	SUBTOTAL	$ 9,928,260.82	$ 21,017,007.19	$ 18,475,000.00	$ 34,851,000.00	$ 35,176,000.00	$ 3,675,000.00	

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Parks - New								
Parks - New - Newly Funded		**$ 2,000,000.00**	**$ 4,983,700.00**	**$ -**	**$ 1,407,498.00**	**$ -**	**$ -**	
Bike Park	Parks & Recreation	$ 2,000,000.00	$ 4,983,700.00	$ -	$ 1,407,498.00	$ -	$ -	ARPA, Bonds, Grants, Other, PIF, Taxes
Parks - New - Carryover		**$ 3,536,843.86**	**$ 3,995,000.00**	**$ 920,000.00**	**$ 500,000.00**	**$ 920,000.00**	**$ 920,000.00**	
Neighborhood Parks		$ 1,054,895.22	$ 2,760,000.00	$ 920,000.00	$ 500,000.00	$ 920,000.00	$ 920,000.00	
Developer Neighborhood Park Reimbursement	Parks & Recreation	$ 1,054,895.22	$ 2,760,000.00	$ 920,000.00	$ 500,000.00	$ 920,000.00	$ 920,000.00	**PIF**
Chandler Tank Park Phase 1	Parks & Recreation	$ 1,079,202.05	$ -	$ -	$ -	$ -	$ -	**Bonds, PIF, Taxes**
East Mesa Public Safety Area Park	Parks & Recreation	$ 100,000.00	$ -	$ -	$ -	$ -	$ -	**PIF**
Highland Park	Parks & Recreation	$ 566,490.69	$ -	$ -	$ -	$ -	$ -	**Bonds, PIF, Taxes**
LCIIP Gateway Signage	Economic Development	$ 480,000.00	$ 85,000.00	$ -	$ -	$ -	$ -	Bonds, Grants, Taxes
New Skate Park	Parks & Recreation	$ 21,255.90	$ 1,150,000.00	$ -	$ -	$ -	$ -	Bonds, Grants, Other, PIF
Veteran's Memorial Park Enhancements	Parks & Recreation	$ 235,000.00	$ -	$ -	$ -	$ -	$ -	ARPA, Bonds, Grants, Taxes
Parks - New - Annual		**$ 793,250.00**	**$ 1,550,000.00**	**$ 800,000.00**	**$ 800,000.00**	**$ 800,000.00**	**$ 950,000.00**	**Bonds**
Neighborhood Parks		$ 500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	**Bonds**
Neighborhood Parks	Parks & Recreation	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	**PIF**
Land Acquisition, Planning, and Design for Parks	Parks & Recreation	$ 293,250.00	$ 1,050,000.00	$ 300,000.00	$ 300,000.00	$ 300,000.00	$ 450,000.00	**Bonds**, PIF
Parks - New - Future		**$ -**	**$ 5,333,700.00**	**$ 3,500,000.00**	**$ 1,407,498.00**	**$ 2,000,000.00**	**$ 240,000.00**	
Event Park	Parks & Recreation	$ -	$ -	$ -	$ -	$ -	$ 240,000.00	ARPA, Bonds, Grants, Other, PIF
Waterfalls Park	Parks & Recreation	$ -	$ 350,000.00	$ 3,500,000.00	$ -	$ 2,000,000.00	$ -	Bonds, Grants, PIF, Taxes
	SUBTOTAL	**$ 6,330,093.86**	**$ 10,528,700.00**	**$ 1,720,000.00**	**$ 2,707,498.00**	**$ 1,720,000.00**	**$ 1,870,000.00**	

Public Facilities								
Public Facilities - Newly Funded		**$ 4,317,090.08**	**$ 3,333,180.00**	**$ -**	**$ -**	**$ -**	**$ -**	
DC Fast Charger - Electric Vehicle Charger	Sustainability	$ 522,420.08	$ -	$ -	$ -	$ -	$ -	**Grant**
ADA Compliance		$ 297,000.00	$ -	$ -	$ -	$ -	$ -	
ADA Compliance	Public Works	$ 297,000.00	$ -	$ -	$ -	$ -	$ -	**Grant**
MoNaS Nature Center Redesign	Quality of Life	$ 445,500.00	$ 250,000.00	$ -	$ -	$ -	$ -	Grants, Taxes, TIDD
East Mesa Multi-Generational Center Expansion (Sage Café)	Quality of Life	$ 3,052,170.00	$ 3,083,180.00	$ -	$ -	$ -	$ -	Taxes
Public Facilities - Carryover		**$ 22,794,755.15**	**$ 36,266,431.64**	**$ 43,479,721.32**	**$ 7,672,226.32**	**$ 7,672,226.32**	**$ 59,000.00**	
General Facilities Improvements		$ 9,732,000.11	$ 20,479,442.00	$ 35,607,495.00	$ 1,000,000.00	$ 1,000,000.00	$ -	
Amador Hotel Renovation	Quality of Life	$ 4,812,921.66	$ 2,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ -	**Grants**, Taxes, TIDD
Benavidez Center Kitchen Floor	Quality of Life	$ 82,465.45	$ -	$ -	$ -	$ -	$ -	**Grants**, Taxes
Branch Library	Quality of Life	$ 29,754.68	$ 1,750,000.00	$ 17,500,000.00	$ -	$ -	$ -	**Bonds**, Other, Taxes
Branigan Library Renovation and Expansion	Quality of Life	$ 1,767,127.71	$ 15,310,642.00	$ 17,107,495.00	$ -	$ -	$ -	**Bonds**, Grants, Taxes, TIDD
Frank O'Brien Papen Community Center Rehabilitation	Facilities Management	$ 10,777.79	$ 448,800.00	$ -	$ -	$ -	$ -	**Taxes**
Meerscheidt Recreation Center - Remodel/Expansion	Parks & Recreation	$ 2,157,678.12	$ -	$ -	$ -	$ -	$ -	**Bonds, Taxes**
Munson Senior Center Renovations	Quality of Life	$ 661,274.70	$ -	$ -	$ -	$ -	$ -	**Grants**
Museum of Nature & Science Atrium Redesign	Quality of Life	$ -	$ -	$ -	$ -	$ -	$ -	**Grants, TIDD**
Museum Technology Improvements	Quality of Life	$ 210,000.00	$ -	$ -	$ -	$ -	$ -	**TIDD**
Generator Buffer Program		$ -	$ 65,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ -	
Generator Buffer Program	Facilities Management	$ -	$ 65,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ -	Taxes
Generator Replacement Program		$ -	$ 292,537.00	$ 59,000.00	$ 59,000.00	$ 59,000.00	$ 59,000.00	
Generator Replacement Program	Facilities Management	$ -	$ 292,537.00	$ 59,000.00	$ 59,000.00	$ 59,000.00	$ 59,000.00	Taxes
Roof Replacement Program		$ 1,436,250.00	$ 118,000.00	$ -	$ -	$ -	$ -	
Municipal Court Re-Roof	Facilities Management	$ 350,000.00	$ -	$ -	$ -	$ -	$ -	**Bonds**
Museum of Art/MoNaS Re-Roof	Facilities Management	$ 815,000.00	$ -	$ -	$ -	$ -	$ -	**Bonds**, TIDD
Rio Grande Theater Re-Roof	Facilities Management	$ 271,250.00	$ 118,000.00	$ -	$ -	$ -	$ -	**TIDD**
Branigan Cultural Center Improvements	Quality of Life	$ 1,042,809.00	$ 2,000,000.00	$ 1,200,000.00	$ -	$ -	$ -	**Grants**, Taxes, TIDD
East Mesa Public Recreational Complex	Public Works	$ 3,906,557.00	$ -	$ -	$ -	$ -	$ -	**Bonds**
Electrical Vehicle Fleet Chargers	Facilities Management	$ 72,673.92	$ 75,000.00	$ -	$ -	$ -	$ -	**Taxes**
GO Bond - ARPA	Public Works	$ -	$ -	$ -	$ -	$ -	$ -	**Bonds**
GO Bond 2022- E. Mesa Recreation Complex	Public Works	$ 1,140,846.56	$ -	$ -	$ -	$ -	$ -	**Bonds**
GO Bond 2022- Parks Improvements	Public Works	$ 2,034,781.31	$ -	$ -	$ -	$ -	$ -	**Bonds**
GO Bond 2022- Public Art	Quality of Life	$ 240,000.00	$ -	$ -	$ -	$ -	$ -	**Bonds**
Municipal Court Rehabilitiation	Public Works	$ 400,000.00	$ 13,236,452.64	$ 6,598,226.32	$ 6,598,226.32	$ 6,598,226.32	$ -	**Bonds**, Grants, Taxes, TIDD
Plaza Shade Structures	Economic Development	$ 2,400,000.00	$ -	$ -	$ -	$ -	$ -	**Bonds, Taxes**
Public Art Rollover Funding	Quality of Life	$ 88,837.25	$ -	$ -	$ -	$ -	$ -	**Taxes**
Regional Community Pool	Public Works	$ -	$ -	$ -	$ -	$ -	$ -	Bonds
Villa Mora Dam Park	Parks & Recreation	$ 300,000.00	$ -	$ -	$ -	$ -	$ -	**Grants, Taxes**
Voluntary Assessment District Phase II	Public Works	$ -	$ -	$ -	$ -	$ -	$ -	Bonds
	SUBTOTAL	**$ 27,111,845.23**	**$ 36,966,431.64**	**$ 43,479,721.32**	**$ 7,672,226.32**	**$ 7,672,226.32**	**$ 59,000.00**	

CITY OF LAS CRUCES
CAPITAL IMPROVEMENTS PROGRAM
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Public Facilities		$	$	$	$	$	$	
Public Facilities - Annual		**$ 1,330,712.35**	**$ 10,793,907.00**	**$ 3,892,340.00**	**$ 3,867,340.00**	**$ 3,202,340.00**	$ -	
ADA Compliance		$ -	$ 502,400.00	$ 101,200.00	$ 101,200.00	$ 101,200.00	$ -	
ADA Compliance	Facilities Management	$ -	$ 202,400.00	$ 101,200.00	$ 101,200.00	$ 101,200.00	$ -	Bonds, Grants, Taxes
Downtown Parking Lots Renovation		$ -	$ 561,000.00	$ 280,500.00	$ 280,500.00	$ 280,500.00	$ -	
Downtown Parking Lot Program	Facilities Management	$ -	$ 561,000.00	$ 280,500.00	$ 280,500.00	$ 280,500.00	$ -	**TIDD**
Facility Parking Lot Program		$ 157,678.12	$ 2,124,600.00	$ 482,800.00	$ 482,800.00	$ 257,800.00	$ -	
Facility Parking Lot Program	Facilities Management	$ 157,678.12	$ 1,609,000.00	$ 225,000.00	$ 225,000.00	$ -	$ -	**Taxes**
Parks Parking Lot Rehabilitation Program	Facilities Management	$ -	$ 515,600.00	$ 257,800.00	$ 257,800.00	$ 257,800.00	$ -	**Bonds, Grants, Taxes**
General Facilities Improvements		$ 118,411.23	$ 1,387,940.00	$ 656,470.00	$ 651,470.00	$ 656,470.00	$ -	
General Facilities Improvement Program	Facilities Management	$ 118,411.23	$ 1,000,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ -	**Taxes, Telshor**
WIA Building (Women's Improvement Association) Rehabilitation	Facilities Management	$ -	$ 387,940.00	$ 156,470.00	$ 151,470.00	$ 156,470.00	$ -	Taxes, Grants
Parks Parking Lots		$ -	$ 900,000.00	$ 450,000.00	$ 450,000.00	$ -	$ -	
Parks Parking Lot Program	Parks & Recreation	$ -	$ 900,000.00	$ 450,000.00	$ 450,000.00	$ -	$ -	Grants, Other, Taxes
Roof Replacement Program		$ 739,623.00	$ 1,388,927.00	$ 336,600.00	$ 336,600.00	$ 336,600.00	$ -	
Facility Roof Replacement Program	Facilities Management	$ 199,623.00	$ 1,072,146.00	$ 336,600.00	$ 336,600.00	$ 336,600.00	$ -	**Bonds, Taxes, TIDD**
Meerscheidt Center Re-Roof	Facilities Management	$ 540,000.00	$ -	$ -	$ -	$ -	$ -	**Bonds**
Re-Roof of Castaneda Building	Facilities Management	$ -	$ 316,781.00	$ -	$ -	$ -	$ -	Taxes
Safety, Health, Environmental & Emergency		$ 315,000.00	$ 3,025,500.00	$ 1,170,500.00	$ 1,155,500.00	$ 1,155,500.00	$ -	
City Security Program	Facilities Management	$ 175,000.00	$ 555,500.00	$ 270,500.00	$ 255,500.00	$ 255,500.00	$ -	**Taxes**
City Vacant /Abandoned Lots	Facilities Management	$ -	$ 1,650,000.00	$ 825,000.00	$ 825,000.00	$ 825,000.00	$ -	Taxes
Park Sidewalk Repair Program	Facilities Management	$ 65,000.00	$ 150,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ -	Grants, **Taxes**
Security & Fire Alarm Program	Facilities Management	$ -	$ 670,000.00	$ -	$ -	$ -	$ -	Taxes, TIDD
Convention Center FF&E	Visit Las Cruces	$ 75,000.00	$ 150,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ -	**Taxes**
Public Facilities - Future		**$ -**		**$ 8,055,000.00**	**$ 26,481,000.00**	**$ 650,000.00**	$ -	
General Facilities Improvements		$ -	$ 10,993,180.00	$ 2,200,000.00	$ 15,200,000.00	$ -	$ -	
Eastside Purchase and Renovation	Quality of Life	$ -	$ 2,575,000.00	$ -	$ -	$ -	$ -	Bonds, Grants, Taxes
Munson Center Bathrooms	Quality of Life	$ -	$ 250,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
Munson Center Floor	Quality of Life	$ -	$ 750,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
Museum of Art Improvements	Quality of Life	$ -	$ 615,000.00	$ 200,000.00	$ -	$ -	$ -	Grants, Taxes
Museum of Art/MoNaS Remodel	Quality of Life	$ -	$ 3,000,000.00	$ -	$ 15,000,000.00	$ -	$ -	Bonds, Grants, Taxes
Railroad Museum Exterior Improvements	Quality of Life	$ -	$ 375,000.00	$ -	$ -	$ -	$ -	Bonds, Grants, Taxes
Sage Café Library Expansion	Quality of Life	$ -	$ 200,000.00	$ 2,000,000.00	$ 200,000.00	$ -	$ -	Grants, Taxes
Senior Programs Master Plan	Quality of Life	$ -	$ 145,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
Safety, Health, Environmental & Emergency		$ -	$ 1,300,000.00	$ 650,000.00	$ 650,000.00	$ 650,000.00	$ -	
Rehabilitation and Demolition of Vacant Buildings	Facilities Management	$ -	$ 1,300,000.00	$ 650,000.00	$ 650,000.00	$ 650,000.00	$ -	Taxes
Branigan Library Rehabilitation	Facilities Management	$ -	$ 249,500.00	$ 2,750,000.00	$ 1,111,000.00	$ -	$ -	Bonds, Grants, Taxes
Legends West Facility Master Plan	Parks & Recreation	$ -	$ 150,000.00	$ -	$ -	$ -	$ -	ARPA, Bonds, Grants, Other, PIF, Taxes
Museum System Collections Storage	Quality of Life	$ -	$ -	$ -	$ 9,500,000.00	$ -	$ -	Bonds, Grants, Taxes
Plugged in for Good Community Resilience & Energy Hub	Sustainability	$ -	$ 1,932,500.00	$ 2,000,000.00	$ -	$ -	$ -	Grants
Railroad Museum Reinterpretation	Quality of Life	$ -	$ 60,000.00	$ 225,000.00	$ -	$ -	$ -	Grants, Taxes
Safe Haven Outdoor Classroom	Parks & Recreation	$ -	$ 20,000.00	$ 230,000.00	$ 20,000.00	$ -	$ -	ARPA, Bonds, Grants, PIF, Taxes
	SUBTOTAL	**$ 28,442,557.58**	**$ 50,393,518.64**	**$ 55,427,061.32**	**$ 38,020,566.32**	**$ 11,524,566.32**	**$ 59,000.00**	

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CAPITAL IMPROVEMENTS PROGRAM
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Public Safety		$	$	$	$	$	$	
Public Safety - Newly Funded		$ 9,620,000.00	$ -	$ -	$ -	$ -	$ -	
Statewide Critical Incident Response Vehicles	Police Department	$ 620,000.00	$ -	$ -	$ -	$ -	$ -	
Police Driving Track	Police Department	$ 2,500,000.00	$ -	$ -	$ -	$ -	$ -	
Police Vehicles	Police Department	$ 1,500,000.00	$ -	$ -	$ -	$ -	$ -	
Fire Apparatus	Fire Department	$ 5,000,000.00	$ -	$ -	$ -	$ -	$ -	
Public Safety - Carryover		$ 24,196,729.79	$ 13,538,068.00	$ -	$ -	$ -	$ -	
Police Department Equipment		$ 235,704.81	$ 1,238,068.00	$ -	$ -	$ -	$ -	
Police Shooting Range	Police Department	$ 235,704.81	$ 290,500.00	$ -	$ -	$ -	$ -	**Grants**, Other
Public Safety Regional Communication System Improvements	Police Department	$ -	$ 500,500.00	$ -	$ -	$ -	$ -	**Grants**
Public Safety Vehicle SWAT Command Vehicle	Police Department	$ -	$ 100,000.00	$ -	$ -	$ -	$ -	Grants
Public Safety Vehicles - Bearcat	Police Department	$ -	$ 347,068.00	$ -	$ -	$ -	$ -	Grants
Safety, Health, Environmental & Emergency		$ 23,961,024.98	$ 12,300,000.00	$ -	$ -	$ -	$ -	
MIH and CIT response station	Fire Department	$ 11,076,137.98	$ 3,000,000.00	$ -	$ -	$ -	$ -	**Grants**
Real Time Crime Center (RTCC)	Police Department	$ 2,621,786.00	$ 2,000,000.00	$ -	$ -	$ -	$ -	**Grants, Taxes**
Fire Station 4 Remodel	Public Works	$ 950,000.00	$ -	$ -	$ -	$ -	$ -	
Fire Station 9 Build	Public Works	$ 9,313,101.00	$ -	$ -	$ -	$ -	$ -	**Bonds, Grants, Telshor**
Police Department Building Renovation	Police Department	$ -	$ 400,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
Public Safety - Annual		$ 18,799.65	$ 9,050,000.00	$ 240,000.00	$ -	$ -	$ -	
Fire Station Improvements		$ 18,799.65	$ 5,562,000.00	$ -	$ -	$ -	$ -	
Fire Stations Improvements	Fire Department	$ 18,799.65	$ 5,562,000.00	$ -	$ -	$ -	$ -	**Grants**
Fire Department Vehicles and Equipment	Fire Department	$ -	$ 3,008,000.00	$ -	$ -	$ -	$ -	Bonds
Fire Station Equipment	Fire Department	$ -	$ 480,000.00	$ 240,000.00	$ -	$ -	$ -	Grants
Public Safety - Future		$ -	$ 6,211,919.00	$ 24,675,000.00	$ 57,000,000.00	$ -	$ -	
Facility Parking Lot Program		$ -	$ 45,000.00	$ -	$ -	$ -	$ -	
Police North Parking Lot Fencing	Police Department	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	Taxes
Police Parking Lot Resurfacing	Police Department	$ -	$ 25,000.00	$ -	$ -	$ -	$ -	Taxes
Police Department Equipment		$ -	$ 3,020,000.00	$ 9,000,000.00	$ -	$ -	$ -	
Police Department Equipment - Axon Body Cameras	Police Department	$ -	$ 100,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
Police Department Equipment - Mobile Data Terminals	Police Department	$ -	$ 350,000.00	$ -	$ -	$ -	$ -	Grants
Police Emergency Vehicles	Police Department	$ -	$ 1,230,000.00	$ -	$ -	$ -	$ -	Grants, PSIF, Taxes
Police/Fire Training Facility - Design/Construct	Police Department	$ -	$ -	$ 6,900,000.00	$ -	$ -	$ -	Bonds, Grants, PSIF, Taxes
Police/Fire Training Facility - Furniture, Fixtures, and Equipment	Police Department	$ -	$ -	$ 2,100,000.00	$ -	$ -	$ -	Grants, PSIF, Taxes
Public Safety Smart Technology	Police Department	$ -	$ 200,000.00	$ -	$ -	$ -	$ -	Grants
Solar Canopy protective screen	Police Department	$ -	$ 20,000.00	$ -	$ -	$ -	$ -	Taxes
Statewide Critical Incident Response Vehicles	Police Department	$ -	$ 500,000.00	$ -	$ -	$ -	$ -	Grants, Other
Downtown Public Safety Complex	Police Department	$ -	$ -	$ -	$ 57,000,000.00	$ -	$ -	Bonds, Taxes
Police Department Mobile Operation Command Vehicle	Police Department	$ -	$ 701,919.00	$ -	$ -	$ -	$ -	Grants
Southwest Station Build	Fire Department	$ -	$ -	$ 6,675,000.00	$ -	$ -	$ -	Taxes
	SUBTOTAL	**$ 33,835,529.44**	**$ 28,799,987.00**	**$ 24,915,000.00**	**$ 57,000,000.00**	**$ -**	**$ -**	

Public Transit		$	$	$	$	$	$	
Public Transit - Newly Funded		$ 440,525.00	$ 5,346,800.00	$ -	$ -	$ -	$ -	
Transit Vehicles 26	RoadRunner Transit	$ 340,525.00	$ 840,000.00	$ -	$ -	$ -	$ -	**Grants**
MVITT Inductive Charging	RoadRunner Transit	$ 100,000.00	$ 5,346,800.00	$ -	$ -	$ -	$ -	**Grants**
Public Transit - Carryover		$ 7,086,230.99	$ 5,700,000.00	$ -	$ -	$ -	$ -	
Municipal Service Center - Transit	RoadRunner Transit	$ 487,254.99	$ -	$ -	$ -	$ -	$ -	**Grants, Taxes**
Electric Buses (6)	RoadRunner Transit	$ 6,598,976.00	$ 5,700,000.00	$ -	$ -	$ -	$ -	**Grants, Taxes**
Public Transit - Annual		$ 75,000.00	$ 275,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	
Transit Facilities Improvement Program	RoadRunner Transit	$ 75,000.00	$ 275,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	$ 75,000.00	**Grants**
Public Transit - Future		$ -	$ 13,996,800.00	$ -	$ -	$ -	$ -	
Resiliency Program		$ -	$ 8,146,800.00	$ -	$ -	$ -	$ -	
Solar Array	RoadRunner Transit	$ -	$ 2,700,000.00	$ -	$ -	$ -	$ -	Grants
Battery Storage	RoadRunner Transit	$ -	$ 3,150,000.00	$ -	$ -	$ -	$ -	Grants
	SUBTOTAL	**$ 7,601,755.99**	**$ 25,318,600.00**	**$ 75,000.00**	**$ 75,000.00**	**$ 75,000.00**	**$ 75,000.00**	

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Resiliency		$	$	$	$	$	$	
Resiliency - Newly Funded		$ 522,420.08	$ -	$ -	$ -	$ -	$ -	
DC Fast Chargers for Electric Vehicles	Sustainability	$ 522,420.08	$ -	$ -	$ -	$ -	$ -	
Resiliency - Carryover		$ 2,888,313.80	$ 365,000.00	$ -	$ -	$ -	$ -	
Resiliency Program		$ 2,888,313.80	$ 365,000.00	$ -	$ -	$ -	$ -	**Bonds**
Melendres Ave/Pittsburg - Hadley to Picacho	Public Works	$ 2,717,660.84	$ -	$ -	$ -	$ -	$ -	Bonds, Taxes
Solar Photovoltaic/Storage Projects	Sustainability	$ 170,652.96	$ -	$ -	$ -	$ -	$ -	**Taxes**
Resiliency - Annual		$ 4,110,820.10	$ 1,200,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ -	
Drainage Infrastructure Improvements		$ 3,143,375.00	$ 1,000,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ -	
Drainage Infrastructure Improvements	Public Works	$ 3,143,375.00	$ 1,000,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ -	**Taxes**
Resiliency Program		$ 483,722.55	$ 100,000.00	$ -	$ -	$ -	$ -	
Casa Linda Acres Reconstruction	Public Works	$ 273,612.10	$ -	$ -	$ -	$ -	$ -	**Taxes**
East Mesa Roads and Drainage	Public Works	$ 110,110.45	$ -	$ -	$ -	$ -	$ -	**Taxes**
Storm Water System Mapping	Public Works	$ 100,000.00	$ 100,000.00	$ -	$ -	$ -	$ -	**Taxes**
Resiliency - Future		$ -	$ 3,905,000.00	$ -	$ -	$ -	$ -	
Fleet electric vehicle chargers (dual chargers)	Sustainability	$ -	$ 400,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
Hadley Ave Complex Recreation Rehabilitation	Parks & Recreation	$ -	$ 3,305,000.00	$ -	$ -	$ -	$ -	Grants
Public Electric Vehicle Chargers (8 dual)	Sustainability	$ -	$ 200,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
	SUBTOTAL	$ 7,521,553.98	$ 5,470,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ -	

Streets - New		$	$	$	$	$	$	
Streets - New - Newly Funded		$ -	$ -	$ -	$ -	$ -	$ -	
Streets - New - Carryover		$ -	$ -	$ -	$ -	$ -	$ -	
Streets - New - Annual		$ -	$ -	$ -	$ -	$ -	$ -	
Streets - New - Future		$ -	$ 48,848,000.00	$ -	$ -	$ -	$ -	
High Mesa Road	Economic Development	$ -	$ 32,000,000.00	$ -	$ -	$ -	$ -	Bonds, Grants, Taxes
Transit Loop Road	Economic Development	$ -	$ 16,848,000.00	$ -	$ -	$ -	$ -	Bonds, Grants, Taxes
	SUBTOTAL	$ -	$ 48,848,000.00	$ -	$ -	$ -	$ -	

Streets Improvements		$	$	$	$	$	$	
Streets Improvements - Newly Funded		$ 1,500,000.00	$ -	$ -	$ -	$ -	$ -	
N Alameda Blvd & Hoagland Rd Intersection Improvements	Public Works	$ 1,500,000.00						
Streets Improvements - Carryover		$ 34,081,075.91	$ 15,040,000.00	$ 1,620,000.00	$ 1,500,000.00	$ 620,000.00	$ 1,120,000.00	
Complete Streets Program		$ 5,259,613.38	$ -	$ -	$ -	$ -	$ -	
East Mesa Roads and Drainage	Public Works	$ 2,353,051.00	$ -	$ -	$ -	$ -	$ -	**Bonds**, Taxes
Melendres Ave/Pittsburg - Hadley to Picacho	Public Works	$ 2,604,500.00	$ -	$ -	$ -	$ -	$ -	
University Area Complete Streets	Public Works	$ 302,062.38	$ -	$ -	$ -	$ -	$ -	**Bonds**
Downtown Street Improvements		$ 7,420,567.38	$ 10,000,000.00	$ -	$ -	$ -	$ -	
Alameda Blvd - S. Main St to W Las Cruces Ave	Public Works	$ 750,000.00	$ 10,000,000.00	$ -	$ -	$ -	$ -	**TIDD**
Campo Street Design and Reconstruction	Public Works	$ 6,670,567.38	$ -	$ -	$ -	$ -	$ -	**TIDD**
Lift Up Las Cruces - Street Improvements		$ 1,567,774.00	$ 1,800,000.00	$ -	$ -	$ -	$ -	
Sacramento St - Poplar Ave to Oasis Ave	Public Works	$ 1,567,774.00	$ 1,800,000.00	$ -	$ -	$ -	$ -	**Bonds**, Grants, Taxes
Median Landscaping		$ 317,917.00	$ 2,240,000.00	$ 1,120,000.00	$ 1,000,000.00	$ 120,000.00	$ 1,120,000.00	
Lohman Ave & Roadrunner Parkway Medians	Parks & Recreation	$ -	$ -	$ -	$ -	$ -	$ -	**Grants**
Medians	Parks & Recreation	$ 317,917.00	$ 2,240,000.00	$ 1,120,000.00	$ 1,000,000.00	$ 120,000.00	$ 1,120,000.00	**Bonds**, Grants, Taxes
Street Lighting & Traffic Signal Maintenance Program		$ 7,623,398.07	$ -	$ -	$ -	$ -	$ -	
Mesquite Historic District	Public Works	$ 896,694.84	$ -	$ -	$ -	$ -	$ -	**Grants**
Traffic Signal Program		$ 6,726,703.23	$ -	$ -	$ -	$ -	$ -	
Bataan Memorial at Rinconada	Public Works	$ 1,150,887.00	$ -	$ -	$ -	$ -	$ -	**Taxes, Bonds**
Casa Linda Acres Reconstruction	Public Works	$ 4,058,653.48	$ -	$ -	$ -	$ -	$ -	ARPA, **Bonds,** Grants, Taxes
E Lohman Ave & S Walnut St Traffic Signal MAP	Public Works	$ 1,517,162.75	$ -	$ -	$ -	$ -	$ -	**Bonds,** Grants, Taxes
East Mesa Roads and Drainage	Public Works	$ 5,165,102.85	$ 1,000,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ -	**Bonds, Grants, Taxes**
Johnson St - Rouault Ave to Topley Ave	Public Works	$ 108,928.44	$ -	$ -	$ -	$ -	$ -	Bonds, Taxes
Madrid Ave Extension - Evelyn St to N Triviz Dr	Public Works	$ 932,620.74	$ -	$ -	$ -	$ -	$ -	**Bonds**
South Main St - Avenida de Mesilla to Boutz	Public Works	$ 3,549,046.26	$ -	$ -	$ -	$ -	$ -	**Bonds**
Telshor Spruce Intersection Improvements	Public Works	$ 574,507.41	$ 2,850,000.00	$ -	$ -	$ -	$ -	**Bonds**, Grants, Taxes
	SUBTOTAL	$ 35,581,075.91	$ 15,040,000.00	$ 1,620,000.00	$ 1,500,000.00	$ 620,000.00	$ 1,120,000.00	

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Streets Improvements		$	$	$	$	$	$	
Streets Improvements - Annual		**$ 10,759,525.34**	**$ 23,354,525.00**	**$ 10,714,525.00**	**$ 15,214,525.00**	**$ 13,579,000.00**	**$ 250,000.00**	
Drainage Infrastructure Improvements		$ 15,450.00	$ 160,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ -	
CO-OP Match	Public Works	$ 15,450.00	$ 160,000.00	$ 80,000.00	$ 80,000.00	$ 80,000.00	$ -	Taxes
Neighborhood Traffic Calming Program		$ 240,000.00	$ 120,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ -	
Neighborhood Traffic Calming Program	Public Works	$ 240,000.00	$ 120,000.00	$ 60,000.00	$ 60,000.00	$ 60,000.00	$ -	Taxes
Pavement Condition Index Improvements		$ 5,213,019.34	$ 12,600,000.00	$ 6,300,000.00	$ 6,300,000.00	$ 6,300,000.00	$ -	
Pavement Condition Index Improvements	Public Works	$ 5,213,019.34	$ 12,600,000.00	$ 6,300,000.00	$ 6,300,000.00	$ 6,300,000.00	$ -	Taxes
Pavement Marking Program		$ 222,500.00	$ 169,000.00	$ 169,000.00	$ 169,000.00	$ 169,000.00	$ -	
Pavement Marking Program	Public Works	$ 222,500.00	$ 169,000.00	$ 169,000.00	$ 169,000.00	$ 169,000.00	$ -	Taxes
Roadway Maintenance Program		$ 1,980,000.00	$ 1,950,000.00	$ 1,950,000.00	$ 1,950,000.00	$ 470,000.00	$ 250,000.00	
Chip Seal Program	Public Works	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ 200,000.00	$ 220,000.00	$ -	Taxes
Roadway Maintenance Program	Public Works	$ 1,530,000.00	$ 1,500,000.00	$ 1,500,000.00	$ 1,500,000.00	$ -	$ -	Taxes
Unpaved Roads	Public Works	$ 250,000.00	$ 250,000.00	$ 250,000.00	$ 250,000.00	$ 250,000.00	$ 250,000.00	Taxes
Street Lighting & Traffic Signal Maintenance Program		$ 1,299,291.00	$ 6,200,000.00	$ 1,000,000.00	$ 5,500,000.00	$ 5,500,000.00	$ -	
Street Lighting and Traffic Signal Maintenance	Public Works	$ 1,099,291.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ -	Taxes
Las Cruces Street Lighting Management System	Public Works	$ 200,000.00	$ 5,500,000.00	$ 500,000.00	$ 5,000,000.00	$ 5,000,000.00	$ -	Taxes
Traffic Signal Program		$ 1,150,000.00	$ 2,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ -	
Transportation System Modernization ITS	Public Works	$ 1,150,000.00	$ 2,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ -	Taxes
Weed Control & Maintenance Program		$ 639,265.00	$ 155,525.00	$ 155,525.00	$ 155,525.00	$ -	$ -	
Weed Control & Maintenance Program	Public Works	$ 155,525.00	$ 155,525.00	$ 155,525.00	$ 155,525.00	$ -	$ -	Taxes
Land Acquisition - Public Works	Public Works	$ 243,740.00	$ 500,000.00	$ 250,000.00	$ 250,000.00	$ 250,000.00	$ -	Taxes
Materials Testing	Public Works	$ 240,000.00	$ 240,000.00	$ 240,000.00	$ 240,000.00	$ 240,000.00	$ -	Taxes
Streets Improvements - Future		**$ -**	**$ 38,305,309.51**	**$ 21,630,000.00**	**$ 13,612,360.00**	**$ 12,755,000.00**	**$ 2,540,000.00**	
Downtown Street Improvements		$ -	$ 750,000.00	$ -	$ -	$ -	$ -	
Alameda Blvd - Las Cruces Ave to Picacho Ave	Public Works	$ -	$ 750,000.00	$ -	$ -	$ -	$ -	TIDD
Street Lighting & Traffic Signal Maintenance Program		$ -	$ -	$ -	$ 50,000.00	$ -	$ -	
Targeted Road and Lighting Improvements - Design	Public Works	$ -	$ -	$ -	$ 50,000.00	$ -	$ -	Taxes
Traffic Signal Program		$ -	$ 1,500,000.00	$ -	$ -	$ -	$ -	
Lohman at Walnut and Walton Signal Improvement	Public Works	$ -	$ 1,500,000.00	$ -	$ -	$ -	$ -	Other
Advancement Ave Expansion	Economic Development	$ -	$ 516,383.56	$ -	$ -	$ -	$ -	Bonds, Grants
Armijo St - W Organ Ave to W Mountain Ave	Public Works	$ -	$ -	$ 1,800,000.00	$ -	$ -	$ -	Bonds, Taxes
Armijo St - W Picacho Ave to Parker Rd	Public Works	$ -	$ 1,450,000.00	$ -	$ -	$ -	$ -	Bonds, Taxes
Aspen Ave-Sequioa Ave to S Valley Dr	Public Works	$ -	$ -	$ -	$ 3,475,600.00	$ -	$ -	Bonds, Grants, Taxes
Elm St & Tamarack Dr from Aspen Ave to Sequoia Ave	Public Works	$ -	$ -	$ -	$ -	$ 2,380,000.00	$ -	Bonds, Grants, Other, Taxes
Evelyn St - Madrid Ave to Ash Ave	Public Works	$ -	$ 3,600,000.00	$ -	$ -	$ -	$ -	Bonds, Grants, Taxes
Hayner Ave.- N. Valley Dr to N. Compress Rd and Sixth St- Hayner Ave to W. Hadley Ave	Public Works	$ -	$ 3,293,850.00	$ -	$ -	$ -	$ -	Bonds, Taxes
Hickory Dr & Sycamore Dr from Aspen Ave to Sequoia Ave	Public Works	$ -	$ -	$ -	$ -	$ -	$ 2,540,000.00	Bonds, Grants, Taxes
Kilmer St - Spruce Ave to Ash Ave	Public Works	$ -	$ 2,000,000.00	$ -	$ -	$ -	$ -	Bonds, Taxes
La Fonda Dr - Idaho Ave to E.O.P.	Public Works	$ -	$ 1,200,000.00	$ -	$ -	$ -	$ -	Bonds, Taxes
LCIIP Infrastructure Improvements	Economic Development	$ -	$ 5,000,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
McClure Rd & Carlyle Dr Pond, Road & Drainage Improvements	Public Works	$ -	$ 2,500,000.00	$ 3,000,000.00	$ 2,000,000.00	$ -	$ -	Grants, Other, Taxes
Med Park - Idaho Ave. to Perkins St.	Public Works	$ -	$ 2,545,300.00	$ -	$ -	$ -	$ -	Bonds, Taxes
Miranda Ave - Picacho Ave to Court Ave	Public Works	$ -	$ -	$ -	$ 2,700,000.00	$ -	$ -	Bonds, Taxes
Mountain Ave - Melendres St to Armijo St	Public Works	$ -	$ 2,542,986.00	$ -	$ -	$ -	$ -	Bonds, Taxes
Mountain Vista Parkway Expansion	Economic Development	$ -	$ 1,200,473.54	$ -	$ -	$ -	$ -	Grants, Taxes
Parkview - Espina to W Park Dr	Public Works	$ -	$ -	$ -	$ 1,200,000.00	$ -	$ -	Taxes
Poplar Ave - Mesquite St to Santa Fe St	Public Works	$ -	$ 1,100,000.00	$ -	$ -	$ -	$ -	Bonds, Taxes
Rigsby Rd - Barker to Valley Dr	Public Works	$ -	$ -	$ 850,000.00	$ -	$ -	$ -	Bonds, Taxes
Rocket Drive Expansion	Economic Development	$ -	$ 5,956,316.41	$ -	$ -	$ -	$ -	Bonds, Grants, Taxes
Scoggins Ave-Sixth St to Sweet St	Public Works	$ -	$ -	$ 1,180,000.00	$ -	$ -	$ -	Taxes
Sequoia Ave - Valley Dr to EOP	Public Works	$ -	$ -	$ 3,000,000.00	$ -	$ -	$ -	Bonds, Grants, Taxes
Solano Dr- Missouri to Lohman	Public Works	$ -	$ -	$ -	$ -	$ 10,375,000.00	$ -	Other
South Valley Dr Reconstruction - Avenida de Mesilla to Boutz	Public Works	$ -	$ -	$ 11,800,000.00	$ -	$ -	$ -	Bonds, Grants, Taxes
Sweet St- Hayner Ave to W. Hadley Ave	Public Works	$ -	$ -	$ -	$ 1,761,760.00	$ -	$ -	Taxes
Venture Blvd Expansion	Economic Development	$ -	$ 900,000.00	$ -	$ -	$ -	$ -	Grants, Taxes
Westgate St - Amador Ave to Cul de Sac	Public Works	$ -	$ -	$ -	$ 2,375,000.00	$ -	$ -	Bonds, Grants, Taxes
	SUBTOTAL	**$ 46,340,601.25**	**$ 80,906,501.51**	**$ 34,619,525.00**	**$ 30,981,885.00**	**$ 27,594,000.00**	**$ 3,910,000.00**	

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Utilities		$	$	$	$	$	$	
Utilities - Newly Funded		**$ 17,928,227.90**	$ -	$ -	$ -	$ -	$ -	
2025 DWSRF Loan	Utilities	$ 14,955,302.15	$ -	$ -	$ -	$ -	$ -	
2025 Water Trust Board Loan	Utilities	$ 2,972,925.75	$ -	$ -	$ -	$ -	$ -	
Utilities - Carryover		**$ 55,402,727.30**	**$ 84,843,060.00**	**$ 21,887,221.00**	**$ 8,562,969.00**	**$ 3,615,000.00**	**$ 4,892,239.00**	
Gas Admin Building Improvements	Utilities	$ 871,068.60	$ 446,666.00	$ 748,998.00	$ 125,000.00	$ 125,000.00	$ -	**Other**
Gas Development	Utilities	$ 2,548,618.00	$ -	$ -	$ -	$ -	$ -	**Other**
Gas Miscellaneous	Utilities	$ 358,923.00	$ 175,000.00	$ 175,000.00	$ 175,000.00	$ 175,000.00	$ -	**Other**
Gas PHMSA Grant	Utilities	$ 10,000,000.00	$ 7,972,055.00	$ -	$ -	$ -	$ -	**Grants**
Gas Rehabilitation	Utilities	$ 2,064,798.00	$ 2,999,467.00	$ 5,488,493.00	$ 360,000.00	$ 1,080,000.00	$ 360,000.00	**Other**
Solid Waste Building Improvements	Utilities	$ 1,221,420.00	$ 2,319,166.00	$ 1,750,000.00	$ 125,000.00	$ 125,000.00	$ 125,000.00	**Other**
Wastewater Building Improvements	Utilities	$ 541,760.00	$ 420,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	**Other**
Wastewater Development	Utilities	$ 1,021,522.00	$ 156,000.00	$ -	$ -	$ -	$ -	**Other**
Wastewater Miscellaneous	Utilities	$ -	$ 341,569.00	$ 260,000.00	$ 260,000.00	$ 260,000.00	$ 260,000.00	**Other**
Wastewater Rehabilitation	Utilities	$ 1,543,547.50	$ 5,616,439.00	$ 5,811,040.00	$ 500,000.00	$ 720,000.00	$ 410,000.00	**Other**
Wastewater Septic Systems	Utilities	$ 372,753.20	$ 47,677,216.00	$ -	$ -	$ -	$ -	**Grants**
Water 2025 Projects	Utilities	$ 15,211,000.00	$ -	$ -	$ -	$ -	$ -	**Other**
Water Building Improvements	Utilities	$ 180,226.00	$ 554,385.00	$ 250,000.00	$ 125,000.00	$ 125,000.00	$ 125,000.00	**Other**
Water Development	Utilities	$ 151,724.00	$ 5,298,864.00	$ 261,272.00	$ 2,745,624.00	$ -	$ -	**WIF**
Water Miscellaneous	Utilities	$ 75,000.00	$ 1,552,187.00	$ 1,046,277.00	$ 795,784.00	$ 105,000.00	$ 60,000.00	**WIF**
Water Rehab	Utilities	$ 2,145,193.00	$ 9,314,046.00	$ 6,046,141.00	$ 3,301,561.00	$ 850,000.00	$ 3,502,239.00	**Other**
WW23 Projects	Utilities	$ 17,095,174.00	$ -	$ -	$ -	$ -	$ -	**Other**
Utilities - Annual		$ -	$ -	$ -	$ -	$ -	$ -	
Utilities - Future		$ -	**$ 64,656,940.72**	**$ 9,496,380.10**	**$ 7,700,787.00**	**$ 10,209,133.00**	**$ 11,850,960.00**	
Belt Filter Press Drainage Improvement	Utilities	$ -	$ 100,000.00	$ -	$ -	$ -	$ -	Other
Lead and Copper Service Line Replacement	Utilities	$ -	$ 6,539,951.00	$ 4,750,656.00	$ 5,700,787.00	$ 8,209,133.00	$ 9,850,960.00	Bonds, Grants
Lift Station Stationary Generator Installation	Utilities	$ -	$ 100,000.00	$ -	$ -	$ -	$ -	Other
Pressure Reducing Valve Rehabilitation	Utilities	$ -	$ 100,000.00	$ -	$ -	$ -	$ -	Other
Primary Digester Sludge Pump Upgrade	Utilities	$ -	$ 93,000.00	$ -	$ -	$ -	$ -	Other
SCADA Operating System Replacement	Utilities	$ -	$ 2,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	Grants
Sewer Connections	Utilities	$ -	$ 1,000,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	Grants
Transite Pipe Identification & Replacement	Utilities	$ -	$ 5,500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	$ 500,000.00	Bonds, Grants, Other
Wastewater Treatment Plant	Utilities	$ -	$ 45,839,309.00	$ -	$ -	$ -	$ -	Bonds, Grants, Taxes
Water Storage Tank Rehab	Utilities	$ -	$ 3,000,000.00	$ -	$ -	$ -	$ -	Other
Water Valve Replacements	Utilities	$ -	$ 120,000.00	$ -	$ -	$ -	$ -	Other
Well 66	Utilities	$ -	$ 264,680.72	$ 2,745,724.10	$ -	$ -	$ -	Grants
	SUBTOTAL	**$ 73,330,955.20**	**$ 149,500,000.72**	**$ 31,383,601.10**	**$ 16,263,756.00**	**$ 13,824,133.00**	**$ 16,743,199.00**	

	$	$	$	$	$	$	
Total Newly Funded	**$ 51,659,299.19**	**$ 24,665,180.00**	**$ 4,000,000.00**	**$ 5,407,498.00**	**$ 2,000,000.00**	$ -	
Total Carryover	**$ 192,122,740.51**	**$ 191,635,823.83**	**$ 71,207,442.32**	**$ 21,660,695.32**	**$ 16,377,726.32**	**$ 10,016,239.00**	
Total Annual	**$ 19,635,942.94**	**$ 53,807,932.00**	**$ 19,197,365.00**	**$ 23,033,365.00**	**$ 21,332,840.00**	**$ 1,775,000.00**	
Total Future	$ -	**$ 232,757,169.23**	**$ 95,348,380.10**	**$ 153,761,645.00**	**$ 101,384,133.00**	**$ 37,330,960.00**	
GRAND TOTAL	**$ 263,417,982.64**	**$ 502,866,105.06**	**$ 189,753,187.42**	**$ 203,863,203.32**	**$ 141,094,699.32**	**$ 49,122,199.00**	

Abbreviations:

ARPA - American Rescue Plan Act

Bonds - Includes Bonds and Loans

Grants - Includes Local, State, Federal, or private entity

Other - Includes Fees, State Entitlements, Leases, Developer Contributions and Donations

PIF - Park Impact Fees

PSIF - Public Safety Impact Fees

TIDD - Tax Increment Development District

WIF - Water Impact Fees

WWIF - Wastewater Impact Fees

Notes:

Pending funding noted in italic

Pending 2025 Legislative Appropriations/Capital Outlay

Current funding sources noted in bold

CAPITAL IMPROVEMENTS PROGRAM (CIP)
Amendments
City Council Meeting - May 04, 2026

Attachment "A"

Project:
Police Driving Track

Scope of Work:

To maintain the PD satellite academy in Las Cruces, a dedicated track for Emergency Vehicle Operations Course (EVOC) training, as mandated by academy standards, is required. The current track is no longer viable due to ongoing maintenance issues and will soon be unavailable. This initiative is a joint project with the Doña Ana County Sheriff's Office (DASO) and will serve not only the Las Cruces PD academy but also benefit all area law enforcement officers by providing a centralized, safe, and compliant training environment.

Amendment:

Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Public Safety	Police Department	$0	$2,500,000	$2,500,000	Adjustment to reflect new GRT funding.	6

Project:
Police Vehicle

Scope of Work:
To acquire, maintain, and support the public safety fleet operations .

Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Public Safety	Police Department	$0	$1,500,000	$1,500,000	Adjustment to reflect new GRT funding.	6

CAPITAL IMPROVEMENTS PROGRAM (CIP)
Amendments
City Council Meeting - May 04, 2026

Project:
Fire Apparatus

Scope of Work:

To acquire, maintain, and support a fire apparatus .

Amendment:

Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Public Safety	Fire Department	$0	$5,000,000	$5,000,000	Adjustment to reflect new GRT funding.	6

Project:
N Alameda Blvd & Hoagland Rd Intersection Improvements

Scope of Work:

Improvements to the intersection of N Alameda Blvd and Hoagland Rd , including the installation of a new traffic signal.

Amendment:

Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Street Improvements	Public Works	$0	$1,500,000	$1,500,000	Adjustment to reflect new GRT funding.	7

CAPITAL IMPROVEMENTS PROGRAM (CIP)
Amendments
City Council Meeting - May 04, 2026

Project:
Gas Admin Building Improvements

Scope of Work:

To construct, improve, furnish, remodel, and maintain the interior and exterior of Las Cruces Gas buildings.

Amendment:

Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Utilities	Utilities	$769,352	($101,715)	$667,637	Adjustment to reflect revised project funding.	9

Project:
Wastewater Rehabilitation

Scope of Work:

To improve, replace, develop, construct, and install wastewater and street utility rehabilitation projects, including but not limited to street utilities, the Jacob Hands Wastewater Treatment Facility, and the East Mesa Water Reclamation Facility.

Amendment:

Category	Department	Current Balance	Change	Ending Balance	Remarks	CIP Page
Utilities	Utilities	$3,075,157	($1,531,609)	$1,543,548	Adjustment to reflect revised project funding.	9

26-138

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

City Council Action and Executive Summary

District:	**☒ 1 ☒ 2 ☒ 3 ☒ 4 ☒ 5 ☒ 6 ☐ N/A**		
1st Reading:		**Adopted:**	May 4, 2026
Drafter:	Sylvia Caldera	**Department:**	City Manager's Office

Title: **A RESOLUTION ADOPTING FUNDING PRIORITIES AND ALLOCATIONS TO VARIOUS LAS CRUCES NON-PROFIT ORGANIZATIONS FOR FISCAL YEAR 2027 (FY27) TO PROVIDE HEALTH-RELATED PUBLIC SERVICE NEEDS AND AUTHORIZING THE INCORPORATION OF THE FUNDING AMOUNTS INTO THE CITY'S FY27 BUDGET.**

TYPE OF ACTION: **☒ Administrative** **☐ Legislative** **☐ Quasi-Judicial**

PURPOSE(S) OF ACTION:

To award funds to eligible non-profit organizations.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

On August 4, 2025, City Council approved Resolution No. 26-018 earmarking up to $600,000 a year from the Telshor Facility Fund to fund health-related public service programs for Fiscal Year FY27, FY28, FY29, and FY30. This program is for the specific purpose of providing funding to eligible non-profit organizations in exchange for providing qualified healthcare and supportive services to the sick, indigent, and low-income residents of Las Cruces.

The City of Las Cruces conducted a competitive application process for the provision of responsive, cost-effective, quality, health-related public services through partnerships with the non-profit sector. Grants are awarded on a two-year funding cycle, with renewed funding based on overall program performance, quality of data collection methods and record keeping, satisfactory monitoring reviews, and availability of City funding.

The applications were solicited in accordance with the adopted Health Related Public Services Policy Guide. The applications were reviewed and evaluated by the Health and Human Services Advisory Committee (HHSAC). On March 4, 2026, HHSAC recommended the grants listed in Exhibit "A" be awarded to local providers of health-related public services for FY27 in the amount of up to $600,000. City Council approval is required to award funds and execute a purchased services agreement between the City and the respective non-profit organizations.

SUPPORT INFORMATION:

EXHIBIT "A" - HHSAC FY27 RECOMMENDATIONS
ATTACHMENT "A" - MARCH 4, 2026 HHSAC MEETING MINUTES
ATTACHMENT "B" - RANKING SCORES FY27
ATTACHMENT "C" - FY27 PROGRAM DESCRIPTION

PLAN(S):

City Council Strategic Plan, 2021-2025 Consolidated Plan, Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

Health & Human Services

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

BUDGET / FISCAL IMPACT:

BUDGETED AMOUNT: $600,000 **AVAILABLE AMOUNT:** $600,000 **EXPENDITURE AMOUNT:** $600,000

Funding Source(s):

Health Care (FUND 2700) 20430071-721080 - (Various)

Overall Budget Impact:

Funds are proposed to be taken from the Telshor Facility Fund (2705) and transferred to the Health Care Fund (2700) pending adoption of the FY27 budget.

Does this action amend the Capital Improvement Plan (CIP)?

☐ Yes

☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Resolution. Such action would adopt the FY27 health-related funding recommendations of the HHSAC.
2. Vote "No"; this will not approve the Resolution and not adopt the FY27 health-related recommendations of the HHSAC.
3. Vote to "Amend"; this would modify the Resolution based on City Council's discretion and then vote "Yes" on the amended Resolution.
4. Vote to "Table"; this would postpone the Resolution and the City Council would need to provide direction to staff.

REFERENCE INFORMATION:

1. Resolution No. 05-128
2. Resolution No. 08-112
3. Resolution No. 14-105
4. Resolution No. 22-028
5. Resolution No. 24-112
6. Resolution No. 25-131
7. Resolution No. 26-018

RESOLUTION 26-138

A RESOLUTION ADOPTING FUNDING PRIORITIES AND ALLOCATIONS TO VARIOUS LAS CRUCES NON-PROFIT ORGANIZATIONS FOR FISCAL YEAR 2027 (FY27) TO PROVIDE HEALTH-RELATED PUBLIC SERVICE NEEDS AND AUTHORIZING THE INCORPORATION OF THE FUNDING AMOUNTS INTO THE CITY'S FY27 BUDGET.

The City Council is informed that:

WHEREAS, on August 4, 2025, City Council approved Resolution No. 26-018 earmarking up to $600,000 a year from the Telshor Facility Fund to fund health-related public services programs for Fiscal Year (FY) 2027, FY28, FY29, and FY30; and

WHEREAS, the City of Las Cruces Health and Human Services Advisory Committee (HHSAC) conducted a competitive application process for awarding grants to the non-profit sector for a two-year funding cycle; and

WHEREAS, the HHSAC evaluated applications and made recommendations in accordance with the current adopted HHSAC Policy Guide, in specific funding amounts for individual non-profit organizations demonstrating the ability to meet health-related public services needs to the sick, indigent, and low-income residents of Las Cruces.

NOW, THEREFORE, Be it Resolved by the Governing Body of the City of Las Cruces:

(I)

THAT area non-profit organizations recommended by the HHSAC be awarded grant amounts for FY27 as shown in Exhibit "A", attached hereto and made part of this Resolution, are hereby adopted.

(II)

THAT these funding recommendations are authorized to be incorporated into the FY27 budget.

(III)

THAT City staff is authorized to develop purchased service agreements with each non-profit agency for FY27 specifying services to be delivered and the City Manager is authorized to execute said agreements on the City's behalf.

(IV)

THAT City staff is hereby authorized to do all deeds necessary in accomplishment of the herein above.

DONE AND APPROVED this day of

APPROVED

_____
Mayor

ATTEST:

_____
City Clerk

Moved by:

Seconded by:

AYES

NAYS

OVERALL RANK	ORGANIZATION	PROGRAM	COMMITTEE RECOMMENDED FY27 AWARD AMOUNT
1	Amador Health Center	Amador Care Connection Program	$ 33,333.00
2	Big Brothers Big Sisters	One-One Mentoring for Low Income At Risk Youth	$ 33,333.00
3	Boys and Girls Club	More Members, More Often	$ 33,333.00
4	Casa De Peregrinos	Food Security Program	$ 33,333.00
5	Catholic Charities of SNM	Crime and Domestic Violence Program (CDVP)	$ 33,333.00
6	Community Action Agency	Las Cruces Emergency Family Services	$ 33,333.00
7	El Caldito	Soup Kitchen	$ 33,333.00
8	El Calvario UMC	Resiliency and Well-Being Program	$ 33,333.00
9	Families & Youth Inc.	12th Avenue Permanent Supportive Housing	$ 33,333.00
10	Jardin de los Niños	Healthy and Wise Wellness Program	$ 33,333.00
11	La Casa, Inc.	Domestic Violence Family Services Program	$ 33,333.00
12	La Pinon	La Piñon SANE Unit	$ 33,333.00
13	Lutheran Family Services Rocky Mountains	Las Cruces Refugee Food Security Assistance Program	$ 33,333.00
14	Mesilla Valley CASA	Advocate Development and Support	$ 33,333.00
15	Mesilla Valley Community of Hope	Project SOAR (SSI-SSDI Access Outreach and Recovery)	$ 33,333.00
16	New Mexico Legal Aid	Civil Legal Services for Low-Income Las Cruces Residents	$ 33,333.00
17	Roadrunner Food Bank	Childhood Hunger Initiative in Las Cruces	$ 33,333.00
18	Southern New Mexico Diabetes Outreach	Diabetes Education and Support Services	$ 33,333.00
			$ 599,994.00

CITY OF LAS CRUCES

HEALTH AND HUMAN SERVICES ADVISORY COMMITTEE
MINUTES
March 4, 2026

MEMBERS PRESENT: Charlotte Lipson
Blanca Scott
Joe Castillo

STAFF PRESENT: Sylvia Caldera, Neighborhood Program Specialist
Jan Lauterbach, Housing & Neighborhood Services Manager

OTHERS PRESENT:
Crystal Nowell, Big Brothers Big Sisters
Lorena Lozoya, FYI+
Steven Chavaria, El Caldito
Diana Salcedo, Amador Health Center
Kenneth Ferrone, Catholic Charities
Melissa Mata, La Casa, Inc.
Nichole Martinez, Mesilla Vally Community of Hope
Brandie White, Mesilla Valley CASA

1. CALL TO ORDER (6:02)

Caldera: Good afternoon, everyone. I'm going to go ahead and call this meeting to order. My name is Sylvia Caldera. And I'm a Housing and Neighborhood Services Specialist with the City of Las Cruces. For the record, today is Wednesday, March 4, 2026, and it is approximately 5:32 p.m. May I get a motion and a second motion to begin our meeting at this time?

Castillo: Motion to begin the meeting.

Lipson: Second.

Caldera: Thank you.

2. ROLL CALL

Caldera: For the second item on our agenda, we're going to go ahead and do roll call. So I'm going to start with myself, Sylvia Caldera, Housing and Neighborhood Specialist for the City of Las Cruces. And over to your right, we have Ms. Jan Lauterbach. And then, committee members, will you please state your name?

Scott: Blanca Scott.

Castillo: Joe Castillo.

Lipson: Charlotte Lipson.

Caldera: Thank you.

3. CONFLICT OF INTEREST INQUIRY

Caldera: For our third item on the agenda, it's going to be conflict of interest. Do any committee members have any conflict of interest with anything that is going to be discussed today on this meeting?

Scott: No.

Lipson: No.

Castillo: No.

4. APPROVAL OF MINUTES

Caldera: And the fourth item on our agenda is for the approval of minutes. On our agenda it is noted that for the approval of minutes we're going to be giving for the two previous meetings from last week, for February 25th and 26th. However, we only have one set of minutes, which is for February 25th, which are ready to be approved. The minutes from the 26th are not available yet.

May I get an approval of minutes for the ones for February 25th?

Castillo: Move to approve. Thank you.

Lipson: Approve.

Caldera: Okay.

5. DISCUSSION

Caldera: And then our fifth item on the agenda is to discuss with the committee members the year one applications and presentations that took place last week. So I'm going to go ahead and bring up the chart, the scoring. Can you guys see the scores back there? Okay. So I'm going to go with page one, and it's the ranking. Right here, we have all the names of the applicants and their fund request that they made. And these are the scores

that were given by the committee members. Total points would be 300 if you got a perfect score. Not everybody got a perfect score. And this would be like a sample recommendation for the funded amount that was requested. For page two, so it's kind of like the same thing. We have each name of the applicant right here. And right here is the amount requested, which would equal to this amount, $534,500. The total number of points that were given to each organization, and this is just like a recommended percentage of the amount. So if the amount was funded for what you asked for, then it would be the total down here, $565,500, totaling up all the amounts. If we did it at a 100%. If we did it at 110%, it would total 512 with $50. And if we did it at 112%, it would be $598,640. And this one, if we did it at 115%, it would go over than the amount that we had in mind, which was $600,000. So do any of the committee members have anything to discuss at this point? Or anything to add to the scoring?

Lipson: No.

Caldera: And if you need me to go back to the first page, let me know.

Castillo: Can I see the first page again?

Caldera: Yes. And for the organizations that are present, if you need me to e-mail you this spreadsheet, I will go ahead and do so.

Castillo: Can I go back to the second one?

Caldera: Okay. And some amounts are different, like if you see most of them over here it says $30,000. Some of them say, like this one down here, says $27,500. But that's the amount that they requested, $27,500. So any other recommendations or discussions that the committee members would like to point out? Yes.

Scott: Can we ask a question? Does the funding roll over from one year to the other?

Caldera: Ms. Blanca Scott, can you speak to the microphone, please?

Scott: Does the funding roll over? Like if we went with the $534,500, does the remainder of that $600,000 roll over to the following year? Or is it a $600,000 every year?

Lauterbach It does not. The funding does not roll over. If you don't refund it for the full amount, it will be $600,000 for the next year, hopefully if Council decides that amount.

Scott: Okay. Then we don't leave any money on the table, then?

Caldera: Ready for me to keep going? Okay.

6. ACTION ITEMS

Caldera: So the sixth item on the agenda will be action items. We would like to get year one funding recommendations from the committee at this time. As an action item, do you approve? And what recommendation would you approve? The 100%, the 110, or?

Lipson: Whatever brings it to $600,000.

Scott: We recommend that each of the 18 be approved for $33,333.33, which will make it almost the entire $600,000. It will be like two pennies off.

Caldera: Do the other committee members agree with this?

Castillo: I agree with the recommendation.

Lipson: Yes.

Caldera: Okay. So I would like to also add that now that this meeting is over, it's going to be taken to City Council to vote on the last decision for these recommendations.

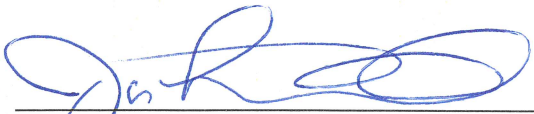
7. ADJOURNMENT (6:45)

Caldera: The time is approximately 5:44 p.m. Is it okay to adjourn this meeting at this time?

Lipson: Motion to adjourn.

Castillo: Second.

Caldera: Okay. So at this time, this meeting is adjourned. And I will be mailing out all these scores to each organization. Thank you all for coming over this afternoon.



Jan Lauterbach - Recording Secretary

ATTACHMENT "B"

FY2026 Health Related Scores and Ranking

					100%	110%	112%	115%	%		HHSAC Recommendation #1
	Applicant	***Funding Request***	**$600,000.00 Total Points**								
1	New Mexico Legal Aid	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
2	Catholic Charities of SNM	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
3	Amador Health Center	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
4	El Caldito	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
5	Jardin de los Niños	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
6	La Casa, Inc.	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
7	Boys and Girls Club	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
8	Casa De Peregrinos	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
9	Mesilla Valley Community of Hope	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
10	El Calvario UMC	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
11	Mesilla Valley CASA	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
12	La Pinon	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
13	Big Brothers Big Sisters	$ 30,000.00	**300**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
14	Roadrunner Food Bank	$ 27,500.00	**300**		$ 27,500.00	$ 30,250.00	$ 30,800.00	$ 31,625.00			$ 33,333.00
15	Lutheran Family Services Rocky Mountain	$ 27,000.00	**297**		$ 27,000.00	$ 29,700.00	$ 30,240.00	$ 31,050.00			$ 33,333.00
16	Southern New Mexico Diabetes Outreach	$ 30,000.00	**296**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
17	Community Action Agency	$ 30,000.00	**295**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
18	Families & Youth Inc.	$ 30,000.00	**257**		$ 30,000.00	$ 33,000.00	$ 33,600.00	$ 34,500.00			$ 33,333.00
		$ 534,500.00	5345		**$ 534,500.00**	$ 587,950.00	$ 598,640.00	$ 614,675.00			**$ 599,999.94**
			MED 296.94		$65,500.00	$12,050.00	$1,360.00	-$14,675.00	$600,000.00	$600,000.00	$0.06

ATTACHMENT "C"

ORGANIZATION	PROGRAM	PROGRAM DESCRIPTION
New Mexico Legal Aid	Civil Legal Services for Low-Income Las Cruces Residents	Funding will support one FTE staff attorney position in the NMLA Las Cruces office, increasing capacity to address legal problems that pose obstacles to the health and well-being of the city's low-income residents. Providing legal services will: enhance housing stability, including preventing eviction; improve safety for domestic violence victims through help with orders of protection and other family law issues; and increase economic security by assisting with consumer and public benefits issues. At least 440 cases, benefitting ~ 1100 residents, will be handled.
Catholic Charities of SNM	Crime and Domestic Violence Program	The CDVP provides immigrants who are victims of crime with free/low-cost legal aid. Services include but are not limited to: information gathering, translations, victim impact statements, preparations of VAWA (Violence Against Women Act), T-VISA (human trafficking) and U-VISA (victims) applications, employment authorization cards and petitions for legal residency. To support victims, agency staff partner with La Casa, La Pinion, the Doña Ana County DA's Office and local law enforcement agencies to obtain certifications of crime and collect evidence.
Amador Health Center	Amador Care Connection	The Amador Care Connection Program delivers individualized care coordination to help patients navigate their healthcare needs identified through medical and behavioral health visits. Services include assistance with specialty and community referrals, care follow-up, and connection to resources that address social determinants of health such as food access, housing, transportation, clothing, and community support.
El Caldito	El Caldito Soup Kitchen	El Caldito is a soup kitchen that has been serving the community since 1984, located in the Mesilla Valley Community of Hope since 1998. We provide breakfast Monday though Friday, a hot, healthy, and nutritious mid-day meal Sunday through Friday, and a sack lunch on Saturday. Operating every day of the year, El Caldito offers meals at no cost to anyone who comes to the soup kitchen. El Caldito has served over 3.5 million meals and is committed to continuing its operations for as long as there are individuals in Las Cruces who are in need of food.
Jardin de los Niños	Healthy and Wise Wellness Program	The Healthy and Wise Wellness Program supports homeless and near homeless children who are six weeks to 10 years of age, their siblings, and parents from a holistic perspective. This program provides health and wellness support through wrap-around services addressing physical, mental, developmental, and social issues that are exacerbated by homelessness. All services are provided within the classroom setting and pediatric clinic. The focus is on strengthening and stabilizing the family, ending homelessness and impacting the well-being of the family.
La Casa, Inc.	Domestic Violence Service Program	La Casa, Inc. seeks Year One Health-Related Public Services funding to provide trauma-informed, child-centerd mental health and safety services for children impacted by domestic violence in Las Cruces. This initiative will address the urgent emotional and behavioral health needs of young survivors through the use of the Window Between Worlds expressive arts curriculum combined with developmentally appropriate safety planning. Through structured group activities, individualized support, and coordinated services, La Casa will serve a minimum of 90 children, strengthening emotional regulation, resilience, and safety while contiributing to long-term prevention, improve health outcomes, and reduced strain on public systems.
ys and Girls Club	More Members, More Often	Boys & Girls Club of Las Cruces (BGCLC) is requesting funding from the City of Las Cruces to continue to provide scholarships and financial assistance to young people who wish to participate in our after-school and/or summer programs. This initiative will ensure that as many youth as possible who need our services will have access regardless of financial circumstances.

Casa De Peregrinos	Food Security Program	CdP provides nutritional groceries to hungry families in Las Cruces, with targeted programs to address the unique needs of different populations. Through the Food Security Program, families generally receive one distribution of approximately 120 pounds of food per month, containing essential staples, good sources of protein and fresh produce. Each distribution is valued at $420, based on the USDA assessment of a pound of food being worth $1.72. This allows low income families financial relief to address other financial challenges.
Southern New Mexico Diabetes Outreach	Diabetes Detection, Prevention, Education, Support	Southern New Mexico Diabetes Outreach will provide evidence-based programming of its accredited Diabetes Self-Management Education (DSME) program, National Diabetes Prevention Program, and Smart Moves for kids.
El Calvario UMC	Resiliency and Well-Being Program- Access to Justice	The Resiliency and Well-Being Program is a comprehensive, community-based initiative designed to advance health equity for historically underserved populations facing limited access to social, economic, and educational opportunities. Grounded in the Social Determinants of Health framework, the program addresses economic stability, education and workforce development, healthcare access, neighborhood and built environment, and social and community context through integrated, culturally responsive services. By combining direct assistance, capacity building, and community empowerment, the program supports individuals and families in achieving long-term stability, health, and self-sufficiency. Key components include *Gastro Emprend* e, a commercial kitchen incubator that provides food industry training, entrepreneurship support, and pathways to increased income, alongside emergency financial assistance to stabilize households during crises. Through the El Calvario Immigrant Advocacy Center, the program offers pro- and low-bono immigration legal services and wraparound case management to strengthen community safety, civic participation, and access to employment and education. Health-focused efforts connect participants to local healthcare providers, distribute essential resources, such as hygiene kits and nutritious food, promote food justice through gardening and nutrition education, and pilot a medically tailored food box initiative for Medicare recipients in partnership with health insurers.
Mesilla Valley CASA	Volunteer Development & Support	Mesilla Valley CASA serves children and youth in the foster care system due to abuse and neglect. We recruit, screen, train, and support ordinary citizens to advocate for foster children as they navigate through the complex legalities of the child welfare system in Las Cruces. Our staff provides support and supervision to our 60 volunteers to ensure adherence to program standards as well as our agency's mission and vision.
La Pinon	SANE Program	La Pinon remains the only agency in Southern NM providing comprehensive services to those affected by sexual violence. Services are trauma-informed and culturally sensitive. The SANE program is available 24 /7 throughout the year. The SANE Program provides a safe and confidential environment for victims to receive medical treatment after being sexually assaulted and empowers the victim begin steps towards recovery. La Pinon has a doctor who specializes in child abuse and child sexual abuse who is available to provide medical services to all children who come into La Pinon.
Community Action Agency	Las Cruces Emergency Family Services	CAA's expanded Emergency Family Services Program impacts eligible low and/or moderate-income families in Las Cruces facing financial instability. A trained Emergency Family Services Navigator triages individuals to community resources to ameliorate the many temporary or chronic situations that contribute to financial instability or precarious housing status.
Roadrunner Food Bank	Childhood Hunger Initiative in Las Cruces	Roadrunner Food Bank is requesting funding from the City of Las Cruces to support our Childhood Hunger Initiative (CHI) in Las Cruces. CHI is a partnership between Roadrunner and high-need elementary, middle, and high schools to feed both children and their entire families and thereby alleviate hunger on a family level. CHI is provided at no charge to schools or families. Roadrunner provides the food to be distributed, as well as ongoing support, training, and compliance and food safety monitoring.

Mesilla Valley Community of Hope	SOAR Program	Project SOAR (SSI/SSDI Outreach, Access, and Recovery) is a U.S. Social Security Administration program that allows a SOAR-certified representative at Mesilla Valley Community of Hope, to assist homeless, disabled clients in filing expedited social security disability claims.
Big Brothers Big Sisters	One-to-One Mentoring for Low-Income, At-Risk Youth	BBBSNM seeks annual funding to continue serving youth in Las Cruces and to support the growth of our mentoring programs. This investment will create 30 new mentor-mentee matches, while sustaining high-quality support for the youth already enrolled. We serve ages 5-17, with a focus on low-income, primarily single-parent Hispanic households. Funding will strengthen existing matches and expand our reach by recruiting and supporting new mentors and mentees in the coming year.
Families & Youth Inc.	El Crucero (12th Ave)	12th Avenue Permanent Supportive Housing Project aims to address housing insecurity in Las Cruces by providing stable, long-term housing solutions for vulnerable populations, including low-income individuals, homeless persons, and those with disabilities. A key component of this initiative is the inclusion of a dedicated Resident Support Specialist who will deliver comprehensive support services to residents. These services encompass life skills training, financial education, educational guidance, and food security assistance, all tailored to each family's specific needs. The program's flexible duration allows families to remain housed until they are capable of transitioning to alternative housing arrangements, ensuring sustainable stability for participants.
Lutheran Family Services Rocky Mountains	Las Cruces Refugee Food Security Assistance Program	This project aims to lessen food insecurity among refugee households in the City of Las Cruces. Refugees often face immediate economic hardship during resettlement, limiting their ability to consistently access nutritious food. The program will provide $200 Walmart Healthy Living Restricted gift cards to eligible households to support purchase of nutritious food and essential health-related items. Approximately 100 individuals across 30 households will benefit from this program.

26-139

Type of Action:
☒ Resolution
☐ Ordinance
☐ TIDD Resolution

City Council Action and Executive Summary

District:	**☒ 1 ☒ 2 ☒ 3 ☒ 4 ☒ 5 ☒ 6 ☐ N/A**		
1st Reading:		**Adopted:**	May 4, 2026
Drafter:	Natalie Green	**Department:**	City Manager's Office

Title: **A RESOLUTION ADOPTING THE 2026-2030 CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF LAS CRUCES, AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE RESOLUTION ALSO ADOPTS THE 2026 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM.**

TYPE OF ACTION: **☒ Administrative** **☐ Legislative** **☐ Quasi-Judicial**

PURPOSE(S) OF ACTION:

Adopt Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and 2026 Action Plan.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The City of Las Cruces (City), as both an entitlement community for the Community Development Block Grant (CDBG) Program and a participating jurisdiction for the HOME Investment Partnerships (HOME) Program from the U.S. Department of Housing and Urban Development (HUD), must develop and adopt a 5-year plan that identifies the community development and affordable housing needs that the City will attempt to address during the plan period. This plan is known as the Consolidated Plan and has been developed in accordance with HUD regulations, which requires City Council approval. The proposed Consolidated Plan, developed by both City staff and the City-hired consultant, Root Policy Research of Denver, Colorado, is for HUD program years 2026-2030, or FY 2027-2031 in the City.

The City's Consolidated Plan also includes the required Analysis of Impediments to Fair Housing Choice (AI). The AI includes a review of City laws, regulations, and policies followed by an analysis of how these policies might impact the location, availability, and accessibility of housing. It also identifies lending practices and household economic conditions that affect housing choice, patterns of occupancy and location of public and government-assisted housing, possible forms of discrimination, and other factors impacting fair housing.

The draft Consolidated Plan and AI were developed between July 2025 and April 2026. There were stakeholder interviews and an open house held on October 22, 2026 to gather public input, one City Council work session on March 09, 2026 as well as four public hearings on March 10 & 11, 2026 on the draft plan. A 30-day comment period was also advertised from March 09 to April 09, 2026. Any public comments received are included within the Con Plan appendices.

Annual action plans are prepared each year to allocate funding to proposed projects in conjunction with needs and goals outlined in the Consolidated Plan. The 2026 Action Plan (FY 2027) allocates approximately $1,132,854 in CDBG funds and $589,609.17 in HOME funds for FY 2027, and also includes an additional $63,967.60 in unexpected CDBG program income and $411,467.17 in unexpected HOME program

income that has not yet been assigned to a project. The Action Plan is submitted as part of the 2026-2030 Consolidated Plan approval process. Due to the HUD established deadline for submission by May 15th each year, the City Council must adopt the Consolidated Plan, AI, and Action Plan at their first regular meeting each May. HUD requires the approval of the plan by City Council prior to submission to the local HUD field office.

SUPPORT INFORMATION:
EXHIBIT A 2026-2031 City of Las Cruces Consolidated Plan

PLAN(S):
Department Strategic Business Plan

COMMITTEE/BOARD REVIEW:
None

DOES THIS AMEND THE BUDGET?:
☐ Yes
☒ No

BUDGET / FISCAL IMPACT:

BUDGETED AMOUNT:	AVAILABLE AMOUNT:	EXPENDITURE AMOUNT:
$2,197,897.94	$2,197,897.94	$2,197,897.94

Funding Source(s):
The $2,197,897.94 represents the proposed combined total budget for both the CDBG program ($1,196,821.60) and the HOME program ($1,001,076.34) within the FY 2027 budget, which includes entitlement funds as well as both anticipated and prior-year program income. The proposed use of CDBG funds is for administration, public services, home rehabilitation, weatherization and public infrastructure projects. The proposed use of HOME funds is for administration, Community Housing Development Organization operating, property acquisition, new construction, and tenant-based rental assistance.

Does this action amend the Capital Improvement Plan (CIP)?
☐ Yes
☒ No

OPTIONS / ALTERNATIVES:
Vote "Yes"; this will adopt the HUD-required 2026-2030 Consolidated Plan and AI, along with the 2026 Action Plan which allocates approximately $1,132,854 in CDBG funds and $589,609.17 in HOME funds during FY 2027 and also includes an additional $63,967.60 in unexpected CDBG program income and $411,467.17 in unexpected HOME program income .
Vote "No"; this will not adopt the 2026-2030 Consolidated Plan and AI, nor the 2026 Action Plan. This action would cause the City to be out of compliance with HUD regulations, prevent the continued usage of any unexpended CDBG or HOME funds, and eliminate funds for these programs for FY 2027.
Vote to "Amend" and vote "yes"; this could allow City Council to modify the Resolution by adding conditions as they deem appropriate.
Vote to "Table"; this could postpone the Resolution and direct staff accordingly. Due to submission deadlines, tabling or postponing this Resolution could result in non-compliance issues with HUD.

REFERENCE INFORMATION:
N/A

RESOLUTION 26-139

A RESOLUTION ADOPTING THE 2026-2030 CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR THE CITY OF LAS CRUCES, AS REQUIRED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. THE RESOLUTION ALSO ADOPTS THE 2026 ACTION PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIPS PROGRAM.

The City Council is informed that:

WHEREAS, the City of Las Cruces (City) is an entitlement community as defined by the U.S Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) program and as a participating jurisdiction for the HOME Investment Partnership (HOME) program; and

WHEREAS, entitlement communities/participating jurisdictions are required to develop, adopt, and implement a Consolidated Plan, including the required Analysis of Impediments to Fair Housing Choice, every three to five years to address the City's affordable housing and community development needs in order to continue to receive CDBG and HOME funding; and

WHEREAS, the City's current Consolidated Plan (Con Plan) and Analysis of Impediments to Fair Housing Choice (AI) expires at the end of the current City fiscal year (June 30, 2026); and

WHEREAS, a new Con Plan, including the AI, and the first year's Action Plan for HUD Program Year 2026 has been developed by both City staff and the City-hired consultant, Root Policy Research of Denver, Colorado; and

WHEREAS, for the 2026 Acton Plan year, the City is projected to receive entitlement and program income for both the CDBG and HOME Programs from HUD in the amount of $2,197,897.94 to address the City's affordable housing and community development needs for its low-income areas and residents.

NOW, THEREFORE, Be it Resolved by the Governing Body of the City of Las Cruces:

(I)

THAT the City of Las Cruces 2026-2030 Con, including the AI, and the 2026 Action Plan, and all necessary support documentation as shown in Exhibit "A" attached hereto and made a part of this Resolution, is hereby approved and adopted.

(II)

THAT the Assistant City Manager is hereby authorized to execute the necessary submittal documents and Staff is hereby authorized to transmit the Con Plan, including the AI, the 2026 Action Plan to the U. S. Department of Housing and Urban Development on the City's behalf.

(III)

THAT the 2026 Action Plan is hereby authorized to be incorporated into the City's FY 2027/2028 budget.

(IV)

THAT City staff is hereby authorized to develop and execute the standard CDBG Public Service Agency agreements, the standard HOME Community Housing Development Organization (CHDO) Operating agreements, and the standard Tenant Based Rental Assistance (TBRA) agreement in accordance with the 2026 Action Plan and the Assistant City Manager is authorized to sign said agreements on the City's behalf, without further consideration by the City Council.

(V)

THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

DONE AND APPROVED this day of

APPROVED

_____
Mayor

ATTEST:

_____
City Clerk

Moved by:

Seconded by:

AYES

NAYS

Root Policy Research
789 N. Sherman St Suite 360
Denver, CO 80203
www.rootpolicy.com

CITY OF LAS CRUCES

City of Las Cruces

Draft 2026-2030 Consolidated Plan

for Housing and Community Development

MARCH 6, 2026

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2026-2029 CONSOLIDATED PLAN.

CITY OF LAS CRUCES

Executive Summary

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

1. Introduction

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

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

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

Background on Block Grant Funds

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

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

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

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

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

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

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

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

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

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

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

3. Evaluation of past performance

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

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

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

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

4. Summary of citizen participation process and consultation process

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

- Attendance at meetings of the Resilience Leaders of Doña Ana County and the Affordable Housing Advisory Committee in October 2025 to discuss the objectives of the Consolidated Plan and receive input on the city's greatest housing and community development needs;
- Focus groups and interviews held in October 2025 with stakeholders who are experts in housing development, service provision, community and economic development, and advocacy;
- A community survey, open to residents and stakeholders between October 1 and December 15, 2025; and
- A community open house in October 2025, from 3-7 pm, which allowed residents and stakeholders to drop in at their convenience, receive information about the Consolidated Plan, and participate in activities and discussions about needs.

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

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

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

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

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

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

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

5. Summary of public comments

Two public comments were received during the draft comment period.

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

No comments were received on the draft Citizen Participation Plan.

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

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

The Process

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

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

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

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

Table 1 – Responsible Agencies

Consolidated Plan Public Contact Information

Natalie Green
Housing and Neighborhood Revitalization Administrator
City of Las Cruces
700 No. Main Street
Las Cruces, New Mexico 88001
(575) 528-3022
ngreen@lascruces.gov and fairhousing@lascruces.gov

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

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

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

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

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

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

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

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

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

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

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

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Findings from the Community Open House

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

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

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





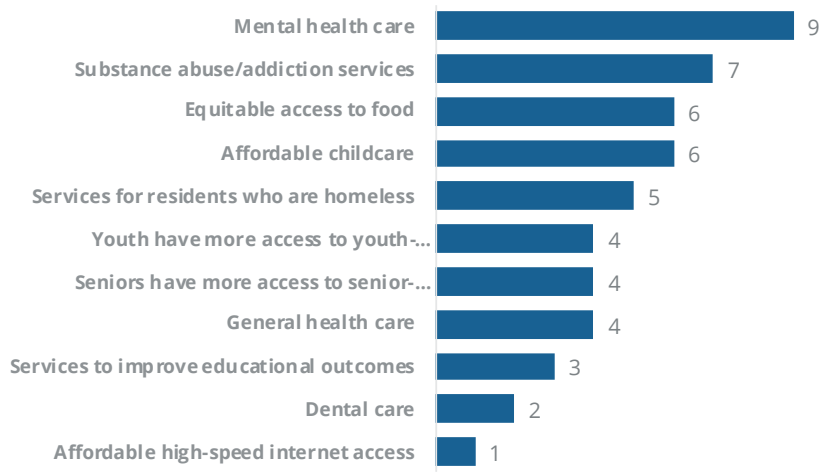
Economic Development Activity Rankings



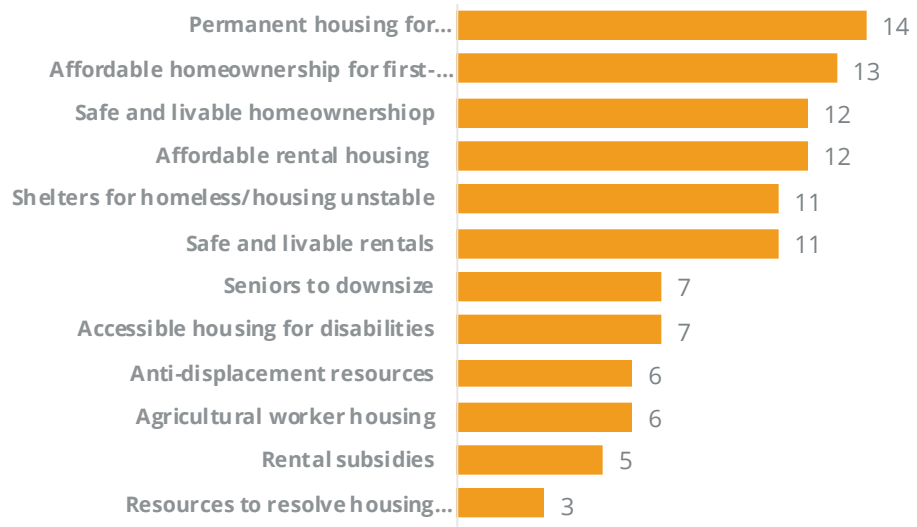
Community Development Activity Rankings



Public Service Activity Rankings



Housing Activity Rankings



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

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



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

Community Development needs. Las Cruces residents highlighted community development needs of childcare, parental, service provider, and community involvement in K-12 student support, youth safety and

recreation, and community safety and infrastructure. After-school programs in Mesilla Park and new recreation centers in the city were areas with specified community development needs.



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

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



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

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



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

Citizen Participation Outreach

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

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

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

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

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

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

HUD Income Categories

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

Housing Problems

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

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

Current Needs

The analysis of HUD data in this section show that:

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

Future Needs

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

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

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

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

Summary of Housing Needs

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

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

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

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

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

Table 5 - Housing Needs Assessment Demographics

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

Number of Households Table

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

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

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

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

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

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

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

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

Housing Needs Summary Tables

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

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

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

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

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

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

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

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

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

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

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

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

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

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

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

Table 12 – Crowding Information – 2/2

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

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

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

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

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

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

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

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

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

Residents with disabilities responding to the housing and community development survey reported being involuntary displaced in the past 5 years more frequently (23%) than other household types with the exception of single parents (24%). Households with a disability also frequently reported the

condition of their home as fair or poor (34%). Additional data on housing needs for households with disabilities in Las Cruces is provided in NA-45

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

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

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

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

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

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

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

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

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

What are the most common housing problems?

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

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

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

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

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

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

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

Among resident survey respondents:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

HUD defines housing problems as:

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

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

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

0%-30% of Area Median Income

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

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

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

30%-50% of Area Median Income

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

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

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

50%-80% of Area Median Income

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

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

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

80%-100% of Area Median Income

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

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

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

Discussion

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

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

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

80–100% AMI. At this income level, 18% of households in the City of Las Cruces experience a housing problem. Hispanic households have the lowest rate of housing problems (12%) and represent two-thirds of the households at this income level. Other household groups have higher rates of housing problems: White (29%), Black/African American (30%), American Indian/Alaska Native (38%), and Asian (57%). Each

of these racial groups has disproportionately greater need. Data for racial groups other than White or Hispanic have small sample sizes and may be less reliable; therefore, they should be interpreted with caution.

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

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

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

0%-30% of Area Median Income

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

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

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

30%-50% of Area Median Income

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

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

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

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

50%-80% of Area Median Income

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

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

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

80%-100% of Area Median Income

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

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

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

Discussion

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

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

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

households experience severe housing problems. The small sample size for this population should be noted.

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

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

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

Housing Cost Burden

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

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

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

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

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

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

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

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

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

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

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

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

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

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

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

NA-35 Public Housing – 91.205(b)

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

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

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

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
American Indian/Alaska Native	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pacific Islander	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Not Hispanic	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The most significant needs of public housing tenants include:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Nature and Extent of Homelessness: (Optional)

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

Note: HMIS 2025 data

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

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

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

housing solutions that include supportive services—all of which exist in in the city, but are often overcapacity or have long waiting lists.

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

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

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

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

Describe the characteristics of special needs populations in your community:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A; Las Cruces does not receive HOPWA.

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

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

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

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

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

Describe the jurisdiction's need for Public Facilities:

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

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

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

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

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

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

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Improvements:

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

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

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

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

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

Improvements identified in the FY2027-2031 CIP include:

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

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

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

How were these needs determined?

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

Describe the jurisdiction's need for Public Services:

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

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

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

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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

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

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

The updated analysis in this section reveals:

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

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

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

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

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

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

All residential properties by number of units

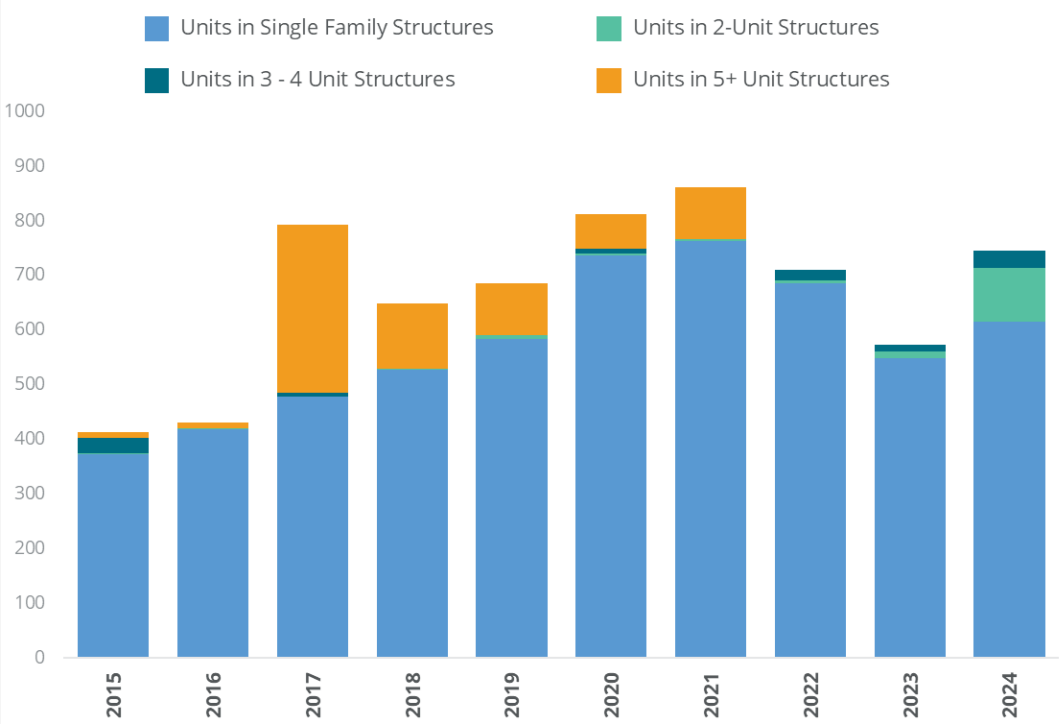
Property Type	Number	%
1-unit detached structure	31,572	62%
1-unit, attached structure	2,650	5%
2-4 units	5,161	10%
5-19 units	4,227	8%
20 or more units	3,217	6%
Mobile Home, boat, RV, van, etc	4,040	8%
Total	***50,867***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2024 1-year ACS

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

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



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

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

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

Housing Units by Tenure

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

Table 27 – Unit Size by Tenure

Data Source: 2024 1-year ACS

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

Unit Size by Tenure

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

Table 28 – Unit Size by Tenure

Data Source: 2024 1-year ACS

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

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

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

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

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

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

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

Note:

Continued on following page.

Source:

Housing New Mexico.

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

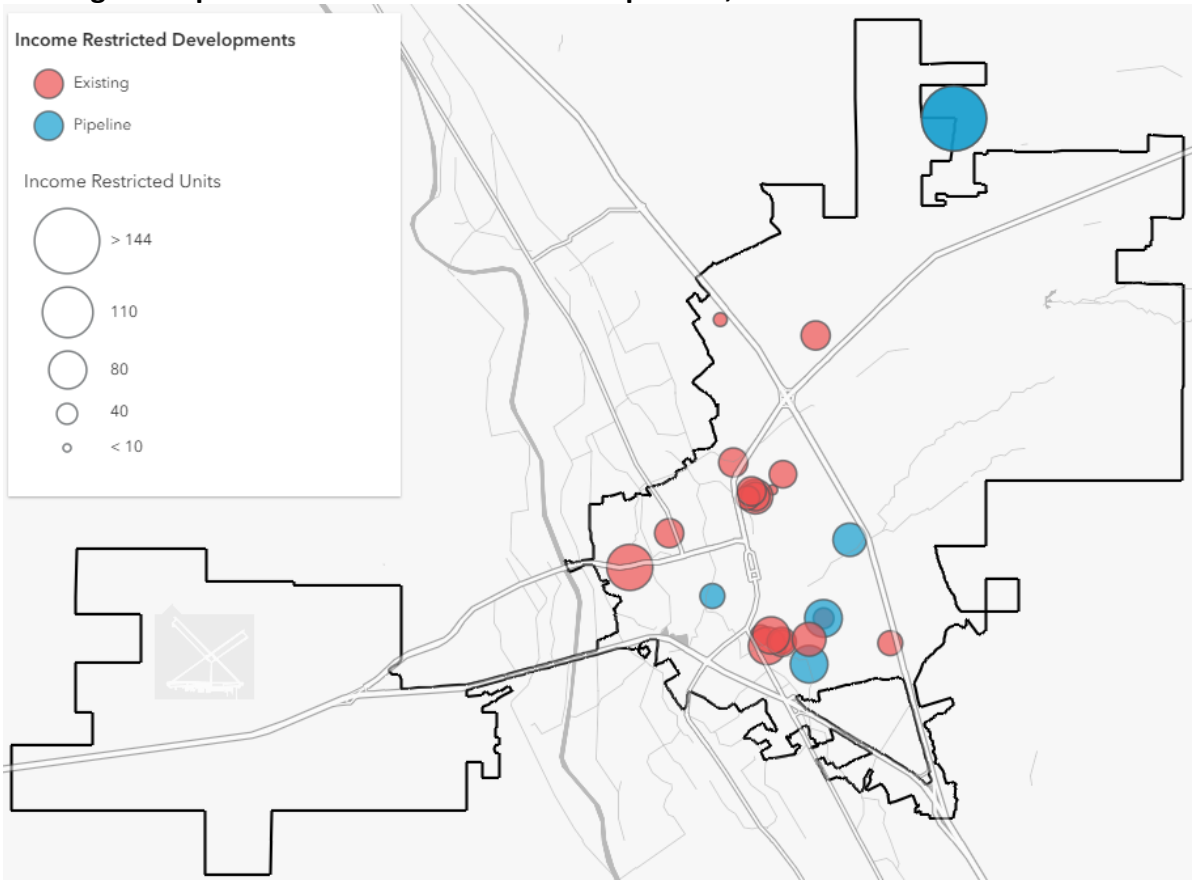
Income Restricted Developments, Las Cruces and Doña Ana County, 2024 (Continued)

Source:
Housing New Mexico.

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

Income restricted developments in Las Cruces are mapped below.

Existing and Pipeline Income Restricted Developments, Las Cruces



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

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

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

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

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

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

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

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

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

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

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

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

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

Cost of Housing

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

Table 29 – Cost of Housing

Data Source: 2010, 2024 1-year ACS

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

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

Table 30 - Rent Paid

Data Source: 2024 1-year ACS

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

Housing Affordability

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

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

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

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

Table 32 – Monthly Rent

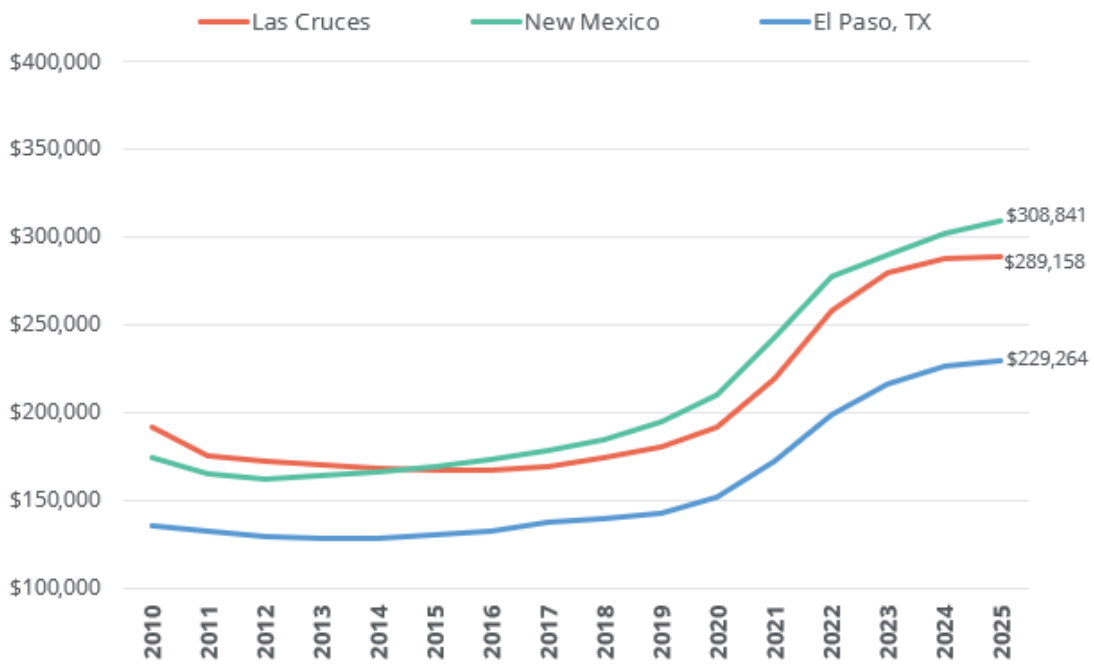
Data Source: Housing New Mexico, effective June 1, 2025.

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

Condition of Units

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

Table 33 - Condition of Units

Data Source: 2024 5-year ACS

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

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

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

Year Unit Built

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

Table 34 – Year Unit Built

Data Source: 2024 1-year ACS

Risk of Lead-Based Paint Hazard

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

Table 35 – Risk of Lead-Based Paint

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

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

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

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

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

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

Vacant Units

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

Table 36 - Vacant Units

Need for Owner and Rental Rehabilitation

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

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

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

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

Introduction

Totals Number of Units

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

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

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

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

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

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

- Cimmaron I – 60 units,

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

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

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

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

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

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

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

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

Introduction

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

Facilities and Housing Targeted to Homeless Households

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

Table 38 - Facilities and Housing Targeted to Homeless Households

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

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

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

Economic Development Market Analysis

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

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

Business Activity

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

Table 39 - Business Activity

Source: 2023 Longitudinal Employer-Household Dynamics (LEHD)

Labor Force

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

Table 40 - Labor Force

Data Source: 2024 1-year ACS

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

Table 41 – Occupations by Sector

Data Source: 2024 1-year ACS

Travel Time

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

Table 42 - Travel Time

Data Source: 2024 1-year ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

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

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

Table 43 - Educational Attainment by Employment Status

Data Source: 2024 1-year ACS

Educational Attainment by Age

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

Table 44 - Educational Attainment by Age

Data Source: 2024 1-year ACS

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2024 1-year ACS

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

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

administration; education and health care services; arts, entertainment, accommodations; and finance, insurance, and real estate.

Describe the workforce and infrastructure needs of the business community:

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

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

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

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

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

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

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

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

Please see above.

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

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

State and Federal workforce development programs include:

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

Additionally, the following local opportunities are available:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

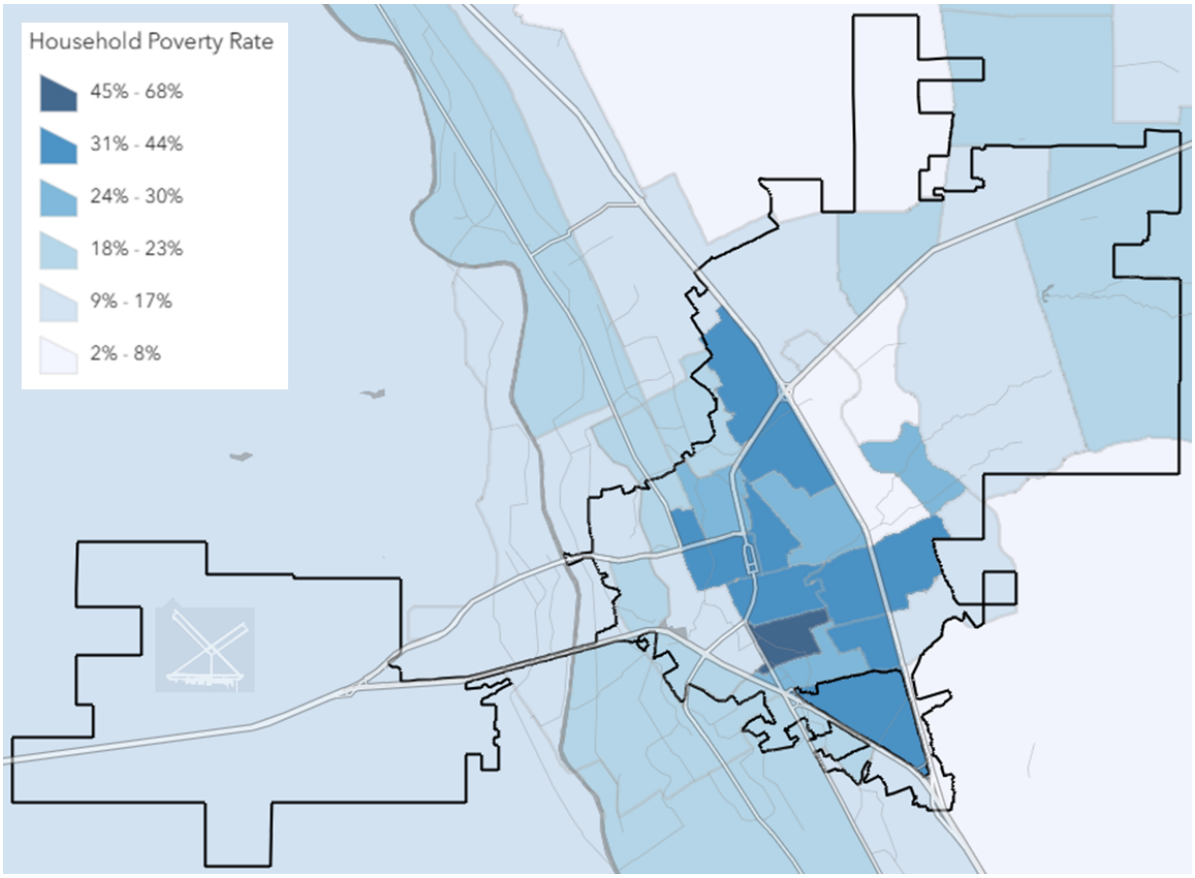
MA-50 Needs and Market Analysis Discussion

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

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

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

Household Poverty Rate by Census Tract, Las Cruces, 2024



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

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

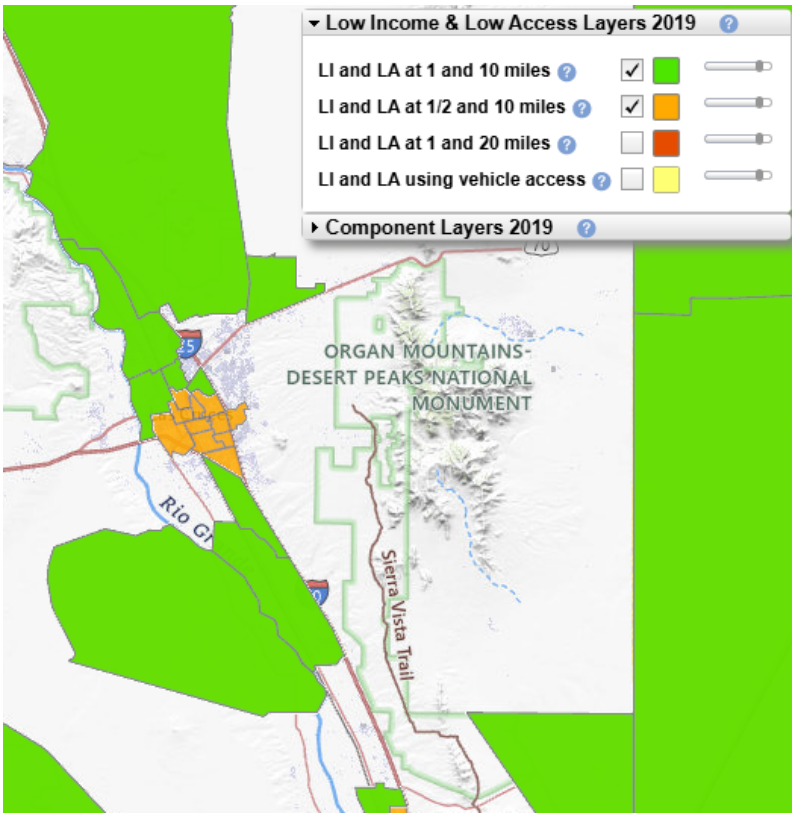
This area of Las Cruces is challenged by poor access to healthy food, high rates of distress, and high crime rates.

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

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

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

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

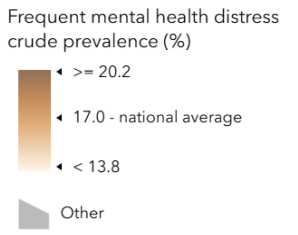


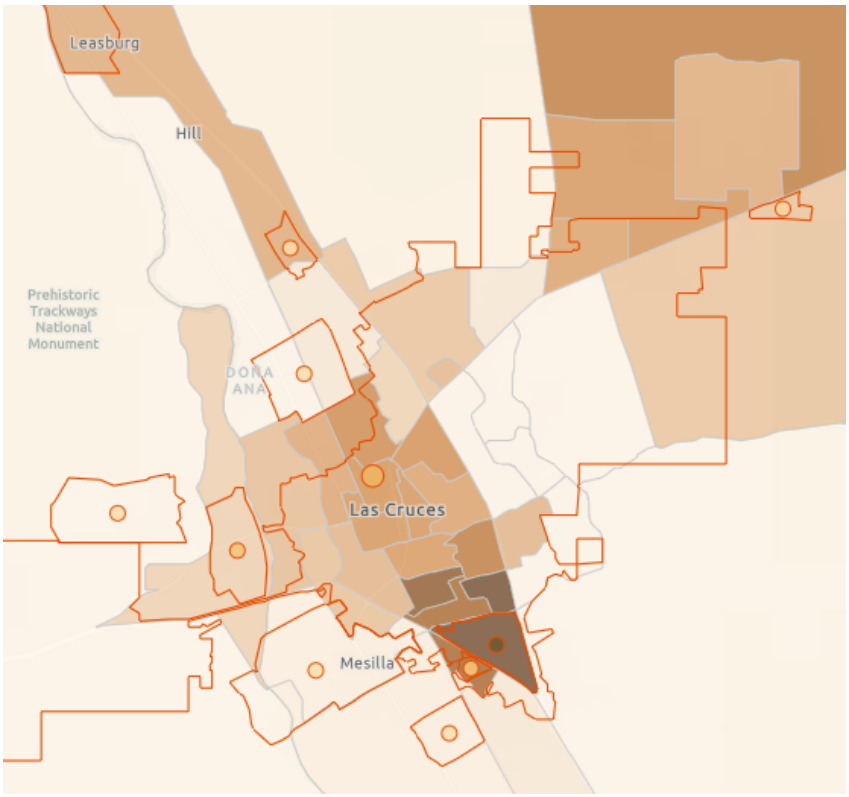
The Centers for Disease Control (CDC) curates PLACES data which comprise a variety of health (physical and behavioral) outcome data points by census tract. The composite physical distress map of all health factors shown below illustrates the impact of place on overall physical wellbeing. High levels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

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

Frequent Mental Distress, Las Cruces, 2022/2023

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





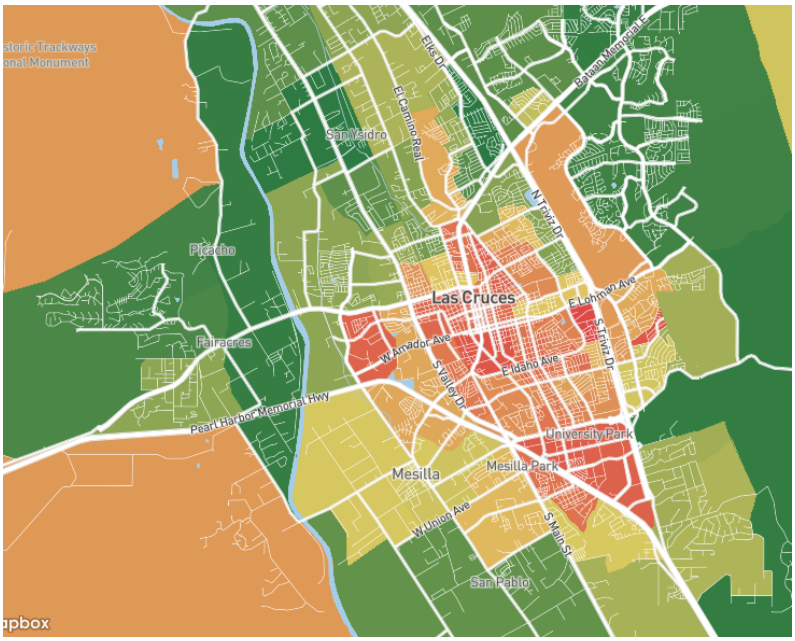
The link between trauma, stress and mental and physical health is well researched and has consistently demonstrated that children living in high crime neighborhoods, or neighborhoods with high levels of incarcerated residents, are at high risk for not only personal injury or death related to violent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

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

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

Violent Crime Rate by Census Tract, 2025

Source:
Crimegrade.org.



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

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

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

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

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

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

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

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

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

Internet Subscription by Income, City of Las Cruces

Note:

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

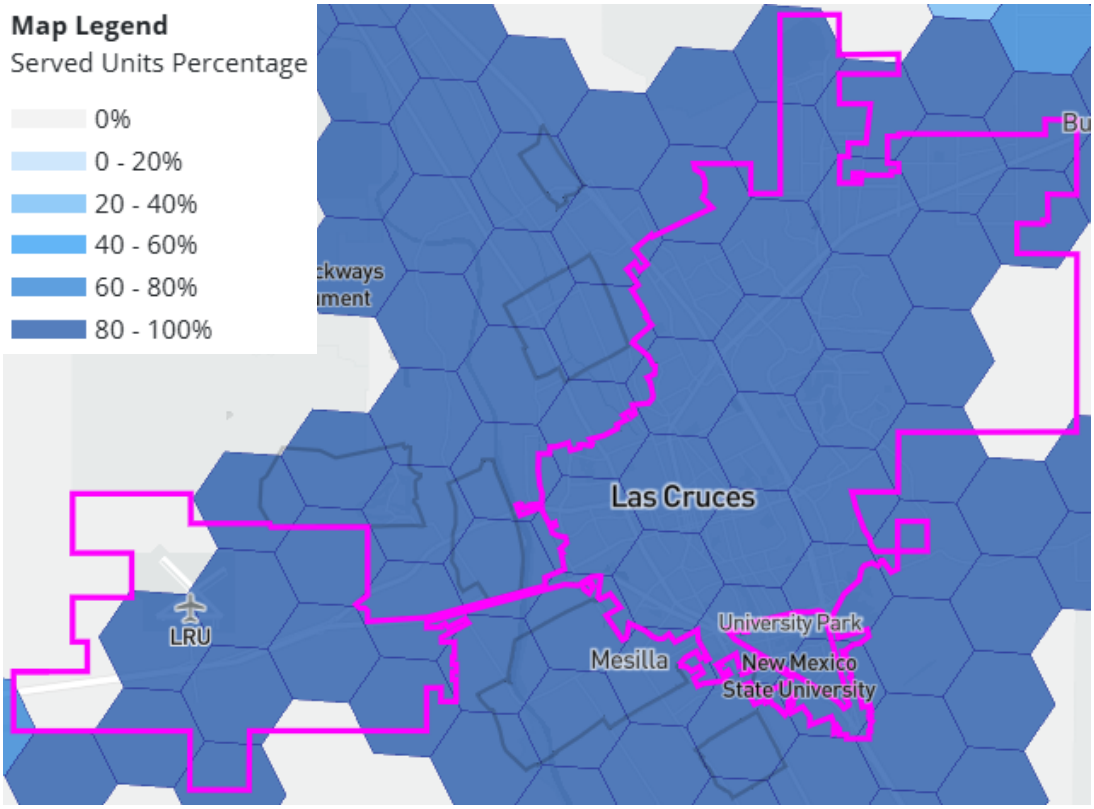
Source:

2024 1-year ACS.

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

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

FCC National Broadband Map, City of Las Cruces



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

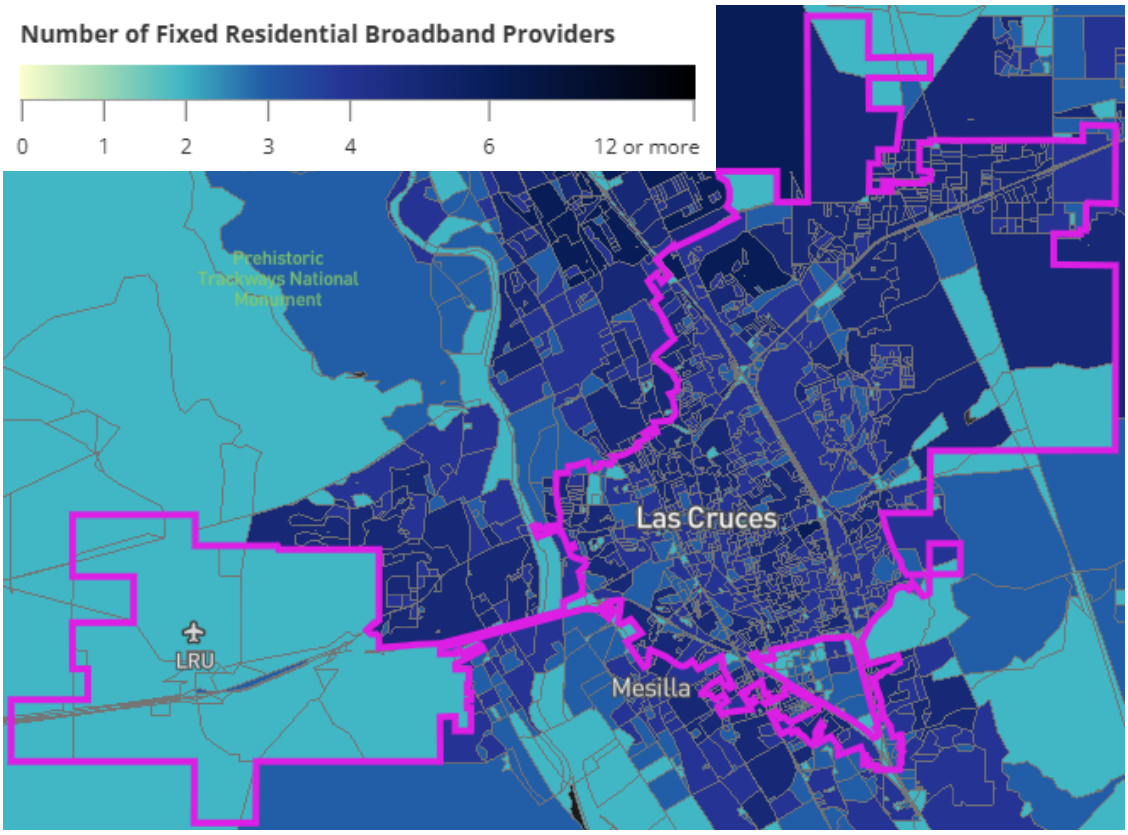
Internet access in Doña Ana County is much more limited—particularly in the most rural areas. Community stakeholders underscored how broadband access in rural areas remains a critical barrier to both housing development and overall quality of life. County staff explained that fiber installation costs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

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

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

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

FCC Fixed Broadband Deployment, City of Las Cruces



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

Source: Federal Communications Commission (FCC).

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

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

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

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

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

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

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

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

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

Dams by Hazard Classification, Doña Ana County

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

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

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

Jurisdictional Hazard Risks, Doña Ana County

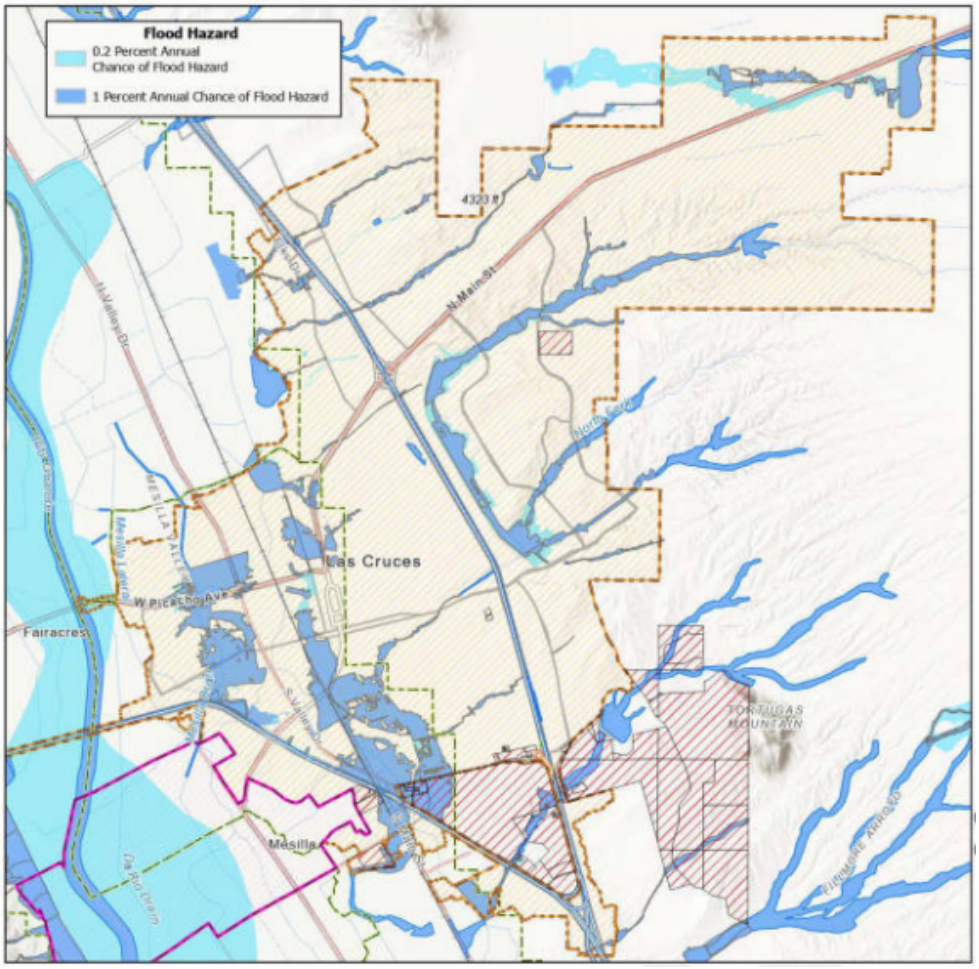
Table 41: Jurisdictional hazard rankings

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

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

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

Flood Hazard Map, City of Las Cruces



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

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

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

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

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

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

Priority Needs

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

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

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

Influence of Market Conditions

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

Table 47 – Influence of Market Conditions

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

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

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

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

The City has an Affordable Housing Land Bank and Housing Trust Fund that will have approximately $5,732,000 in funds available for implementation in accordance with the City’s Affordable Housing General Oversight Ordinance once the City has a written Affordable Housing Plan approved by MFA. Other efforts include an impact fee waiver program for developers of affordable housing in the City of Las Cruces (approximately $175,000 in value). Las Cruces has a local Health and Human Services funding source for health-related public services. The annual amount available for allocation is up to $600,000.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$1,107,854.00	$25,000.00	$63,967.60	**$1,196,821.60**	$4,431,416	Expected amount remainder of Con Plan estimated as Annual Allocation multiplied by 4.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$534,609.17	$55,000.00	$411,467.17	**$1,001,076.34**	$2,138,436.69	Expected amount remainder of Con Plan estimated as Annual Allocation multiplied by 4.

Table 48 - Anticipated Resources

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

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

Match requirements may be satisfied through various sources to include TBRA supportive services, local loan amounts in conjunction with MFA Mortgage Revenue Bond Program, volunteer labor and sweat equity, amounts discounted from sales prices of land to value amount for lot purchases for affordable housing development and other non-federal sources.

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

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

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

Discussion

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

In an effort to address the limited HOME funding each program year, the City of Las Cruces will alternate the priority between dedicating HOME funds between affordable rental housing development and single-family homeownership developments. Starting in Program Year 2017, funding will be a priority for affordable rental housing development and continue in odd numbered years (2021, 2023, 2025). Single family housing development will receive priority in even numbered program years (2022, 2024). However, given the number, type, and quality of applications for funding and any undedicated funds available, HOME funds may be provided to the other priority in any given year.

The City had previously purchased the parcel of land on the Community of Hope campus and used CDBG

funds to help construct the new Casa De Peregrinos food bank, a 40,000 square foot facility to help address food insecurity. The City also purchased a 4.82 acre parcel adjacent to the Community of Hope Campus to develop a city owned 50–unit supportive housing apartment complex for households experiencing homelessness. This will be the first City-owned complex, without federal funds, with the intention of using the housing first model to get people housed.

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

SP-40 Institutional Delivery Structure – 91.215(k)

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

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

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

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

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

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

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

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

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

Table 50 - Homeless Prevention Services Summary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Services for career counseling and job training are insufficient, particularly for people experiencing homelessness. Employment barriers are especially high for individuals with criminal records or

substance use disorders, who often face compounded challenges securing both housing and stable work. Reliable transportation is also another major obstacle to finding and maintaining employment.

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

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

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

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

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

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

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

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

Table 51 – Goals Summary

Goal Descriptions

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

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

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

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

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

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

Activities to Increase Resident Involvements

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

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

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

N/A

Plan to remove the 'troubled' designation

N/A

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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

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

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

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

SP-60 Homelessness Strategy – 91.215(d)

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

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

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

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SP-80 Monitoring – 91.230

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

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

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

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

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

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

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

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	$1,107,854.00	$25,000.00	$63,967.60	**$1,196,821.60**	$4,431,416	Expected amount remainder of Con Plan estimated as Annual Allocation multiplied by 4.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	$534,609.17	$55,000.00	$411,467.17	**$1,001,076.34**	$2,138,436.69	Expected amount remainder of Con Plan estimated as Annual Allocation multiplied by 4.

Table 52 - Anticipated Resources

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

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

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

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

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

Table 46 – Goals Summary

Goal Descriptions

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

Projects

AP-35 Projects – 91.220(d)

Introduction

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

Proposed* uses of HUD funding for PY2026 are:

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

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

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

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

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

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

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

Allocation priorities were made based upon annual goals and priority needs, agency funding requests and needs, current opportunities to meet goals and the amount of funding to be received. The City will continue to work with supportive service providers to enhance service delivery models and expand the services available to underserved households. Obstacles include a limited amount of resources and limitations in the agencies capacity to expand services to those in need.

AP-50 Geographic Distribution – 91.220(f)

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

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

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100

Table 54 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

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

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

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

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

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

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

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

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

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

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

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

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

N/A

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

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

Stakeholders pointed to severe barriers to housing for people with substance abuse disorders. The Grajeda-Huckaby Low Barrier Housing Fund provides emergency housing assistance for motel rooms

who cannot access group living or sober living environment because they use medications to treat opioid addictions, such as suboxone or methadone. Some sobriety homes consider these treatments as a violation of abstinence-only rules.

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

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

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

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

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

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

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

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

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

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

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

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

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

AP-85 Other Actions – 91.220(k)

Introduction

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

Actions planned to address obstacles to meeting underserved needs

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

Actions planned to foster and maintain affordable housing

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

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

The City of Las Cruces wants to address poverty by providing access to affordable housing, revitalizing neighborhoods, and developing mixed use sites throughout the city. This plan will serve as the launching

pad for an anti-poverty strategy. It is through housing that the city can fulfill its anti-poverty initiatives, while making the city more desirable from a housing market and business development standpoint.

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

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

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

APPENDIX A.

COMMUNITY ENGAGEMENT

Appendix A. Community Engagement

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

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

Primary Survey Findings

Current Housing Choice

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

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

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

Housing Condition

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

- Among respondents who indicated their home or apartment needed repairs or improvements, the most frequently identified needs included cosmetic improvements or remodeling (46%). Other top but less common needs identified were cooling system

repairs (29%), interior wall or ceiling repairs (28%), repairs to broken or cracked windows (27%), and flooring improvements or repairs (23%).

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

Accessibility Needs

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

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

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

Housing Stability

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

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

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

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

Future Housing Choice

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

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

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

Barriers to Homeownership

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

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

Neighborhood and Community

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

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

Desired Funding Outcomes

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

- Stakeholders identified a larger supply of affordable rental housing and more opportunities for homeownership as their top housing outcomes (61%), followed by

housing that is more energy efficient (57%) and better condition of housing for existing low- and moderate-income homeowners (52%).

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

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

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

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

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

Figure A-1.
Survey Promotion



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

TAKE THIS SURVEY

REALIZE ESTA ENCUESTA

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

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

ENTER TO WIN $100!

¡PARTICIPE EN UN SORTEO PARA GANAR $100!

English: www.research.net/r/LCHousingSurvey25

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

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

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

Definitions.

- "Precariously Housed" includes respondents who are staying temporarily with friends or family (and not on the lease), staying in a shelter, transitional housing, or motel, and who are experiencing unsheltered homelessness.
- "Mobile Home Occupant" refers to anyone who resides in a mobile home and includes both renters of a mobile home and owners of a mobile home, unless otherwise indicated.
- "Couple with Children" and "Single Parent with Children" refer to respondents with children under 18.
- "Household with a Disability" refers to respondents who selected they or a member of their household has a disability of any type—physical, mental, intellectual, or developmental.
- "Large Household" refers to respondents with a household size over five people.
- "Overcrowded" refers to respondents who selected that someone in their household sleeps on a couch or on the floor because there is no room in a bedroom.

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

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

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

Figure A-2. Survey Demographics

Note:

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

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

Source:

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

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

Current Housing Choice

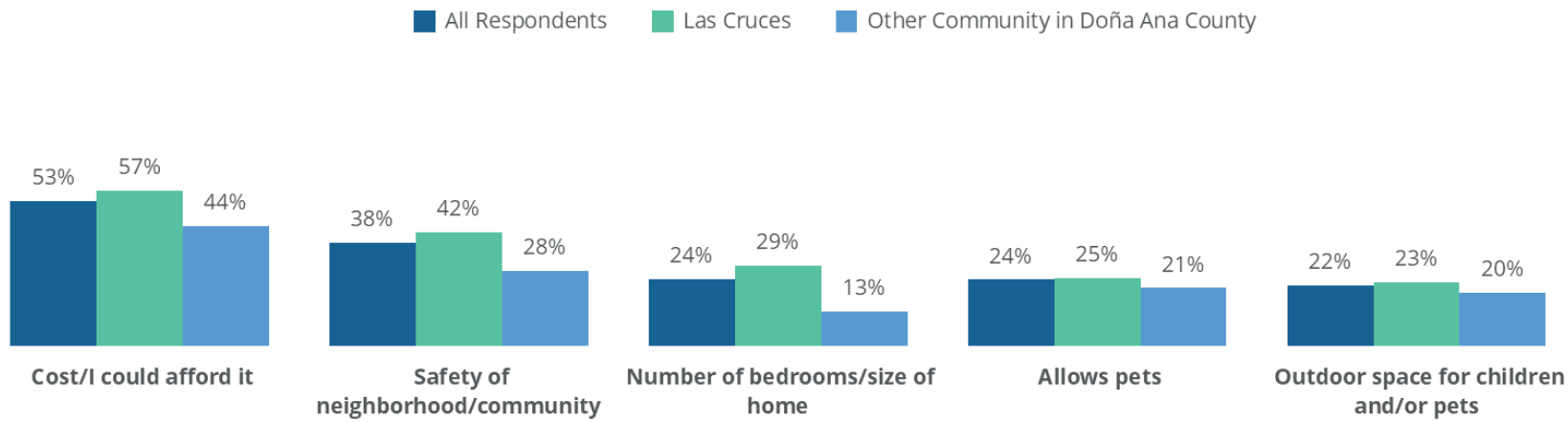
Decisions about where to live and in what type of housing are influenced by multiple factors. While housing and neighborhood preferences play an important role, housing choice is often constrained by affordability, household needs, or the urgency of securing housing. Survey respondents were asked to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

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

Other open-ended reasons for current housing choice included:

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

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



Note: n = 666.

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

By tenure:

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

By household income:

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

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

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

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

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

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

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

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

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

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

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

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

By family type:

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

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

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

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

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

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

Note: n = 666.

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

By household characteristics:

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

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

By race and ethnicity:

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

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

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

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

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

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

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

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

Note: n = 666.

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

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

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

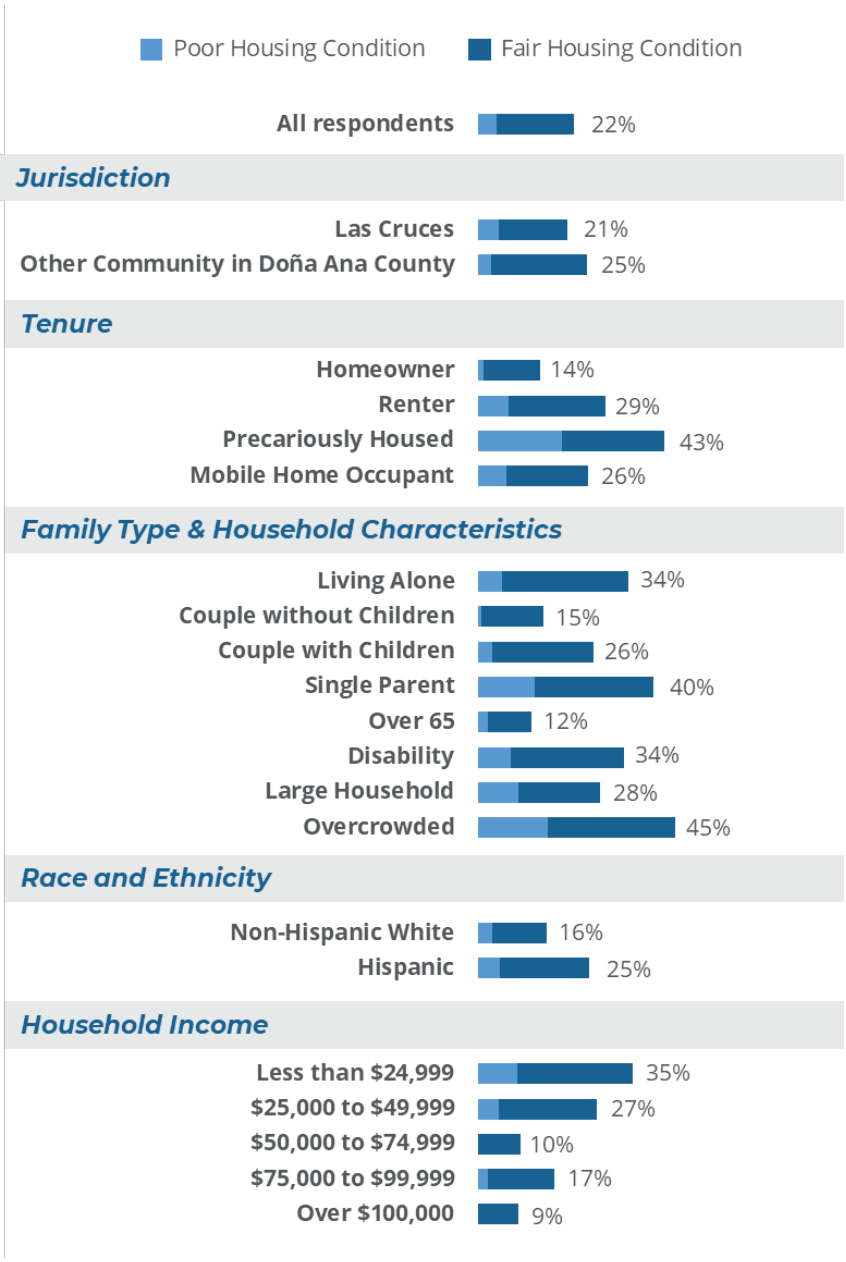
Additional observations and comparisons by respondent type included:

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

Figure A-7. Poor and Fair Housing Condition Ratings

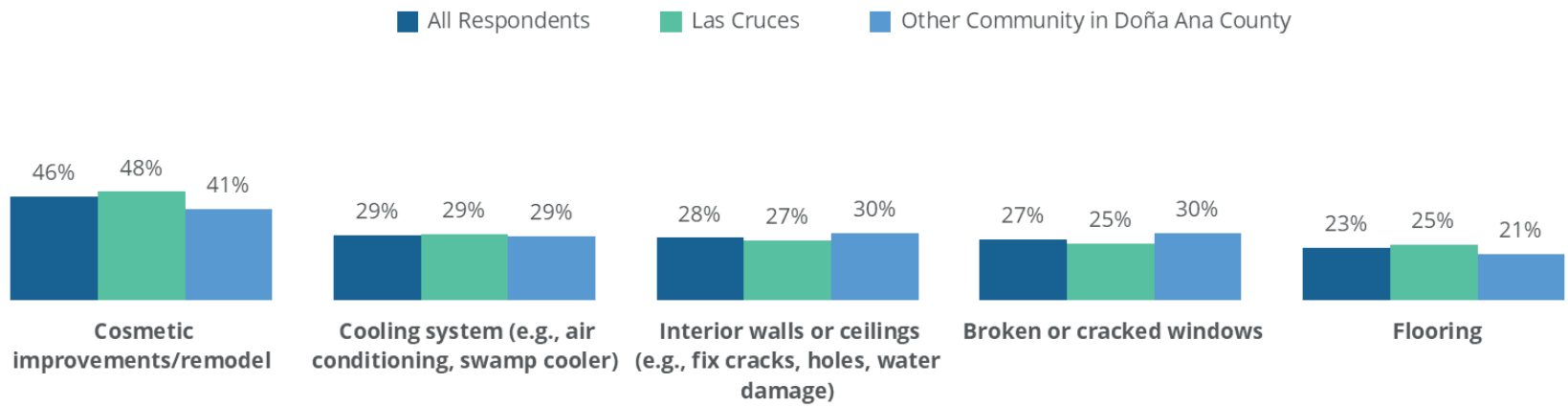
Note:
n = 740.

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



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

Figure A-8.
Top Repairs Needed, Jurisdiction



Note: n = 466.

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

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

Additional open-ended responses included:

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

Figure A-9.
Top Repairs Needed, Tenure

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

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

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

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

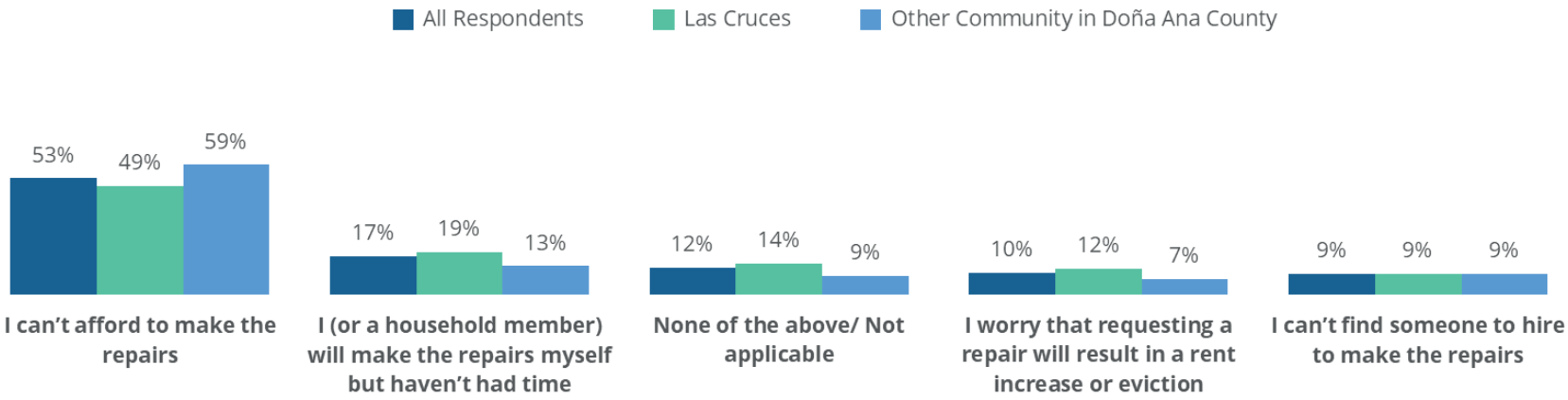
Note: n = 466.

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

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

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

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



Note: n = 440.

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

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

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

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

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

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

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

Note: n = 440.

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

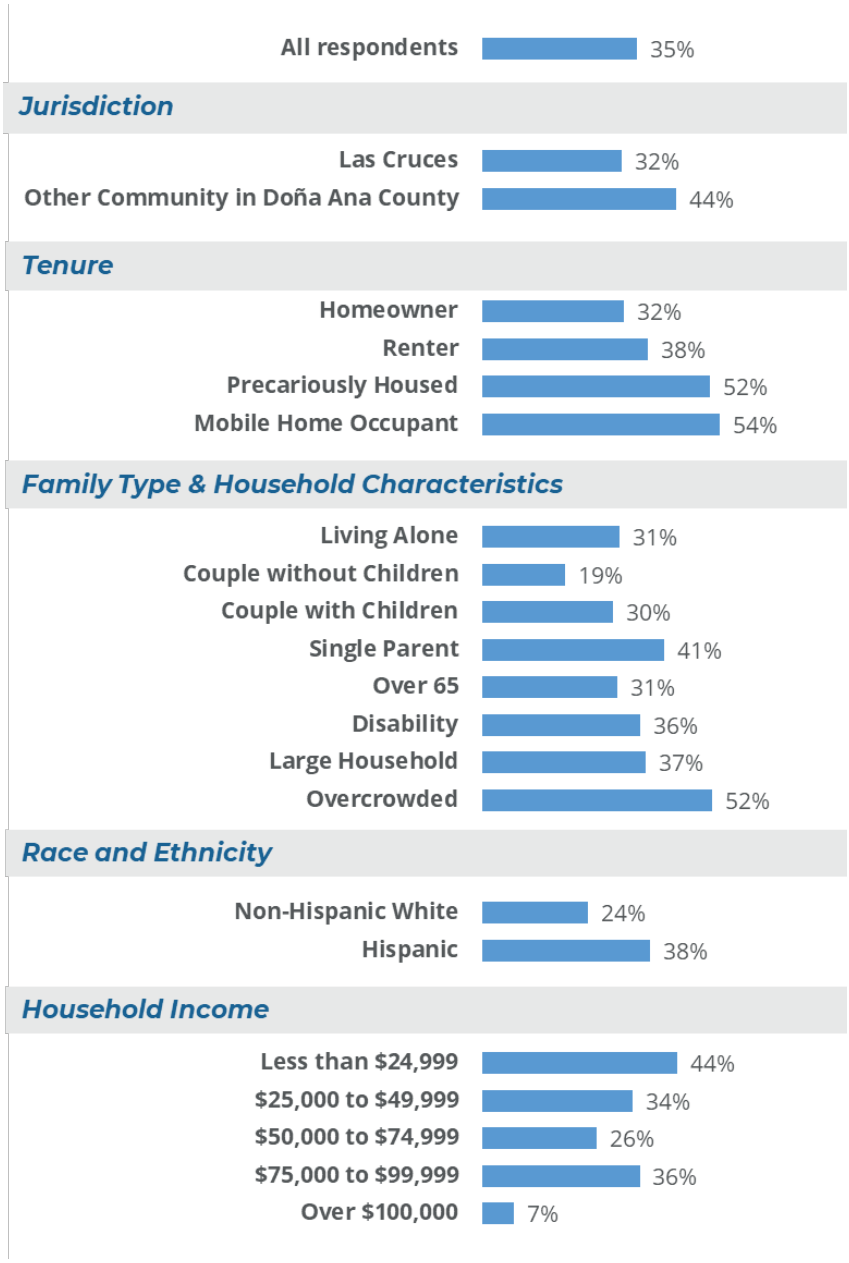
Accessibility needs. One-third (33%) of respondents identified themselves or a household member as having a physical, intellectual or developmental disability. Disability rates were highest among mobile home occupants (45%), renters (42%) and precariously housed respondents (42%).

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

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

Note:
n = 245.

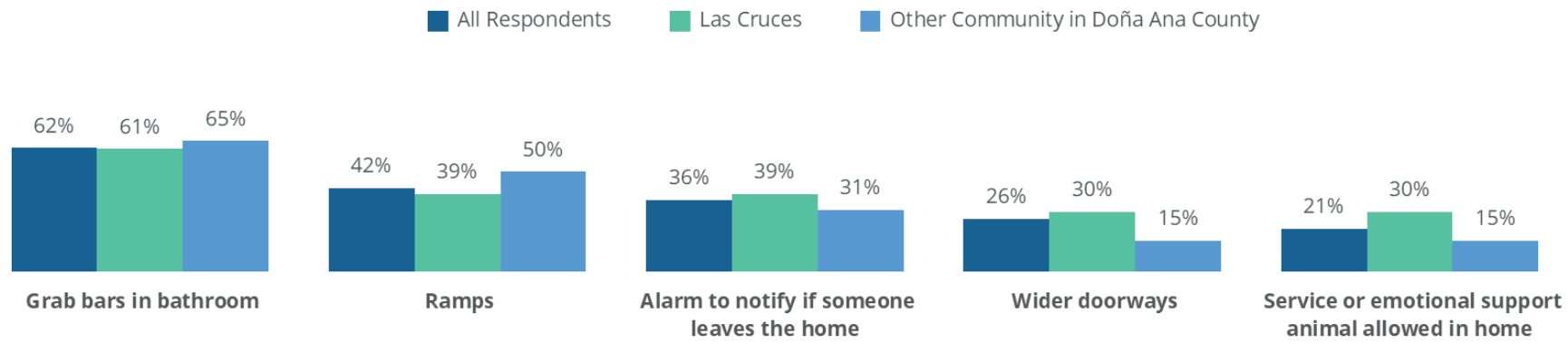
Source:
2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.



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

Needs varied by jurisdiction. Respondents in communities outside of Las Cruces most frequently selected grab bars and ramps, while those in Las Cruces more often identified the need for alarm systems, wider doorways, and allowance of service or emotional support animals.

Figure A-13.
Top Improvements or Modifications Needed, Jurisdiction



Note: n = 84.

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

By tenure:

- Grab bars were selected at the highest rates by precariously housed respondents (73%), renters (62%), and homeowners (60%), while mobile home occupants most frequently identified ramps (67%); and
- Allowance of service or emotional support animals was a top need for renters (34%).

By household income:

- Grab bars were the most frequently identified need for those with income less than $24,999, followed by ramps (40%), wider doorways (34%), alarm to notify if someone leaves (34%), and a support animal allowed in home (31%);
- Note that due to small sample size, other income groups are not shown. Grab bars were the top need selected by those with income between $25,000 and $49,999 and between $75,000 and $99,999, while those with income between $50,000 and $74,999 selected an alarm to notify when someone leaves the home most frequently.

Figure A-14.
Top Improvements or Modifications Needed, Tenure and Household Income

Homeowner		
1	Grab bars in bathroom	60%
2	Ramps	43%
3	Alarm to notify if someone leaves	37%
4	Wider doorways	31%
5	Developmental/cognitive services	17%

Renter		
1	Grab bars in bathroom	62%
2	Ramps	41%
3	Alarm to notify if someone leaves	34%
4	Support animal allowed in home	34%
5	Fire alarm/doorbell for deaf person	24%

Mobile Home Occupant		
1	Ramps	67%
2	Grab bars in bathroom	62%
3	Alarm to notify if someone leaves	29%
4	Fire alarm/doorbell for deaf person	24%
5	Support animal allowed in home	19%

Less than $24,999		
1	Grab bars in bathroom	71%
2	Ramps	40%
3	Wider doorways	34%
4	Alarm to notify if someone leaves	34%
5	Support animal allowed in home	31%

Note: n = 84; Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

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

Additional open-ended accessibility needs and comments included:

- *"A brick ramp exists between the stone driveway and the entrance. It's too steep for a wheelchair."* – Renter in Las Cruces
- *"More lights outside it's so dark I can't barely see and have fallen due to it."* – Renter in Las Cruces

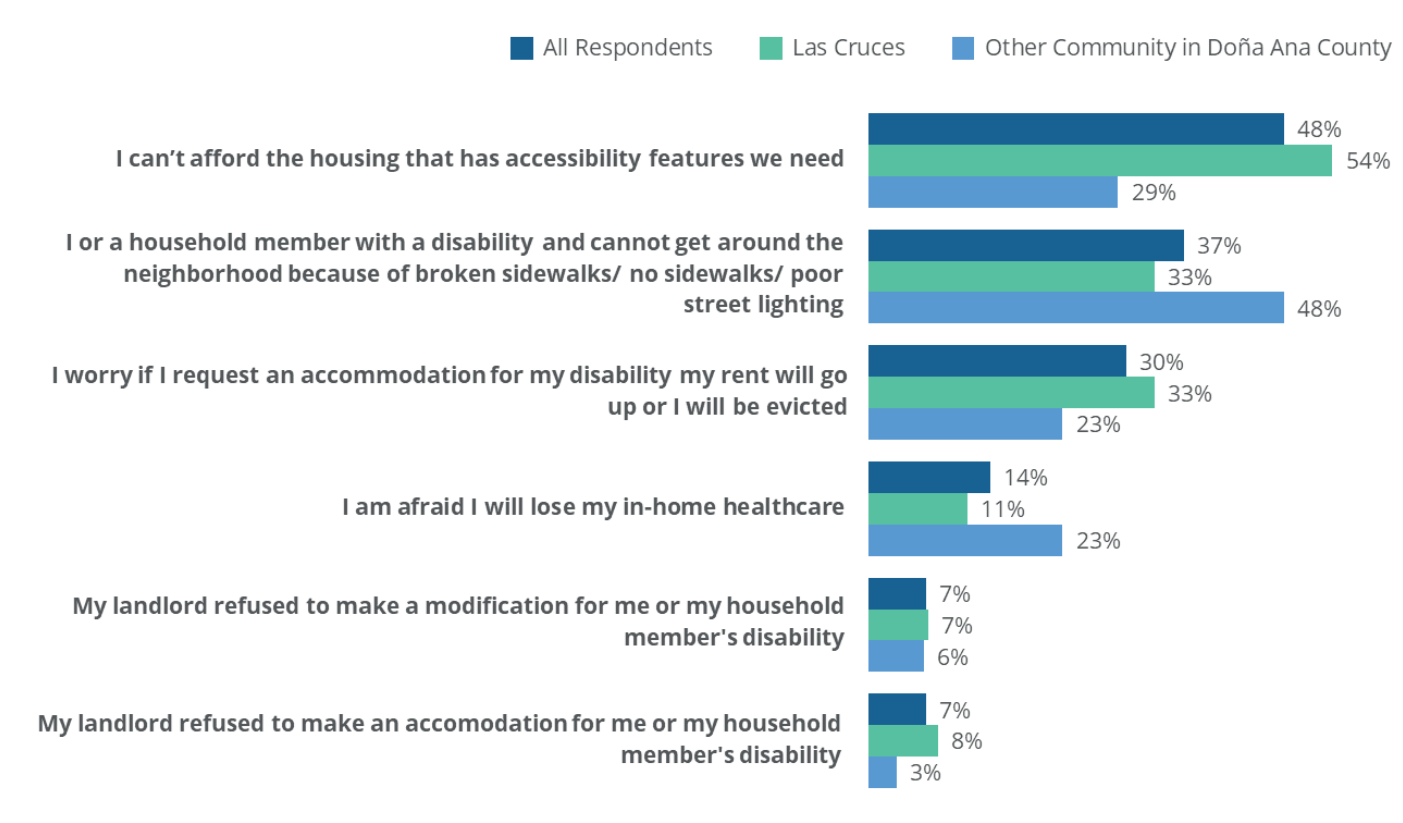
Households with disabilities were also asked about broader challenges in their communities. As shown in the following figure, the most frequent challenges are:

- Navigating the neighborhood because of broken or missing sidewalks or poor street lighting. This is an issue for 48% of households with disabilities living outside of Las Cruces and less so for those living in the city;
- Affording a home with needed accessibility features (a major challenge for Las Cruces residents);
- Worry that requesting an accommodation will result in increased rent or an eviction (33% of households living in Las Cruces); and
- Fear of losing in-home healthcare (23% of households with disabilities living outside of Las Cruces).

To assess visitability, all respondents were asked whether a person with a disability would experience difficulty entering or moving throughout their home or apartment:

- Nearly half of respondents (48%) reported that their home would be easy to enter and navigate. A large share, however (39%) indicated that a person with a disability would have difficulty entering the home.
- Additional visitability challenges included difficulty using the bathroom (26%), staying in a bedroom (13%), and cooking or sharing a meal (11%).
- These responses were generally consistent across jurisdictions.

Figure A-15.
Challenges in Housing Situation or Neighborhood for Households with Disabilities, Jurisdiction



Note: n = 120.

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

Housing costs. The figure below displays the median monthly cost of rent, lot rent, mortgage payments, home insurance, utility payments, property tax payments (for those without a mortgage), and HOA or condo fees by jurisdiction.

Median rent.

- Median rent among survey respondents (who are not renting a mobile home) was highest in Las Cruces at $875, compared to $725 in other communities in Doña Ana County; and
- Median rent for mobile home renters was highest in other communities in Doña Ana County ($800), compared to $750 countywide and $700 in Las Cruces.

Median lot rent.

- Mobile homeowners in Las Cruces reported the highest median lot rent ($512), compared to $430 countywide and $332 in other communities;
- Mobile home renters in Las Cruces also reported higher lot rent ($390) than the countywide median ($210); respondents in other communities reported little to no lot rent costs. Note that these costs should be interpreted with caution, as some mobile home renters may have included lot rent in total rent and there is a small sample size of mobile home renters who specified lot rent (n = 11 mobile home renters in Las Cruces, n = 5 mobile home renters in other communities).

Median mortgage payment.

- Homeowners in Las Cruces reported the highest median mortgage payment ($1,000) compared to $938 countywide and $665 in other communities in Doña Ana County;
- Mobile homeowners pay lower mortgage payments than homeowners who are not living in mobile homes. Although the median payment outside of Las Cruces was slightly higher, there were only two mobile homeowners who reported a mortgage payment, therefore the comparison should be treated with caution;

Median home insurance.

- Homeowners in other communities in Doña Ana County reported very high median home insurance costs of $395 per month, compared to $185 countywide and $166 in Las Cruces;
- Among mobile homeowners, insurance costs were more consistent across jurisdictions, ranging from $178 outside of Las Cruces to $185 in Las Cruces.

Median utility payment.

- Utility costs varied modestly by jurisdiction and tenure. Respondents in Las Cruces generally reported lower median utility payments;

- Homeowners in other communities in Doña Ana County reported the highest median utility costs ($250) compared to $240 countywide and $200 in Las Cruces;

- Renters in Las Cruces reported lower median utility costs ($185) than renters countywide ($200) and in other communities ($216); and

- Mobile home occupants in Las Cruces reported the lowest utility payment ($200) than those in mobile homes in other communities ($250) and countywide ($220).

Median property tax payment.

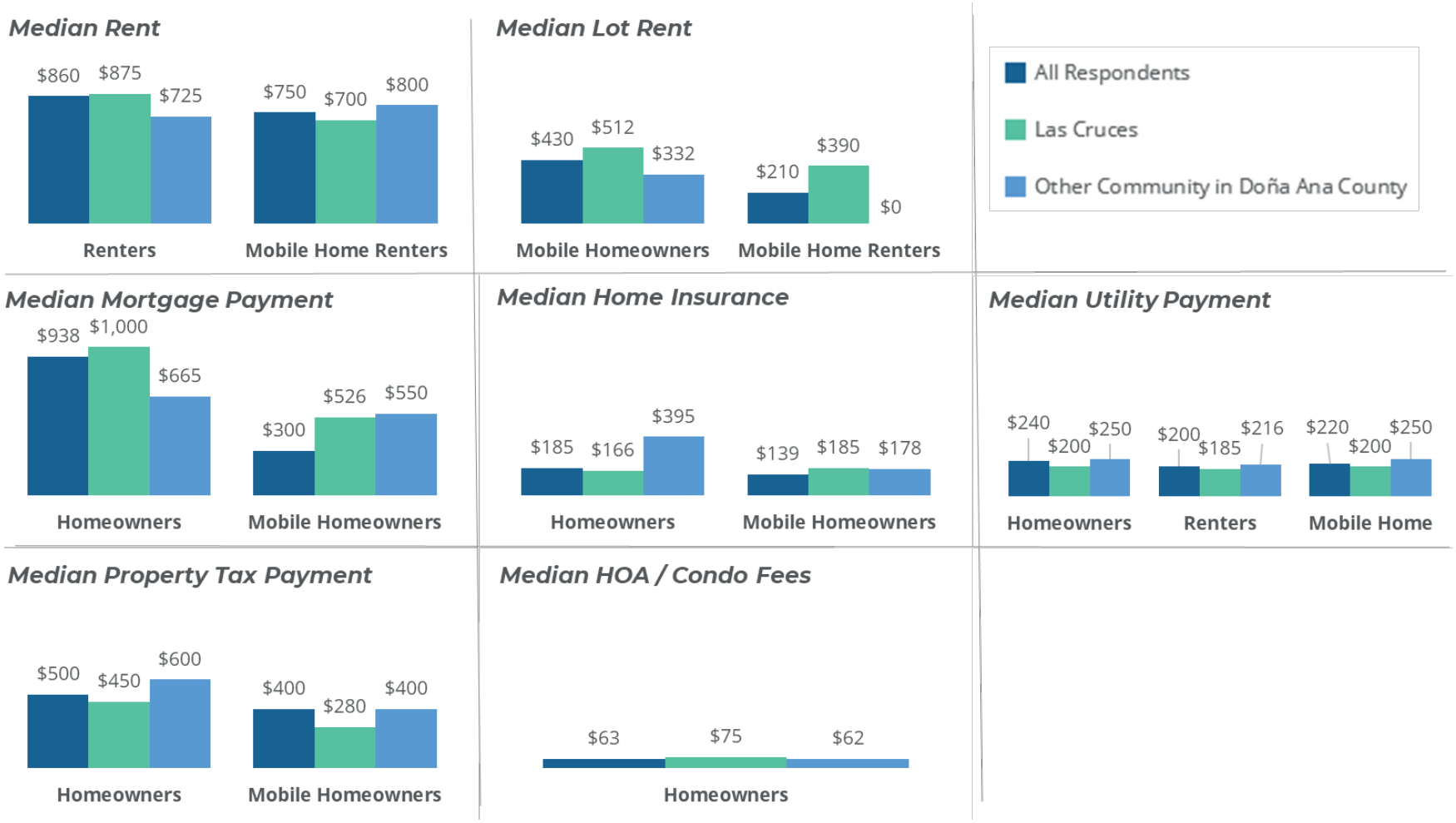
- Homeowners (without a mortgage) in other communities in Doña Ana County reported the highest median property tax payments ($600), compared to $500 countywide and $450 in Las Cruces; and

- Mobile homeowners reported similar median property tax payments countywide and in other communities ($400), with lower payments reported in Las Cruces ($280).

Median HOA / condo fees.

- Median HOA or condo fees were modest across jurisdictions. Homeowners in Las Cruces reported slightly higher median fees ($75) than the countywide median ($63) and other communities ($62). There was only one mobile homeowner in the survey who reported HOA fees and those were very high ($250).

Figure A-16. Median Housing Costs by Tenure and Jurisdiction



Note: n = 158 median rent; n = 36 median lot rent; n = 209 median mortgage payment; n = 174 median home insurance payment; n = 167 median property tax payment; n = 22 HOA fees; n = 507 median utilities.

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

Housing Stability

Housing stability reflects the combined effects of housing choice, housing costs, and household circumstances. Households that struggle to keep up with housing costs, live in overcrowded conditions, or are precariously housed and living with friends or family may face elevated risks of displacement and homelessness. This section summarizes the reasons and outcomes of displacement, examines overcrowding across demographic groups, and summarizes respondent-identified programs and financial resources that may help households retain or restore housing stability.

Displacement. Survey respondents were asked whether, in the past five years, they have had to move out of a home, condo, or apartment in Las Cruces and Doña Ana County when they did not want to move. Overall, 13% of respondents reported experiencing displacement during this time period. As shown in the figure below, displacement was more common among certain demographic groups:

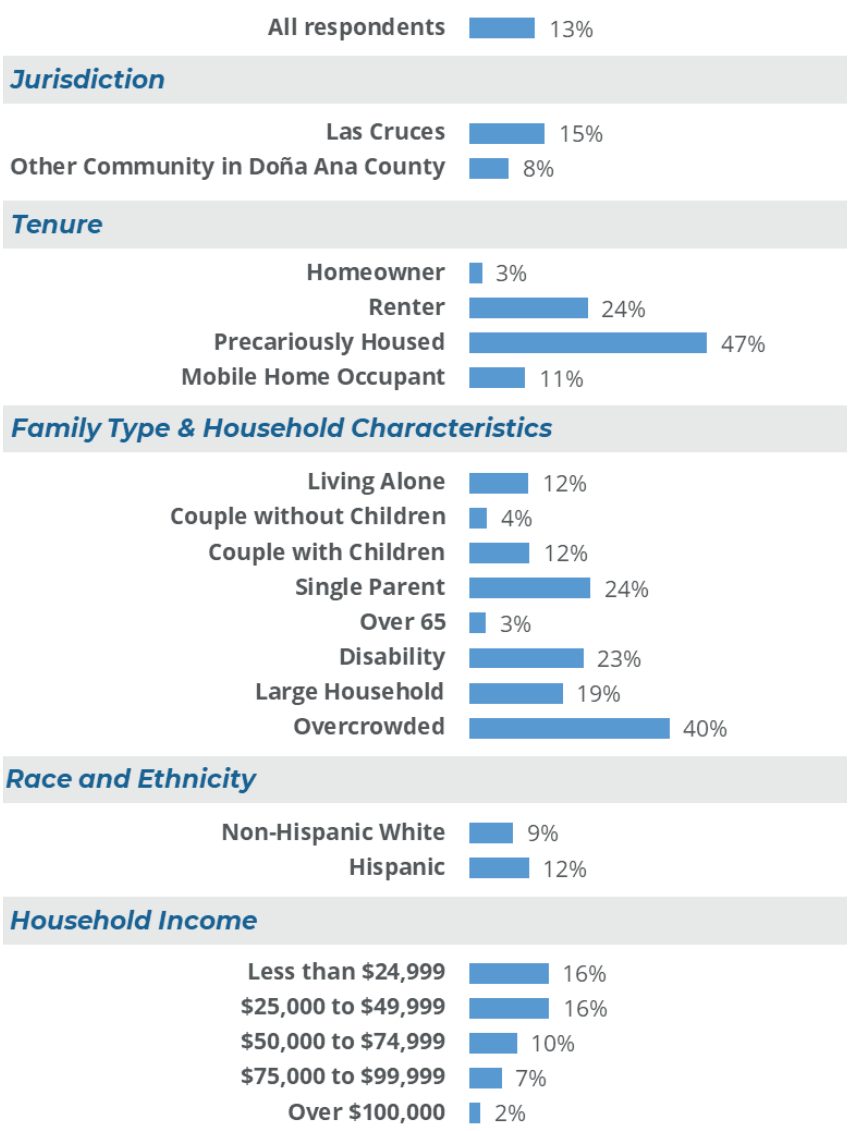
- Respondents living in Las Cruces reported higher rates of displacement than those in other communities in Doña Ana County (15% compared to 8%);
- By tenure, precariously housed respondents experienced the highest rate of displacement (47%), followed by renters (24%). Displacement among homeowners was uncommon (3%);
- 40% of respondents living in overcrowded conditions reported displacement in the past five years—the second highest rate among all demographic groups;
- Single parent households experienced displacement at twice the rate of couples with children (24% compared to 12%);
- 23% of households that include a member with a disability reported displacement;
- Hispanic respondents reported slightly higher displacement rates than non-Hispanic White respondents (12% versus 9%); and
- By household income, displacement was most common among households with income below $24,999 and between $25,000 and $49,999 (16% for both groups).

Among respondents who identified where they moved from and to, most displacement occurred within Las Cruces. Sixty-six percent of displaced respondents moved from one home in Las Cruces to another home in the city. An additional 10% were displaced from Las Cruces to another community in Doña Ana County, while 10% moved from another community into Las Cruces. Fourteen percent were displaced within other communities in Doña Ana County.

Figure A-17. Displacement Rate, Selected Characteristics

Note:
n = 670.

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



Across all respondents who experienced displacement, the most common reason by far was job loss or reduced hours or wages (47%).

Other common reasons were rent increases (30%) and eviction after falling behind on rent (22%) and utility increases (22%). Responses from other communities in Doña Ana County are not shown due to the small number of respondents for this question (n = 14). These respondents identified job loss or reduced hours or wages and rent and utility increases as top reasons for displacement.

Figure A-18.
Top Reasons for Displacement, Jurisdiction

All Respondents			Las Cruces		
1	Job loss, reduced hours or wages	47%	1	Job loss, reduced hours or wages	49%
2	Rent increases	30%	2	Rent increases	31%
3	Evicted - behind on rent	22%	3	Evicted - behind on rent	24%
4	Utility increases	17%	4	Utility increases	15%
5	Other	13%	5	Poor condition of property	14%

Note: n = 86. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

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

By tenure:

- Precariously housed respondents—who also experienced the highest displacement rate—very frequently cited job loss or reduced hours or wages (59%) as the reason for displacement.
- Renters also reported high rates of displacement due to job loss or reduced hours or wages (45%).
- Although not shown due to a small number of respondents (n = 9), mobile home occupants also reported job loss or reduced hours or wages as a top reason for displacement; and
- Eleven percent of displaced homeowners reported property tax increases as a contributing factor, although note that displaced homeowners were a small group (n = 9)

By household income:

- Respondents with income below $24,999 selected job loss or reduced hours or wages as the most common reason for displacement (57%). This income group was also more likely to report eviction after falling behind on rent (23%), moving to help a family member (17%), and displacement due to nonrenewal of a lease (13%) than other income groups; and
- Rent increases were the most common reason for displacement for those with income between $25,000 and $49,999 (50%). 25% of respondents in this income group reported displacement following the sale of their rental unit.

By household characteristics:
Job loss or reduced hours or wages were the most common reason for displacement among households with a disability and overcrowded households;

- Respondents living in overcrowded conditions, who reported one of the highest displacement rates of all groups in the survey (40%), most frequently cited job loss or reduced hours or wages (59%), eviction after falling behind on rent (34%), rent increases (31%), utility increases (24%), and neighborhood safety concerns (17%) as reasons for displacement; and

- Households including a member with a disability also cited rent increases (37%), eviction after falling behind on rent (24%), utility increases (20%), change in household size (12%), neighborhood safety concerns (12%), poor condition of property (12%), and other responses (12%) as reasons for displacement.

Other open-ended answers included:

- *"Landlord refused to make repairs and home was uninhabitable due to HVAC collapse and septic smell making me sick."* – Renter in Las Cruces

- *"Person I was living with was hooked on drugs and drinking."* – Precariously housed in Las Cruces

- *"Salary increased, forced to move out, was not given the option to stay and pay an increased rent amount, had to leave no matter what and still pay a month of increased rent."* – Renter in Santa Teresa

- *"Safety*." – Renter in Las Cruces

Figure A-19.
Top Reasons for Displacement, Selected Characteristics

Renter		
1	Job loss, reduced hours or wages	45%
2	Rent increases	38%
3	Utility increases	19%
4	Evicted - behind on rent	17%
5	Other	17%

Precariously Housed		
1	Job loss, reduced hours or wages	59%
2	Evicted - behind on rent	37%
3	Rent increases	22%
4	Utility increases	22%
5	Moved to help a family member	15%

Less than $24,999		
1	Job loss, reduced hours or wages	57%
2	Evicted - behind on rent	23%
3	Rent increases	17%
4	Moved to help a family member	17%
5	Landlord didn't renew my lease	13%

$25,000 to $49,999		
1	Rent increases	50%
2	Job loss, reduced hours or wages	40%
3	Utility increases	35%
4	Landlord sold my rental unit	25%
5	Evicted - behind on rent	20%

Disability		
1	Job loss, reduced hours or wages	53%
2	Rent increases	37%
3	Evicted - behind on rent	24%
4	Utility increases	20%
5	Change in household size	12%

Overcrowded		
1	Job loss, reduced hours or wages	59%
2	Evicted - behind on rent	34%
3	Rent increases	31%
4	Utility increases	24%
5	Neighborhood was not safe	17%

Note: n = 86. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

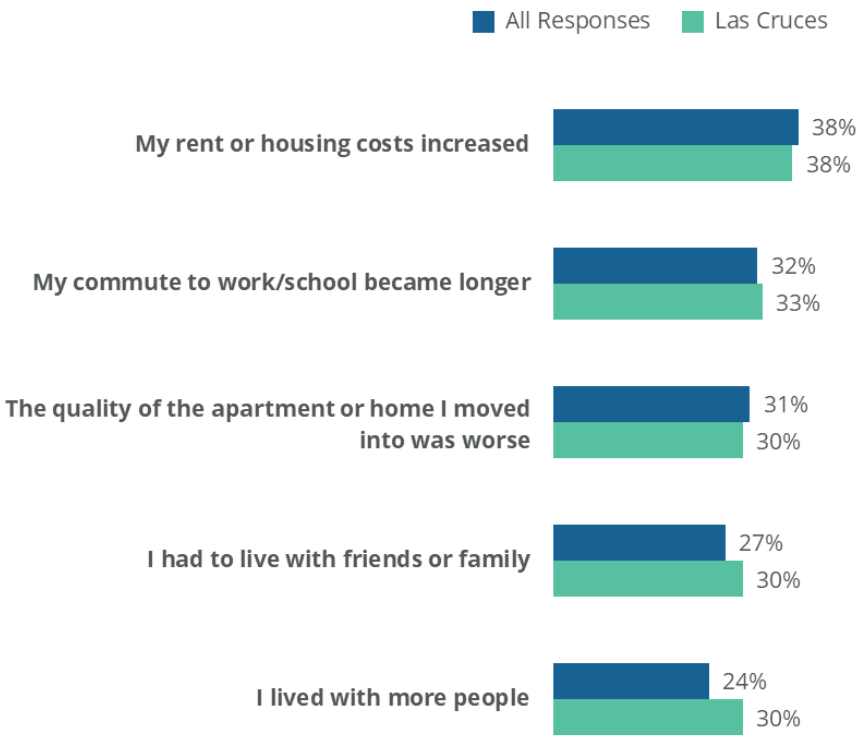
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Respondents who experienced displacement were asked to describe how the move affected their next housing situation. The most commonly reported outcome was an increase in rent or housing costs (38%), followed by a longer commute to work or school (32%), moving to a worse quality apartment or home (31%), living with friends or family (27%), and living with more people (24%).

Outcomes varied by jurisdiction, as shown in the figure below. Respondents in Las Cruces more frequently reported needing to live with friends or family or live with more people following displacement. Note that respondents in other communities in Doña Ana County are included in all respondents, but not shown separately in the figure due to small sample size (n = 14).

Open-ended responses illustrate the varied experiences of displaced households. While some respondents reported improved safety in their new location, others described moving to less safe neighborhoods and losing access to recreational spaces or amenities. In some cases, the circumstances surrounding displacement influence outcomes, for example moves prompted by interpersonal conflict may have been unwanted but resulted in improved housing conditions.

Figure A-20.
Changes Following Displacement, Jurisdiction



Note: n = 78. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

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

By tenure:

- Rent and housing cost increases were the most commonly reported outcomes for renters and mobile home occupants. Homeowners most frequently reported increases in housing costs and commute times; and
- Precariously housed respondents experienced numerous challenges following displacement, with 44% reporting that they had to live with friends or family, 36% had a longer commute, 32% had to live in car or tent, 28% had to live in a motel, and 24% reported that their children had to change schools.

By household income:

- Respondents with household incomes below $24,999 most frequently reported moving to worse-quality housing (31%) and needing to live with friends or family (21%); and

- Among respondents with income between $25,000 and $49,999, 70% reported increases in rent or housing costs, and half (50%) reported they moved to worse-quality housing.

By household characteristics:

- Displacement likely contributed to increased household crowding: 37% of respondents living in overcrowded households reported that they moved in with more people or had to live with friends or family following displacement; and

- Among households that included a person with a disability, 38% reported moving to worse-quality housing and 33% reported needing to live with more people or with friends or family.

By race and ethnicity:

- 38% of Hispanic respondents reported that their commute became longer following displacement, followed by 35% who reported their housing costs increased, 32% who reported they moved to a home in worse quality condition or had to live with friends or family, and 24% who lived with more people.

Figure A-21. Changes Following Displacement, Selected Characteristics

Renter		
1	My rent/housing costs increased	45%
2	The quality of home was worse	38%
3	My commute became longer	19%
4	I lived with more people	17%
5	The quality of home was better	17%

Precariously Housed		
1	I had to live with friends or family	44%
2	My commute became longer	36%
3	I lived in my car or in a tent	32%
4	I had to live in a motel	28%
5	My children had to change schools	24%

Less than $24,999		
1	The quality of home was worse	31%
2	I had to live with friends or family	21%
3	My children had to change schools	17%
4	My rent or housing costs increased	17%
5	I lived with more people	17%

$25,000 to $49,999		
1	My rent or housing costs increased	70%
2	The quality of home was worse	50%
3	My commute became longer	35%
4	I lived with more people	30%
5	I had to live with friends or family	30%

Overcrowded		
1	I lived with more people	37%
2	I had to live with friends or family	37%
3	The quality of home was worse	33%
4	My commute became longer	30%
5	I had to live in a motel	26%

Disability		
1	My rent/housing costs increased	38%
2	The quality of home was worse	38%
3	I lived with more people	33%
4	I had to live with friends or family	33%
5	My commute became longer	31%

Hispanic		
1	My commute became longer	38%
2	My rent/housing costs increased	35%
3	The quality of home was worse	32%
4	I had to live with friends or family	32%
5	I lived with more people	24%

Note: n = 78. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes

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

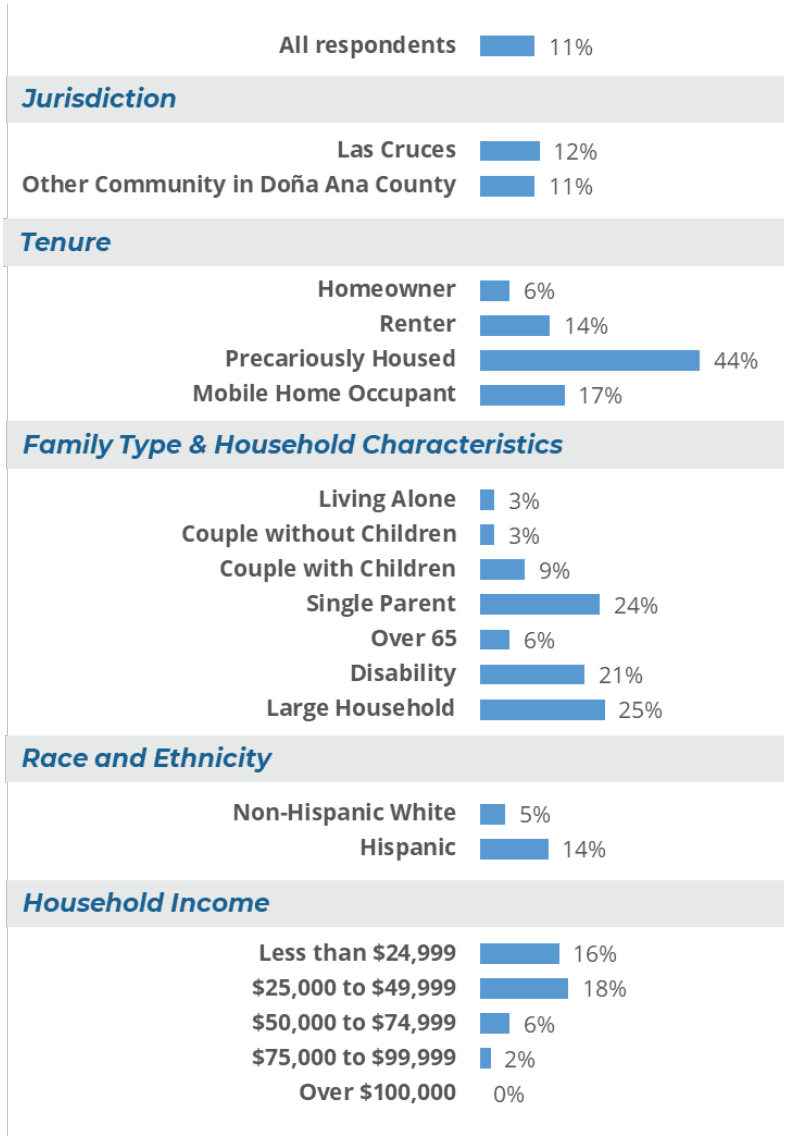
Overcrowding. As discussed in the outcomes of displacement by household group, overcrowding can be both a result of displacement, but it can also be an indicator of ongoing or future housing instability. Twenty-seven percent of households that were displaced reported moving in with friends or family and 24% reported living with more people, resulting in increased household size and potentially overcrowded living conditions. Overcrowding can also signal heightened risk of future displacement. Households that are already doubled up or living in overcrowded conditions often face limited housing options and financial strain. They may be more vulnerable to rent increases, changes in household composition, or conflicts with landlords or other household members.

The figure below shows rates of overcrowding by demographic groups. Overall, 11% of respondents reported living in overcrowded conditions, defined as someone in the household sleeping on the couch or floor because there is not enough space. Precariously housed respondents have the highest rate of overcrowding (44%), followed by large households (25%), single parents (24%), households with a disability (21%), households with income between $25,000 and $49,999 (18%), and households with income less than $24,999 (16%).

Figure A-22.
Rate of Overcrowding, Selected Characteristics

Note:
n = 653.

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



Future displacement concern. When considering future housing choice, 8% of respondents selected they wanted to stay in their current home but were worried that they might not be able to, as shown in the figure below. Of those respondents, 48% were concerned that they cannot stay because of housing cost increases, followed by health issues (32%), inability to keep up with maintenance or housekeeping (25%), anticipation that the landlord will not renew lease or will sell property (20%), and other open-ended answers (18%). These selections were similar across jurisdictions. Note that responses from other communities outside of Las Cruces were excluded from the figure below due to small sample size (n = 8).

Additional open-ended answers included:

- *"Not able to pay mortgage."* – Homeowner in Santa Teresa

- *"I don't have the ability to pay rent."* – Renter in Las Cruces
- *"Me preocupa que en un future no pueda seguir pagando / I am worried that in the future I will not be able to continue paying."* – Renter in Las Cruces
- *"Cramped quarters make restroom access sketchy to a wheelchair"* – Renter in other community in Doña Ana County
- *"Still on waiting list for Section 8."* – Precariously housed respondent in Las Cruces
- *"Our neighborhood has seen an increase in transients walking around the neighborhood and also hanging out at the park by our house."* – Homeowner in Las Cruces

Figure A-23.
Desire to Stay in Current Home and Reasons for Displacement Concern, Jurisdiction

I want to stay in my current home, but I'm worried I won't be able to...

All Respondents	Las Cruces
	

I'm concerned I can't stay in my current home because...

	All Respondents		Las Cruces	
1	Worried that housing costs will increase too much	48%	Worried that housing costs will increase too much	51%
2	Health issues (aging, disability, etc.)	32%	Health issues (aging, disability, etc.)	31%
3	I can't keep up with maintenance/ housekeeping	25%	I can't keep up with maintenance/ housekeeping	23%
4	Landlord may not renew my lease or may sell the property	20%	Landlord may not renew my lease or may sell the property	23%
5	Other	18%	Other	17%

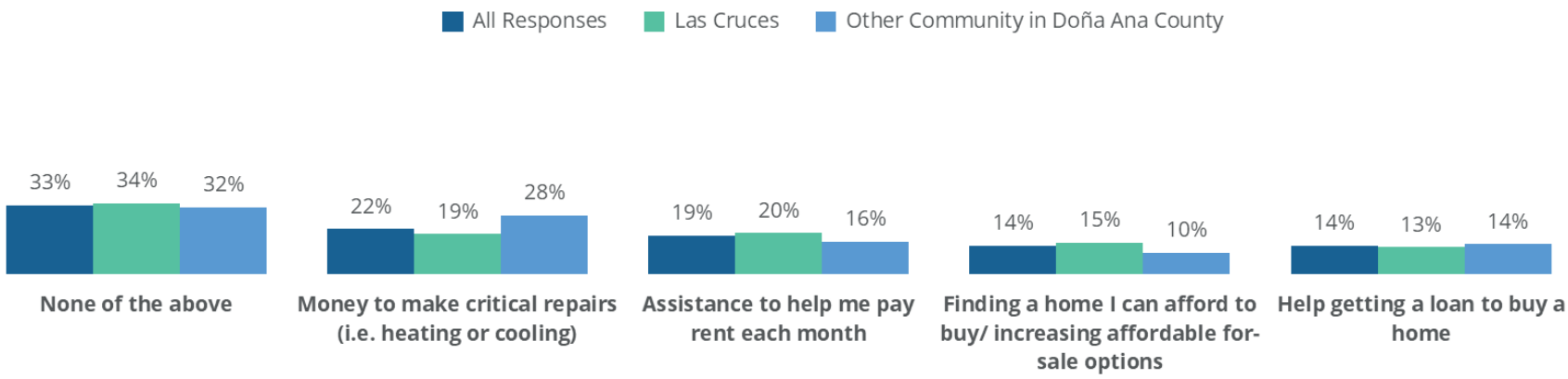
Note: n = 643 for future housing plans; n = 44 for reasons worried. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

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

Maintaining and restoring stability. As discussed in the displacement findings, loss of income due to job loss or reduced hours or wages, rent increases, utility increases, and eviction after falling behind on rent were the most common drivers of displacement. To better understand what supports could help prevent housing instability, all respondents were asked to identify the programs and services they would need to feel more secure in their housing situation.

Money to make critical repairs was the most frequently selected support overall (22%), followed by rental assistance (19%), finding an affordable home to buy or increasing affordable for-sale options (14%), and help getting a loan to buy a home (14%). One-third (33%) reported that none of the listed supports were needed. Respondents in other communities in Doña Ana County most frequently selected money to make critical repairs (28%), while respondents in Las Cruces more often selected rental assistance (20%) and finding affordable for-sale options (15%).

Figure A-24.
Top Items Needed to Feel More Secure in Housing Situation, Jurisdiction



Note: n = 626.

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

By tenure:

- 44% of precariously housed respondents and 40% of renters reported that rental assistance would help them feel more secure in their current housing situation;
- While renters more frequently identified supports related to transitioning into homeownership—such as down payment assistance or help navigating the homebuying process—precariously housed respondents prioritized programs that could provide immediate stability, including help with security deposits and rental housing searches; and
- Mobile home occupants most often selected money for critical repairs (41%), a need also commonly identified by homeowners (27%). Eight percent of homeowners additionally selected help finding homeowner's insurance.

Household income:

- Respondents with the lowest incomes (below $24,999) most frequently selected rental assistance (31%), followed by money for critical repairs (24%); and
- Respondents with incomes above $25,000 more often selected longer-term supports, such as help obtaining home loans, finding affordable for-sale options, and homeownership counseling.

Figure A-25. Top Items Needed to Feel More Secure in Housing Situation, Tenure and Household Income

Homeowner		
1	None of the above	47%
2	Money to make critical repairs	27%
3	Other	10%
4	Help finding options for homeowner's insurance	8%
5	Housing my adult child can afford	7%

Renter		
1	Rental assistance	40%
2	Finding home I can afford to buy	33%
3	Help getting a loan to buy a home	33%
4	Help with a down payment	31%
5	Homeownership counseling	22%

Precariously Housed		
1	Rental assistance	44%
2	Help with a security deposit	33%
3	Help with the rental housing search	30%
4	Money to make critical repairs	30%
5	Finding home I can afford to buy	24%

Mobile Home Occupant		
1	Money to make critical repairs	41%
2	Rental assistance	25%
3	Help getting a loan to buy a home	18%
4	None of the above	17%
5	Help with a down payment	17%

Less than $24,999		
1	Rental assistance	31%
2	Money to make critical repairs	24%
3	None of the above	18%
4	Help with a down payment	14%
5	Help with a security deposit	13%

$25,000 to $49,999		
1	Help getting a loan to buy a home	28%
2	Money to make critical repairs	25%
3	None of the above	24%
4	Rental assistance	24%
5	Help with a down payment	23%

$50,000 to $74,999		
1	None of the above	40%
2	Money to make critical repairs	23%
3	Finding home I can afford to buy	16%
4	Help getting a loan to buy a home	13%
5	Homeownership counseling	11%

$75,000 to $99,999		
1	None of the above	48%
2	Money to make critical repairs	26%
3	Finding home I can afford to buy	17%
4	Homeownership counseling	13%
5	Help getting a loan to buy a home	13%

Over $100,000		
1	None of the above	59%
2	Money to make critical repairs	14%
3	Other	12%
4	Housing my adult child can afford	11%
5	Finding home I can afford to buy	8%

Note: n = 626.

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

By family type:

- Money to make critical repairs was the most frequently selected support across family types; and
- 25% of single parent households selected rental assistance compared to 20% of respondents living alone and 16% of couples with children. Single parents and couples with children also more frequently prioritized help obtaining a loan to buy a home.

Figure A-26.
Top Items Needed to Feel More Secure in Housing Situation, Family Type

Living Alone		
1	None of the above	31%
2	Money to make critical repairs	23%
3	Rental assistance	20%
4	Help with a down payment	14%
5	Other	14%

Couple without Children		
1	None of the above	56%
2	Money to make critical repairs	17%
3	Other	11%
4	Finding home I can afford to buy	9%
5	Help with a down payment	9%

Couple with Children		
1	None of the above	22%
2	Money to make critical repairs	22%
3	Help getting a loan to buy a home	19%
4	Rental assistance	16%
5	Finding home I can afford to buy	16%

Single Parent		
1	Rental assistance	35%
2	Money to make critical repairs	32%
3	Help getting a loan to buy a home	28%
4	Finding home I can afford to buy	23%
5	Help with a down payment	22%

Note: n = 626.

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

By household characteristics:

- Rental assistance was most frequently selected by respondents living in overcrowded conditions (48%) and by households with a disability (30%);
- Older adults most commonly identified money for critical repairs; and
- Among large households, 27% selected money for critical repairs and 23% selected rental assistance.

By race and ethnicity:

- Hispanic respondents most frequently selected money for critical repairs (27%), followed by rental assistance (21%), and assistance with obtaining a loan or finding an affordable home to buy (19% each). Hispanic respondents selected these supports at higher rates than non-Hispanic White respondents.

Figure A-27.
Top Items Needed to Feel More Secure in Housing Situation, Household Characteristics, Race, and Ethnicity

Disability		
1	Rental assistance	30%
2	Money to make critical repairs	29%
3	Help with a down payment	22%
4	Help getting a loan to buy a home	18%
5	Finding home I can afford to buy	18%

Overcrowded		
1	Rental assistance	48%
2	Money to make critical repairs	35%
3	Help with a security deposit	32%
4	Help getting a loan to buy a home	29%
5	Finding home I can afford to buy	23%

Over 65		
1	None of the above	52%
2	Money to make critical repairs	17%
3	Other	10%
4	Rental assistance	9%
5	Housing my adult child can afford	7%

Large Household		
1	Money to make critical repairs	27%
2	Rental assistance	23%
3	Finding home I can afford to buy	20%
4	Help with a down payment	20%
5	Help getting a loan to buy a home	19%

Non-Hispanic White		
1	None of the above	55%
2	Money to make critical repairs	12%
3	Rental assistance	10%
4	Other	10%
5	Help with a down payment	9%

Hispanic		
1	Money to make critical repairs	27%
2	None of the above	23%
3	Rental assistance	21%
4	Help getting a loan to buy a home	19%
5	Finding home I can afford to buy	19%

Note: n = 626.

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

Other open-ended responses included:

Managing costs

- "[Assistance for] raising cost of home insurance that increases mortgage payment." – Homeowner in other community in Doña Ana County
- *"Obtaining Section 8 Housing voucher"* – Precariously housed in Las Cruces

Needed housing types and navigation support

- *"Que te ayuden a financiar un casa para vivir aunque no tengas crédito / Help you finance a house to live in even if you don't have credit."* – Renter in Las Cruces

- *"[Help] moving to a bigger unit as my kids get older."* – Renter in Las Cruces
- *"I applied with Tierra Del Sol , but they do communicate and leave one up in the air about the process?"* – Renter in Las Cruces
- *"Finding housing for my elderly parents and my disabled sister."* – Homeowner in Las Cruces
- *"A place with a yard I live in an apartment."* – Renter in Las Cruces
- *"More family sized homes(3+br) in the 5-800 month rent range so poor families can afford to live. Rent is TOO HIGH people are asking 1200-1500 us dollars for a 2 bedroom 30 year old single wide trailer on a dirt lot. Rent cap! Renters strike!"* – Renter in Las Cruces

Needed repairs or modifications

- *"Money to make plumbing repairs and get water connected to the house."* – Renter in Anthony
- *"Solo alluda para poner ventanas nuevas / Just help to put in new windows"* – Homeowner in other community in Doña Ana County
- *"Ayuda para modificaciones para discapacitados / Disability modification assistance"* – Mobile home renter in Las Cruces
- *"County water, sewer, and road services available for our home."* – Homeowner in other community in Doña Ana County
- *"A list of contractors with good reputation and pricing."* – Homeowner in Las Cruces
- *"Financial assistance to secure property for safety reasons (trespassers)"* – Homeowner in Las Cruces

Community needs

- *"More security and better police service. My house got broken into by an armed intruder. Police did not do anything. Cops would not speak Spanish to me."* – Mobile Homeowner in other community in Doña Ana County
- *"Aggregation of resources to assist the public to find reputable, trustworthy, bonded & licensed tradespeople."* – Homeowner in Las Cruces
- *"Grocery store / Costco"* – Homeowner in Las Cruces
- *"Feeling secure and safe in my home due to more crime in the area."* – Homeowner in Las Cruces

Future Housing Choice

Current housing choice reflects respondents' available financial means, personal preferences, and, in some cases, the outcome of displacement. Respondents were also asked about their *future* housing plans. As shown in the figure below, over half (54%) of respondents wanted to remain in their current home for as long as possible, while an additional 8% wanted to stay but expressed concern that they would not be able to. Nearly one-quarter (23%) wanted to move to a home that better meets their needs but could not afford to do so, and 16% plan to move within the next three years.

Future housing plans varied by jurisdiction, tenure, and household income:

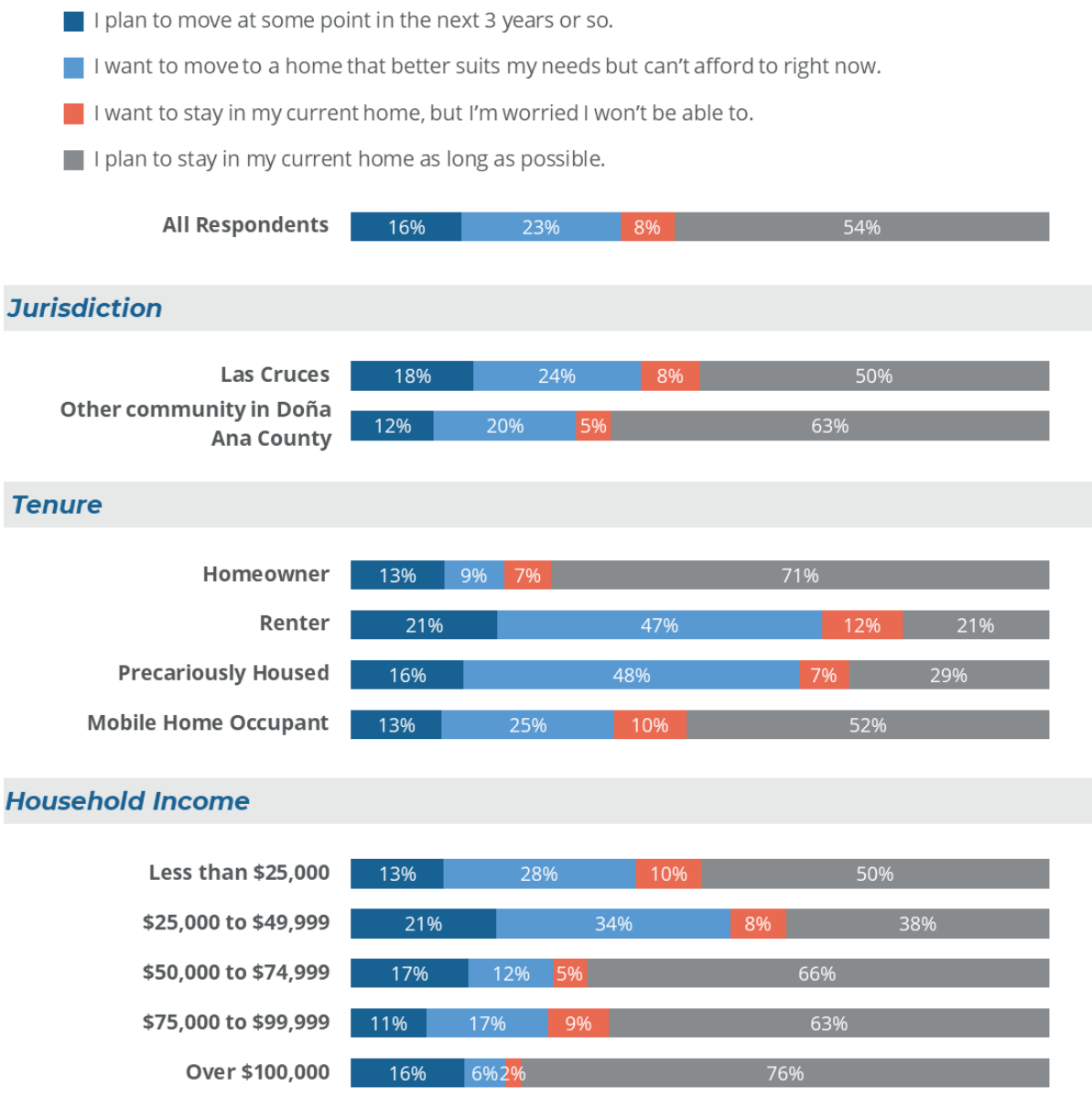
Respondents living in communities in Doña Ana County other than Las Cruces reported greater desire and ability for stability, with 63% planning to stay in their current home compared to 50% of respondents in Las Cruces. In contrast, respondents in Las Cruces were more likely to anticipate mobility or instability: 18% planned to move within the next three years, compared in 12% in other communities, and 24% wanted to move but could not afford to, compared to 20% of those outside of Las Cruces.

By tenure, homeowners experienced and favored stability at the highest rate, with 71% planning to remain in their current home as long as possible. Only 7% of homeowners worried they would be unable to stay, and 9% wanted to move but could not afford to.

Renters and precariously housed respondents reported a desire to move hampered by financial constraints: 47% of renters and 48% of precariously housed respondents wanted to move to a home that better suited their needs but were unable to afford to do so. Mobile home occupants reported more mixed outcomes, with just over half (52%) preferring to stay as long as possible and one-quarter (25%) wanting to move but lacking the financial means.

By household income, respondents with incomes above $50,000 were more likely to report desire to stay in their current home. Those with household incomes between $25,000 and $49,999 reported the highest rate of wanting to move but being unable to afford it (34%). Among respondents with incomes below $24,999, half (50%) wanted to stay in their current home as long as possible, while an additional 10% in this income group wanted to remain but expressed concern that they may not be able to.

Figure A-28.
Future Housing Plans, Jurisdiction, Tenure, and Household Income



Note: n = 643.

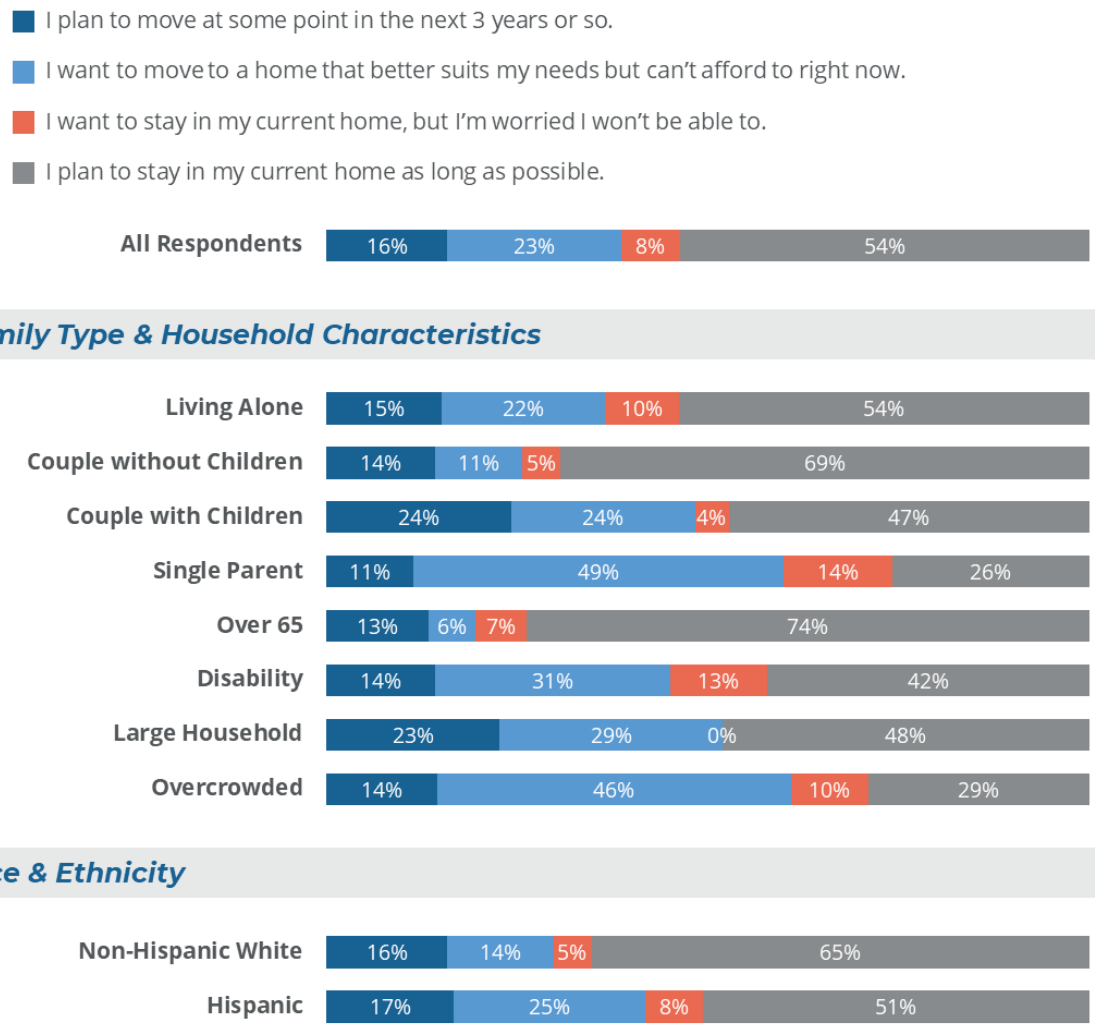
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

The figure below shows future housing plans by family type, household characteristics, race, and ethnicity. By family type and household characteristics, single-parent households reported the greatest financial constraints in future housing plans, with nearly half (49%) wanting to move but being unable to afford to do so—substantially higher than respondents living alone (22%), couples without children (11%), and couples with children

(24%). Nearly one-quarter (24%) of couples with children reported plans to move in the next three years. Single parents and households with a disability were most likely to want to stay in their current home while worrying they may not be able to at the highest rates (14% and 13%, respectively).

By race and ethnicity, one-quarter (25%) of Hispanic respondents reported wanting to move to a home that better suits their needs but being unable to afford to do so, compared to 14% of non-Hispanic White respondents. Non-Hispanic White and Hispanic respondents reported plans to move at similar rates (16% and 17%, respectively).

Figure A-29.
Future Housing Plans, Family Type, Household Characteristics, Race, and Ethnicity



Note: n = 643.

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

Desire to move. Of respondents who selected they wanted to move in the next three years or those who wanted to move but could not afford to do so, the primary motivation was wanting a different sized home or yard (38%), followed by desire to go from a renter to a homeowner (34%). Less common reasons were finding a more affordable home (22%), wanting a different neighborhood (19%), and family or personal reasons (18%). Responses were similar by jurisdiction, however, respondents outside of Las Cruces selected wanting to move for more accessibility features the most frequently.

Over half (58%) of respondents who wanted to move reported they had not yet because they cannot afford rents or home prices in other places. Other reasons included inability to afford application fees, deposits, or other moving costs (34%), having bad or no credit history (21%), and for current homeowners, not being able to move to another for-sale home at current prices (13%). Again, responses were similar by jurisdiction, but respondents outside of Las Cruces expressed accessibility-related needs, with 13% reporting they have not moved yet because they can't find a home with accessibility features. Other open-ended responses included:

Reasons for wanting to move

- *"I want my own house to get my kids to come home."* – Precariously housed in Las Cruces
- *"Safety concerns, lack of professional healthcare."* – Homeowner in Las Cruces
- *"Would like to move north for cooler weather and not to worry about water issues here in LC."* – Homeowner in Las Cruces
- *"Leave a relationship. He won't leave so I have to."* – Renter in Las Cruces
- *"I want to feel safe and not harassed by my landlord."* – Renter in Las Cruces
- *"High crime in the area I live in. I have had a motorcycle stolen, random people come up to my door, people break into my car, packages stolen, and overall just feel unsafe."* – Renter in Las Cruces
- *"Too many kids for the size of home I have."* – Homeowner in Las Cruces
- "*Because of our age, we want to move closer to the city to minimize daily driving."* – Homeowner in Las Cruces

Reasons for not moving yet

- "*Nobody wants to take a Section 8 voucher."* – Renter in Las Cruces
- *"Wife died. Need to find accommodations that suit a single life."* – Homeowner in Las Cruces

- *"Can't find a stable job."* – Precariously housed in Las Cruces
- *"I have family here that needs me."* – Homeowner in Las Cruces
- *"Waiting for children to finish school."* – Homeowner in Las Cruces
- *"Not many landlords accept section 8 and I have a family of 7 so it needs to be a 4+ bedroom."* – Renter in Las Cruces
- *"Market is not great for selling."* – Homeowner in Las Cruces

Figure A-30. Top Reasons for Moving and Not Having Moved Yet, Jurisdiction

The top reasons I want to move are...

	All Respondents		Las Cruces		Other Community in Doña Ana County	
1	Want a different sized home and/or yard	38%	Want a different sized home and/or yard	37%	Want a different sized home and/or yard	43%
2	I rent and want to own	34%	I rent and want to own	32%	I rent and want to own	39%
3	To find a more affordable home	22%	To find a more affordable home	23%	To find a more affordable home	22%
4	Want a different neighborhood	19%	Want a different neighborhood	23%	Family/personal reasons	22%
5	Family/personal reasons	18%	Other	17%	Want more accessibility features	11%

The top reasons I haven't moved yet are...

	All Respondents		Las Cruces		Other Community in Doña Ana County	
1	I can't afford rents or home prices in other places	58%	I can't afford rents or home prices in other places	57%	I can't afford rents or home prices in other places	60%
2	I can't afford application fees, deposits, or moving costs	34%	I can't afford application fees, deposits, or moving costs	35%	I can't afford application fees, deposits, or moving costs	31%
3	I have bad or no credit history	21%	I have bad or no credit history	20%	I have bad or no credit history	23%
4	Other	15%	Other	18%	I can't find a home with accessibility features I need	13%
5	I own a home but can't afford to purchase something else	13%	I own a home but can't afford to purchase something else	12%	I own a home but can't afford to purchase something else	17%

Note: n = 238 reasons for moving; n = 223 for reasons for not having moved yet.

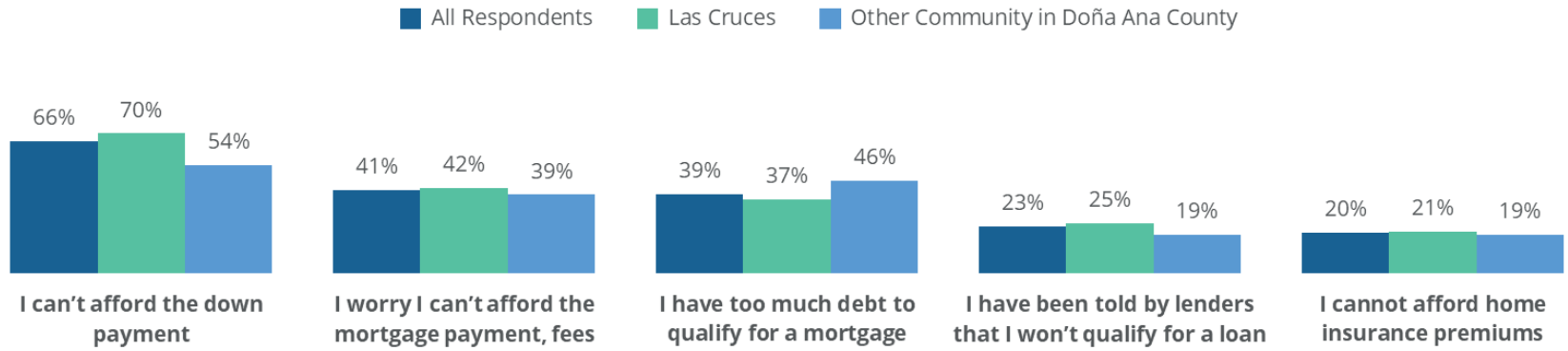
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

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

Renters in Las Cruces reported affording a down payment as a barrier at the highest rate (70%) compared to 54% of renters outside of Las Cruces. Renters in other communities in Doña Ana County reported that they have too much debt to qualify for a mortgage (46%) at a higher rate than those in Las Cruces (37%). Other responses included:

- *"Student loans caused my DTI [debt-to-income ratio] to be too high to qualify for a mortgage despite the loan being in good standing. My student loans are effectively preventing me from qualifying to buy a home or car."* – Renter in Las Cruces
- *"Need to fix credit."* – Renter in Las Cruces
- *"No knowledge of homeownership"* – Renter in Las Cruces
- *"I am not employed."* – Renter in Las Cruces
- *"I don't know how."* – Renter in Las Cruces

Figure A-31.
Barriers to Purchasing a Home



Note: n = 228; reflects current renters only.

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

By family type:

- Inability to afford a down payment, worry about not being able to afford the mortgage, and having too much debt were the top barrier to homeownership across family types; and
- Couples with children and single parents reported being told by a lender they did not qualify for a loan at the highest rates (25% and 23%, respectively).

By household income:

- Inability to afford a down payment, worry about not being able to afford the mortgage, and having too much debt were also top barriers across income groups; and
- Inability to afford home insurance was common for those with income less than $24,999 (21%), those between $25,000 and $49,999 (28%), and those between $50,000 and $74,999 (24%).

Figure A-32. Top Barriers to Homeownership, Family Type and Household Income

Living Alone		
1	I can't afford the down payment	74%
2	Worry I can't afford the mortgage	47%
3	Too much debt for a mortgage	35%
4	Can't afford home insurance	21%
5	Lenders said I don't qualify for loan	18%

Couple with Children		
1	I can't afford the down payment	61%
2	Too much debt for a mortgage	47%
3	Worry I can't afford the mortgage	39%
4	Lenders said I don't qualify for loan	25%
5	Can't afford home insurance	14%

Couple without Children		
1	I can't afford the down payment	64%
2	Worry I can't afford the mortgage	40%
3	Too much debt for a mortgage	36%
4	Can't afford home insurance	32%
5	Other	24%

Single Parent		
1	I can't afford the down payment	75%
2	Worry I can't afford the mortgage	50%
3	Too much debt for a mortgage	39%
4	Can't afford home insurance	30%
5	Lenders said I don't qualify for loan	23%

Less than $24,999		
1	I can't afford the down payment	66%
2	Worry I can't afford the mortgage	35%
3	Too much debt for a mortgage	32%
4	Can't afford home insurance	21%
5	Lenders said I don't qualify for loan	19%

$25,000 to $49,999		
1	I can't afford the down payment	67%
2	Too much debt for a mortgage	49%
3	Worry I can't afford the mortgage	46%
4	Lenders said I don't qualify for loan	34%
5	Can't afford home insurance	28%

$50,000 to $74,999		
1	I can't afford the down payment	86%
2	Too much debt for a mortgage	48%
3	Worry I can't afford the mortgage	38%
4	Can't afford home insurance	24%
5	Can't afford homes close to my work	19%

Note: n = 228. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

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

By household type:

- Over 70% of households with a disability and respondents living in overcrowded conditions reported inability to afford a down payment; and
- 22% of households with a disability and with those over 65 cannot afford to pay home insurance.

By race and ethnicity:

- 23% of Hispanic respondents reported that a lender told them they do not qualify for a loan compared to 18% of non-Hispanic White respondents.

Figure A-33.
Top Barriers to Homeownership, Household Characteristics, Race, and Ethnicity

Disability		
1	I can't afford the down payment	76%
2	Worry I can't afford the mortgage	50%
3	Too much debt for a mortgage	42%
4	Lenders said I don't qualify for loan	24%
5	Can't afford home insurance	22%

Overcrowded		
1	I can't afford the down payment	73%
2	Too much debt for a mortgage	51%
3	Worry I can't afford the mortgage	37%
4	Lenders said I don't qualify for loan	34%
5	Can't afford home insurance	22%

Over 65		
1	I can't afford the down payment	58%
2	Worry I can't afford the mortgage	39%
3	Other	29%
4	Too much debt for a mortgage	23%
5	Can't afford home insurance	23%

Large Household		
1	I can't afford the down payment	68%
2	Too much debt for a mortgage	47%
3	Lenders said I don't qualify for loan	34%
4	Worry I can't afford the mortgage	29%
5	Can't afford home insurance	18%

Non-Hispanic White		
1	I can't afford the down payment	76%
2	Worry I can't afford the mortgage	44%
3	Too much debt for a mortgage	32%
4	Can't afford home insurance	26%
5	Lenders said I don't qualify for loan	18%

Hispanic		
1	I can't afford the down payment	70%
2	Too much debt for a mortgage	44%
3	Worry I can't afford the mortgage	37%
4	Lenders said I don't qualify for loan	23%
5	Can't afford home insurance	22%

Note: n = 228.

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

Neighborhood and Community

Beyond respondents' personal housing choices and experiences, the survey also explored perceptions of neighborhood belonging and inclusion. This section examines respondents' comfort within their community and perceived barriers while seeking housing, with results disaggregated by selected demographic characteristics.

Feeling welcome in community. Respondents were asked whether they agreed with the statement "I feel that people like me and my family are welcome in all neighborhoods in my community." Overall, a majority expressed agreement: 36% agreed and 21% strongly agreed (57% total).

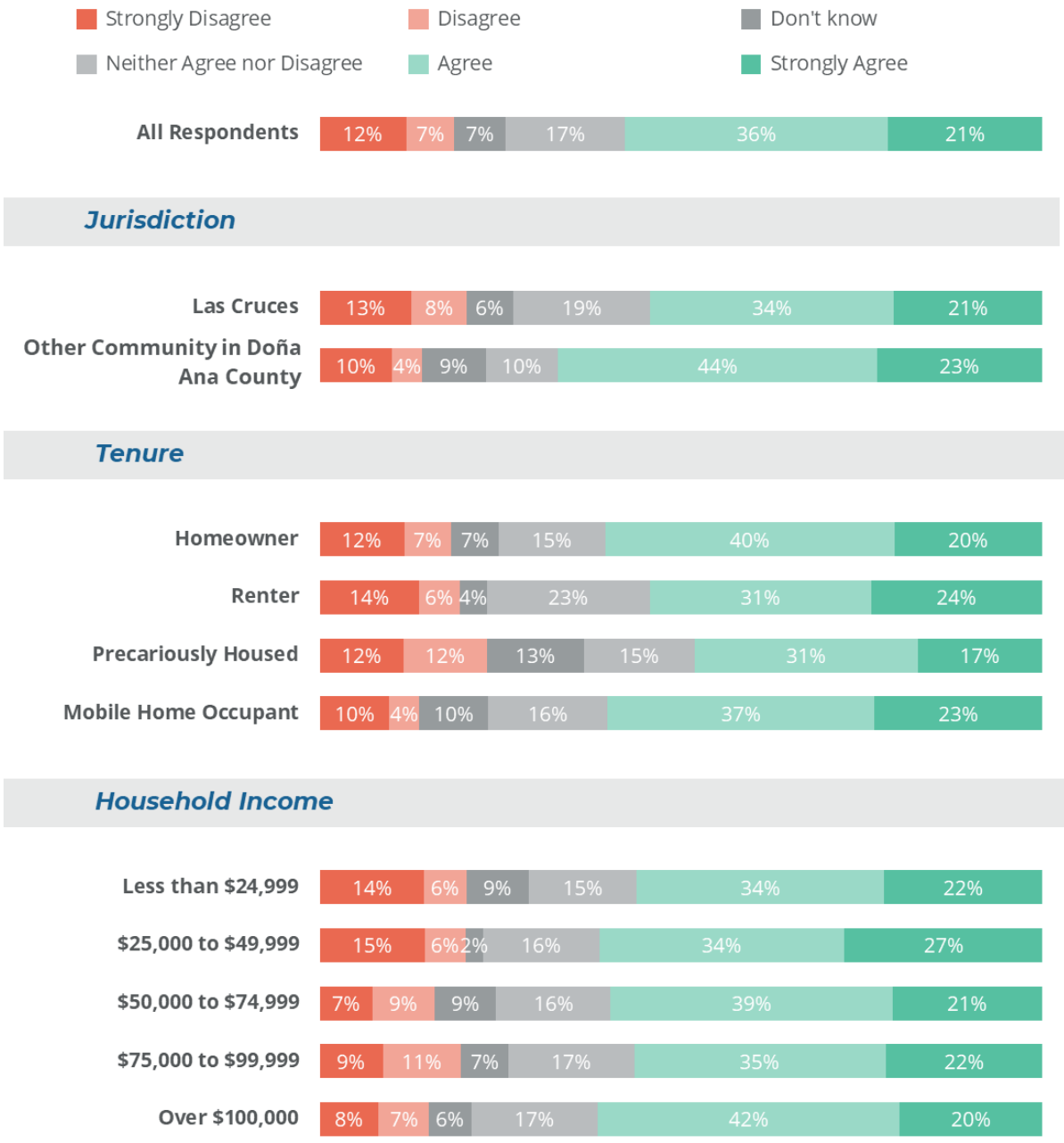
The balance expressed feeling unsure or unwelcome, with 12% strongly disagreeing that they live in a welcoming community and 7% disagreeing. As shown in the figure below, responses varied by jurisdiction, tenure, and household income.

Respondents living in other communities in Doña Ana County reported higher levels of feeling welcome than those in Las Cruces. In other communities, 44% agreed and 23% strongly agreed that they felt welcome in all neighborhoods, compared to 34% and 21%, respectively, among respondents in Las Cruces.

Renters were the most polarized group, with 24% strongly agreeing that they felt welcome and 14% strongly disagreeing. Mobile home occupants and homeowners reported the highest overall levels of agreement (agree or strongly agree) that they felt welcome across neighborhoods in their community.

Household income was also associated with perceptions of welcomeness. Respondents with household incomes below $24,999 and between $25,000 and $49,999 reported the highest rates of strong disagreement (14% and 15%, respectively). At the same time, respondents in the $25,000 and $49,999 range also reported a high level of strong agreement, with 27% indicating they felt welcome in all neighborhoods, suggesting varied experiences within this income group.

Figure A-34.
Level of Agreement with: "I feel that people like me and my family are welcome in all neighborhoods in my community." By Jurisdiction, Tenure, and Household Income



Note: n = 620.

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

Level of agreement varied by family type, household characteristics, race, and ethnicity. Respondents living in overcrowded or large households, as well as couples with children, reported strong disagreement at the highest rates. In contrast, respondents living alone, couples without children, and households with a member over age 65 reported agreeing or strongly agreeing at the highest rates.

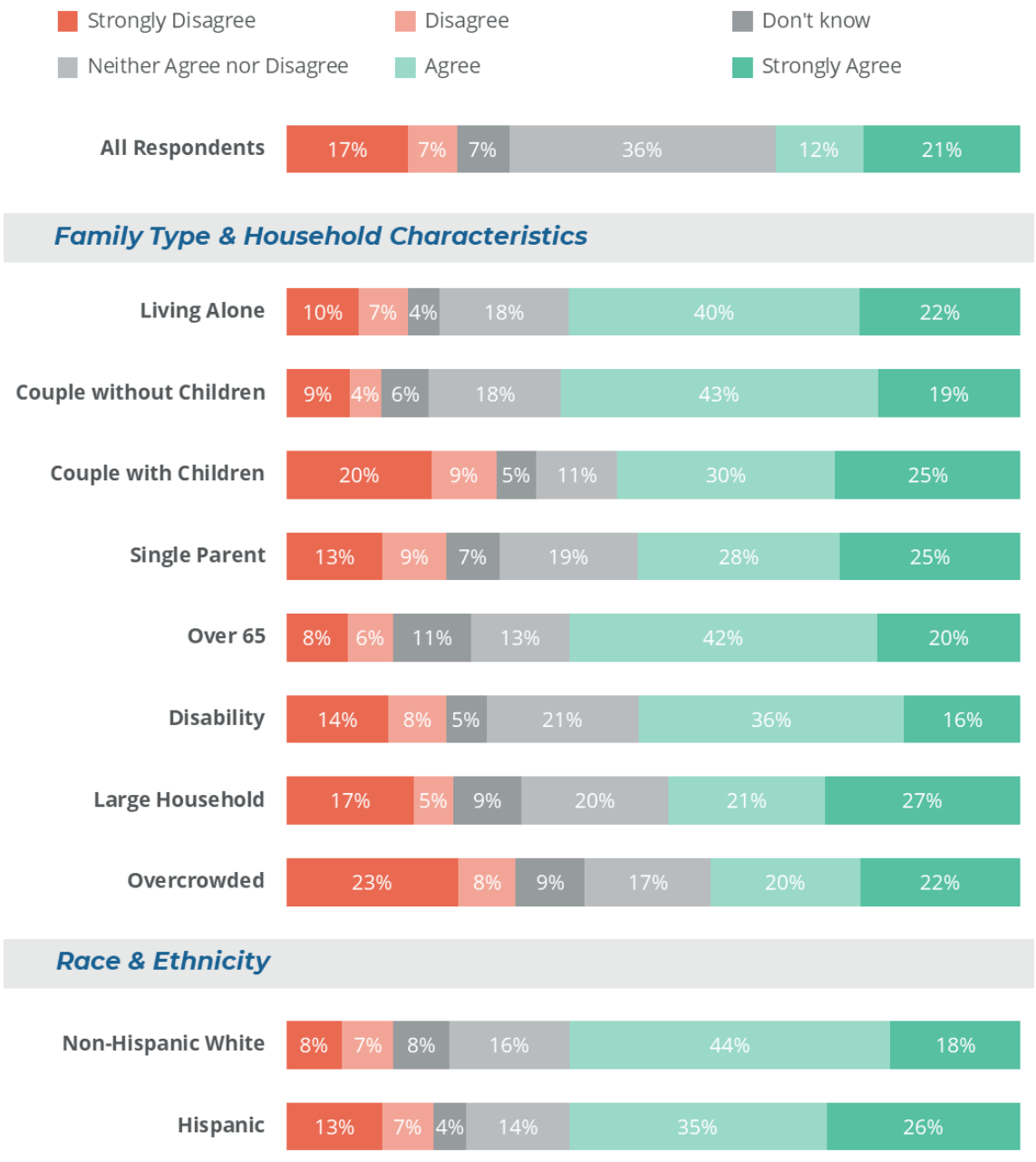
By race and ethnicity, Hispanic respondents expressed more polarized views than non-Hispanic White respondents. Hispanic respondents were more likely to strongly disagree that they felt welcome (13% compared to 8% of non-Hispanic White), but also more likely to strongly agree (26% compared to 18%). Despite this polarization, overall levels of agreement were similar across both groups.

Respondents who disagreed or strongly disagreed that they felt welcome in all neighborhoods were invited to share open-ended explanations, which included:

- *"My family is mixed African American and Mexican."* – Precariously housed in Las Cruces
- *"Being low income makes me feel secluded."* – Precariously housed in Las Cruces
- *"Lack of English is a barrier."* – Mobile homeowner in other community in Doña Ana County
- *"Gated communities often do not want children in their neighborhood. They also do not want 'common folk' among them."* – Homeowner in Las Cruces
- *"Por mi edad / Because of my age."* – Mobile homeowner in Las Cruces
- *"Most areas are ok, but with the recent shootings occurring at parks this year, it can be challenging to arrange a get together."* – Renter in Las Cruces
- "*We are Hispanic living in a predominantly white neighborhood. We and other Hispanics in our neighborhood have been treated poorly, and racially profiled on more than one occasion by some neighbors. Others are very kind and welcoming. We treat all of our neighbors with kindness and respect regardless of their behavior because we want to live in peace."* – Homeowner in Mesilla
- *"Because I do have a record from a long time ago and have since changed, but people still treat me badly."* – Renter in Las Cruces
- *"I disagree because there are neighborhoods that do not welcome young owners and renters due to the neighborhood aesthetic and price of the homes."* – Renter in Las Cruces
- *"There is gang violence in lower income neighborhoods, if you are visibly from a different part of town you are harassed by residents in higher income neighborhoods."* – Renter in Las Cruces

- *"There are many areas that are unsafe for people of certain ethnicities, areas not safe for pets, and areas not safe for women or children due to crime, inaccessibility, and lack of amenities."* – Renter in Las Cruces

Figure A-35.
Level of Agreement with: "I feel welcome in all neighborhoods in my community." By Family Type, Household Characteristics, Race, and Ethnicity



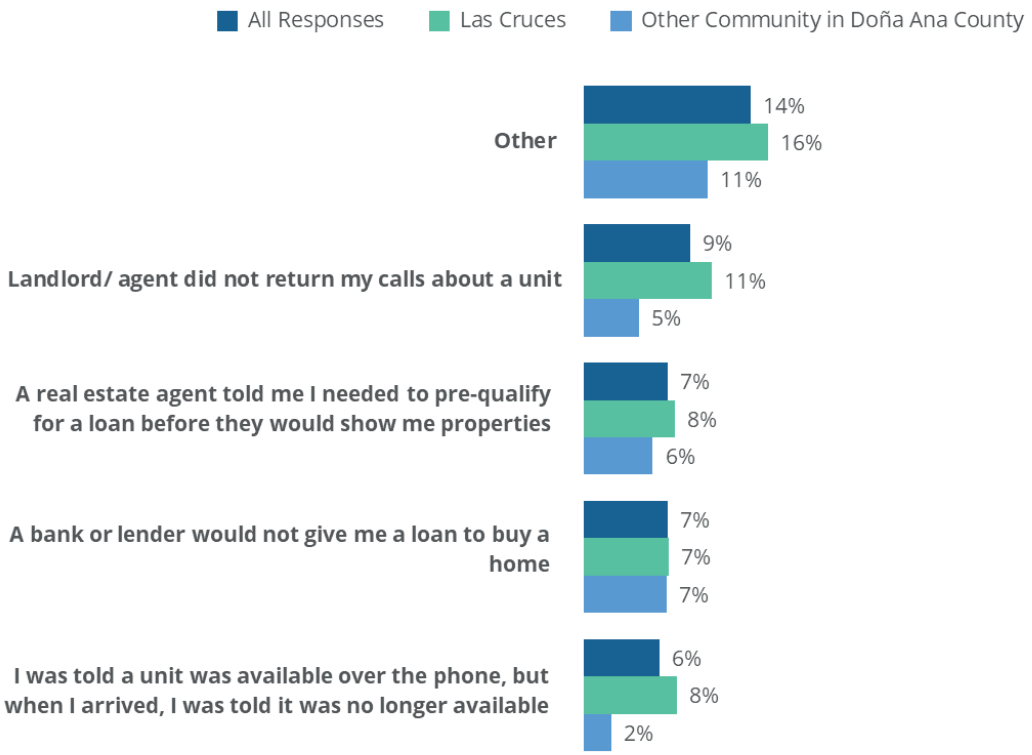
Note: n = 620.

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

Experience looking for housing. Respondents were asked about their experience looking for housing in Doña Ana County in the past five years. Sixty-one percent of respondents reported they had *not looked for housing* in the county in the past five years. Of those who did (39%), 9% reported that a prospective landlord or agent did not return calls about a unit, 7% reported that a real estate agent told them they needed to pre-qualify for a loan before they were shown properties, 7% were not given a loan to buy a home by a bank or lender, and 6% were told a unit was available over the phone, but when they showed up, were told the unit was no longer available. These are low incidences of negative experiences. Other experiences included:

- *"Landlords wouldn't rent because someone in our family is a felon."* – Homeowner in Las Cruces
- *"I have looked, because I'd like a yard, but landlords won't take my voucher."* – Renter in Las Cruces
- *"Housing that allowed pets was very difficult to find as a renter. We were willing to live in less than favorable conditions for our pets."* – Homeowner in Las Cruces

Figure A-36.
Experiences While Looking for Housing in Doña Ana County in the Past Five Years



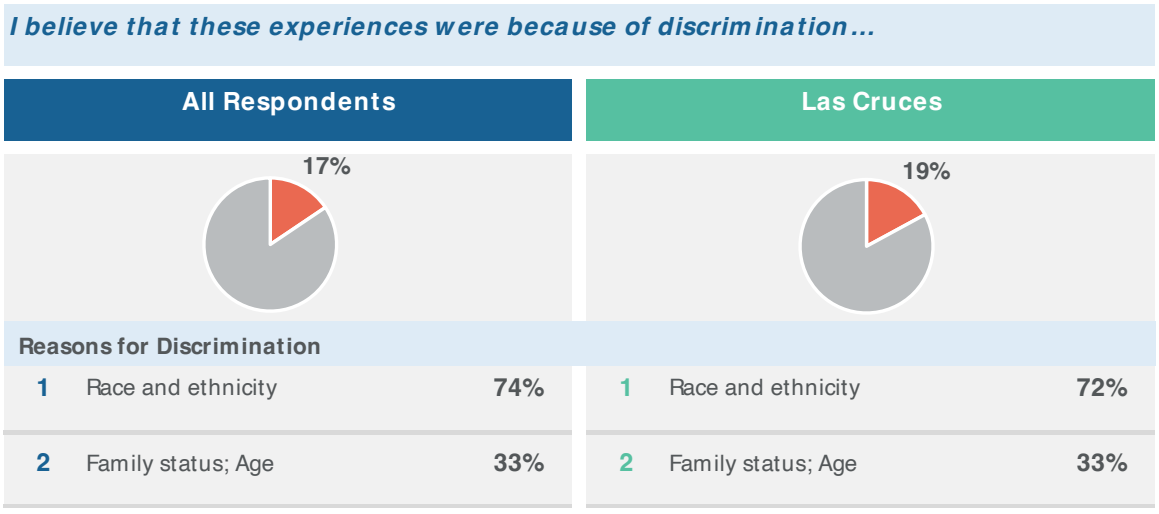
Note: n = 618.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Overall, 17% of respondents who looked for a home in the past five years thought these experiences were related to discrimination. Respondents in Las Cruces were more likely to believe their experience was related to discrimination than those in other communities in the County (19% compared to 9%). As shown in the figure below, the top reason across jurisdictions was race and ethnicity. Other top reasons in the survey overall were family status (e.g., having children, being pregnant, or marital status) and age. Note that other communities in Doña Ana County have been excluded from the figure below due to small sample size for reasons for discrimination (n =3).

Other reasons for discrimination specified in an open-ended text box were criminal justice involvement, employment discrimination, and facing discrimination as a Black person living in Las Cruces.

Figure A-37. Discrimination Experience and Perceived Reasons



Note: n = 238 belief in discrimination; n = 39 discrimination reason. Results are only shown for groups with at least 20 respondents. Those below this threshold are excluded due to small sample sizes.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

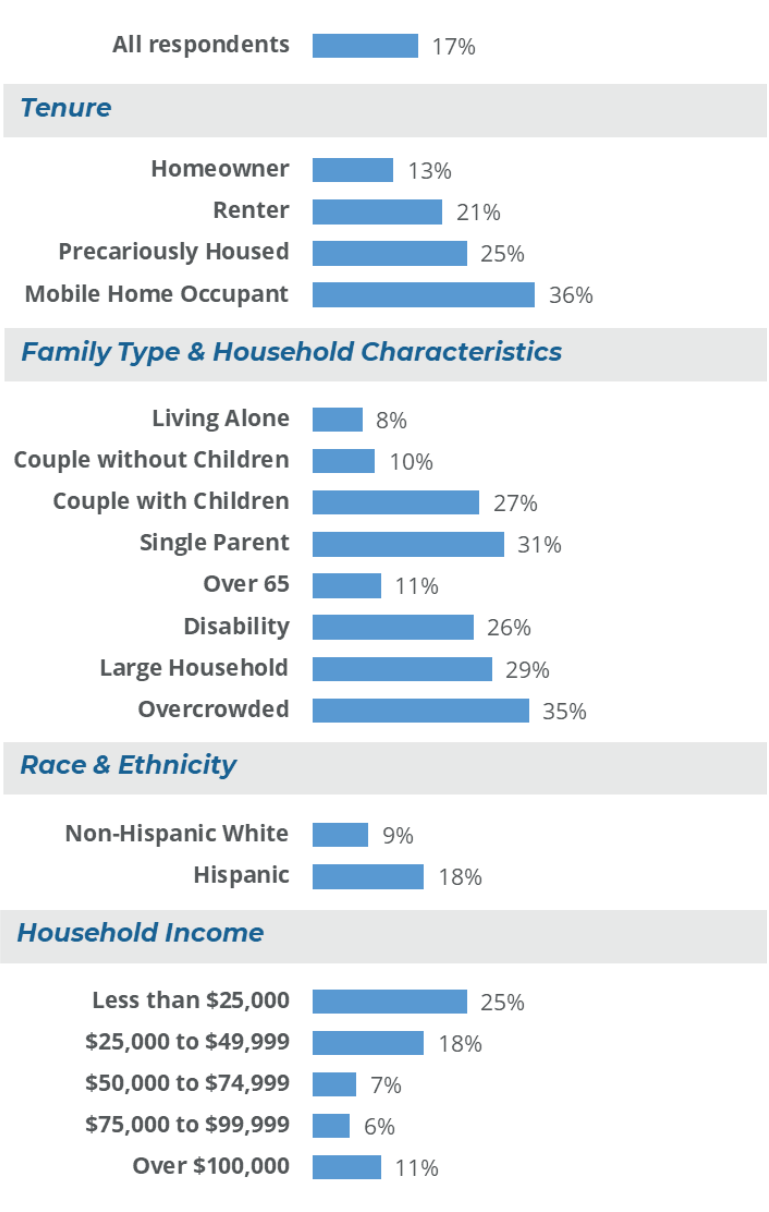
Belief that experiences were tied to discrimination varied by tenure, family and household type, race and ethnicity, and household income. Mobile home occupants, respondents in overcrowded households, and single parents reported discrimination at the highest rates. Hispanic respondents reported discrimination at double the rate of non-Hispanic White respondents (18% compared to 9%).

The top reasons for discrimination for mobile home occupants were race and ethnicity (78%) and family status (33%). For overcrowded households, top reasons were race and ethnicity (62%), disability and family status (both 46%), and source of income (38%). Finally, for single parents, the top reasons were race and ethnicity (67%) and age (44%)

Figure A-38.
I believe I experienced discrimination... by Selected Characteristics

Note:
n = 238.

Source:
2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

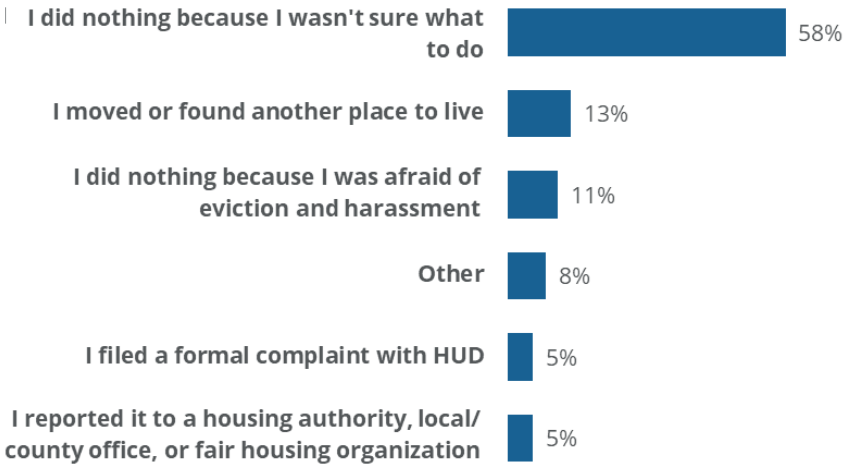


Over half (58%) of respondents who experienced discrimination reported that they did nothing because they weren't sure what to do. Thirteen percent moved to find another place to live and 11% did nothing because they were afraid of eviction or harassment. One respondent who offered an open-ended response specified that they worked with a different realtor and another said they just found a house on their own.

Figure A-39. Action Taken After Discrimination

Note:
n = 38.

Source:
2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.



Housing type tradeoffs. Respondents were asked what changes they would make to their housing situation to achieve a set of tradeoffs, such as a shorter commute or lower housing costs. The matrix below displays the proportion of respondents willing to live in each housing situation based on each tradeoff. The color ranges from red—the least popular housing situation and change— to green—the most popular housing situation and trade-off. Results from the exercise show:

- Becoming a homeowner, lowering monthly housing costs, and being closer to services and amenities were the most supported tradeoffs across housing situations;
- Small single family detached homes, living in a rural area, and townhomes/ du-/tri-/fourplex were the most selected housing situations by those who desired to become a homeowner;
- Of those who would be willing to change housing situations for lower monthly housing costs, townhomes/ du-/tri-/fourplexes and tiny homes were the most popular housing situations, followed by small single family detached homes, condos, and living in a rural area;
- Respondents were most willing to live in a condo or small single family home to be closer to services and amenities;
- Cut in commuting time was not a large motivator in housing choice, suggesting respondents would not be willing to change their current housing situation just to cut commute time. Only 3% to 5% of respondents chose this item across housing types; and
- Co-housing and shared community living was generally the least favored housing situation. This option received the lowest proportion of respondents across each trade-off.

Respondents could also report which housing situations they would never live in:

- 66% said they would never live in a co-housing situation or shared community with people they are not related to;
- 53% said they would never live in a tiny home;
- 50% would never live in an ADU in the same lot of someone's primary home;
- 44% would never live in a condominium;
- 36% would never live in a townhome or in a rural town, and finally,
- 18% said they would never live in a small single family detached home.

Figure A-40.
Share of Residents willing to occupy different Housing Types under Trade-off Scenarios

Trade Off	Housing Situation						
	Du-/tri-/fourplex, townhome	Condo	Small single family detached home	ADU in lot of someone's primary home	Live in a rural town	Tiny home (<500 square feet)	Co-housing/shared community
Cut commute time	5%	5%	6%	5%	3%	4%	4%
Become homeowner	22%	18%	25%	14%	24%	19%	10%
Lower monthly housing costs	28%	27%	27%	23%	26%	28%	13%
Move to a city/town in Doña Ana County I want to live	9%	7%	10%	8%	11%	8%	4%
Be in an age friendly community to retire	19%	21%	17%	13%	15%	14%	11%
Be in family friendly community to raise kids	12%	9%	13%	6%	10%	7%	4%
Be closer to public transit	14%	13%	13%	12%	11%	13%	11%
Be closer to services and amenities	31%	37%	35%	28%	30%	26%	16%

Note: n = 363-433.

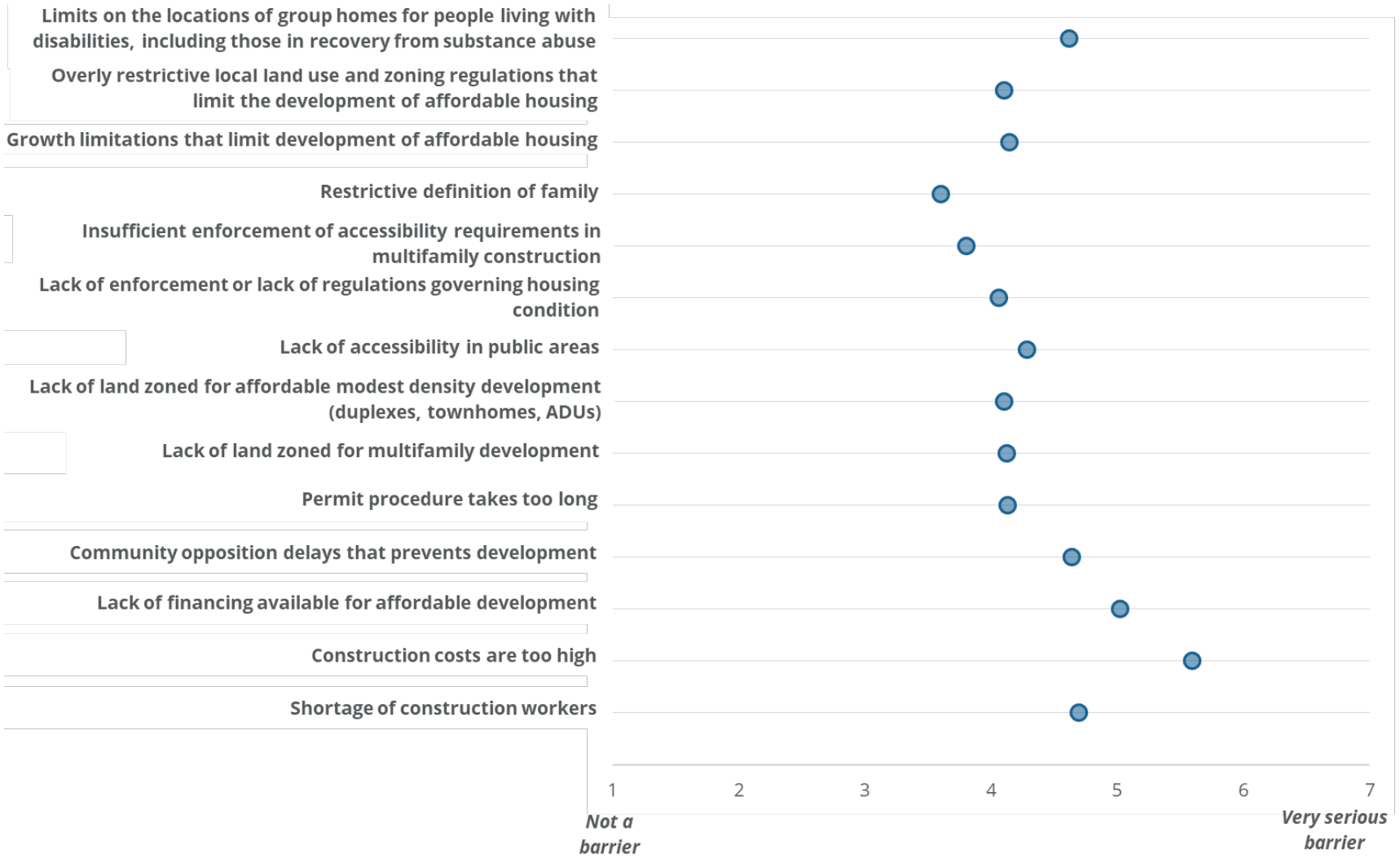
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Despite potential positive tradeoffs, there are sometimes barriers to building or implementing the preceding housing situations. Stakeholders who serve residents in Doña Ana County were asked to indicate the degree of seriousness selected barriers present to housing choice and development.

The cost of construction was given the highest barrier rating, followed by the lack of financing for affordable housing, community opposition that prevents development, and limits on the locations of group homes for people living with disabilities (including those in recovery from substance abuse).

Items receiving the lowest barrier ratings were the restrictive definition of family (that sometimes limits the ability with people with disabilities to live together) and the insufficient enforcement of accessibility requirements in multifamily construction.

Figure A-41. Ratings of Barriers to Housing Choice and Development, Stakeholder Respondents



Note: n = 82.

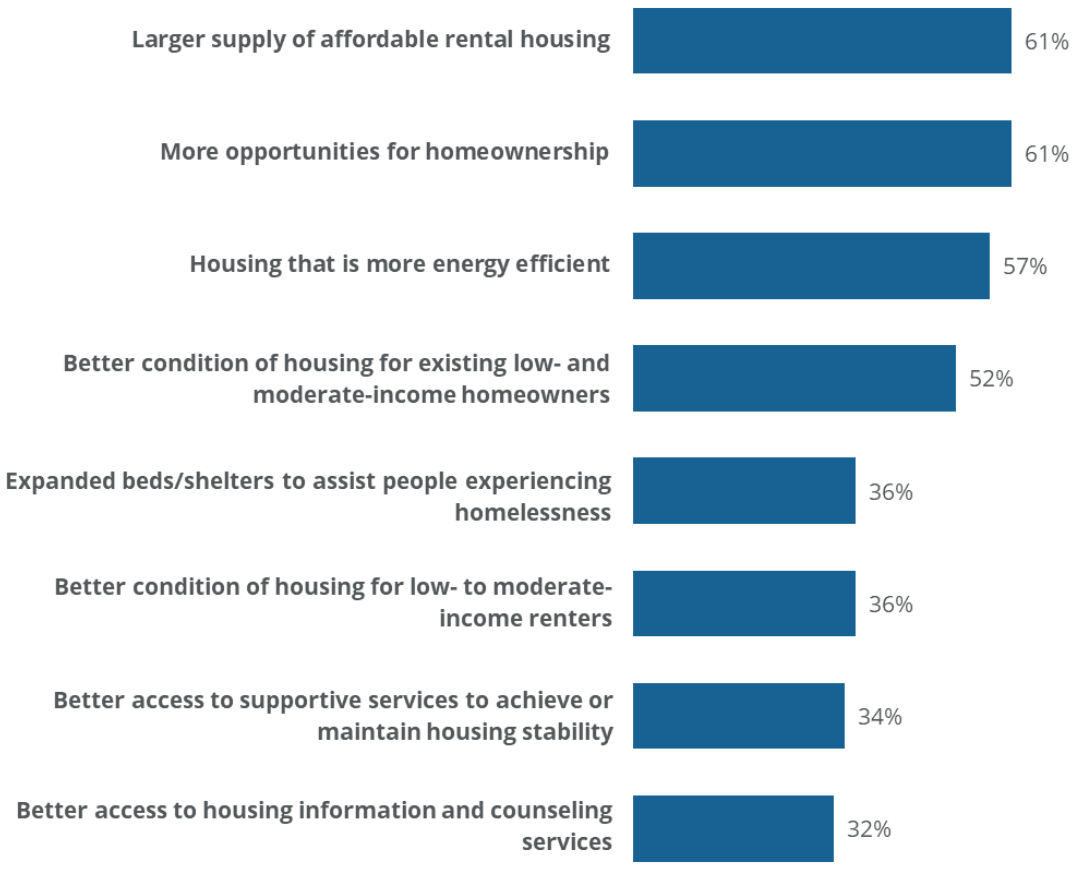
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Desired Funding Outcomes

Finally, stakeholders were asked to select up to five priority housing, economic development, and community development outcomes from investment of HUD block funds within Doña Ana County used over the next five years.

Housing outcomes. Sixty-one percent of stakeholders identified a larger supply of affordable rental housing and more opportunities for homeownership as their top housing outcomes (61%), followed by housing that is more energy efficient (57%), better condition of housing for existing low- and moderate-income homeowners (52%), expanded beds or shelters to assist people experiencing homelessness (36%), better condition of housing for existing low- and moderate-income renters (36%), better access to supportive services to achieve or maintain housing stability (34%), and better access to housing information and counseling services (32%).

Figure A-42.
Top Housing Outcomes from HUD Block Funds, Stakeholder Respondents



Note: n = 56.

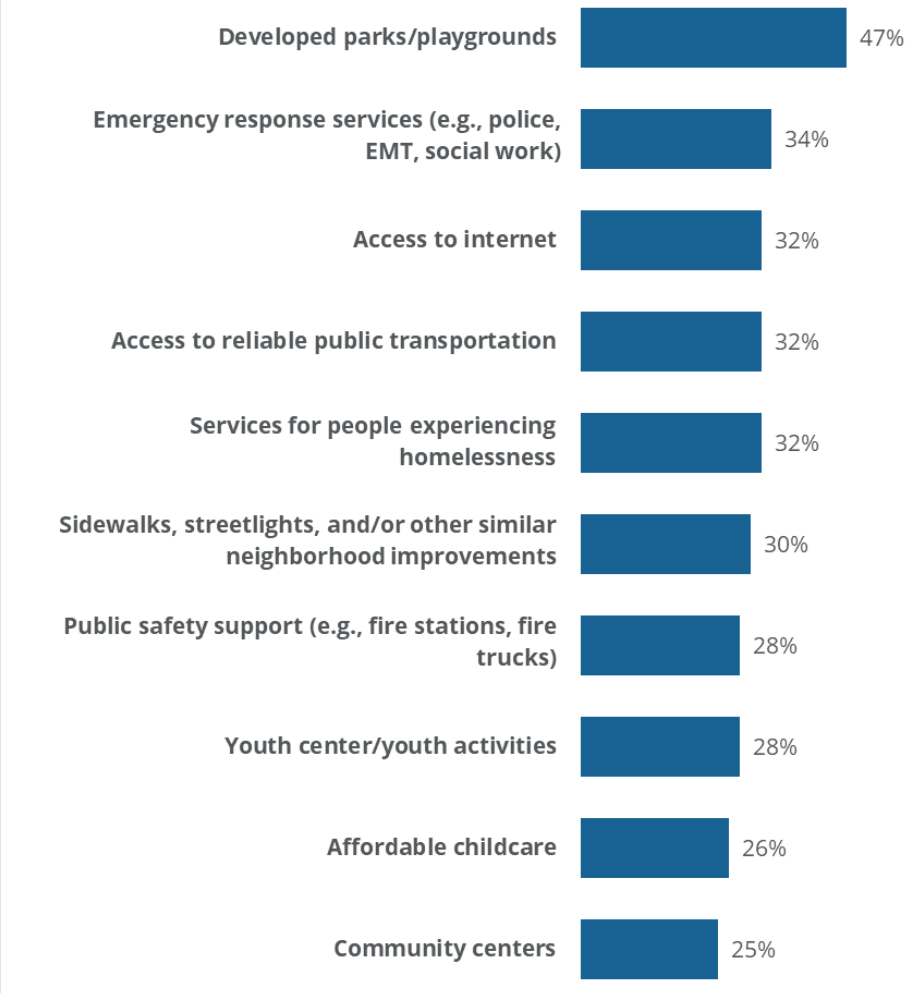
Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Other housing outcomes specified by stakeholders included:

- *"Remove impact fees, utility extension fees."*
- *"Capped rent places to live that are pet friendly."*

Stakeholders also prioritized economic and community development outcomes over the next five years in the County. The most frequently selected item was developed parks or playgrounds (47%), followed by emergency response services (34%), access to internet (32%), access to reliable public transportation (32%), services for people experiencing homelessness (32%), and sidewalks, streetlights, or other neighborhood improvements (30%).

Figure A-43.
Top Economic and Community Development Outcomes from HUD Block Funds, Stakeholder Respondents



Note: n = 53.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Other open-ended community and economic development outcomes included:

- *"A community land trust."*
- *"Multimodal-focused transportation network."*
- *"Public art."*
- *"Animal control needs to start aggressively enforcing and fining for nuisance dogs, many neighborhoods aren't safe to walk anymore because people know there's no consequence for their dogs at large or threatening the public."*

APPENDIX B.

CITIZEN PARTICIPATION PLAN

CITY OF LAS CRUCES

City of Las Cruces, New Mexico
CITIZEN PARTICIPATION PLAN

Housing and Neighborhood Services

City Manager's Office City of Las Cruces

P.O. Box 20000, Las Cruces, NM 88004

700 N Main St.

Las Cruces, NM 88001

(575) 528-3022 Main

FAX 575-528-3101

TTY 575-528-3157

This document can be provided in a format accessible to persons with disabilities and/or persons with limited English proficiency upon request.

The City of Las Cruces prohibits discrimination on the basis of race, religion, sex, sexual orientation, gender identity, color, ancestry, familial status, serious medical condition, national origin, age or disability, spousal affiliation, in city employment, city operated programs, services or facilities.

EQUAL HOUSING OPPORTUNITY

City of Las Cruces

Citizen Participation Plan, 2026-2030

The City of Las Cruces (City), as an entitlement community, is eligible to receive Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). This Citizen Participation Plan (Plan) provides for and encourages citizen participation in the CDBG and HOME programs. This Plan is an essential element of the City's community development process and has been developed to comply with the regulations of the CDBG and HOME programs as administered by HUD.

The Consolidated Plan is a HUD requirement for a city to receive federal housing and community development funding. The Consolidated Plan report examines the housing and community development needs of a city, sets priorities for HUD grant monies to which a city is entitled, identifies the city's performance in meeting its goals, and establishes a strategic plan for meeting current and future needs. Each Consolidated Plan is also required to have a strategy for citizen participation in the Consolidated Planning process.

This document constitutes the Citizen Participation Plan for the City of Las Cruces Consolidated Plan. The Citizen Participation Plan (CPP) describes how citizens will participate in four programmatic areas for the 2026 to 2030 program years:

1. Development of the Consolidated Plan,
2. Substantial amendments made to the Consolidated Plan,
3. Development of the Annual Action Plan, and
4. Development of the consolidated annual performance and evaluation report (CAPER).

Purpose of Citizen Participation Plan

The City of Las Cruces (City) recognizes the importance of public participation in both defining and understanding current housing and community development needs, and prioritizing resources to address those needs. The City's Citizen Participation Plan is designed to provide citizens of all ages, genders, economic levels, races, ethnicities, and special needs equal access to become involved each year. This document serves as the City's Citizen Participation Plan for the 2026 Consolidated Plan program year, and all subsequent program years through 2030. This Citizen Participation Plan was drafted in accordance with 24 CFR Sections 91.100 and 91.105 of HUD's Consolidated Plan regulations. In order to ensure maximum participation in the Consolidated Planning process among all populations and needs groups, and in order to ensure that their issues and concerns are adequately addressed, the City will follow the standards set forth in its adopted Citizen Participation Plan during development of its Consolidated Plan, Annual Action Plan, Consolidated Annual Performance Evaluation Report (CAPER), and substantial amendments. The participation process will be developed and monitored by the City Manager's Office.

The primary objectives of the City's Five-Year Citizen Participation Plan are to:

- Encourage citizen participation in the development of the Five-Year Consolidated Plan, the Annual Action Plan, the Consolidated Annual Performance Evaluation Report, and substantial amendments with emphasis on participation from individuals and households identified as low to moderate income, at-risk of or experiencing homelessness, those residing in areas where funding will be utilized, and residents with special needs. Consult stakeholders and partner organizations, especially those in the fields of community and economic development, affordable housing, natural hazards risk, and digital/broadband.
- Provide citizens with reasonable and timely access to meetings, information and records relating to the City's plan for utilizing funding in addition to allowing reasonable opportunity to comment on the Five-Year Consolidated Plan, the Action Plan, the Citizen Participation Plan, the Consolidated Annual Performance and Evaluation Report, and substantial amendments.
- As requested, provide technical assistance to groups representative of persons of low to moderate income populations who plan to apply for block grant funding.
- Provide public hearings to obtain citizen and stakeholder views and to provide an opportunity to comment on the proposed draft plans and funding allocations.
- Provide substantive written response to every written citizen complaint within fifteen (15) working days of receiving statement (where practicable).
- Endeavor to meet the needs of non-English speaking and Limited Language Proficiency (LEP) residents in the case of public hearings where a significant number of non-English speaking and/or LEP residents can be reasonably expected to participate. When requested no later than 72 hours prior to a public hearing, appropriate provisions will be determined and made that may include translation of public hearing comments and documents into the language of the majority of the non-English speaking or LEP residents affected. Spanish translation is available at all community meetings.
- Provide public hearings at locations accessible to persons with disabilities and make provisions for persons with disabilities when requests are made at least 72 hours prior to the hearing.
- Provide options for virtual, as well as in-person hearings, to allow for convenient and inclusive participation by residents and stakeholders and in the event of a national, state or local declared emergency that limits the ability for in person meetings.

Citizen Participation Plan Development Process and Adoption

The Consolidated Plan process begins with the preparation of the Citizen Participation Plan (CPP) which describes the Plan Development Process. The CPP informs the public about processes and procedures for public access and influence on the Consolidated Plan and Annual Action Plans, and the proposed scheduling for development and submission of the plan.

Copies of the CPP are made available at least 10 days prior to a public hearing at the City of Las Cruces City Hall and on the City of Las Cruces website.

Prior to the adoption of the Citizen Participation Plan, implementation of the following public comment, review, and adoption procedures ensure that all citizens have a chance to participate in development of the Plan.

1. The City will provide a notice of the 15-day public review period for the Citizen Participation Plan in a local newspaper.
2. The proposed Citizen Participation Plan will be available for public review at the City of Las Cruces Housing and Neighborhood Services, the City Clerk's office, and on the City's website.
3. Upon request, the Plan will be made accessible to any person with disabilities. The City will provide a reasonable number of free copies of the Citizen Participation Plan to citizens and groups that request copies.
4. Comments or views of citizens received in writing during the public review period will be solicited by the City of Las Cruces staff. Comments can be sent in writing to the attention of Housing and Neighborhood Services, P.O. Box 20000, Las Cruces, NM 88004. They can also be made by calling (575) 528-3086 or emailing: ngreen@lascruces.gov.
5. The Final Plan will include a summary of public comments and a summary of any comments not accepted and the reasons therefore, all of which will be attached to the final Citizen Participation Plan.

Amendment of the Citizen Participation Plan

The City will amend its approved Citizen Participation Plan whenever a change in the public participation process, as outlined in this plan, is proposed. An amendment to the approved Citizen Participation Plan will be reviewed and approved by the City of Las Cruces City Council. Notice of any amendment to the Citizen Participation Plan will be published in local newspapers (e.g., the Las Cruces Sun News and/or The Las Cruces Bulletin) no less than 15 days prior to the review and adoption to allow the public the opportunity to review and comment on the amendment. Notice will also be given to key housing and community development organizations in the City before the 15-day comment period begins. The Citizen Participation Plan will comply with City accessibility/ADA requirements. Appeals concerning the amendment should follow the Appeal procedures outlined in this document.

Glossary of Relevant Terms

CAPER: The Consolidated Annual Performance and Evaluation Report, as required by HUD regulations, reports the City's completion of projects and activities as outlined within the Action and Consolidated Plans and the expenditure of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds at the end of the program year.

Consolidated Plan: A three to five-year plan of the City's Housing and Community Development needs, resources, priorities, and proposed activities to be undertaken for both the CDBG and HOME programs.

Action Plan: The yearly portion of the Consolidated Plan that identifies the specific activities and projects to be undertaken with CDBG and HOME resources during that funding/program year by the City.

CDBG: The Community Development Block Grant Program, as established under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, and the funding received under such program assists communities to address housing and community development needs, primarily for low- and moderate-income residents.

HOME: The HOME Investment Partnerships Program, as established by the Cranston-Gonzalez National Affordable Act of 1990, is designed to provide communities with funding from the U.S. Department of Housing and Urban Development for the creation of affordable housing opportunities through partnerships with other organizations.

Median Family Income (MFI): HUD surveys major metropolitan areas annually to develop an index of median family income by household size.

Low- and Moderate-Income Households: Pursuant to HUD regulations, the primary beneficiaries of the CDBG and HOME programs should be low- and moderate-income households, defined by HUD as follows:

- **Extremely Low-Income:** 0-30% Las Cruces Metropolitan Statistical Area (MSA) Median family income (MFI) adjusted for household size.
- **Low-Income:** 31-50% Las Cruces MSA MFI adjusted for household size.
- **Moderate-Income:** 51-80% Las Cruces MSA MFI adjusted for household size.

Low- and Moderate-Income Neighborhood: Generally defined as a census tract(s) or block group(s) in which a minimum of 51 percent of the residents have an income not exceeding 80 percent of the area median family income.

Relevant Areas and Programs

The City of Las Cruces 2026–2030 Consolidated Plan covers the geographic area within the city limits of Las Cruces. The City is entitled to receive CDBG and HOME funding from HUD during the 2026, 2027, 2028, 2029 and 2030 program years. Each program year coincides with the City's fiscal year of July 1st to June 30th.

Consolidated Plan Development Public Process

The CPP includes efforts to notify the Mesilla Valley Public Housing Authority and other governmental and partnering agencies as well as the affected public about the Plan Development Process and to provide ample opportunity for citizen input at all stages.

Plan Development Schedule*

EVENT	DATE
Issuance of Citizen Participation Plan with Notice of Hearing	October
Public Meetings to Elicit Input on Needs and Priorities	October - February
Publication of proposed Consolidated Plan and Action Plan	March - April
Public Hearing on proposed Action Plan & Budget	March - April
Finalization of Consolidated Plan and Action Plan	April
Proposed Consolidated Plan & Action Plan to City Council for approval	May
Submission of Consolidated Plan & Action Plan to HUD	May

*Specific dates and locations are provided in published notices, through direct mailings, in publicly accessible locations and on the City of Las Cruces website.

Citizen Involvement

The 2026-2030 Consolidated Planning processes will offer many opportunities for citizen participation. While the Citizen Participation Plan will aim to ensure the participation of all residents, special assurances will be made to ensure the participation of the following groups:

- extremely low-, low-, and moderate-income persons;
- persons living in areas where CDBG and HOME funds are proposed to be used;
- residents of publicly assisted housing;
- low-income residents of target neighborhoods;
- persons of color;
- non-English speaking persons;
- persons who are or are at-risk of homeless; and
- persons with disabilities.

Participation will be solicited and encouraged through the following activities.

Citizen Participation Hearings

At least one public hearing will be held after the publication of the draft Consolidated Plan, with a presentation of the completed Consolidated Plan and Annual Action Plan to the City Council. Notification of the public hearings will be provided through local newspapers and on the City of Las Cruces website.

At least one public meeting will be held to collect community input on housing and community development needs prior to the release of the draft Consolidated Plan and Annual Action Plan.

Community Meetings

Consolidated Plan community meetings (also known as public forums or open houses) will be held to gather public input about the housing and community development needs of citizens and their neighborhoods. The community meetings will also provide an opportunity for citizens and interested parties to obtain information about the City's housing and community development programs and eligibility requirements. City staff will be available at the meetings to provide technical assistance for developing funding proposals for the programs covered by the Consolidated Plan.

The community meetings will be held at times that accommodate work schedules and the needs of persons who rely on public transportation and/or are not comfortable driving at night. The locations will be held in low- and moderate-income areas of the city.

Auxiliary aids and services available to community residents upon request may be, but are not limited to, a qualified sign language interpreter, large print materials, audio tape, a note taker, open or closed captioning, assistive listening devices, Braille materials, web site access, etc. This request should be made to the City's ADA Coordinator in writing, or by phone at (575) 528-3100 / TTY 711, at least 72 hours prior to the event where that accommodation is needed. A Spanish translator will be available at all of the community meetings.

Announcements/Invitations

Multiple processes will be used to inform citizens, local government officials, advocates, housing and community development officials and providers, organizations serving underrepresented residents, homeless residents, special needs residents, and low income residents, and others about the public hearings and community meetings/open houses. Citizens will be given advance notice on the City website, through press releases or city postcards, in emails to relevant agencies and advocates, and/or in formal publications in citywide newspapers two weeks prior to public hearings. Email notifications of the meetings will also be sent to various non-profit and partner agencies that work throughout Doña Ana County on the City's e-mail listing and through an interagency listserv.

Public Comment

Prior to the adoption of a Consolidated Plan, the City will make available to interested parties the Draft Consolidated Plan for a comment period of no less than 30 days.

The Draft Consolidated Plan will contain the amount of assistance the City expects to receive through the HUD CDBG and HOME block grants, priority needs, and goals to be achieved through funding over a five year period. The Draft Plan will also include the City's policies related to displacement of low- and moderate-income individuals (by development, as relevant), reducing poverty, removal of lead-based paint hazards, preventing and mitigating homelessness and removing barriers to fair housing choice. The entire proposed Consolidated Plan will be available for viewing at the City of Las Cruces Housing and Neighborhood Services , located at 700,N. Main Street, Las Cruces, NM 88001, during the full public comment period. The proposed Consolidated Plan will also be available for viewing on the City's website.

The City will openly consider any comments of individuals or groups received in writing during the Consolidated Planning process or at public hearings. A summary of the written and public hearing comments will be included in the Final Consolidated Plan submitted to HUD, along with the City's response to the comments.

The City will provide a substantive written response to all complaints related to the Consolidated Plan, amendments, and the CAPER within 15 working days of receiving the complaints. Copies of the complaints, along with the City's response will be sent to HUD if they occur outside of the Consolidated Planning process and, as such, do not appear in the Consolidated Plan.

Consolidated Annual Performance and Evaluation Report (CAPER)

Citizen Participation

Hard copies of the Draft CAPER will be located at the library, City Clerk's Office, Housing and Neighborhood Services, and on the City's website.

Citizen Comments

Before the City submits a Consolidated Plan Annual Performance and Evaluation Report (CAPER) to HUD, the City will make available to interested parties the proposed CAPER for a comment period of no less than 15 days. Citizens will be notified of the CAPER's availability through newspaper notification. The notification will appear in at least one newspaper that is circulated throughout the City. The notification may be made as part of the City's notification of the public comment period for the CAPER and will be published two weeks before the CAPER comment period begins.

Each CAPER will be available for review and viewing at the City of Las Cruces Housing and Neighborhood Services, located at 700 N. Main Street, Las Cruces, NM 88001 during the full public comment period.

Yearly Action Plans to the Consolidated Plan (2027 through 20305)

Excluding 2026 and any year in which a new Consolidated Plan is adopted by the City, the yearly Action Plan will be adopted through a Citizen Participation Process in which at least two public meetings or hearings are held.

The initial meeting(s) will occur in late fall and/or early winter, generally between November and February each year, and are intended to present the public with an overview of the adopted strategies and priorities of the Consolidated Plan and to provide an opportunity to gather community input on housing and community needs. This will include an overview of allowed activities under the CDBG and HOME programs, as well as an overview of the previous year's Action Plan activities and projects for the City. The meeting(s) will be held in public buildings located in areas that are close to or within the designated low and moderate- income areas of the City. Additionally, the meeting(s) will be held in buildings that are accessible to all members of the public.

Final Action Plan Public Hearing(s)

There will be one to two public hearings held to gather direct input from the public on the overall proposed activities and programs to be completed as part of that year's Action Plan. The hearings will

occur during the 30-day public comment period, generally in late winter or early spring around mid-March to mid-April, prior to consideration of the Action Plan by the City Council. Citizens will be given advance notice of the public hearings through notifications in late March, postings on City agency websites, press releases, emails, and publications in citywide newspapers. Email notifications of the meetings will also be sent to various non-profit and partner agencies on the City's e-mail listing and through an interagency listserv to numerous non-profit agencies that work throughout Doña Ana County.

Virtual Meetings and Hearings

In the event of a national, state or local declared emergency that limits the ability for in person meetings, virtual hearings will be an allowed method for citizen participation. If virtual hearings are used, real-time responses and accommodations for persons with disabilities and/or with limited English proficiency will be made available to the greatest extent possible.

Virtual meetings and hearings may also be used during development of the Consolidated Plan and Action Plan to accommodate the schedules and special needs of stakeholders and residents.

Citizen Comments

Before the City submits an Annual Action Plan to HUD, the City will make available to interested parties the proposed Annual Action Plan for a comment period of no less than 30 days. Citizens will be notified of the Annual Action Plan's availability through newspaper notification. The notification will appear in at least one newspaper that is circulated throughout the City. The notification may be made as part of the City's notification of the public comment period for the Annual Action Plan and will be published between two and three weeks before the CAPER comment period begins.

Each Annual Action Plan will be available for review at the City of Las Cruces Housing and Neighborhood Services, located at 700 N. Main Street, Las Cruces, NM 88001 during the full public comment period, and on the City website.

Substantial Amendments

Substantial amendments are funding adjustments or reallocations that involve adding, deleting, or shifting 25% or more of the approved funds from one eligible activity to another. An eligible activity is defined in 24 CFR Parts 201 through 206. Substantial amendments will be subject to a 15-day comment period following publication of the proposed amendment in a newspaper of general circulation and posting on the City website. A summary of comments or views, and a summary of comments and views not accepted and the reasons, therefore, will be attached to the substantial amendment.

All other minor changes to activities will be considered informal programmatic amendments and will be so noted in the program file. A copy will be sent to HUD CPD for their information.

The substantially amended sections of the Consolidated Plan or Annual Action Plan will be available for review at the City of Las Cruces Housing and Neighborhood Services located at 700 N. Main Street, Las Cruces, NM 88001 during the full public comment period. In addition, the substantially amended sections of the Consolidated Plan will be made available on the City's website for the full duration of the public comment period.

Disaster/Emergency Events that May Require Expedited Substantial Amendments

It may be necessary to expedite substantial amendments to the Consolidated Plan in the event of a declared national, state or local disaster or emergency. A declared national, state or local disaster or emergency may include but is not limited to (1) Man-Made-disasters, (2) Natural disasters, and (3) Terrorism. Man-made disasters can include chemical spills, mass rioting, power outages, dam failure, plant explosions, etc. Natural disasters can include earthquakes, tsunamis, hurricanes, tornadoes, wildfires, flooding, and public health issues such as wide-spread disease such as the recent coronavirus disease 2019 (COVID-19). Terrorism events include bomb threats, biochemical attacks like the spread of anthrax, or cyber-attacks like hacking, phishing, and virus distribution, etc. The use of expedited substantial amendments is intended to facilitate the use of funds to protect the health and safety of Las Cruces Residents or to prevent, prepare for, and respond to a declared national, state or local disaster/emergency.

These expedited substantial amendments may include funding new activities and/or the reprogramming of funds including canceling activities to meet needs resulting from a declared disaster or emergency. Therefore, the City of Las Cruces may utilize CDBG or HOME funds to meet these needs with a 5-day public comment period instead of a 30-day public comment period, which is otherwise required for substantial amendments.

Potential eligible uses of funds are those that are included in this Citizen Participation Plan, the Consolidated Plan, or any other CDBG or HOME eligible use.

HUD may provide new guidance on eligible uses in which the City will comply with and may utilize as well.

All eligible CDBG activities, including those to address declared disasters or emergencies, must meet one of three national objectives which are:

1. Benefit low- and moderate-income (LMI) persons;
2. Aid in the prevention of slums or blight; and
3. Meet a need having a particular urgency (referred to urgent need).

The City of Las Cruces may carryout eligible CDBG activities to meet needs resulting from declared disasters or emergencies under any one of the three national objectives.

Changes in Federal Funding Level

Any changes in federal funding level after the Draft Consolidated Plan or Annual Action Plan's comment period has expired and the resulting effect on the distribution of funds will not be considered an amendment or a substantial amendment.

Consultation with Organizations and City Agencies

When preparing the Consolidated Plan, the City will actively consult with public and private agencies that provide housing, health, homeless and/or social services in order to ensure that the interests and needs of all groups are being adequately addressed. The City will also make the Consolidated Plan available to Dona Ana County staff and the City's public housing authority (PHA). This consultation will occur through community meetings, interviews conducted with such organizations including those

that provide services to special needs populations, and incorporation of data and reports produced by such organizations into the Consolidated Plan.

Public Access to Records

The City will provide all interested parties with access to information and records related to the City's Consolidated Plan, Citizen Participation Plan, Annual Action Plan and CAPER, and the City's use of assistance under all programs covered by the Consolidated Plan during the preceding five years. The public will be provided with reasonable access to housing assistance records according to the City of Las Cruces Public Records Requests procedures. Persons who would like access to records should contact the City Clerk's Office through the online portal at **lascruces.gov/IPRA** , in person, by mail, e-mail or fax. All written requests are responded to pursuant to the New Mexico Inspection of Public Records Act. Records requests must , contain the name, address, and telephone number of the person seeking access to public records and identify the records sought with reasonable particularity. The office is located at 700 N. Main Street, Las Cruces, NM 88001. Mail requests can be sent to P.O. Box 20000, Las Cruces, NM 88004. Emails may be sent to ipra@lascruces.gov , faxes sent to (575) 541-2117, and calls made to (575) 541-2112. Reasonable accommodation for persons with disabilities will be made upon request.

Complaints and Grievances

The City of Las Cruces will provide written responses to written complaints and grievances received regarding any aspect of the annual Consolidated Plan federal entitlement grant program within 15 working days, where practicable, of receiving the complaint or grievance. Comments, complaints, and grievances concerning the Consolidated Plan, Annual Action Plan, or CAPER should be addressed to the Housing and Neighborhood Services Administrator.

Technical Assistance

Upon request, staff will provide technical assistance to groups representing extremely low, low- and moderate-income persons to develop funding requests for CDBG and HOME eligible activities. Technical assistance will be provided as follows:

- Answer, in writing or verbally, all inquiries received from citizens or representative groups relating to funding requests.
- Meet with groups or individuals as appropriate, to assist in identifying specific needs and to assist in preparing request/application for assistance.
- Provide bi-lingual translation on an as needed basis.

Root Policy Research
789 N. Sherman St Suite 360
Denver, CO 80203
www.rootpolicy.com

CITY OF LAS CRUCES

City of Las Cruces

Analysis of Impediments

to Fair Housing Choice

MARCH 6, 2026

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SECTION I & EXECUTIVE SUMMARY.

FAIR HOUSING LANDSCAPE AND ACTION PLAN

EXECUTIVE SUMMARY.
Fair Housing Landscape and Action Plan

This section provides an overview of the fair housing landscape in Las Cruces, beginning with a summary of the fair housing issues identified through the analysis conducted for this Analysis of Impediments to Fair Housing Choice (AI). It then moves into a discussion of how the city has addressed fair housing impediments from 2021. The section concludes with an updated Fair Housing Action Plan that the City of Las Cruces will undertake in the next five years to address identified impediments.

Primary Impediments to Fair Housing Choice: 2026

- **The lack of deeply subsidized rental housing has a disproportionate impact on some protected classes.** The private market does not produce housing that is affordable to many Las Cruces residents, including single mothers and young children; households with members with disabilities; Black/African American and American Indian / Alaska Native (AIAN) residents—all of whom are more likely than other residents groups to rent and need deeply subsidized housing. The City of Las Cruces has increased the supply of affordable housing through local and state investments, which has had a positive impact on disproportionate housing needs—and this work should continue.

- **Hispanic residents are twice as likely as non-Hispanic White households to be unbanked or underbanked, creating challenges to accessing housing, especially homeownership.** When seeking mortgage loans, Hispanic applicants are more likely than non-Hispanic applicants to be denied mortgages due to credit history.

- **Some protected classes are disproportionately impacted by housing condition challenges and overcrowding because they cannot access affordable and accessible housing.**
    - 31% of households with a household member over age 65 lives in a home that does not meet their accessibility needs.
    - Protected classes with high rates of overcrowding included: large households (25%), single parents (24%), and households with a disability (21%).
    - Single parents and residents with disabilities are more reliant than residents overall to need money to make critical repairs and to need help buying a home.

- **17% of Las Cruces respondents said they felt they had experienced discrimination in the past five years**. Mobile home occupants, respondents in overcrowded households, and single parents reported discrimination at the highest rates (more than 30% felt they had been discriminated against).

- **In addition to barriers to housing choice, economically disadvantaged residents face higher rates of food insecurity, are less likely to be insured, face challenges securing jobs that pay reasonable wages, and many are concentrated in high poverty areas in Las Cruces.**

    - Hispanic residents have higher rates of food insecurity (22%) than non-Hispanic White residents. Many Hispanic residents in poverty are concentrated in high-poverty Census tracks in the central downtown area of Las Cruces, which is a USDA-designated food desert.
    - The uninsured rate for Hispanic residents is double the rate for non-Hispanic White residents (12% versus 6%) and residents with only a high school diploma have the highest uninsured rate at 25%. The poverty-concentrated central downtown area, where many Hispanic residents in poverty live, also scores high on metrics that measure elevated levels of physical and mental distress.
    - Non-Hispanic White households had a median income of $66,034 in 2024, compared to $49,801 for Hispanic households and just $38,499 for Black/African American households. These gaps exist despite strong wage growth for Hispanic households between 2010 and 2024.
    - Unemployment rates by race and ethnicity have declined since 2010, however, are markedly higher for Black/African American and American Indian / Alaska Native workers.
    - A single mother even with a graduate degree earns approximately $8 less per hour than the living wage in Las Cruces.

Legal Framework

The Federal Fair Housing Fact (FHA), passed in 1968 and amended in 1988, prohibits discrimination in housing on the basis of race, color, national origin, religion, sex, familial status, and disability.[1] The FHA covers most types of housing transactions including rental housing, home sales, mortgage and home improvement lending, as well as policies and practices that determine the placement of residential housing.

Excluded from the FHA are owner-occupied buildings with no more than four units, single family housing units sold or rented without the use of a real estate agent or broker, housing operated by organizations and private clubs that limit occupancy to members, and housing for older persons.[2]

The FHA also includes affirmative requirements related to persons with disabilities. It is unlawful to refuse to make reasonable accommodations in rules, policies, practices, or services, if such an accommodation is necessary for a "handicapped" person to use the housing. Further, landlords must allow reasonable modifications of a dwelling or common use areas, if necessary for the handicapped person to use the housing.

The FHA also contains requirements for multifamily dwellings containing four or more units ready for first occupancy after March 13, 1991. All ground floor units must have:

- an accessible route into and through the unit;
- accessible light switches, electrical outlets, thermostats, and other environmental controls;
- reinforced bathroom walls to allow later installation of grab bars; and
- kitchens and bathrooms that can be used by people in wheelchairs.

In addition, all public and common areas must be accessible to persons with disabilities and all doors and hallways must be wide enough for wheelchairs.

The **Rehabilitation Act of 1973** was passed to extend a number of federal protections to people with disabilities in a variety of circumstances. Section 504 of the Act specifically extends these protections to people with disabilities in employment, education, and housing if the programs receive federal financial assistance. Section 508 of the Act eliminates barriers in information technology to make available new opportunities for

[1] For the purposes of this report, the acronym FHA refers to both the Fair Housing Act of 1968 and the amendments from 1988.

[2] "How Much Do We Know? Public Awareness of the Nation's Fair Housing Laws", U.S. Department of Housing and Urban Development, Office of Policy and Research, April 2002.

people with disabilities, and to encourage the development of technologies that will help achieve these goals.

The **Americans with Disabilities Act (ADA) of 1990** prohibits discrimination and ensures equal opportunity for people with disabilities in employment, government services, public accommodations, commercial facilities, transportation, and housing.

Title II of the ADA prohibits discrimination on the basis of disability in all programs, services, and activities provided or made available by public entities including state/local governments and special purpose school districts. Title III of the ADA prohibits private entities that own, lease, and operate places of public accommodation from discriminating based on disability and requires commercial facilities to comply with established accessibility standards.

The **Housing for Older Persons Act (HOPA) of 1995** amended the FHA to address issues concerning exemptions for senior housing when the FHA was amended to include protections against discrimination on the basis of familial status. The Act eliminates the requirement that housing for seniors (55 years and older) have "significant facilities and services" designed for the elderly and establishes a "good faith reliance" immunity from damages for persons who in good faith believe that the exemption applies to a particular property.

The Act retains the requirement that senior housing units include a least one household member who is 55 years or older living in at least 80% of its occupied units. Senior housing properties are not exempt from other provisions of the law including providing reasonable accommodations to persons with disabilities.

The City of Las Cruces makes fair housing information available to the public through its Fair Housing website (Fair Housing - The City of Las Cruces), including HUD resources and options to file complaints at the federal, state, and local levels.

Fair Housing Experiences

Fair housing complaint data are limited in that they only reflect the experiences of those who have chosen to file complaints. Complaints significantly underestimate the fair housing challenges that occur in a community. For that reason, this section focuses on data derived from a resident survey rather than complaint data. The survey provides a richer and more complete picture of the fair housing landscape in Las Cruces.

The Las Cruces and Doña Ana County Housing and Community Needs Survey was conducted to support the Consolidated Plan and this AI. The survey asked residents about their personal housing choices and experiences; it also explored perceptions of neighborhood belonging and inclusion.

Feeling welcome. Respondents were asked whether they agreed with the statement "I feel that people like me and my family are welcome in all neighborhoods in my community." Overall, a majority expressed agreement: 36% agreed and 21% strongly agreed (57% total).

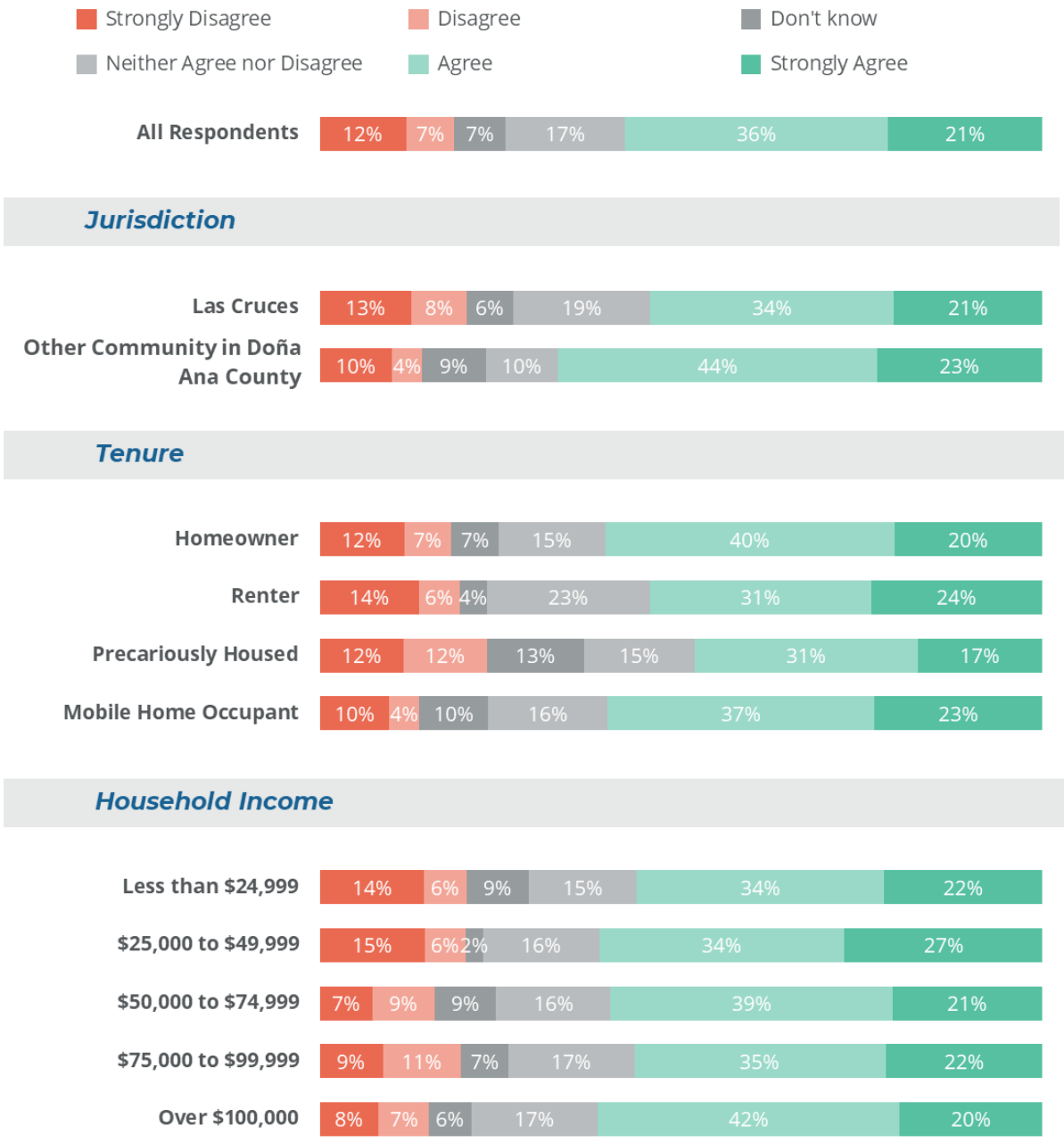
The balance expressed feeling unsure or unwelcome, with 12% strongly disagreeing that they live in a welcoming community and 7% disagreeing. As shown in the figure below, responses varied by tenure and household income.

Respondents living in other communities in Doña Ana County reported higher levels of feeling welcome than those in Las Cruces. In other communities, 44% agreed and 23% strongly agreed that they felt welcome in all neighborhoods, compared to 34% and 21%, respectively, among respondents in Las Cruces.

Mobile home occupants and homeowners reported the highest overall levels of agreement (agree or strongly agree) that they felt welcome across neighborhoods in their community.

Respondents with household incomes below $24,999 and between $25,000 and $49,999 reported the highest rates of strong disagreement (14% and 15%, respectively). At the same time, respondents in the $25,000 and $49,999 range also reported a high level of strong agreement, with 27% indicating they felt welcome in all neighborhoods, suggesting varied experiences within this income group.

Figure ES-1.
Level of Agreement with: "I feel that people like me and my family are welcome in all neighborhoods in my community." By Jurisdiction, Tenure, and Household Income



Note: n = 620.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

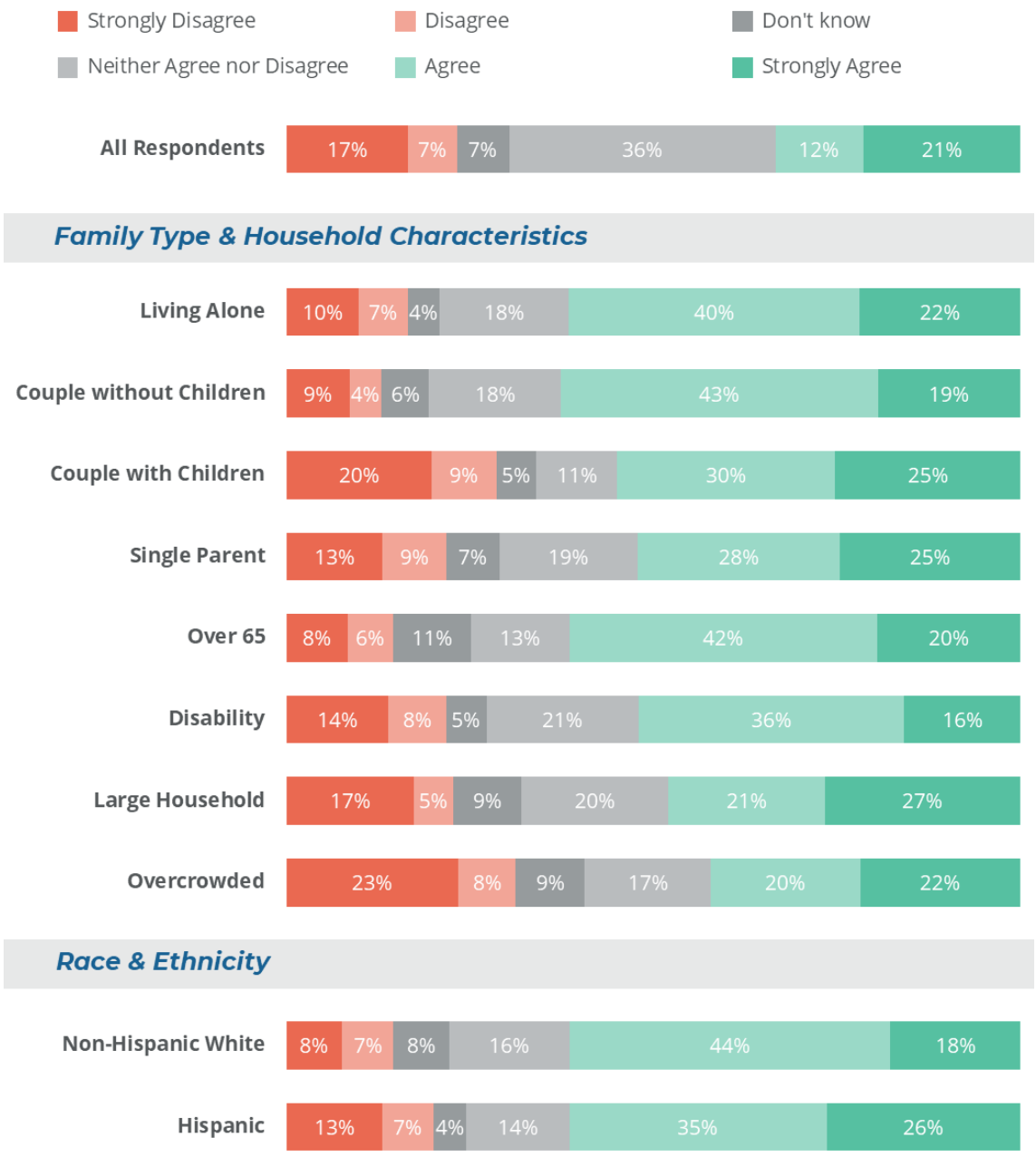
Level of agreement varied by family type, household characteristics, race, and ethnicity. Respondents living in overcrowded or large households, as well as couples with children, reported strong disagreement at the highest rates. In contrast, respondents living alone, couples without children, and households with a member over age 65 reported agreeing or strongly agreeing at the highest rates.

By race and ethnicity, Hispanic respondents expressed more polarized views than non-Hispanic White respondents. Hispanic respondents were more likely to strongly disagree that they felt welcome (13% compared to 8% of non-Hispanic White), but also more likely to strongly agree (26% compared to 18%). Despite this polarization, overall levels of agreement were similar across both groups.

Respondents who disagreed or strongly disagreed that they felt welcome in all neighborhoods were invited to share open-ended explanations, which included:

- *"My family is mixed African American and Mexican."* – Precariously housed in Las Cruces
- *"Being low income makes me feel secluded."* – Precariously housed in Las Cruces
- *"Gated communities often do not want children in their neighborhood. They also do not want 'common folk' among them."* – Homeowner in Las Cruces
- *"Por mi Edad / Because of my age."* – Mobile homeowner in Las Cruces
- *"Most areas are ok, but with the recent shootings occurring at parks this year, it can be challenging to arrange a get together."* – Renter in Las Cruces
- *"Because I do have a record from a long time ago and have since changed, but people still treat me badly."* – Renter in Las Cruces
- *"I disagree because there are neighborhoods that do not welcome young owners and renters due to the neighborhood aesthetic and price of the homes."* – Renter in Las Cruces
- *"There is gang violence in lower income neighborhoods, if you are visibly from a different part of town you are harassed by residents in higher income neighborhoods."* – Renter in Las Cruces
- *"There are many areas that are unsafe for people of certain ethnicities, areas not safe for pets, and areas not safe for women or children due to crime, inaccessibility, and lack of amenities."* – Renter in Las Cruces

Figure ES-2.
Level of Agreement with: "I feel welcome in all neighborhoods in my community." By Family Type, Household Characteristics, Race, and Ethnicity



Note: n = 620.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Experience looking for housing. Respondents were asked about their experience looking for housing in the past five years. Of those who had looked for housing in the past five years (39%), 9% reported that a prospective landlord or agent did not return calls about a unit, 7% reported that a real estate agent told them they needed to pre-qualify for a loan before they were shown properties, 7% were not given a loan to buy a home by a bank or lender, and 6% were told a unit was available over the phone, but when they showed up, were told the unit was no longer available. These are low incidences of negative experiences.

Those who had had negative experiences were asked if they felt they were related to discrimination. Overall, 17% of Las Cruces respondents said they felt they had experienced discrimination. When asked why they thought they had been discriminated against, the majority said due to race and ethnicity. Other reasons for discrimination were criminal justice involvement and employment discrimination.

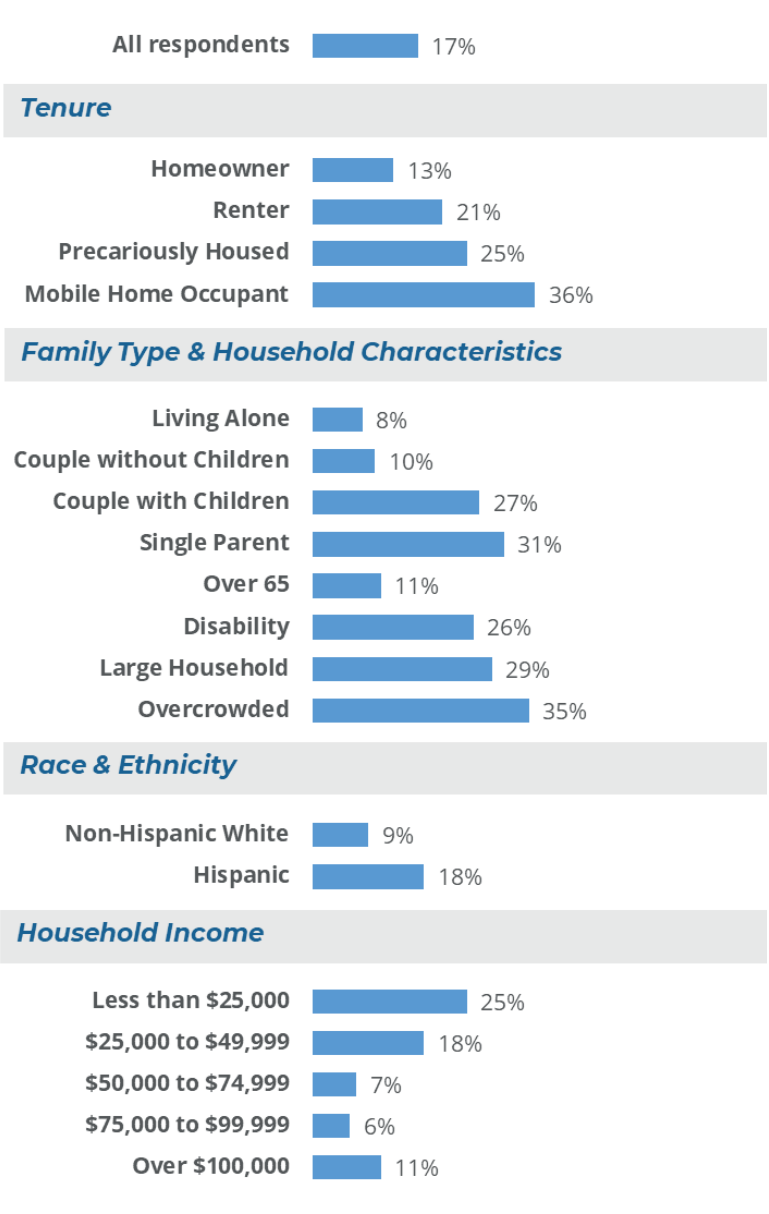
Mobile home occupants, respondents in overcrowded households, and single parents reported discrimination at the highest rates. Hispanic respondents reported discrimination at double the rate of non-Hispanic White respondents (18% compared to 9%).

The top reasons for discrimination for mobile home occupants were race and ethnicity (78%) and family status (33%). For overcrowded households, top reasons were race and ethnicity (62%), disability and family status (both 46%), and source of income (38%). Finally, for single parents, the top reasons were race and ethnicity (67%) and age (44%).

Figure ES-3.
I believe I experienced discrimination... by Selected Characteristics

Note:
n = 238.

Source:
2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

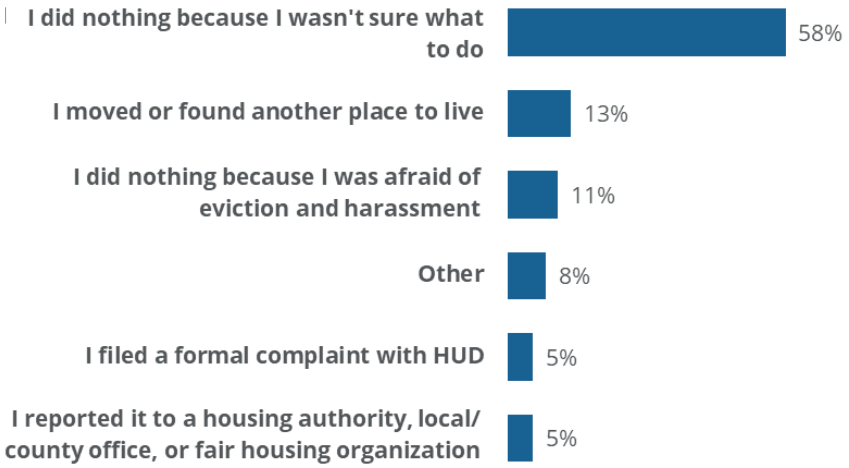


Over half (58%) of respondents who experienced discrimination reported that they did nothing because they weren't sure what to do. Thirteen percent moved to find another place to live and 11% did nothing because they were afraid of eviction or harassment. One respondent who offered an open-ended response specified that they worked with a different realtor and another said they just found a house on their own.

Figure ES-4. Action Taken After Discrimination

Note:
n = 38.

Source:
2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.



2026 Fair Housing Action Plan

Outreach and education

- The City will keep its Fair Housing website functional in English and Spanish and continue to provide relevant fair housing information and links to resources for filing complaints. Fair Housing information will also be posted at all facilities controlled by the City of Las Cruces and required of subgrantees receiving block grant funds.
- The City will continue to provide Housing and Neighborhood Services materials in formats needed by residents and make reasonable accommodations as requested. The City will continue to disseminate Fair Housing information at Housing and Neighborhood Services and community events.

Affordable housing creation and housing stability

- The City will assess the results of the new Realize Las Cruces code update in facilitating development of affordable and attainable housing—and addressing the disproportionate needs identified in this plan.

  Realize Las Cruces was passed in February 2025 (and allowed an eight month grace period for development applicants); the impacts of the code revisions on housing development may be evident as early as 2027. The code update aims to increase housing densities to address housing inventory shortages; provide greater flexibility in land use and site designs; and encourage growth and redevelopment in the Metropolitan Redevelopment Area (MRA) sites.

  The City will closely monitor the results of the code revisions in streamlining the production of housing to address disproportionate needs, including deeply subsidized rental housing, housing that serves special needs residents (e.g., single mothers, households at risk of homelessness). The City will consider additional code modifications and incentives to support the development of much-needed affordable housing, particularly deeply subsidized rental units.

- The City will continue to pursue funding opportunities from federal, state, and local sources to reduce the costs of developing affordable housing, ensure that projects are "shovel ready," and enable continuous recycling of funds. This approach has been successful in increasing the city's housing investment capacity and maintaining a steady flow of affordable housing production.

- The City will continue to use HUD block grant funds and state and local funds to acquire land and develop affordable homeownership units, including land trust products, and assist households most challenged by homeownership due to low incomes and credit histories qualify and attain homeownership. The City will continue to identify vacant and underutilized parcels for potential redevelopment, focusing on areas that can support greater residential densities.

- The City will continue to use HUD block grant and other federal funds, and state and local funds, as they become available, to provide rental assistance to households at greatest risk of housing instability and homelessness.

Housing condition improvements and central Las Cruces redevelopment

- The City will continue to use HUD block grant funds, state funding, and federal funding to improve the condition and accessibility of homes occupied by low income seniors and residents with disabilities.
- The Housing and Neighborhood Services Department will work with the Economic Development Department to utilize redevelopment tools in Metropolitan Redevelopment Areas (MRAs) to address the economic and housing needs of residents living in high-poverty areas.

Lack of access to opportunity

- The City will continue to use HUD block grant funds to increase healthy food provision in areas of Las Cruces designated as USDA food deserts.

Appendix: Prior Impediments and Fair Housing Action Plan

The 2021 Analysis of Impediments to Fair Housing Choice found the following impediments:

IMPEDIMENT 1: LACK OF KNOWLEDGE ABOUT FAIR HOUSING ROLES AND RESPONSIBILITIES OF CONSUMERS AND PROVIDERS.

Qualitative research through stakeholder interviews, community focus groups, and an online community survey revealed that Fair Housing laws are not widely known, and many community residents don't know who to turn to if they have questions or issues in Las Cruces. The City and many community organizations that work with housing issues report that they do train staff, but general awareness regarding Fair Housing in the community is low. The City would like to increase Fair Housing awareness, roles, and responsibilities for both consumers and providers.

Proposed Actions the City will take 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 housing and neighborhood services activities and reports in alternative formats if requested by a disabled person. ***This action item has been completed. Given the ongoing need to educate residents about fair housing rights, the City will continue providing information on its website and disseminating fair housing materials at community events.***

- As the administrator and technical assistance provider for Federal and local housing programs the City Housing and Neighborhood Services Department will 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 will provide printed and electronic information to landlords and property managers that they can pass on to prospective tenants and purchasers. This information will be a brief summary of the information contained on the City's Fair Housing website. Fair Housing information will be made available in alternative formats upon request.

- The City Housing and Neighborhood Services Department 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.

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.

Key informants, community surveys and public meeting comments point to instances of discriminatory practices for individuals and households who have a member with a disability and/or a receipt of a housing voucher. Community focus groups and the community survey revealed that there is a significant stigma about people who have a housing voucher through the Section 8 or other programs. Many private landlords refuse to rent to those who have a housing voucher and with limited public housing options, many eligible individuals who have a housing voucher cannot find adequate housing. Additionally, many of the rental properties in Las Cruces are not accessible and many landlords are reluctant to allow tenants to make modifications to the property. There were several fair housing complaints filed with HUD involving individuals with disabilities.

Proposed Actions the City will take to address Impediment 2:

- The City of Las Cruces Housing and Neighborhood Services Department 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.

- Through online and printed Fair Housing materials, the City Housing and Neighborhood Services Director or designee, will assist complainants who wish to file a discrimination complaint, in filing the necessary forms and providing guidance and referrals on the process the City and other state and federal agencies will utilize in responding to complaints. ***This is occurring through the city's Fair Housing website.***

- The City will post Fair Housing Information at all facilities controlled by the City of Las Cruces. This effort will be extended to City subgrantees which provide housing services. Those agencies will be required to post the Fair Housing sign at all housing facilities assisted with local or federal funds.

- The City will enforce its Fair Housing Ordinance in cases of discrimination as prescribed in the Ordinance.

- The City will provide 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.

- 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.

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.

Approximately half of all renters in Las Cruces have one of the four housing issues identified by HUD in the Consolidated Plan (cost burden, overcrowding or lack of kitchen or plumbing). Households earning less than 50% AMI are more likely to experience cost burden and severe cost burden than those earning high incomes, especially among renters. There is a severe lack of quality affordable rental units in Las Cruces and a hot housing market is only increasing the median sale price of homes in the City making homeownership harder for households earning less than the median income. The housing gap charts show that a major barrier to Fair Housing Choice is the lack of units available to households with limited incomes. The lack of affordable units, results in many residents who are cost burdened and cannot afford the units available in the market.

Proposed Actions the City will take 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. ***This work is ongoing and will continue.***

- 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. ***This work has been successful, is ongoing, and will continue.***

- 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. ***This was examined as part of the City's updated Affordable Housing Plan.***

- 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.

- 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.

- The City will track the numbers of those populations which receive assistance to alleviate the identified housing problems. ***This is done consistently as part of HUD block grant reporting requirements.***

- The City will update its Affordable Housing Plan to review and develop strategies, goals, and measures to encourage and track the development of affordable housing in Las Cruces. ***This is being done in 2026.***

IMPEDIMENT 4: LOAN DENIAL RATES REMAIN RELATIVELY HIGH FOR SOME RACIAL/ETHNIC GROUPS.

Although Home Mortgage Disclosure Act (HMDA) data is not conclusive, it does show some racial/ethnic groups may struggle more on the dream to homeownership. Loan denial rates show that American Indian or Alaska Native, Hispanic, and women have slightly higher loan denial rates than other groups. Black or African America and American Indian or Alaska Native individuals are more likely to get denied a loan due to credit history.

Proposed Actions the City will take 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. ***This has been successful and is ongoing.***

- 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.

SECTION II.

DEMOGRAPHIC PATTERNS

SECTION II.
Demographic Patterns

This section examines demographic patterns that are associated with residential settlement, housing availability and affordability, and access to opportunity. It also provides context for the analyses in subsequent sections of the report. The section is organized around the demographic categories that represent Federal Fair Housing protected classes including race and ethnicity, national origin, familial status (including female heads of household), and disability. The section also discusses differences in income and poverty among demographic groups.

Primary Findings

- Las Cruces' residents are majority Hispanic (58.9%), and this share is similar to 2010. The most growth by race and ethnicity between 2010 and 2024 was in multiracial residents: Multiracial residents' overall share of the population rose from 1.2% to 3.6% but remain a small share of residents overall.

- Of the city's residents age 5 and older, an estimated 7,750, or 6% of all residents, speak English less than "very well". These residents need information about housing and services in dual languages. The majority of these residents speak Spanish.

- Female heads of household with children make up 11% of all households (an estimated 6,650 households) in the city and have some of the highest poverty rates among resident groups: 33% live in poverty. Economic research has shown that children raised in housing-stable environments do better as adults, suggesting that investments in housing and economic stability for low income families, especially single mothers, has positive long term returns.

- Single person households are the largest share of households in the city at 35% (16,600 households), followed by married couples at 33% (15,700 households). Like single parents, single person households can be economically vulnerable to rising housing costs because they rely on a single income.

- Single mother households have the lowest household income as single earner households; however, median incomes for this group grew by 56% from 2010 to 2024 compared to 33% for Las Cruces households overall.

- Fifteen percent of Las Cruces residents have a disability. The more than 8,000 residents with an ambulatory disability likely need some type of accessibility improvements in their home, and the more than 7,400 residents with a cognitive disability may need supportive services or group living settings. Median incomes for

people with disabilities have grown at twice the rate of people without disabilities narrowing the earnings gap between 2010 and 2024. This reflects the growth of seniors with higher incomes into the city.

- By race and ethnicity, all groups have markedly higher poverty rates and lower median incomes compared to non-Hispanic White households and workers. However, median incomes for Hispanic and multiracial workers rose more quickly than non-Hispanic White incomes between 2010 and 2024.
- There are more than twice as many children under 18 years old—an estimated 6,500—as seniors (3,000) living in poverty.
- Census tracts with high poverty rates exceeding 30% and extremely low household median incomes at less than $37,800 are clustered in the central downtown area of Las Cruces which also has a high concentration of Hispanic residents.

Las Cruces Historical Context

The City of Las Cruces was founded in 1849 following United States' acquisition of the area through the Treaty of Guadalupe Hidalgo. As noted in Elevate Las Cruces, the city's new Comprehensive Plan[1], present-day New Mexico was the site of many conflicts between Native Americans and Spanish conquistadors in the 1500s and 1800s. The city's name, "the crosses," is believed to be tied to deadly attacks, and references three wooden crosses erected at the locations where victims were killed or buried. The three crosses symbol can still be seen throughout the city and remains part of the city's identity today.

The city grew rapidly once the railroad reached southern New Mexico and a depot was built in Las Cruces in 1881. Homes, churches, and schools were built to accommodate the growing population, and Las Cruces College—now New Mexico State University (NMSU)—opened in 1888.

Las Cruces is currently the 2nd largest city in New Mexico with an estimated 117,000 residents, the majority (59%) identifying as Hispanic. The city serves as the cultural and economic hub for Mesilla Valley and southern New Mexico and is home to NMSU. The proximity of Las Cruces to the Santa Teresa Port of Entry generates $31 billion in international trade and is a critical driver of the Las Cruces economy.

Growth and Diversity

The 2024 American Community Survey (ACS) estimates that 58.9% of Las Cruces' residents are of Hispanic ethnicity—about the same as in 2010 (58.3%). The share of residents who report their race and ethnicity as non-Hispanic White declined slightly from 2010 to 2024

[1] https://lascruces.gov/wp-content/uploads/2024/05/Volume-II-Community-Profile-single-page-print_1.pdf

(37% to 34.4%), and those identifying as multiracial increased (1.2% to 3.6%). Share of all other races and ethnicities were each around 1% and were similar in 2010 and 2024.

Note that the method of collecting race and ethnicity data from the Census requires respondents to self-report their race separately from ethnicity (which only captures Hispanic and non-Hispanic).

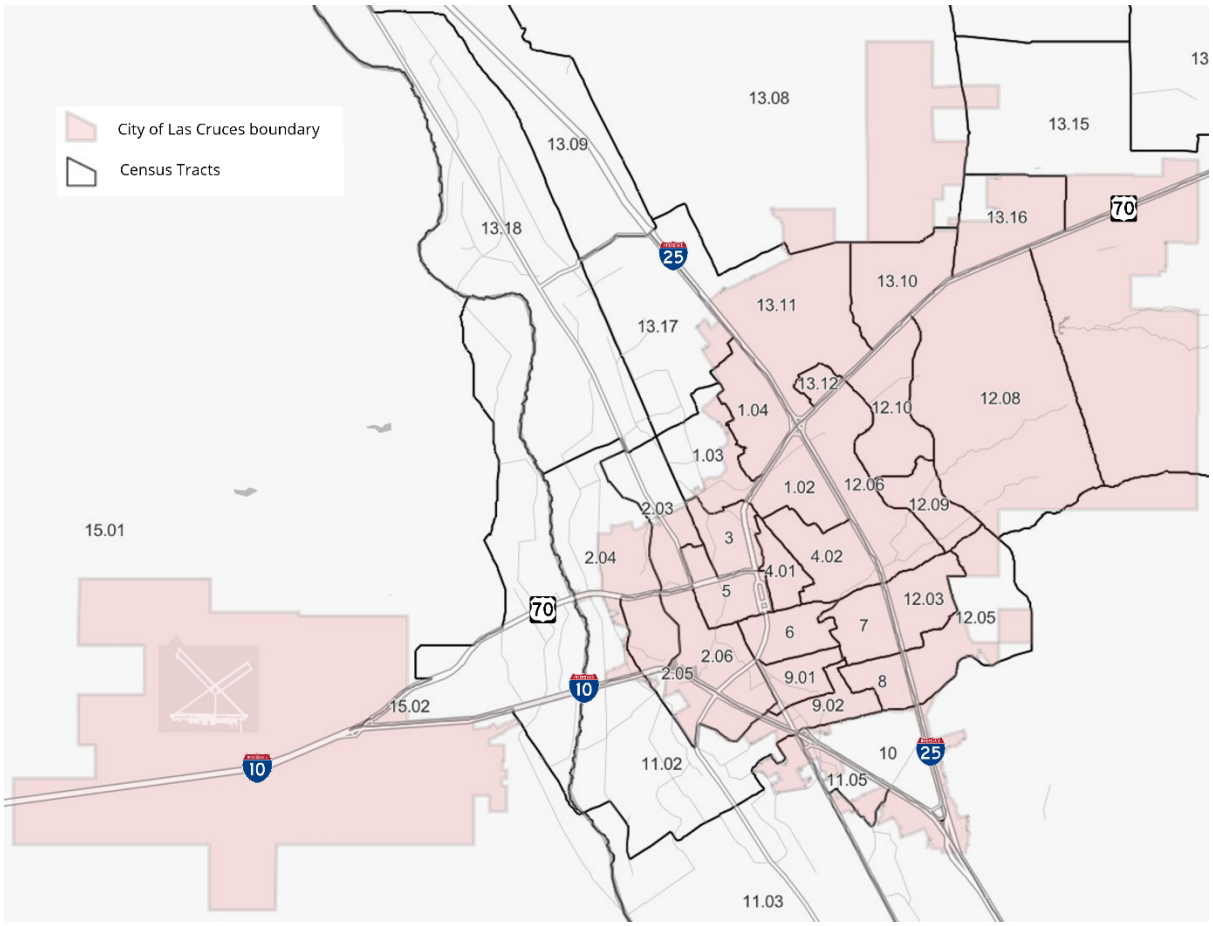
Figure II-1.
Race and Ethnicity, Doña Ana County and Las Cruces, 2010 and 2024

Source:
2010 and 2024 1-year ACS and Root Policy Research.

	2010	2024
Doña Ana County	**210,538**	**229,366**
Hispanic	65.9%	68.5%
Non-Hispanic White	30.1%	26.0%
Multiracial	1.1%	2.1%
Black/African American	1.2%	1.5%
American Indian/Alaska Native	0.6%	0.9%
Asian	1.0%	0.8%
Other race	0.1%	0.1%
Las Cruces	**98,239**	**116,992**
Hispanic	58.3%	58.9%
Non-Hispanic White	37.0%	34.4%
Multiracial	1.2%	3.6%
Asian	1.1%	1.1%
Black/African American	1.4%	1.0%
American Indian/Alaska Native	0.9%	1.0%
Other race	0.0%	0.1%

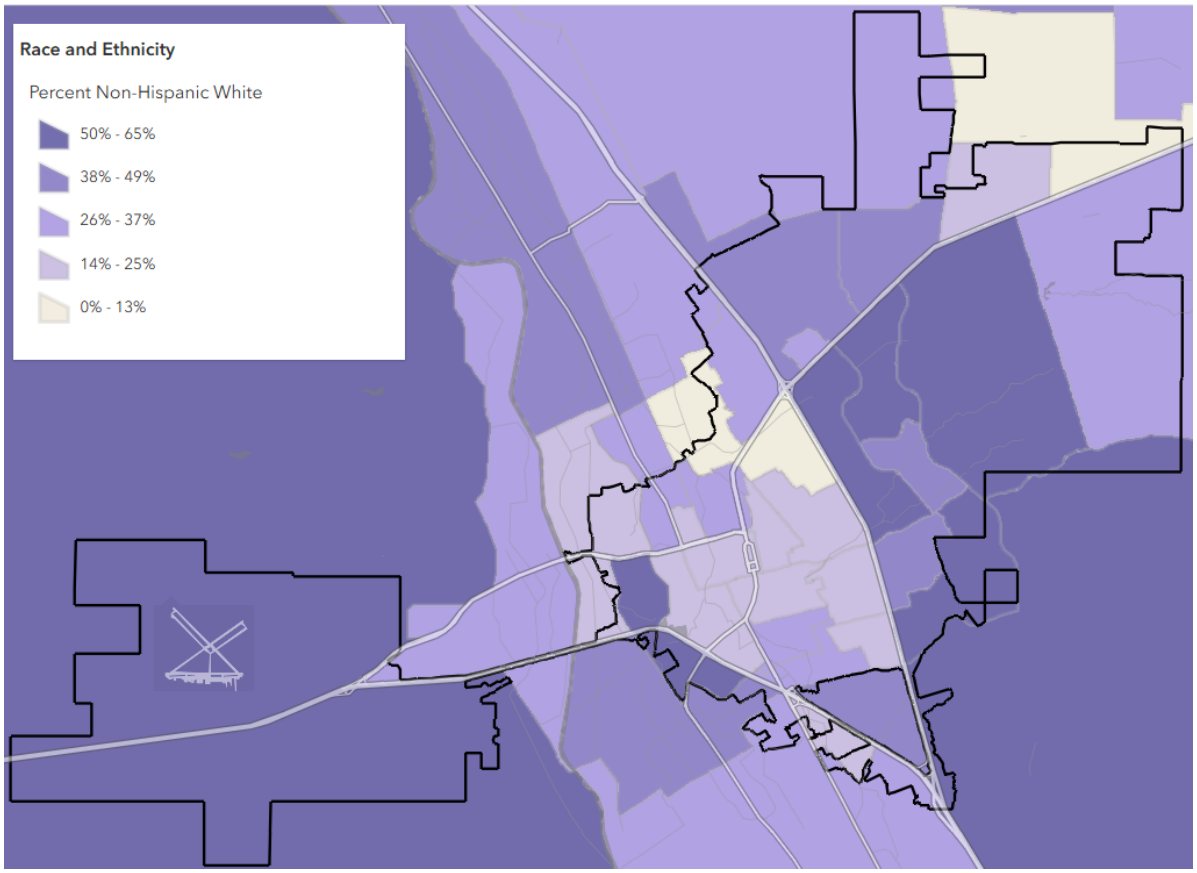
Geographic concentration of people of color. For reference throughout the remainder of this section, Figure II-2 is a map of census tracts in Las Cruces. Figures II-3 and II-4 show the percent of non-Hispanic White residents and Hispanic residents by census tract. As previously indicated, the City of Las Cruces is majority Hispanic at nearly 60% of the population. Across census tracts in central Las Cruces, the non-Hispanic White population is less than 25%. Non-Hispanic White residents comprise a larger population share in areas outside of the center of Las Cruces, however, do not exceed 65% in any census tracts in the city. Census tracts with the darkest shading in Figure II-4 have the highest concentration of Hispanic residents.

Figure II-2.
Las Cruces Census Tract Map, 2020



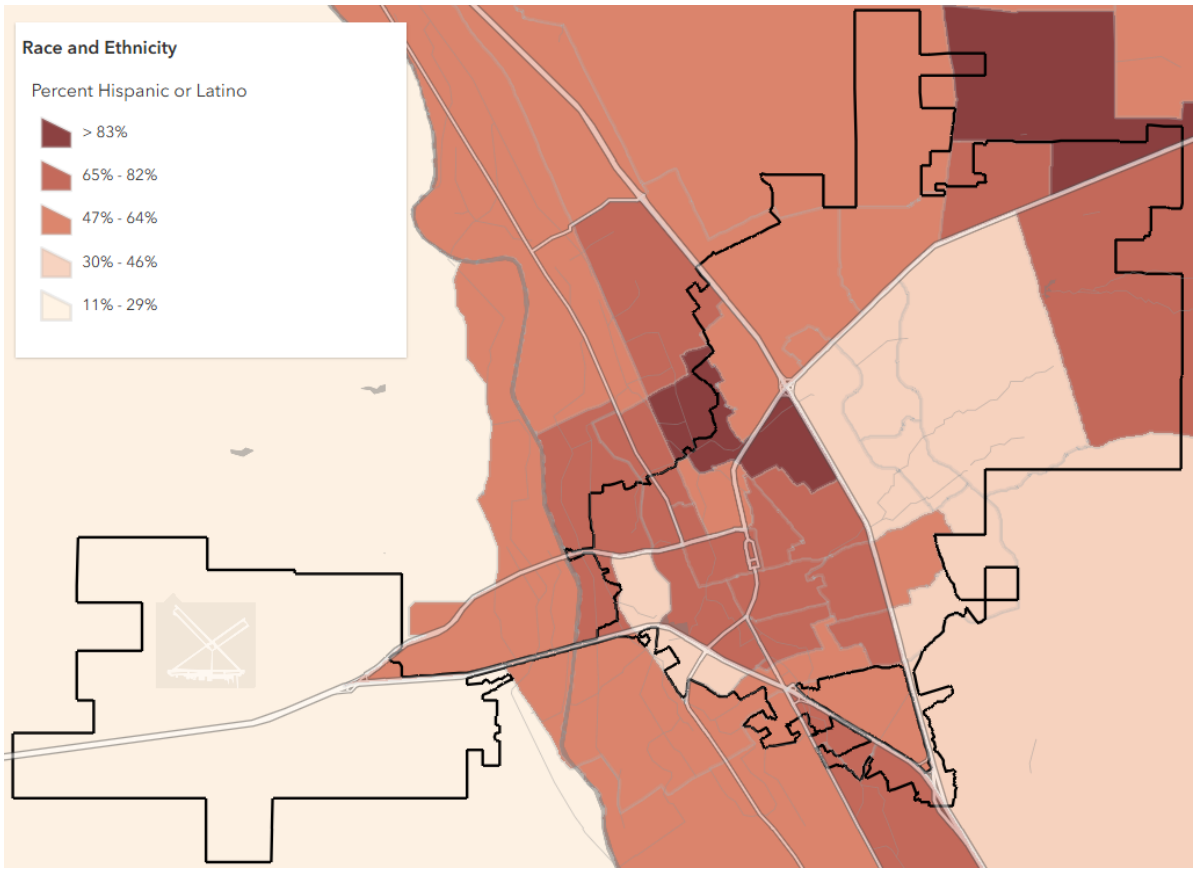
Source: United States Census Bureau 2020 and Root Policy Research.

Figure II-3.
Percent Non-Hispanic White Residents by Census Tract, Las Cruces, 2024



Source: 2024 5-year ACS and Root Policy Research.

Figure II-4.
Percent Hispanic Residents by Census Tract, Las Cruces, 2024



Note: Includes Hispanic or Latino residents of any race.

Source: 2024 5-year ACS and Root Policy Research.

National origin and limited English proficiency (LEP). Of the city's residents age 5 and older, an estimated 7,746 speak English less than "very well". This is based on responses to the American Community Survey (ACS) between 2020 and 2024. Most of these residents are Spanish speakers, and they represent 6% of city residents.

Figure II-5.
Percent of Residents by Language and Proficiency, Las Cruces, 2024

		Number		Percent	
Language Spoken	Total	Speak English "very" well	Speak English less than "very" well	Speak English "very" well	Speak English less than "very" well
Population 5+ years	**107,688**	**99,594**	**7,746**	**92%**	**7%**
Speak only English	72,727	72,727	0	100%	0%
Top 8 Other Languages	34,613	26,867	7,746	78%	22%
Spanish	31,374	24,666	6,708	79%	21%
Other/unspecified	879	531	348	60%	40%
Other Indo-European	827	524	303	63%	37%
Tagalog (incl. Filipino)	357	291	66	82%	18%
French, Haitian, or Cajun	349	346	3	99%	1%
German/other West Germanic	347	272	75	78%	22%
Other Asian/Pacific Islander	262	132	130	50%	50%
Chinese (incl. Mandarin, Cantonese):	218	105	113	48%	52%

Note: The percentage by language is the proportion of that language among only residents who speak a language other than English, not the entire Las Cruces population. The percentage of residents who are LEP is among that specific language.

Source: 2024 5-year ACS.

Familial status. In Las Cruces, single person households make up the largest share of households by type at 35%; this is followed by married couples at 33%. This differs from the county, where the dominant household type was married couples at 41% of all households.

In both jurisdictions, single person households have grown by 5 percentage points since 2010 (the largest growth by household type), and married couple households have declined by 8 percentage points (the largest drop). The growth in single person households is mostly due to growth in non-senior households.

Female heads of households with children make up 10% of all households in the county and 9% in Las Cruces. In comparison, male heads of households with children make up 4% of all households in both the county and Las Cruces.

Figure II-6.
Household Type by Presence of Children, Doña Ana County and Las Cruces, 2010 and 2024

Households	Doña Ana County			Las Cruces		
	2010	2024	Change	2010	2024	Change
Total	71,748	84,889	13,141	36,477	47,517	11,040
Married-couple family	49%	41%	-8%	42%	33%	-8%
With children	23%	15%	-8%	18%	13%	-5%
Male householder without partner	5%	7%	2%	4%	7%	3%
With children	2%	4%	2%	2%	4%	3%
Female householder without partner	16%	15%	-1%	15%	14%	-1%
With children	11%	10%	-2%	11%	9%	-2%
Single person households	24%	29%	5%	30%	35%	5%
Over 65	8%	11%	3%	10%	12%	2%

Source: 2010 and 2024 5-year ACS and Root Policy Research.

Disability. Fifteen percent of people in Las Cruces have a disability—a total of 17,031 people. Of these 6,861 are age 65 and older. Disability increases with age, and half of residents age 75 and older have a disability. As shown in Figure II-7, the most common types of disabilities are physical and cognitive: ambulatory disabilities affect 8% of Las Cruces residents, and cognitive disabilities, 7%. Hispanic residents have lower incidence of disability (13%) compared to non-Hispanic White residents (19%). The AIAN percentage of population with a disability is similar to non-Hispanic White at 18%, however is a small population size with large margin of error so interpretation for comparison to other groups is limited.

Figure II-7.
Disability by Age Group, Las Cruces, 2024

Source:
2024 5-year ACS and Root Policy Research

Civilian noninstitutionalized population	Total Population	With a Disability	% with a Disability
Total	**112,882**	**17,031**	**15%**
Under 18 years	25,573	1,286	5%
18 to 34 years	33,734	3,148	9%
35 to 64 years	35,214	5,736	16%
65 to 74 years	10,376	2,852	27%
75 years and over	7,985	4,009	50%

The more than 8,000 residents with an ambulatory disability likely need some type of accessibility improvements in their home. The more than 7,400 residents with a cognitive disability may need supportive services or group living settings.

Figure II-8.
Disability by Type, Las Cruces, 2024

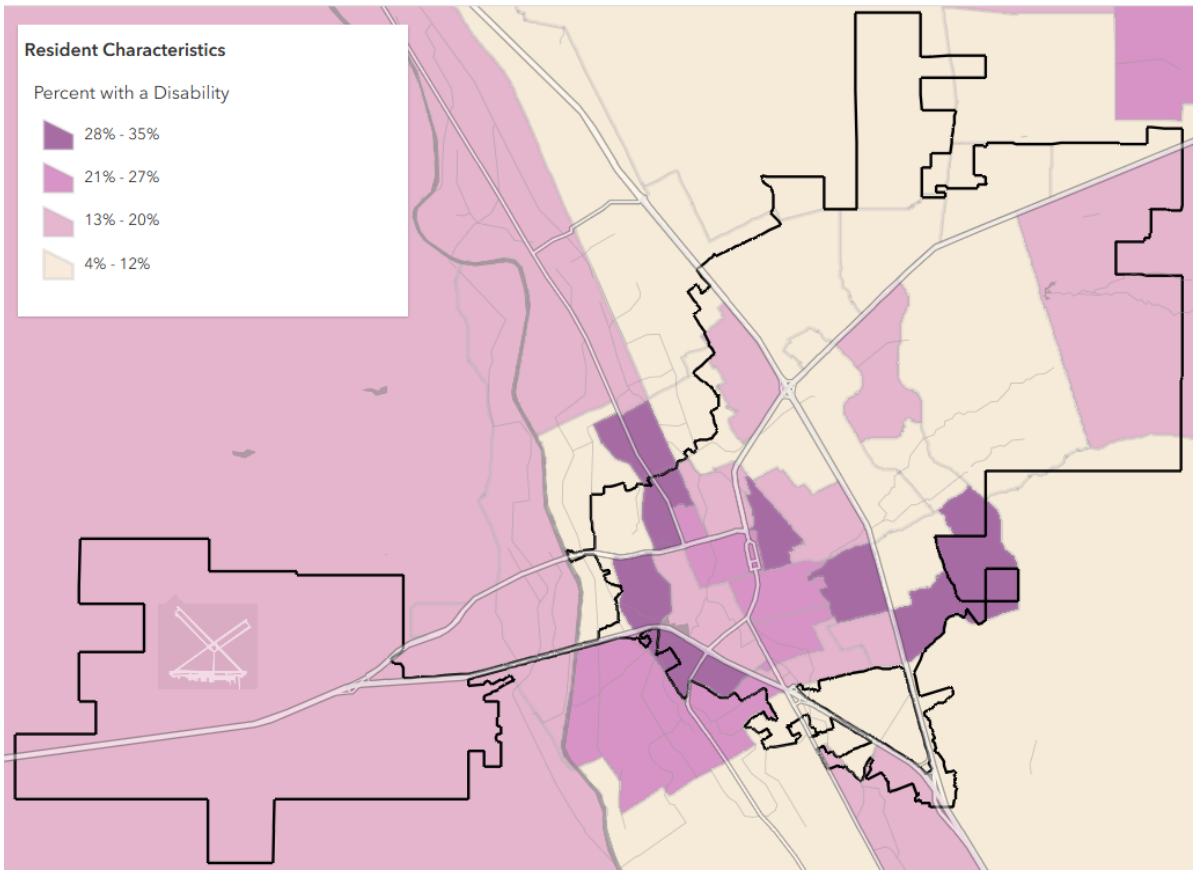
Source:
2024 5-year ACS and Root Policy Research

Civilian noninstitutionalized population	Number	Percent
With a disability	**17,031**	**15.1%**
Hearing disability	4,847	4.3%
Vision disability	2,409	2.1%
Cognitive disability	7,452	7.0%
Ambulatory disability	8,103	7.6%
Self-care disability	2,837	2.7%
Independent living disability	5,641	6.5%

Figure II-9 shows the percentage of residents with at least one disability by census tract in Las Cruces. The map suggests that census tracts with higher concentrations of residents with a disability are distributed fairly evenly across the central area of the city with darkest shaded census tracts having the highest concentrations of people with disabilities.

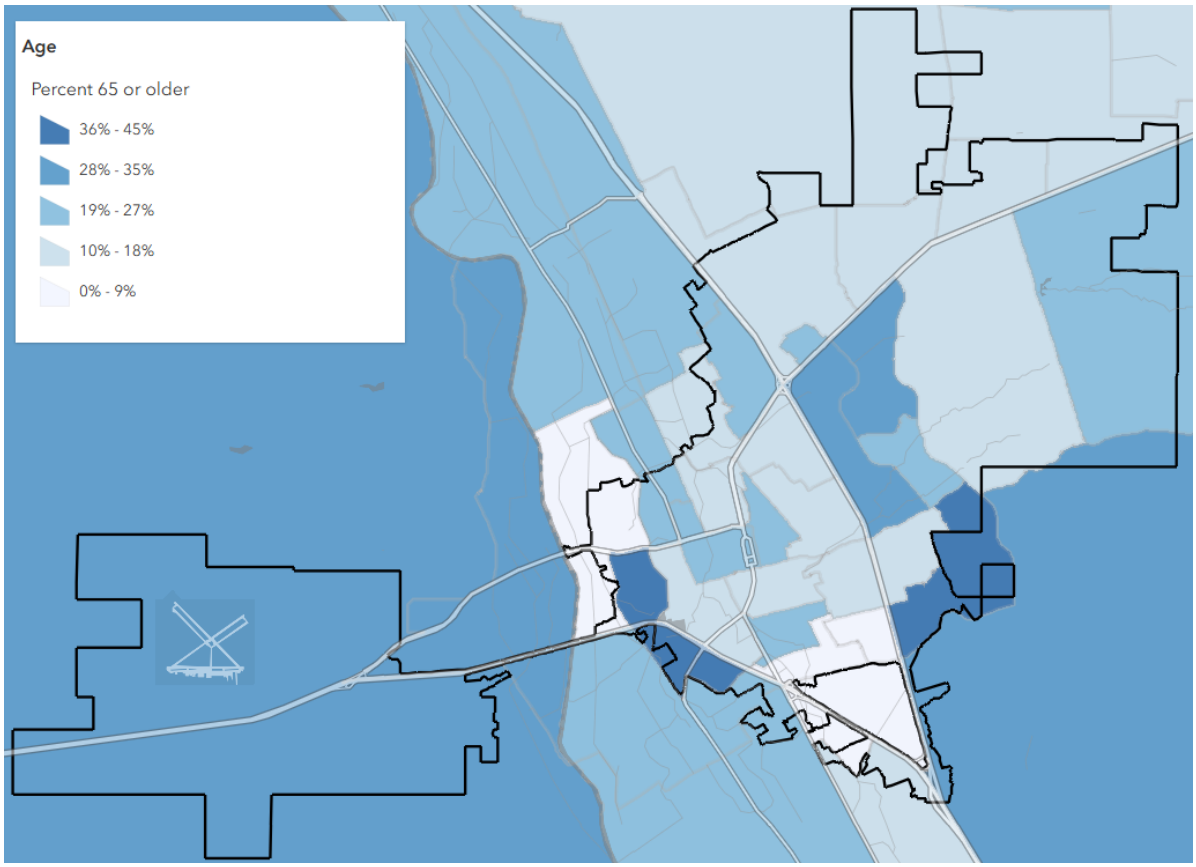
Similarly, Figure II-10 shows concentration of people over 65 with census tract 2.05 ion the western edge of downtown Las Cruces, directly east of Burn Lake having a very high population of older residents at 41% indicated in the darkest blue. Census tract 12.05 in the southeast area directly west of New Mexico Farm and Ranch Heritage Museum also has a very high population of older residents at 45% also indicated in the darkest blue. Residents who are over 65 have similar home accessibility needs and/or potential future needs to people with disabilities.

Figure II-9.
Percent of Residents with a Disability by Census Tract, Las Cruces, 2024



Source: 2024 5-year ACS and Root Policy Research

Figure II-10.
Percent of Residents Age 65 or Older by Census Tract, Las Cruces, 2024



Source: 2024 5-year ACS and Root Policy Research.

Income and Poverty

In every community, there are residents who, for a variety of reasons (debilitating diseases, primary responsibility as a caregiver) cannot generate household income through employment, are not capable of being gainfully employed. These residents generally require long-term public assistance. Income assistance—in the form of Old Age Pension (OAP), Aid to Needy Disabled (AND), Supplemental Security Income (SSI), Social Security Disability Income (SSDI), Veterans Affairs (VA) benefits, Medicare or Medicaid, food stamps, and public housing and Section 8 vouchers—are the most realistic strategies for maintaining household income and limiting the effects of extreme poverty in these situations.

Additionally, different circumstances leading to poverty demand different approaches. Situational poverty, usually due to job loss, significant illness, or other life-changing events, can usually be addressed through temporary safety nets (e.g., rent or mortgage assistance, shelter, childcare subsidies) and access to programs to help a household regain self-sufficiency. Generational poverty, usually defined as poverty lasting two generations or

longer, is more difficult to address. Families experiencing generational poverty require broader and long-term, sustainable supportive services and avenues to improve educational attainment.

According to 2024 five-year ACS estimates, there are 25,539 people including children living in poverty in the city of Las Cruces (approximately 23% of the population). Of those living in poverty, an estimated 3,000 of these residents are over 65 years old. There are more than twice as many children under 18 years old—an estimated 6,500—as seniors living in poverty.

Figures II-11 and II-12 show the change in poverty rates and median household income between 2010 and 2024 by household type, age, disability status, race and ethnicity. Both the individual and household poverty rate increased slightly between 2010 and 2024. By race and ethnicity, all groups have markedly higher poverty rates and lower median incomes compared to non-Hispanic White households and workers. Between 2010 and 2024, however, median incomes for Hispanic and multiracial workers rose more quickly.

Poverty rates are high compared to the jurisdiction overall for single mothers, children under 18 and people with disabilities. The poverty rate for people over 65 doubled during this timeframe, however, remains lower than the overall individual poverty rate in 2024.

Single mothers also have the lowest median incomes as single earner households at less than half the household income for family households in the jurisdiction, however, incomes for single mothers had stronger growth between 2010 and 2024 at 56% compared to families with children at 33%. People with disabilities made considerable progress in narrowing the income gap with median incomes growing 112% between 2010 and 2024 compared to people without disabilities at 48%. This is largely due to the growing number of seniors in the city.

Figure II-11. Poverty Rate by Household Type, Age, Disability Status, Race and Ethnicity, Las Cruces, 2010 and 2024

Note:

Asterisk indicates 2012 5-year ACS. Poverty rate estimates for individuals who identify as Asian, American Indian/Alaska Native, and Black/African American have high margins of error.

Source:

2010 and 2024 5-year ACS and Root Policy Research.

	2010	2024	% Point Change
Individual	**20.4%**	**22.6%**	**2.2%**
Family	**15.7%**	**19.4%**	**3.7%**
Familial status			
Family with related children	25.8%	27.6%	1.8%
Female-headed households with related children	50.0%	45.7%	-4.2%
Age			
Under 18 years	28.1%	26.3%	-1.8%
Over 65 years	7.3%	15.6%	8.3%
Disability status*			
With a disability	23.1%	29.6%	6.5%
Without a disability	22.4%	21.4%	-1.0%
Race/Ethnicity			
Hispanic	24.9%	25.4%	0.5%
Non-Hispanic White	14.0%	15.3%	1.3%
Multiracial	13.0%	22.8%	9.8%
Black/African American	22.9%	25.5%	2.6%
American Indian/Alaska Native	20.0%	27.1%	7.1%
Asian	10.4%	43.7%	33.3%
Other race	21.5%	28.1%	6.6%

Figure II-12. Median Income by Household Composition, Age, Disability Status, Race and Ethnicity, Las Cruces, 2010 and 2024

Note:

Asterisk indicates 2012 5-year ACS. All data is 16 years and older with earnings. Data is not available for 2024 AIAN and Asian populations.

Source:

2010 and 2024 5-year ACS and Root Policy Research.

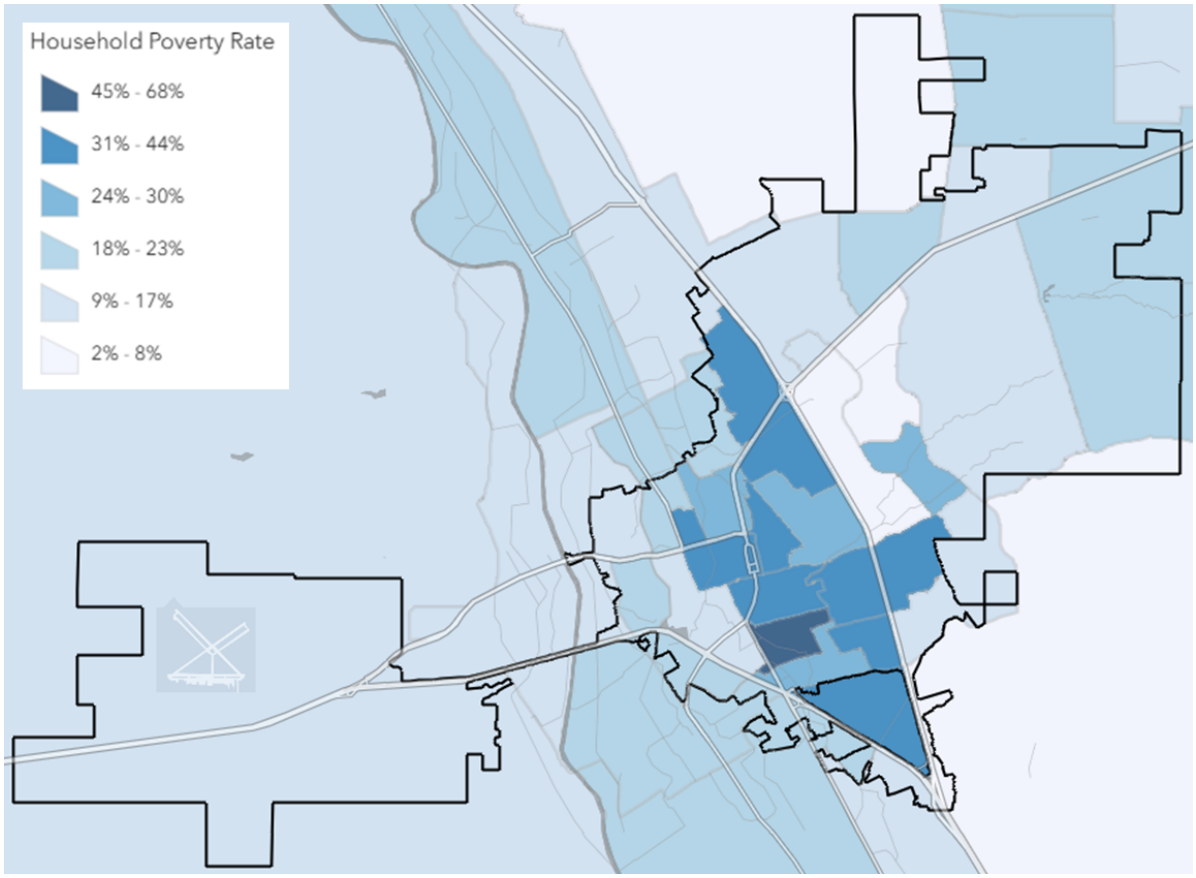
	2010	2024	% Change
Individual	**$20,073**	**$32,331**	**61%**
Family	**$48,095**	**$64,546**	**34%**
Familial status			
Family with own children	$41,165	$54,795	33%
Female-headed households with own children	$17,327	$27,002	56%
Age of householder			
Under 25 years	$17,631	$20,350	15%
25 to 44 years	$41,285	$59,074	43%
45 to 64 years	$49,027	$66,381	35%
65 years and over	$35,357	$53,081	50%
Disability status*			
With a disability	$13,131	$27,833	112%
Without a disability	$21,917	$32,520	48%
Race/Ethnicity			
Hispanic	$32,786	$49,801	52%
Non-Hispanic White	$46,169	$66,034	43%
Multiracial	$31,356	$57,111	82%
Black/African American	$30,294	$38,499	27%
American Indian/Alaska Native	$32,277	n/a	n/a
Asian	$60,455	n/a	n/a
Other race	$32,238	$35,705	11%

Economic segregation. As shown in both Figures II-13 and II-14, census tracts located in the central areas of Las Cruces experience greater rates of poverty and lower household median incomes compared to more outlying tracts. These tracts also have higher population concentrations of Hispanic residents.

Figure II-13 shows the percentage of households living in poverty by census tract in Las Cruces. Census tract 9.01 has the highest concentration of poverty and is indicated in the darkest blue in the south central area of downtown near Las Cruces High School. The census tracts in central Las Cruces have high poverty rates relative to the surrounding

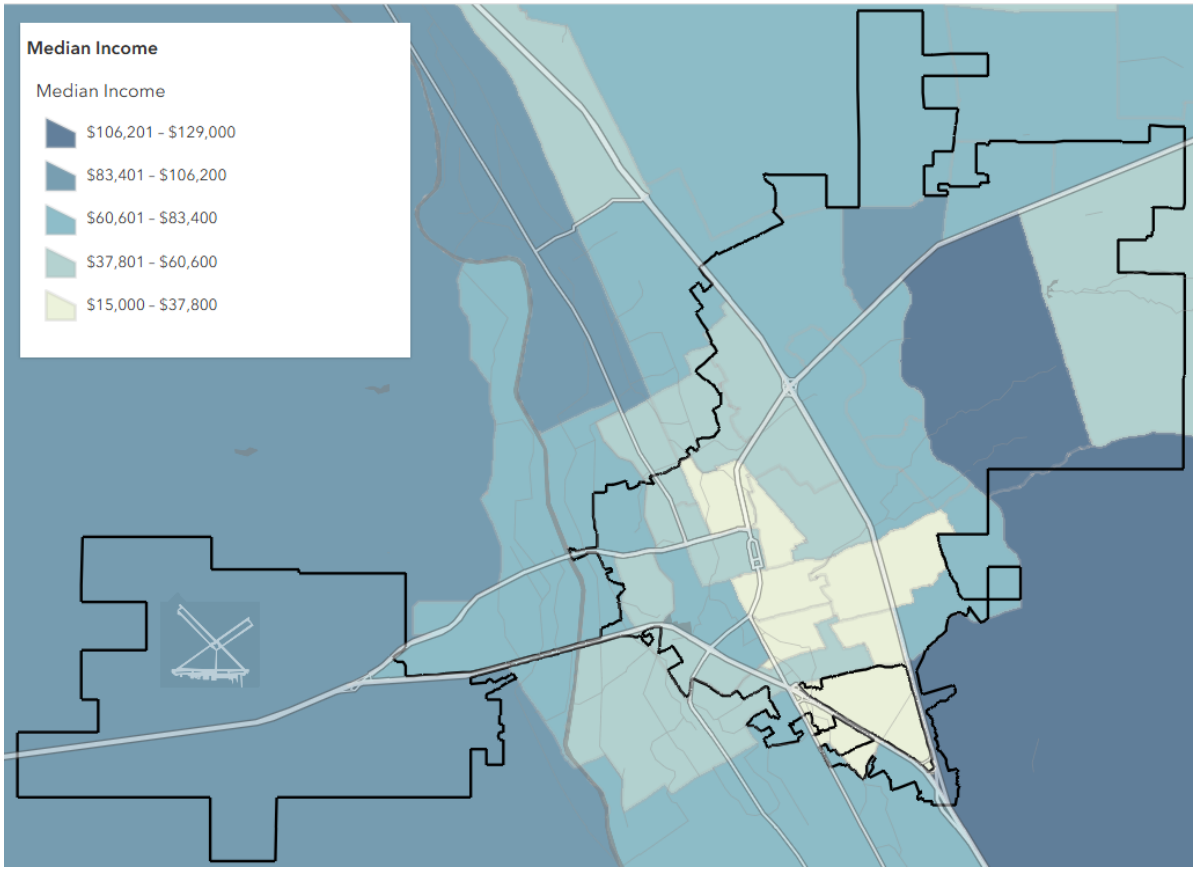
areas with rates exceeding 31% in the majority of these tracts. Similarly, as shown in Figure II-14, median household incomes in the cluster of tracts in the central/downtown area of central Las Cruces are extremely low, ranging from $15,000 to $37,800. Higher poverty rates and low median incomes can partially be explained by concentrated student presence in the southern area of downtown where New Mexico State University is located.

Figure II-13.
Household Poverty Rate by Census Tract, Las Cruces, 2024



Source: 2024 5-year ACS and Root Policy Research.

Figure II-14.
Median Household Income by Census Tract, Las Cruces, 2024



Source: 2024 5-year ACS and Root Policy Research.

SECTION III.

DISPROPORTIONATE HOUSING NEEDS

SECTION III.
Disproportionate Housing Needs

The primary purpose of a disproportionate housing needs analysis is to determine how access to the housing market and housing choice differ for members of protected classes. Disproportionate needs analyses can also identify where gaps in housing markets exist for all residents and facilitate goal-setting and strategic housing planning.

Primary Findings

- Renters in Las Cruces are nearly three times as likely as homeowners to be cost burdened, paying more than 30% of their gross household income toward housing costs—putting them at much greater risk of housing instability.
- According to 2020 Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD (the most recent available), Hispanic households are slightly more likely to experience moderate cost burden (more than 30% of income on housing). Nearly half (47%) of American Indian/Alaskan Native (AIAN) households experience cost burden; 43% are severely cost burdened (spending more than 50% of income on housing).
- Households with incomes under $25,000, residents age 34 and younger, and Black/African American, Asian, and AIAN are much more likely to rent than to own. Single mothers, households with members with disabilities, and Asian residents have very high poverty rates. In periods of rising rental costs—especially when those outpace these residents' income growth—these resident groups are more likely than others to face housing instability. These resident groups are more reliant than others on deeply subsidized housing. The absence and undersupply of deeply subsidized units have a disproportionate impact on these protected classes.
- Overall in Las Cruces, 68% of households are homeowners. Non-Hispanic White households have the highest rate among racial and ethnic groups (63%), followed by multiracial (54%) and Hispanic households (53%). This 10 percentage point difference is larger than the difference in New Mexico (where the non-Hispanic White rate is 74.7% and the Hispanic rate is 68.9%, a difference of about 6 percentage points) but much smaller than in the U.S. overall (73.7% v. 50.9%, for a difference of 23 percentage points).
- Part of the challenge for Hispanic loan applicants is access and participation in traditional banking services. According to the Federal Deposit Insurance Corporation (FDIC), Hispanic households are—and have long been—at least twice as likely as non-Hispanic White households to be unbanked or underbanked in New Mexico. As of 2023, 34% of Hispanic households and 15% of non-Hispanic White households are unbanked or underbanked. This gap in access to banking services likely partially

explains the fact that Hispanic applicants are more likely than non-Hispanic applicants to be denied mortgages due to credit history.

- Other disparities in housing challenges were evident in the resident survey conducted to support this report:
    - Of households with a member over 65 with accessibility needs, 31% reported that their home did not meet their accessibility needs.
    - Overall, 11% of survey respondents reported living in overcrowded conditions, defined as someone in the household sleeping on the couch or floor because there is not enough space. Protected classes with high rates of overcrowding included: large households (25%), single parents (24%), and households with a disability (21%).
    - Single parents and residents with disabilities are more reliant than residents overall to need money to make critical repairs and to need help buying a home.

Indicators of Disproportionate Needs

In housing market studies, housing needs are typically measured by:

- Cost burden—when a household pays more than 30% of their income in housing costs including basic utilities and property taxes; and Severe cost burden—when a household pays more than 50% of their income in housing costs. This is also an indicator of risk of eviction or foreclosure, and homelessness;
- Homeownership rates and access to mortgage loans;
- The cost of housing (rents, purchase prices) and gaps of housing units available at different income categories; and
- As data are available, information on condition and accessibility of housing for residents with disabilities.

These indicators are discussed at length in the City of Las Cruces' Affordable Housing Plan. This disproportionate needs section focuses on how protected classes experience the housing market differently, building upon the analysis of housing needs indicators.

Housing cost burden. According to the American Community Survey (ACS), as 2024, there were 5,456 cost burdened owners and 10,943 cost burdened renters in Las Cruces. Of these, 2,276 owners and 5,893 renters faced severe cost burden (paying 50% and more in housing costs), putting them at risk of foreclosure, eviction, and homelessness.

As shown in the figure below, renters are much more likely to experience cost burden: Overall, in 2024, 57% of renters were cost burdened compared to 21% of owners. Thirty-one percent of renters were severely cost burdened, compared to just 9% of owners. The number of cost burdened owners in Las Cruces decreased between 2010 and 2024. In contrast, the number of cost burdened renters rose by 2,717 households.

The rates of burden among owners are similar in the city and county. For renters, slightly fewer renters were cost burdened in the county as of 2024, due to a small decline in burden between 2010 and 2024.

Figure III-1.
Count of Cost Burdened Households by Tenure, Doña Ana County and Las Cruces, 2010 and 2024

Jurisdiction	Owners			Renters		
	Moderate	Severe	Total	Moderate	Severe	Total
2024						
Doña Ana County	6,520	4,968	11,488	7,156	7,093	14,249
Las Cruces	3,180	2,276	5,456	5,050	5,893	10,943
2010						
Doña Ana County	7,805	4,432	12,237	6,376	6,422	12,798
Las Cruces	3,746	2,012	5,758	4,049	4,177	8,226

Source: 2010 and 2024 5-year ACS and Root Policy Research.

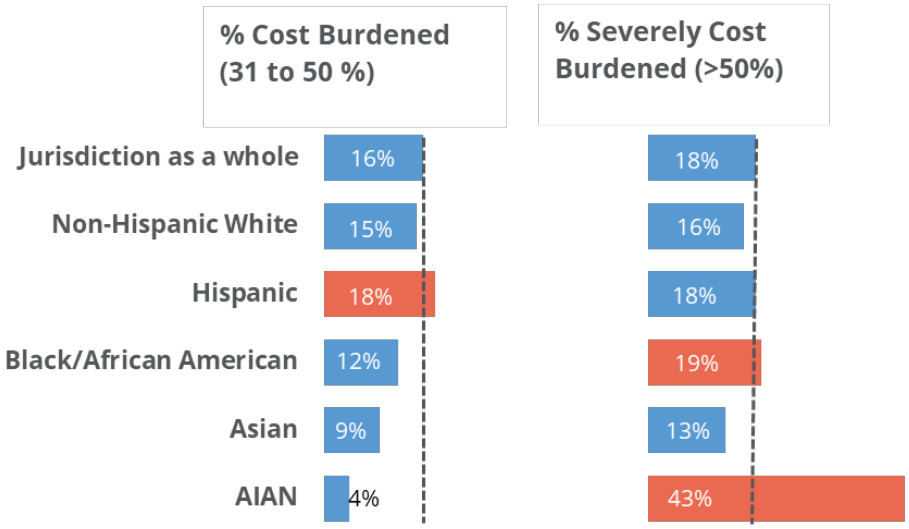
Figure III-2.
Percentage of Cost Burdened Households by Tenure, Doña Ana County and Las Cruces, 2010 and 2024

Jurisdiction	Owners			Renters		
	Moderate	Severe	Total	Moderate	Severe	Total
2024						
Doña Ana County	12%	9%	21%	27%	27%	54%
Las Cruces	12%	9%	21%	26%	31%	57%
2010						
Doña Ana County	17%	9%	26%	29%	29%	57%
Las Cruces	18%	10%	27%	28%	29%	57%

Source: 2010 and 2024 5-year ACS and Root Policy Research.

Moderate and severe cost burden rates also differ by race and ethnicity as shown in the figure below. Hispanic households have slightly higher levels of moderate cost burden. Most notable is the rate of severe cost burden among American Indian/Alaskan Native (AIAN) households at 43%, more than double the rate for all other groups and the jurisdiction as a whole.

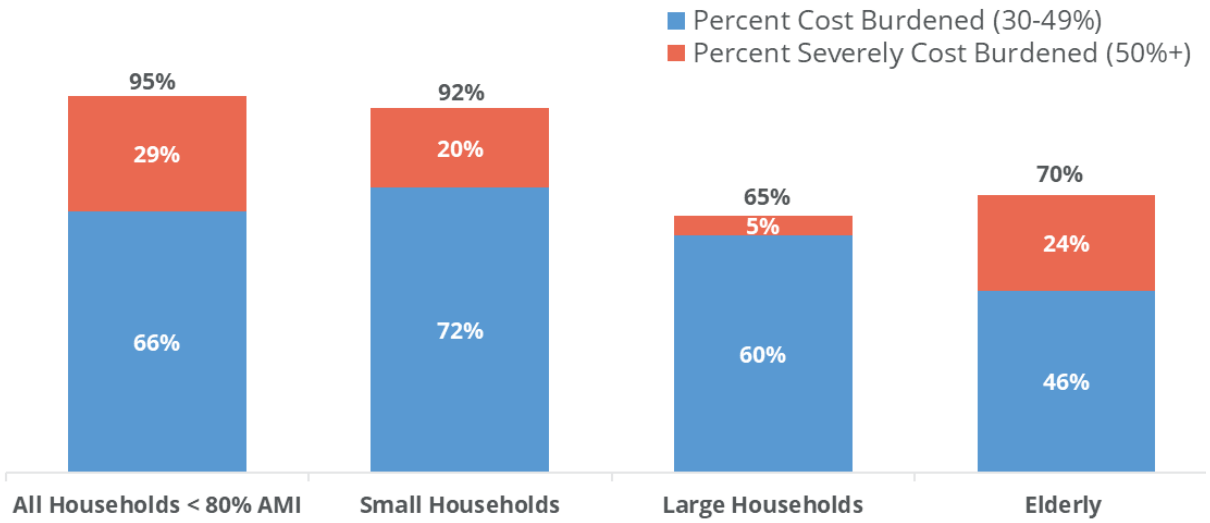
Figure III-3.
Moderate and Severe Cost Burden by Race and Ethnicity, Las Cruces, 2020



Source: Comprehensive Housing Affordability Strategy (CHAS) 2017-2020 and Root Policy Research.

Figure III-4 shows HUD data on moderate and severe cost burden by household type for incomes below 80% AMI ($56,500). The data indicate that small households are significantly more impacted by cost burden than larger households at 92% total compared to 65%--which reflects the need to have multiple earners in a household to avoid cost burden.

Figure III-4.
Moderate and Severe Cost Burden by Household Type for Households with HAMFI of 80% or Less, Las Cruces, 2020



Note: Data is available only for households with incomes below 80% HUD Area Median Family Income (HAMFI).

Source: Comprehensive Housing Affordability Strategy (CHAS) 2017-2020

Homeownership and the Ability to Access a Mortgage

For the majority of households in the U.S., owning a home is the single most important factor in wealth-building. Homeownership is also thought to have broader public benefits, which has justified decades of public subsidization. The federal government has consistently subsidized ownership through the mortgage interest tax deduction and the secondary mortgage market.[1] Unlike renters, homeowners are entitled to receive these benefits by virtue of being homeowners; renters, in contrast compete for scarce rental subsidies.

Incentives for ownership have been in place far longer than the existence of fair lending and fair housing protections, meaning that the benefits of federal subsidies for ownership have not been equally realized by all protected classes. This explains some of the reason for ownership disparities today, in addition to the now-illegal practices of redlining, steering, blockbusting, unfair lending, appraisal bias and discriminatory pricing.[2]

The following figure shows how tenure differs in Las Cruces by income, age of householder, presence of children, race and ethnicity. The figure shows that:

- Overall in Las Cruces, 68% of households are homeowners.
- Homeownership is most common among high income households, although not elusive for low income households. Homeowners with the lowest incomes are generally seniors living on fixed incomes.
- Ownership rates are also positively correlated with age. The homeownership rate among young adults—those age 25 to 34—is very low at 36%.
- Households with children in the home have a lower homeownership rate (53%) than those without children in the home (63%).
- Homeownership also differs by race and ethnicity. Non-Hispanic White households have the highest rate among racial and ethnic groups (63%), followed by Hispanic households (53%). This 10 percentage point difference is larger than the difference in New Mexico (where the non-Hispanic White rate is 74.7% and the Hispanic rate is

[1] Despite the many public and private interventions to expand ownership, the overall U.S. rate has been stubbornly stagnant. In 2015, 63.7 percent of households were owners, compared to 63.9 in 1990. Contrary to what many U.S. residents believe, the U.S. does not lead developed countries in homeownership. Instead, the U.S.' rate of ownership is similar to that of the United Kingdom (63.5%) and lower than Canada's (67.0%).

[2] "Steering" refers to the practice of showing home- and apartment-seekers homes only in neighborhoods with residents of similar races and ethnicities; it is now illegal for real estate agents to engage in steering. "Blockbusting," which is also illegal, refers to the practice of real estate agents and builders convincing homeowners to sell their homes below market because of the fear that minorities could be moving into the neighborhood, and then reselling those homes to minorities at inflated prices. "Discriminatory pricing" means intentionally charging certain protected classes more for housing than others and is often a product of steering, blockbusting, subprime lending, and other illegal practices.

68.9%, a difference of about 6 percentage points) but much smaller than in the U.S. overall (73.7% v. 50.9%, for a difference of 23 percentage points).

Figure III-6.
Renter and Owner Comparisons, Las Cruces, 2024

	Renters		Owners		Ownership Rate
	Number	Percent	Number	Percent	
Total Households	20,958	100%	26,559	100%	68%
Median Income					
Income Distribution					
Less than $25,000	9,010	43%	3,759	14%	29%
$25,000 - $50,000	5,051	24%	3,976	15%	44%
$50,000 - $75,000	3,680	18%	5,255	20%	59%
$75,000 - $100,000	1,605	8%	3,984	15%	71%
$100,000+	1,612	8%	9,585	36%	86
Age of Householder					
Ages 15-24	4,294	20%	331	1%	7%
Ages 25-34	5,962	28%	3,392	13%	36%
Ages 35-44	2,963	14%	4,693	18%	61%
Ages 45-64	4,436	21%	9,081	34%	67%
Ages 65 and older	3,303	16%	9,062	34%	73%
Household Type					
Household - no children	16,461	80%	18,863	67%	63%
Household - children	4,497	20%	7,696	33%	53%
Race/Ethnicity					
Non-Hispanic White	6,870	33%	11,851	45%	63%
Multiracial	8,736	42%	10,393	39%	54%
Hispanic	11,781	56%	13,532	51%	53%
American Indian/Alaskan Native	368	2%	289	1%	44%
Black/African American	866	4%	415	2%	32%
Asian	714	3%	225	1%	24%

Note: Race/ethnicity categories are not mutually exclusive and therefore total does not equal 100%,

Source: 2024 5-year ACS and Root Policy Research.

Differences in access to credit. In this section, federal Home Mortgage Disclosure Act (HMDA) data are used to detect differences in mortgage loan originations by the protected classes reported in the data. HMDA data analyzed in this section reflect loans

applied for by residents in 2023 and 2024, the latest years for which data are available. Where relevant, current trends are compared to historical data from 2018 and 2019.[3]

Figure III-7 shows the share of mortgage loan applications that were denied by applicant race and ethnicity. Hispanic applicants—representing the city's largest racial and ethnic group—are denied at a rate of 16%, double the denial rate for non-Hispanic White applicants (8%). relative Mortgage loan applications from Asian residents are denied at a rate of 12%. Data show that American Indian/Alaska Native and Black or African American applicants have the lowest denial rates at 5% and 7%, respectively—though these rates may not be representative as application volumes from these groups were low. This is to be expected as these groups make up less than 3% of the city's population combined.

Although there are disparities in denials by race and ethnicity, denial rates overall are very low; the vast majority of those applying for mortgage loans are successful.

For comparison, denial rates by race and ethnicity are shown for Doña Ana County. Denial rates by race and ethnicity in Doña Ana County are similar to those in Las Cruces: Hispanic applicants are nearly twice as likely as non-Hispanic White applicants to be denied a mortgage, and American Indian/Alaska Native and Black or African American applicants appear to have the lowest denial rates. Rates are relatively low overall for all races and ethnicities.

[3] HMDA data provide Census tracts, not places (cities or towns), for each mortgage application record. In this analysis, all applications from a given Census tract are counted as being from the place where more than half of housing units in the Census tract are located.

Figure III-7. Mortgage Loan Denial Rates by Race and Ethnicity, Las Cruces and Doña Ana County, 2023/2024

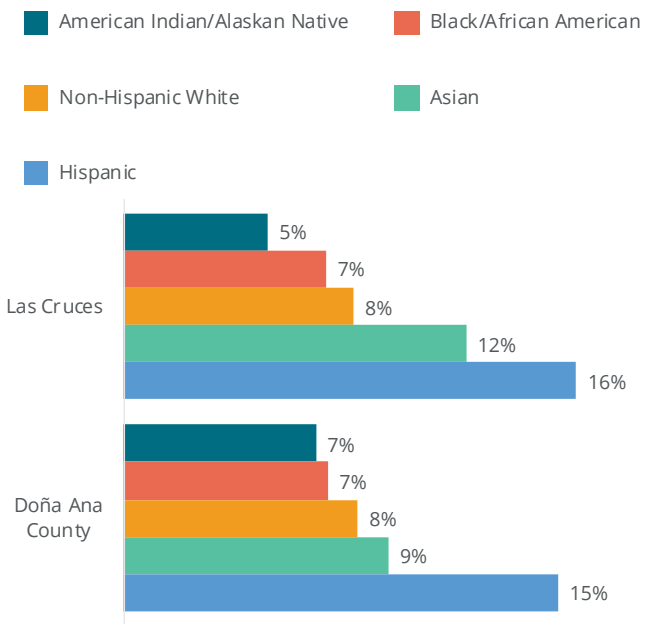
Note:

Includes first-lien loans only. Does not include loans for multifamily properties or non-owner occupants. Denial rate is calculated as denied loans divided by the total of originated loans, denied loans, and loans approved but not accepted.

N/A indicates fewer than 20 applications.

Source:

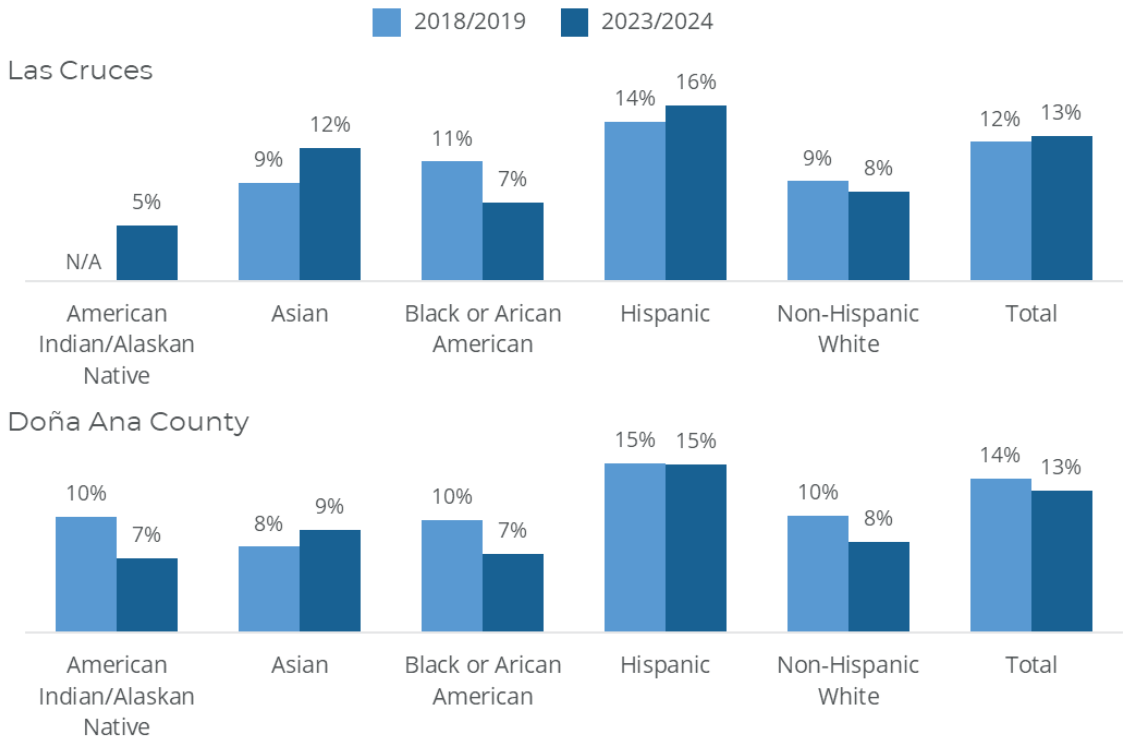
HMDA 2023 and 2024 and Root Policy Research.



Current mortgage loan denial rates by race and ethnicity are compared to those from the combined years of 2017 and 2018 in Figure III-8.

In both Las Cruces and the county, the overall mortgage loan denial rate was similar in 2017/18 and 2023/24. By race and ethnicity, in Las Cruces, denial rates *increased* by two to three percentage points for Asian and Hispanic applicants, decreased by one percentage point for non-Hispanic White applicants, and decreased by four percentage points for Black or African American applicants.

Figure III-8.
Change in Mortgage Loan Denial Rates by Race and Ethnicity, Las Cruces and Doña Ana County, 2018/2019 to 2023/2024

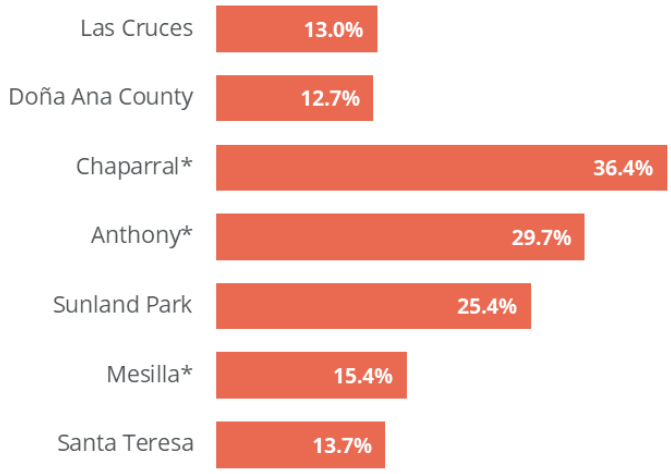


Note: Includes first-lien loans only. Does not include loans for multifamily properties or non-owner occupants. Denial rate is calculated as denied loans divided by the total of originated loans, denied loans, and loans approved but not accepted.

Source: HMDA 2018, 2019, 2023, and 2024 and Root Policy Research.

Compared to surrounding areas, Las Cruces' denial rate is much lower, especially when compared to Chaparral, Anthony, and Sunland Park.

Figure III-9.
Mortgage Loan Denial Rates, Las Cruces, Doña Ana County, and Comparisons, 2023/2024



Note:

*Relatively few (23-39) mortgage loan applications were filed in each of Chaparral, Mesilla, and Anthony.

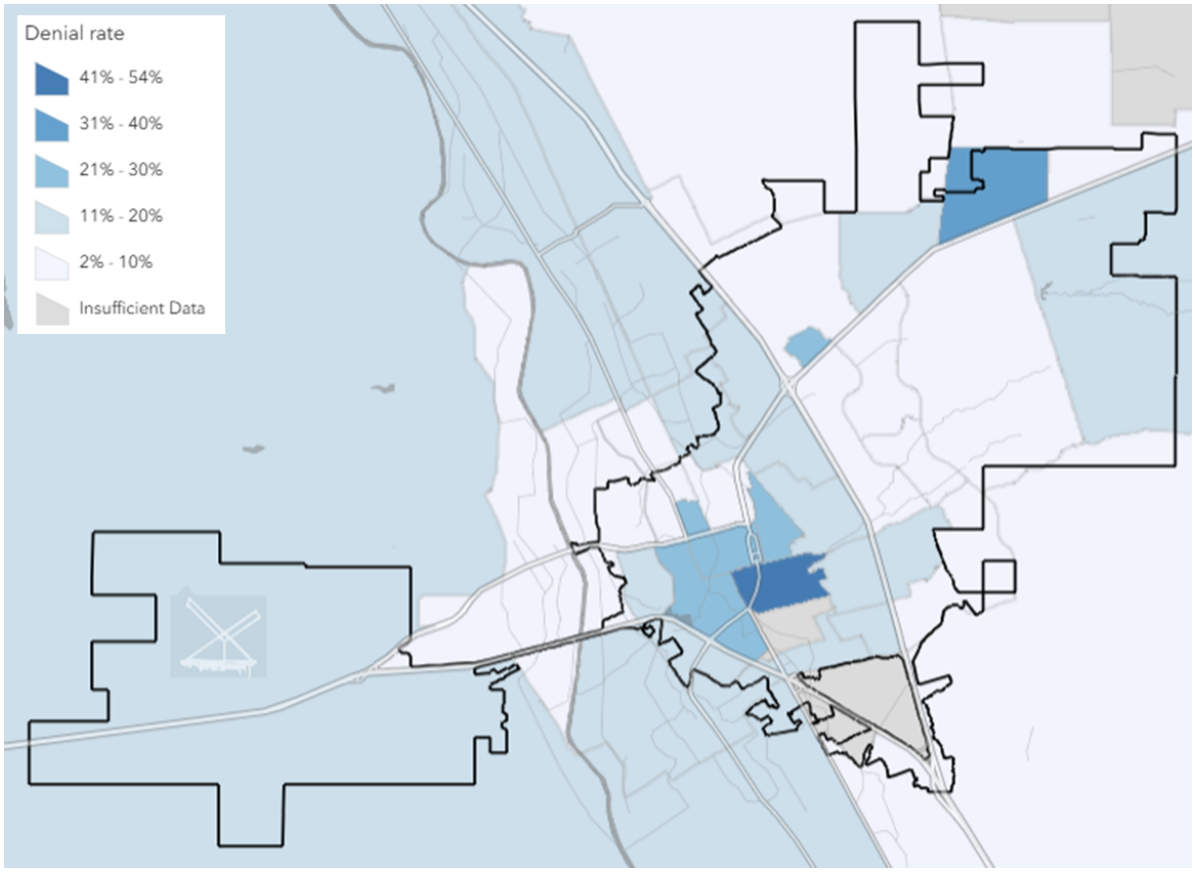
Includes first-lien loans only. Does not include loans for multifamily properties or non-owner occupants. Denial rate is calculated as denied loans divided by the total of originated loans, denied loans, and loans approved but not accepted.

Source:

HMDA 2023 and 2024 and Root Policy Research.

Figure III-10 shows mortgage loan denial rates by Census tract in Las Cruces using 2023/2024 data. Approximately 54% of applications were denied in a Census tract in central Las Cruces, south of Las Esperanzas. Another high denial area, where 34% of applications were denied, is located in northeast Las Cruces.

Figure III-10.
Mortgage Loan Denial Rates, Las Cruces, 2023/2024



Note: Includes first-lien loans only. Does not include loans for multifamily properties or non-owner occupants. Denial rate is calculated as denied loans divided by the total of originated loans, denied loans, and loans approved but not accepted.

"Insufficient data" tracts had fewer than 20 total loan applications in 2023 and 2024.

Source: HMDA 2023 and 2024 and Root Policy Research.

Figure III-11 maps denial rates in Doña Ana County overall. While no other tract in the county has a denial rate above 50%, three tracts along the county's Texas border have denial rates of 30% to 40%.

Figure III-11. Mortgage Loan Denial Rates, Doña Ana County, 2023/2024

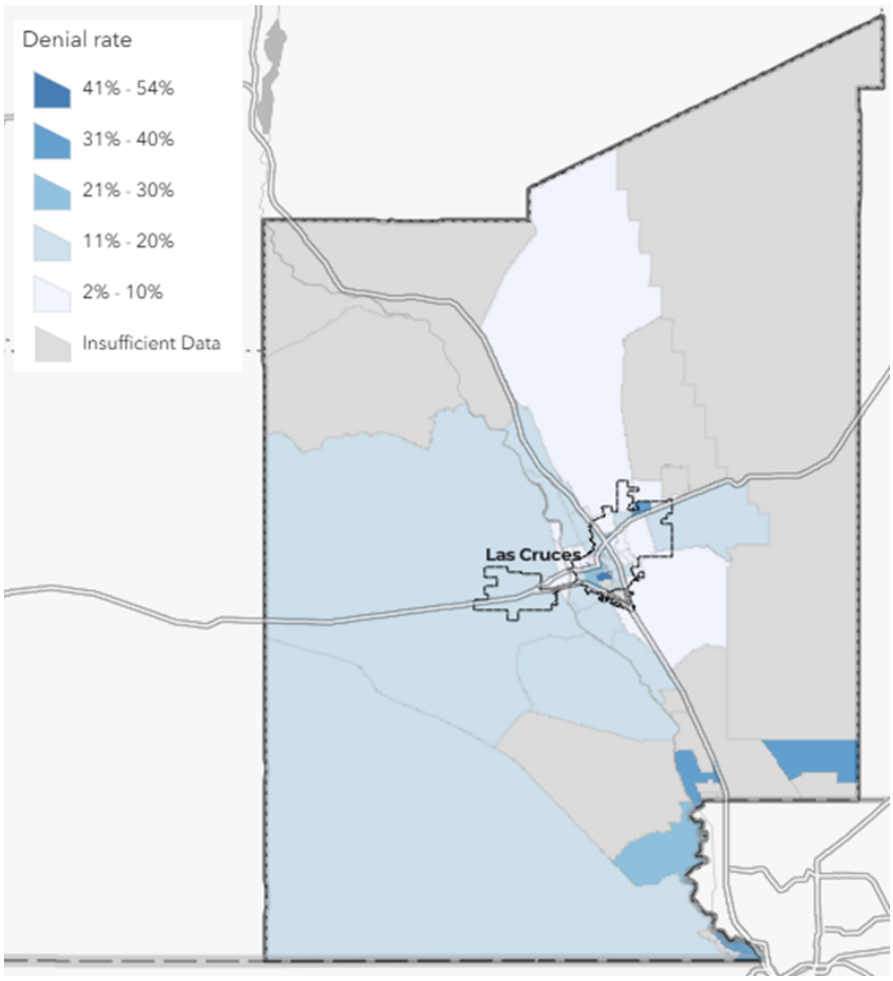
Note:

Includes first-lien loans only. Does not include loans for multifamily properties or non-owner occupants. Denial rate is calculated as denied loans divided by the total of originated loans, denied loans, and loans approved but not accepted.

"Insufficient data" tracts had fewer than 20 total loan applications in 2023 and 2024.

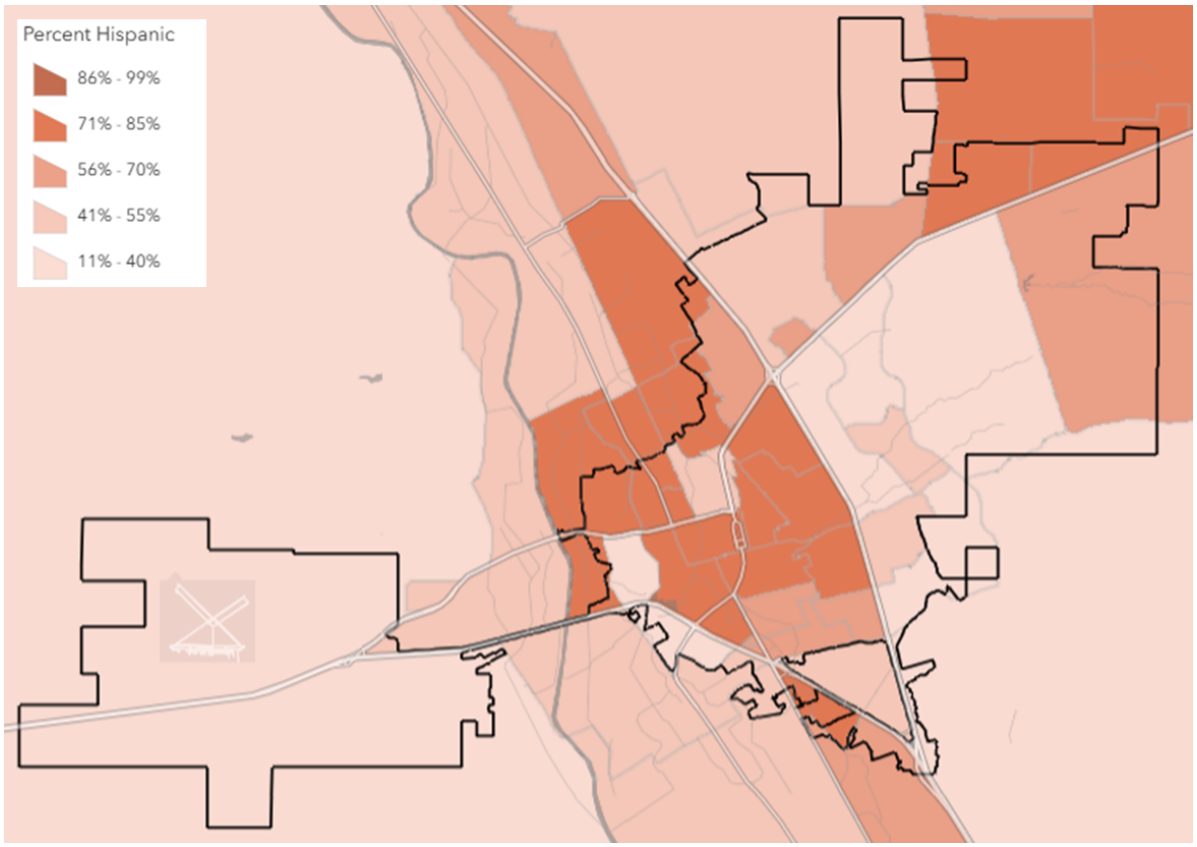
Source:

HMDA 2023 and 2024 and Root Policy Research.



The following figures map Hispanic residents as shares of Census tracts' populations. Viewed alongside the denial rate maps above, these maps show that while areas with high denial rates also tend to have large Hispanic populations, many areas with large Hispanic populations have low to moderate mortgage denial rates.

Figure III-12.
Percent Hispanic, Las Cruces, 2023



Source: 2023 5-year ACS and Root Policy Research.

Figure III-13. Percent Hispanic, Doña Ana County, 2023

Source:
2023 5-year ACS and Root Policy Research.

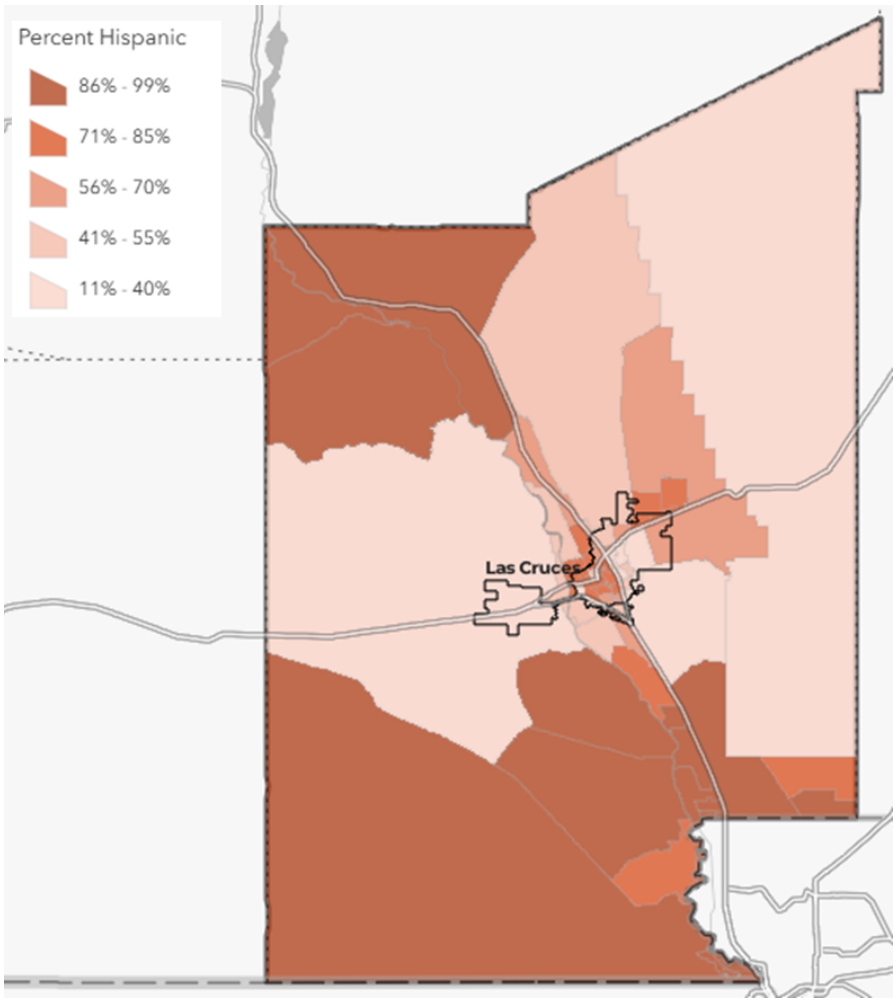


Figure III-14 shows that racial and ethnic disparities in loan denial rates are additionally present within applicant age groups. In all age groups under 75 years old, Hispanic applicants are more likely to be denied a mortgage loan than non-Hispanic White applicants. No Hispanic applicants age 75 or older were denied a mortgage loan in 2023/2024, compared to 5% of non-Hispanic White applicants in this age group.

Figure III-14.
Mortgage Loan Denials by Race and Ethnicity and Age, Las Cruces, 2023/2024

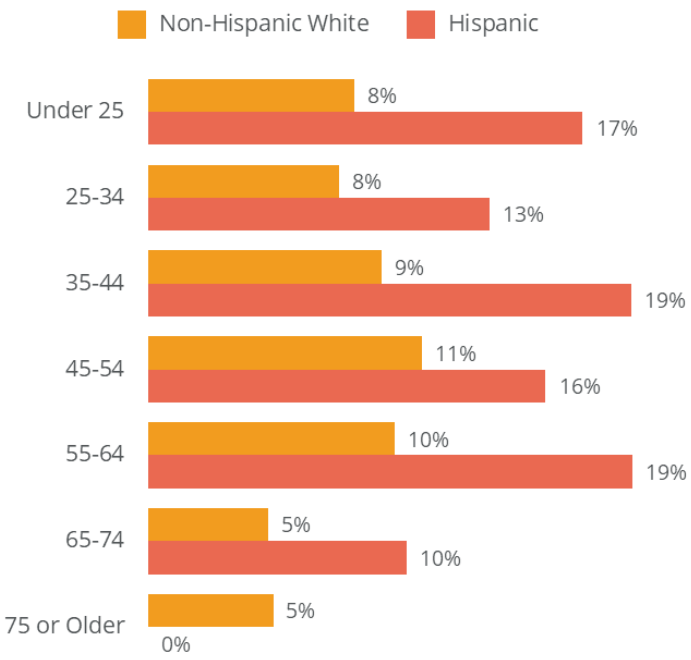
Note:

Includes first-lien loans only. Does not include loans for multifamily properties or non-owner occupants. Denial rate is calculated as denied loans divided by the total of originated loans, denied loans, and loans approved but not accepted.

Only Hispanic and non-Hispanic White applicants are included due to small sizes of other groups.

Source:

HMDA 2023 and 2024 and Root Policy Research.

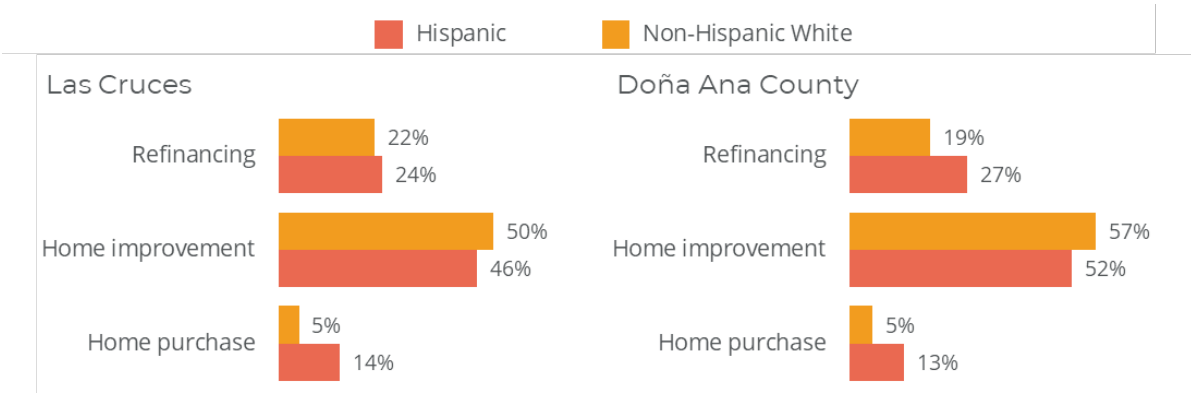


Loan denial rates also vary by race and ethnicity based on the type of loans applied for by applicants, as shown in Figure III-15. Gaps in denials between non-Hispanic White and Hispanic applicants are greatest for home purchase loans: Hispanic applicants' denial rate for home purchase loans (14%) is nearly three times as high as that of White applicants (5%). Hispanic applicants also have a slightly higher denial rate for refinancing applications (24%) than non-Hispanic White applicants (22%).

Denial rates are typically highest for home improvement loans, often because the additional debt will raise the loan to value ratios above the levels allowed by a financial institution. Non-Hispanic White applicants were more likely than Hispanic applicants to be denied for home improvement loans in Las Cruces (50% v. 46%).

Findings for Doña Ana County mirrored findings for Las Cruces, though the Hispanic/non-Hispanic White gap in refinancing loan denial rates was greater in the county overall than in Las Cruces.

Figure III-15.
Denial Rate by Race/Ethnicity and Loan Type, Las Cruces and Doña Ana County, 2023/2024



Note: Includes first-lien loans only. Does not include loans for multifamily properties or non-owner occupants. Denial rate is calculated as denied loans divided by the total of originated loans, denied loans, and loans approved but not accepted.

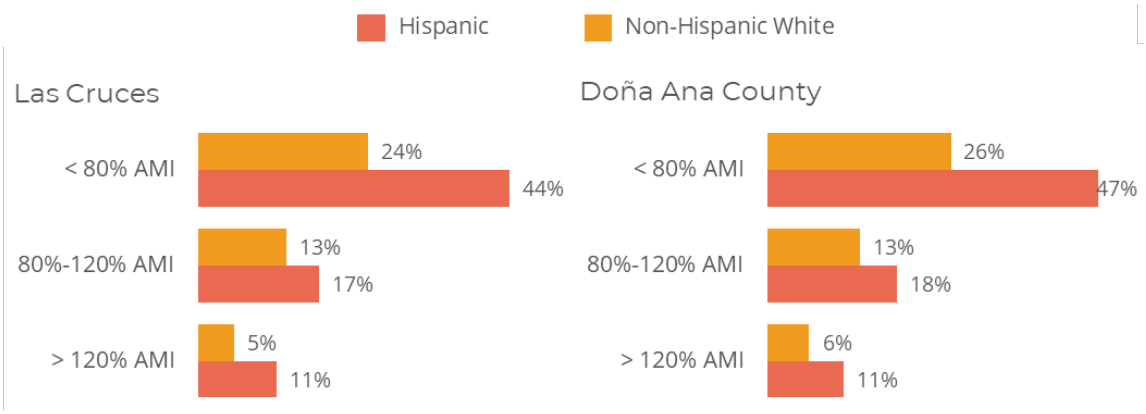
Only Hispanic and non-Hispanic White applicants are included due to small sizes of other groups.

Source: HMDA 2023 and 2024 and Root Policy Research.

As demonstrated by Figure III-16, a household income less than 80% AMI is a major factor for loan denials. For non-Hispanic White applicants in Las Cruces, the denial rate for households with incomes less than 80% AMI is five times greater than for that households with incomes of 120% AMI and more. Hispanic applicants with an income under 80% AMI are four times more likely to be denied than those with incomes of 120% AMI and more.

Hispanic applicants with incomes less than 80% AMI are much more likely to be denied mortgage loans than their non-Hispanic White counterparts and than higher income Hispanic households.

Figure III-16.
Denial Rate by Race/Ethnicity and Applicant Income, Las Cruces and Doña Ana County, 2023/2024



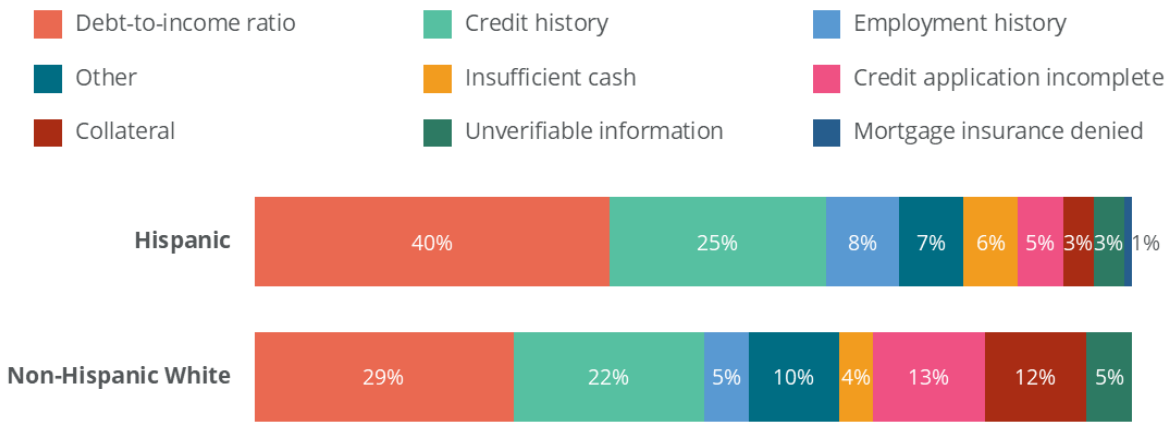
Note: Includes first-lien loans only. Does not include loans for multifamily properties or non-owner occupants. Denial rate is calculated as denied loans divided by the total of originated loans, denied loans, and loans approved but not accepted.

Only Hispanic and Non-Hispanic White applicants are included due to small sizes of other groups.

Source: HMDA 2023 and 2024 and Root Policy Research.

Figure III-17 presents the distribution of reasons given for mortgage application denials by applicant race and ethnicity. The denial reasons most frequently given for Hispanic and non-Hispanic White applicants were debt-to-income ratio and lack of or poor credit history, though Hispanic applicants were more likely than non-Hispanic White applicants to be denied due to each of these reasons. Non-Hispanic White applicants were more likely than Hispanic applicants to be denied due to other reasons, incomplete credit applications, collateral, and unverifiable information.

Figure III-17.
Mortgage Loan Application Denial Reasons by Race and Ethnicity, Las Cruces, 2023/2024

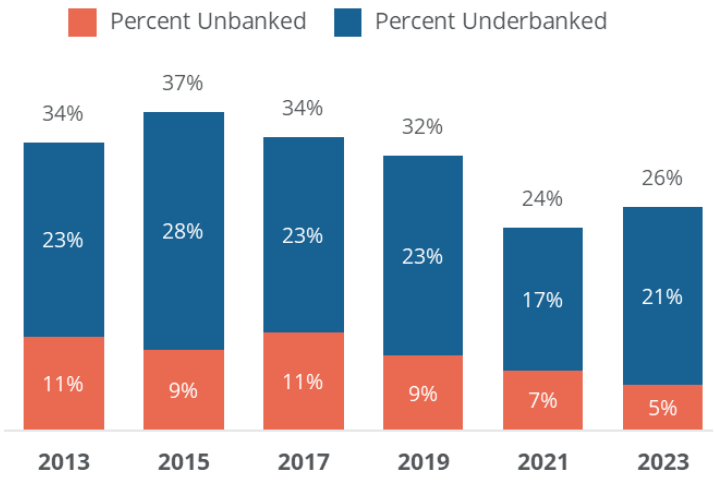


Note: Some denials were given multiple reasons. Percentages represent percentages of total denial reasons given.
Source: HMDA 2023 and 2024 and Root Policy Research.

As discussed previously, lack of or poor credit is a very common reason for mortgage loan denials. The Federal Deposit Insurance Corporation (FDIC) monitors the prevalence of unbanked and underbanked households in the U.S. "Unbanked" households are those in which no one in the household has a checking or savings account. "Underbanked" households are those who have an account in an insured institution but also use services that are likely to charge high or very high rates. These services include checking cashing institutions, payday loans, "tax refund anticipation" loans, rent-to-own services, pawn shop loans, and/or auto title loans.

The latest FDIC survey, conducted in 2023, found that 26% of households in the state are unbanked or underbanked, up from 24% in 2021. Note that this is due to growth in the share of households who are underbanked as the share of households who are unbanked decreased. The share of households who are unbanked or underbanked has generally decreased since 2015.

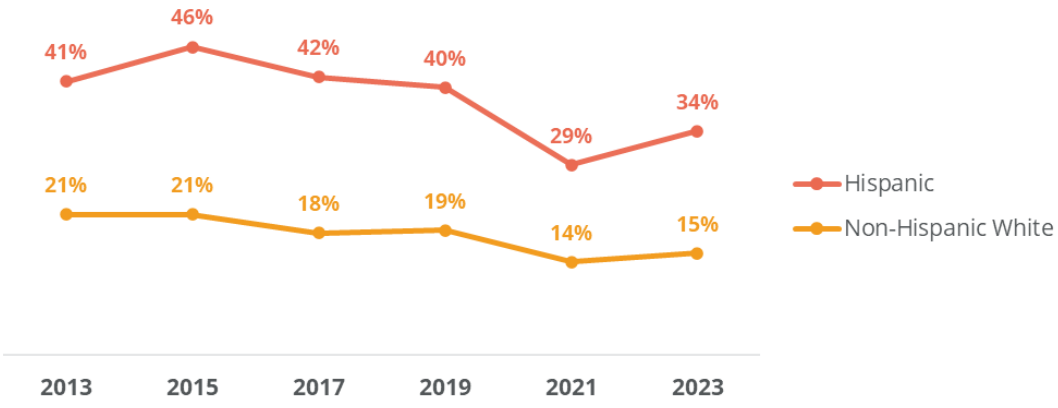
Figure III-18.
Percent of Households Unbanked or Underbanked, New Mexico, 2013–2023



Note:
Underbanked definition is based on the following nonbank transaction and credit products: check cashing, money order, remittance, payday loan, rent-to-own service, pawn shop loan, refund anticipation loan, and auto title loan.
Source:
Multiyear FDIC National Survey of Unbanked and Underbanked Households.

Figure III-19 shows that Hispanic households are—and have long been—at least twice as likely as non-Hispanic White households to be unbanked or underbanked in New Mexico. As of 2023, 34% of Hispanic households and 15% of non-Hispanic White households are unbanked or underbanked. This gap in access to banking services likely partially explains the fact that Hispanic applicants are more likely than non-Hispanic applicants to be denied mortgages due to credit history.

Figure III-19.
Percent of Households Unbanked or Underbanked by Race and Ethnicity, New Mexico, 2013–2023



Note: Underbanked definition is based on the following nonbank transaction and credit products: check cashing, money order, remittance, payday loan, rent-to-own service, pawn shop loan, refund anticipation loan, and auto title loan.

Source: Multiyear FDIC National Survey of Unbanked and Underbanked Households.

Finally, the FDIC publishes Census Region-level data on why households are unbanked or underbanked. Not having enough money to open an account, feeling that bank account fees are too high, and lacking trust in the financial industry were the three most frequently

cited reasons why households in the West (New Mexico's Census Region) elect not to participate in the traditional banking sector.[4]

Rental Affordability and Disproportionate Needs

As shown in Figure III-6—Renter and Owner Comparisons, households with incomes under $25,000, residents age 34 and younger, and Black/African American, Asian, and AIAN are much more likely to rent than to own. Single mothers, households with members with disabilities, and Asian residents have very high poverty rates. As previously shown, AIAN households also experience severe cost burden disproportionately at 43% compared to 18% of all households. Small households with incomes below 80% AMI ($56,560 per year) experience high levels of cost burden compared to large households. In periods of rising rental costs—especially when those outpace these residents' income growth—these resident groups are more likely than others to face housing instability.

These resident groups are more reliant than others on deeply subsidized housing. The absence and undersupply of deeply subsidized units have a disproportionate impact on these protected classes.

Assistance needed. The resident survey conducted for the city's Consolidated Plan and Affordable Housing Plan asked respondents to identify items that would help them feel more secure in their current housing situation.

Precariously housed respondents,[5] single parent households, respondents living in overcrowded conditions,[6] and respondents with a disability or household member with a disability all selected the need for rental assistance to maintain housing stability the most frequently, as shown in the figure below.

The data indicate that single parents and residents with disabilities are more reliant than residents overall to need money to make critical repairs and to need help buying a home.

[4] Multiyear FDIC National Survey of Unbanked and Underbanked Households, 2023.

[5] Precariously housed respondents are defined as a respondent staying temporarily with friends or family (and not on the lease), staying in a shelter, transitional housing, or motel, or experiencing unsheltered homelessness.

[6] Overcrowded households are those that identified that a member of their household has to sleep on the couch or floor because there is no room in a bedroom.

Figure III-20.
Top Items Needed to Feel More Secure in Housing Situation, Selected Characteristics

All Respondents		
1	None of the above	33%
2	Money to make critical repairs	22%
3	Rental assistance	19%
4	Finding home I can afford to buy	14%
5	Help getting a loan to buy a home	14%

Las Cruces		
1	None of the above	34%
2	Rental assistance	20%
3	Money to make critical repairs	19%
4	Finding home I can afford to buy	15%
5	Help getting a loan to buy a home	13%

Other Community in Doña Ana County		
1	None of the above	32%
2	Money to make critical repairs	28%
3	Rental assistance	16%
4	Help with a down payment	16%
5	Help getting a loan to buy a home	14%

Precariously Housed		
1	Rental assistance	44%
2	Help with a security deposit	33%
3	Help with the rental housing search	30%
4	Money to make critical repairs	30%
5	Finding home I can afford to buy	24%

Single Parent		
1	Rental assistance	35%
2	Money to make critical repairs	32%
3	Help getting a loan to buy a home	28%
4	Finding home I can afford to buy	23%
5	Help with a down payment	22%

Over 65		
1	None of the above	52%
2	Money to make critical repairs	17%
3	Other	10%
4	Rental assistance	9%
5	Housing my adult child can afford	7%

Overcrowded		
1	Rental assistance	48%
2	Money to make critical repairs	35%
3	Help with a security deposit	32%
4	Help getting a loan to buy a home	29%
5	Finding home I can afford to buy	23%

Disability		
1	Rental assistance	30%
2	Money to make critical repairs	29%
3	Help with a down payment	22%
4	Help getting a loan to buy a home	18%
5	Finding home I can afford to buy	18%

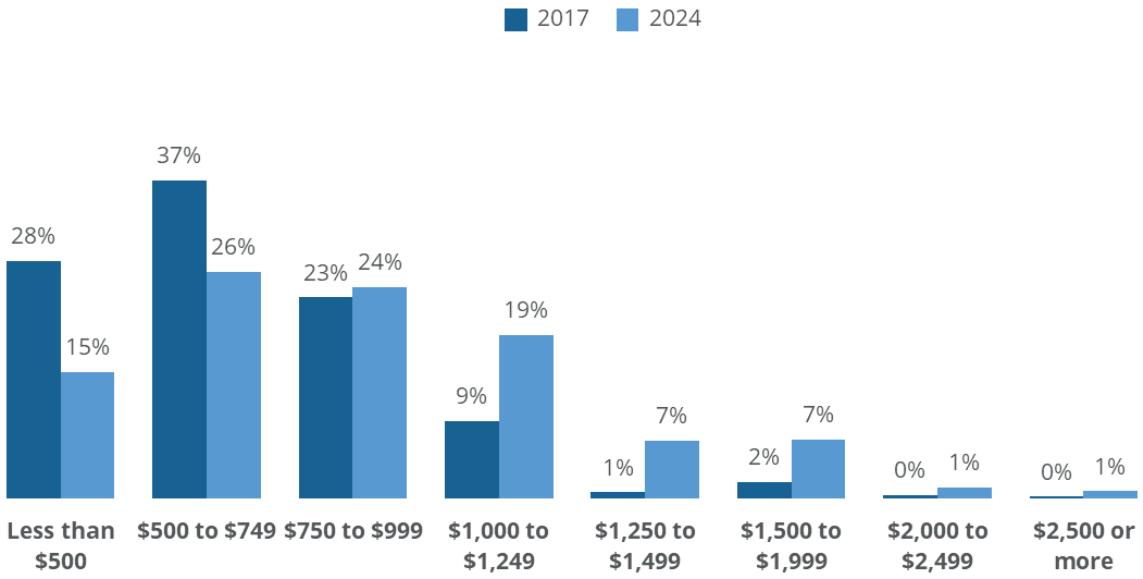
Note: n = 626.

Source: 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.

Changes in rental costs. The figure below shows the change in rent distribution over the past 5 years. Fifteen percent of Las Cruces' rental units were priced at less than

$500 per month, which is affordable for those living in poverty. That share dropped from 28% in 2017. There are more units in the $500 to $749 range, but the share is much smaller than in 2017. In sum, 65% of the city's rental units were priced under $750 in 2017; now, 41% are.

Figure III-21.
Distribution of Renter Occupied Units by Gross Rent Paid, Las Cruces, 2017 and 2024



Source: 2017 and 2024 5-year ACS and Root Policy Research.

Additional Housing Problems

Condition challenges. Respondents to the housing and community development needs survey for this plan, as well as stakeholder interview participants identified a considerable level of need for housing rehabilitation in Las Cruces. One in five respondents in Las Cruces indicated that their housing was in fair or poor condition—with single parents (40%), people living alone (34%) and people with disabilities (34%) reporting housing conditions more frequently than other household types. Over a third (35%) of households with incomes less than $25,000 per year reported their housing to be in fair or poor condition. The most frequently selected improvement needed was cosmetic (48%) followed by cooling system improvements, walls/ceiling crack repair, windows, and flooring.

As a proxy for home condition, utility costs and needs can be indicative of structural issues leading to additional energy consumption and cost through cracks in walls, old or damaged windows with cracks/faulty casings, insufficient roof insulation and/or compromised roofing. Empower Data Works provides mapping of energy assistance needs and

estimated cost by census tract. In Las Cruces, the greatest proportion of need exists in census tracts 2.01, 4.02, 9, and 13.04 with an estimated dollar amount exceeding $2 million affecting 4,616 households (this does not include needs in other census tracts that have a lower proportion of need). Census tract 9 has the greatest number of households with energy assistance need at 1,415 and is in the 90th percentile for service disconnection rate. Census tracts 9, 7 and 4.01 are also in the 90th percentile for energy burden. [7] Of survey respondents for this plan, energy/utilities impacted improvements were selected frequently including cooling systems (29%), and broken or cracked windows (25%).

Overcrowding and displacement. Results from the 2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey found that overcrowding can be both a result of displacement and an indicator of ongoing or future housing instability.

Twenty-seven percent of households that were displaced reported moving in with friends or family and 24% reported living with more people, resulting in increased household size and potentially overcrowded living conditions. Overcrowding can also signal heightened risk of future displacement. Households that are already doubled up or living in overcrowded conditions often face limited housing options and financial strain. They may be more vulnerable to rent increases, changes in household composition, or conflicts with landlords or other household members.

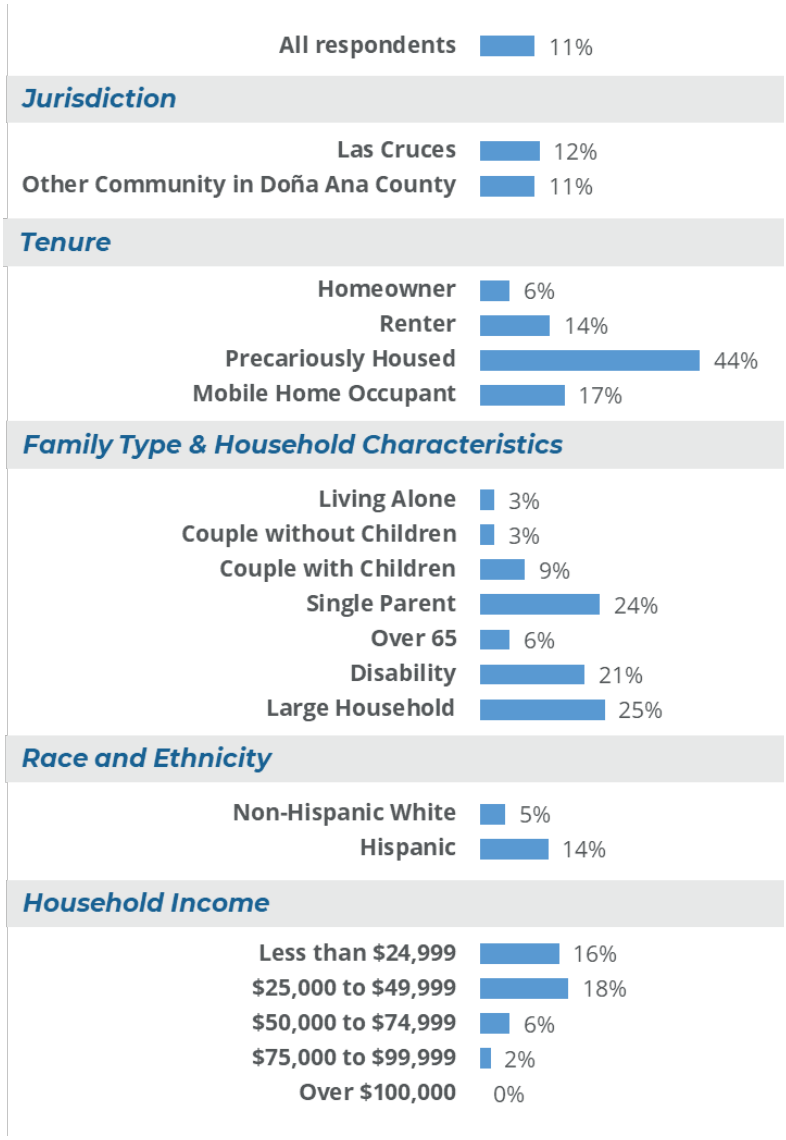
The figure below shows rates of overcrowding by demographic groups. Overall, 11% of respondents reported living in overcrowded conditions, defined as someone in the household sleeping on the couch or floor because there is not enough space. Precariously housed respondents have the highest rate of overcrowding (44%), followed by large households (25%), single parents (24%), households with a disability (21%), households with income between $25,000 and $49,999 (18%), and households with income less than $24,999 (16%).

[7] https://lascruces.empowerdataworks.com/

Figure III-22.
Rate of Overcrowding, Selected Characteristics

Note:
n = 653.

Source:
2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.



Respondents living in overcrowded conditions also reported living in poor or fair housing conditions at the highest rate of any demographic group (45%). Those in overcrowded conditions also expressed that they strongly disagreed that they felt welcome in all neighborhoods in their community at the highest rate of all demographic groups (23%). There is likely some overlap between single parent and couples with children who also disagreed most strongly with feeling welcome throughout their community.

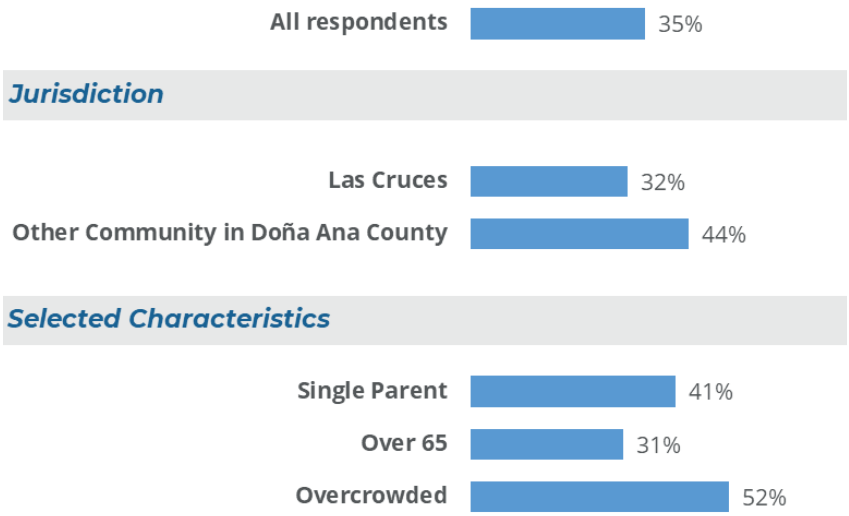
Accessibility improvements. Twenty-eight percent of survey respondents with a household member over 65 reported that they or a household member had a disability. Of households with a member over 65 with accessibility needs, 31% reported that their home did not meet their accessibility needs, as shown in Figure III-23. Overcrowded households and single parent households with a disability reported higher rates of inadequate accessibility features than households with a member over 65.

Grab bars were the most needed modification identified by households over 65, followed by an alarm to identify if someone has left the house, the allowance of support animals, and lower counters. Note that this was a small group of respondents with identified needs (n = 16). Grab bars were also a top need for single parent households, overcrowded households, and precariously housed respondents.

Figure III-23. Proportion of Households with a Disability with Unmet Accessibility Needs

Note:
n = 245.

Source:
2025 City of Las Cruces and Doña Ana County Housing and Community Needs Survey.



According to the latest CHAS data, there are 13,635 households with a member with a disability in Las Cruces. Of these, 6,395 households include a person with a hearing or vision impairment; 6,725 include a person with an ambulatory limitation; 5,635 include a person with a cognitive limitation; and 5,710 include a person with a self-care or independent living limitation. Some households may include a member with more than one of these disabilities. Among households that include a member with a disability, about 39% or 5,320 households have one or more housing problems. Households that include a member with a cognitive disability or self-care/independent living disability experience housing problems at higher rates, 51% and 46% respectively.

There are 24,128 "elderly" residents in Las Cruces, defined by HUD as persons over the age of 62. Roughly 19% or 4,558 elderly persons have a housing need—which is much lower than the rates of other special needs groups. Elderly residents may have more difficulty affording increasing housing costs (rents, property taxes, HOA fees, etc.) as they are more likely to be living on a fixed retirement income. Most seniors desire to age in place, but many require accessibility modifications and additional support services as they age. These modifications and services can be cost prohibitive to elderly living on fixed incomes.

According to stakeholders interviewed for this plan, there is a lack of accessible housing for seniors and adults with disabilities. Some households might have one-off retrofits like wheelchair ramps, but these retrofits are expensive and often don't make the house fully

accessible. The city's home accessibility program—especially since it is available to mobile home residents—is highly valued. Assistance is available to fund ramp installments for low income households, but they have wait lists (the Community Foundation of Southern New Mexico's ramp installation waitlist is 45 people). Services are also needed, with one organization for disability support services reported receiving about 160 requests each month for services. There is also a lack of accessible sidewalks in the more rural parts of the city.

Households with a disability are also more likely to be displaced than most other types of households in Las Cruces based on responses to the survey. Nearly a quarter of these households (23%) reported having to move out of a home when they did not want to move in the past 5 years, compared to 13% of all respondents.

Homelessness. There were 317 unsheltered individuals (50 of whom were residing at Camp Hope—a much different unsheltered experience compared to those facing it alone) in the Point-in-Time Count in Doña Ana County in 2025. Unsheltered, chronically homeless residents are primarily single adults.

People experiencing chronic homelessness living at Camp Hope in Las Cruces participated in a resident focus group and shared that experiences that led to initial homelessness included eviction, hospital discharges, and living with a disability without adequate support. Camp Hope residents want to transition to permanent housing options, and face barriers from long housing waitlists, strict income requirements, criminal record restrictions, and affordable housing costs that still exceed income. Several noted that securing employment or earning too much can disqualify them from assistance. This group requires single bedroom or studio apartments for permanent housing, emergency shelter space, and temporary housing solutions that include supportive services—all of which exist in in the city but are often overcapacity or have long waiting lists.

People recovering from substance use disorders are vulnerable to chronic homelessness because of barriers to treatment and existing housing resources. Some housing programs exclude individuals with drug felonies or those using FDA-approved medications to treat opioid use disorders such as methadone that they view as violations of abstinence-only policies. Chronically homeless individuals with mental health concerns also face challenges in receiving stabilizing treatment. Stakeholders observed that there is a shortage of psychiatric care in Las Cruces, resulting in waiting times over six months. Individuals cycle between jail, homelessness, and emergency rooms while they wait for treatment—often intensifying or compounding existing issues.

There were 755 students experiencing homelessness or housing instability in Las Cruces Public Schools during the 2023-2024 school year, according to state McKinney-Vento data that captures youth who lack a fixed nighttime residents and are "doubled up," living in motels, emergency shelter, or experiencing unsheltered homelessness in cars or outside.

These students and their families typically need additional housing assistance for rent and utilities, housing navigation support, or other services to maintain housing stability. Among precariously housed respondents to the survey for this plan, 43% indicated that they were single parents with children under 18, and just over a quarter of precariously housed respondents were large households. Stakeholders observed a lack of recovery housing for women, families, and couples. Existing options tended to be more for single individuals in recovery, and prohibit children, pets, or partners. Hotel vouchers are a poor solution for families, especially large families.

SECTION IV.

ACCESS TO OPPORTUNITY

SECTION IV.
Access to Opportunity

This section focuses on the areas that heavily influence outcomes for children and families that are inextricably linked to fair housing choice—access to healthy environments and education and economic opportunities, and the compounding impediments experienced by protected classes that create barriers to achieving equitable life outcomes.

The key community assets linked to opportunity that are explored in this section include:

- Healthy neighborhood environments;
- Equitable access to education;
- Employment and economic opportunity; and
- Geographic and virtual connection.

Primary Findings

Analysis in this section points to gaps in access to opportunity in:

Healthy neighborhoods

- Centers for Disease Control (CDC) data indicate elevated levels of physical and mental distress in lower income census tracts in the south central area of Las Cruces which also experience higher levels of violent crime.
- Food insecurity impacts roughly 38,000 county residents and 17% of these residents are above the threshold to qualify for public food assistance. Hispanic residents have higher rates of food insecurity (22%) than non-Hispanic White residents.
- All of central Las Cruces is designated as a food desert by the USDA defined as low income census tracts where most residents are more than ½ mile walking or 10 miles by car to the nearest full service grocery store. This finding is made worse by the fact that the region is a major agricultural hub.
- American Community Survey data estimate that the uninsured rate for Hispanic residents is double the rate for non-Hispanic White residents (12% versus 6%) and residents with only a high school diploma have the highest uninsured rate at 25%. Nearly 11,000 Las Cruces residents are uninsured.
- Regionally, there is a shortage of healthcare professionals and in Las Cruces, and specifically a need for emergency / trauma and mental health services.

Education

- English Language Arts (ELA) and math proficiency rates are not markedly different by race/ethnicity, however a considerable gap in proficiency exists between students who are economically disadvantaged and those who are not.
- Las Cruces has 6 elementary schools that have the highest New Mexico positive accountability rating all of which are middle income schools (33-66% economic disadvantage). Non-Hispanic White and Asian students are more likely to attend these schools.
- Proficiency rates in both ELA and math are very low for unhoused, English Language Learner (ELL) and Special Education students.
- Four year graduation rates are similar across race/ethnicities and high schools in Las Cruces.
- Chronic absenteeism has fallen since the pandemic but remains high relative to neighboring states.

Employment

- An estimated 37% of Las Cruces workers have a bachelor's degree. Hispanic residents are much less likely than non-Hispanic White residents to have this level of education attainment.
- Significant wage and income differences exist by race/ethnicity and gender: Non-Hispanic White households had a median income of $66,034 in 2024, compared to $49,801 for Hispanic households and just $38,499 for Black/African American households. These gaps exist despite strong wage growth for Hispanic households between 2010 and 2024. A single mother even with a graduate degree earns approximately $8 less per hour than the living wage in Las Cruces.
- More accessible workforce development programs need to be offered in order to transition residents from lower paying industries with fewer jobs to industries with higher wages and demand for labor, particularly in education and healthcare. Workforce development training needs to be more accessible to residents who speak Spanish, and those who are precariously or currently unhoused.
- Unemployment rates by race and ethnicity have declined since 2010, however, are markedly higher for Black/African American and American Indian / Alaska Native workers.

Geographic and Virtual Connection

- Las Cruces and especially Doña Ana County has an extensive need for infrastructure improvement to road and bridges that is currently costing residents through congestion adding to commute time, and gas cost. Public transit is limited, although free.

- Reliable and stable broadband was referenced as a critical need by stakeholders engaged for this plan in order for residents, particularly in more rural areas, to access basic resources. Sixteen percent of households with incomes below $20,000 do not have a broadband subscription in Las Cruces. It is also a critical component of healthcare infrastructure that enables remote access to healthcare professionals.

Healthy Neighborhoods

Physical and mental distress. The Centers for Disease Control (CDC) curates PLACES data which comprise a variety of health (physical and behavioral) outcome data points by census tract. The composite physical distress map of all health factors shown below illustrates the impact of place on overall physical wellbeing. Census tracts in the deepest purple in Figure IV-1 report higher incidence of physical distress. High levels of physical distress are concentrated in census tracts in the south central area of Las Cruces correlating with lower incomes, and higher poverty rates; however, census tracts further out from the city center also have high levels of physical distress.

Frequent mental distress is shown in Figure IV-2 and shows the highest level of distress reported in the southernmost neighborhoods including census tract 10 (poverty rate 30%), 9.01 (poverty rate 59%), and 8 (poverty rate 34%).

Figure IV-1. Frequent Physical Distress, Las Cruces, 2022/2023

Source: PLACES from the Centers for Disease Control using the 2022 and 2023 Behavioral Risk Surveillance System and 2022 American Community Survey 5-year estimates.

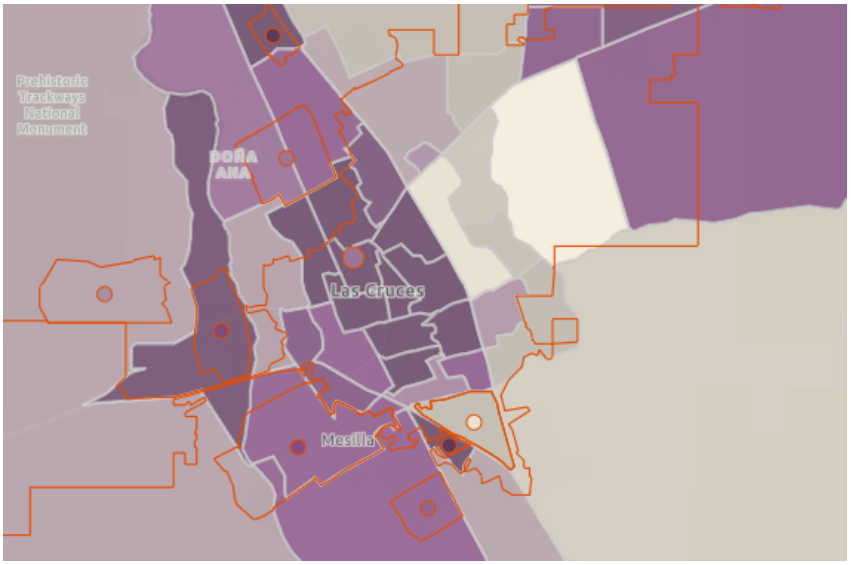
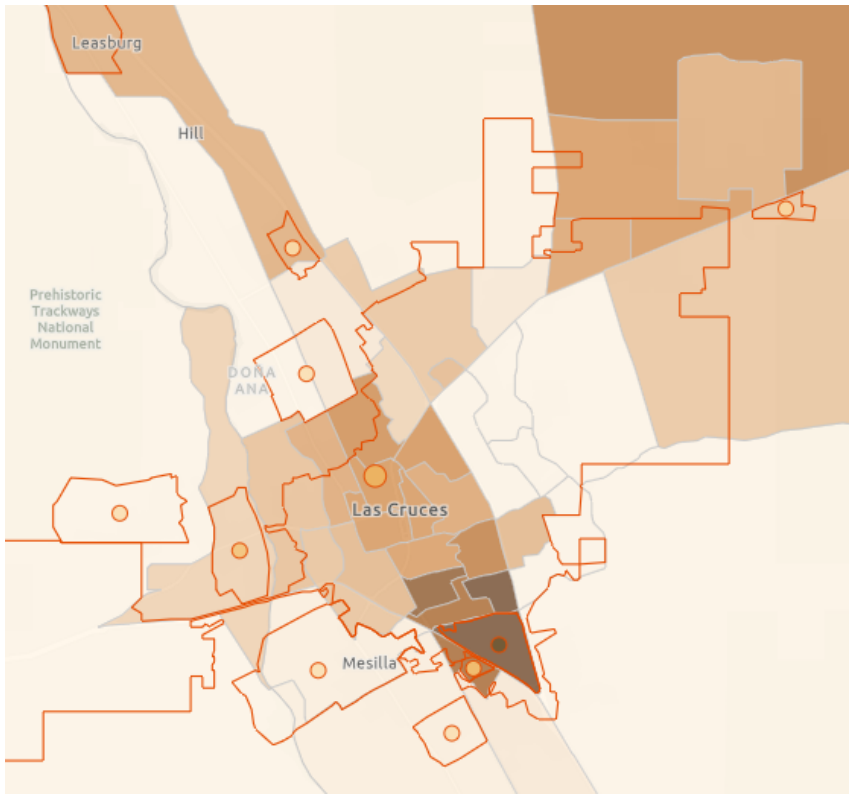


Figure IV-2. Frequent Mental Distress, Las Cruces, 2022/2023

Source: Centers for Disease Control from the Behavioral Risk Surveillance System 2022/2021 and American Community Survey 2022 5-year estimates.



Food access. Access to healthy food is a major contributor to overall community health and. Food insecurity and lack of access to fresh foods is critical to child development and has profound implications for overall health, and future well-being. Data from the Deloitte study "Ending Childhood Hunger: A Social Impact Analysis" shows that food insecurity in early childhood is associated with impaired brain development, lower academic achievement, and more frequent hospitalizations. A 2016 study using data from the National Health Interview Study found that food insecurity resulted in, "rates of lifetime asthma diagnosis and depressive symptoms that were 19.1% and 27.9% higher, rates of foregone medical care that were 179.8% higher, and rates of emergency department use that were 25.9% higher."[1] While food insecurity is a function of income, food access (or lack of food access in a "food desert") is related to geography. Often food insecurity and food access are intertwined, compounding deleterious health outcomes as food deserts are typically located in lower income (or rural) neighborhoods that struggle to attract full service grocery store investment.

[1] https://publications.aap.org/pediatrics/article-abstract/144/4/e20190397/38475/Food-Insecurity-and-Child-Health?redirectedFrom=fulltext

Food insecurity in Dona Ana County. Feeding America's Map the Meal Gap provides data on food insecurity at the county level only. Overall, there is an estimated 38,040 food insecure residents across the county and 17% are above the SNAP threshold and therefore do not have public assistance for food. The annual food budget shortfall in the county is estimated at $24 million. Food insecurity is higher among Hispanic residents at 22% compared to 13% for non-Hispanic White residents.

The New Mexico association of food banks estimates that 58,000 New Mexico residents could lose SNAP benefits in the coming years due to federal cuts to the program. The State of New Mexico allocated $8 million through June 2027 to address the gap but considerable uncertainty of the program in the future and how many households will face severe food insecurity across New Mexico remains.

The loss of SNAP also impacts food retailers through lost grocery sales which has a ripple effect across the local economy.[2] In Las Cruces specifically, food insecurity has been at an all-time high following the return of SNAP benefits to pre-pandemic levels coupled with inflation and higher overall cost of food. Food pantries in Las Cruces have reported higher numbers of residents seeking food assistance in recent years, which will grow considerably if SNAP benefits are further reduced.[3]

Access to fresh food retailers. The United States Department of Agriculture (USDA) provides several metrics to evaluate food access in their Food Access Research Atlas (2019 is the most recent year available). The USDA states, "low access to healthy food is defined as being far from a supermarket, supercenter, or large grocery store ("supermarket" for short). A census tract is considered to have low access if a significant number or share of individuals in the tract is far from a supermarket."

Figure IV-3 shows USDA food deserts, defined as where low-income residents are 1 mile in urban areas or 10 miles rural areas. Food deserts are shaded in green. Urban food deserts comprise a large section of Las Cruces' neighborhoods outside of the central area of the city. Central Las Cruces neighborhoods, however, area also designated food deserts with distance to the nearest grocery store at more than ½ mile (shaded in orange). This means that residents who do not own a car have extremely limited access to full service grocery and fresh foods in Las Cruces.

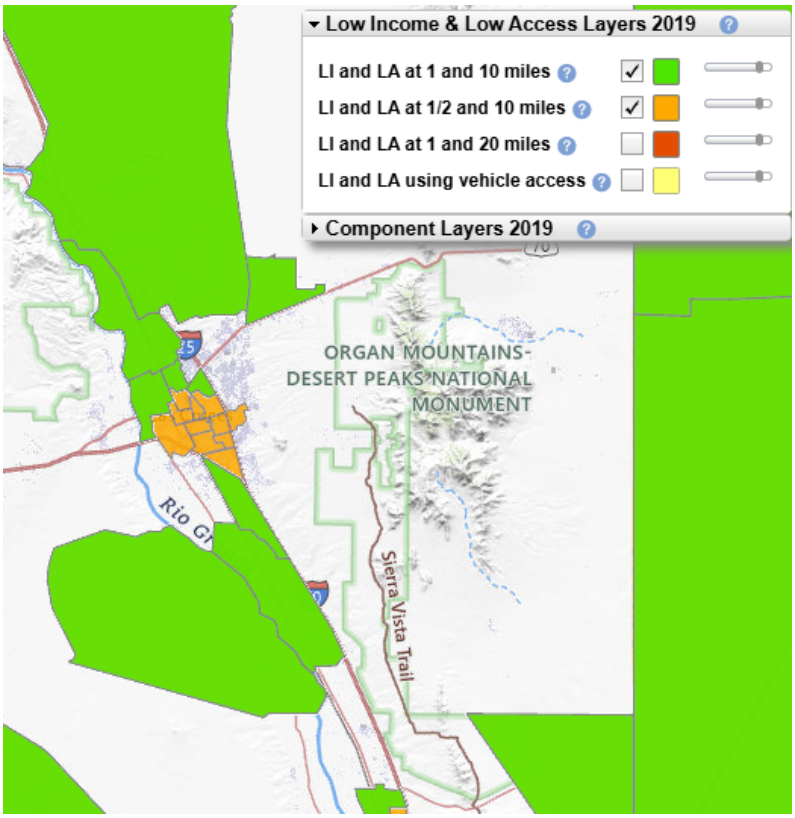
[2] The Supplemental Nutrition Assistance Program (SNAP) and the Economy: New Estimates of the SNAP Multiplier | Economic Research Service

[3] Factors combine to boost hunger across Southern New Mexico | Las Cruces Bulletin

Figure IV-3.
Low-income and Low Access Food Areas, Las Cruces, 2019

Note: Low-income census tracts where a significant number or share of residents is more than 1 mile (urban) or 10 miles (rural) from the nearest supermarket in green.

Source: USDA Economic Research Service and ESRI, 2019 (most recent available)



In 2016, Las Cruces City Council passed the *Las Cruces Urban Agriculture and Food Policy Plan* which was the first of its kind in New Mexico and sought to build upon the city's rich cultural heritage while linking the development of Las Cruces' local food system with economic development and job opportunity in the city. Facilitating food cultivation, production and distribution through support for urban farms, community gardens, food trucks selling produce and community kitchens would not only improve accessibility to fresh food, but also forge strong community connections, and infuse needed economic development/stability into struggling neighborhoods. The 3 main goals identified in the plan include creating[4]:

- A healthy & food-secure community: All residents should have enough to eat and access to affordable, local, healthy, sustainable, and culturally appropriate food.
- A stronger, more vibrant local economy with more food growing and processing opportunities: Businesses and entrepreneurs that produce, process, distribute, and sell local and healthy food are a key component of a vibrant local economy.

[4] Urban-Agriculture-Plan-PDF.pdf

- Healthier ecosystems and smart environmental resources stewardship: Food related waste should be prevented, reused, or recycled, and natural resources should be used wisely.

Healthcare access. New Mexico's Health Indicators and Data Statistics dashboard provides an overview of gaps in healthcare access at the county level in comparison to state and national statistics. Doña Ana County ranks worse than the state and nation in two categories: prenatal care and uninsured rates. Only 54% of women have access to prenatal care in the first trimester in Doña Ana County compared to 60% in the State of New Mexico and 75% nationally.[5] The county also has a high teen birth rate of 24% compared to 17% nationwide. Additionally, diabetes deaths are slightly higher in the county (27%) than nationally (23%).

For Las Cruces specifically, American Community Survey (ACS) 2024 5-year estimates show that the uninsured rate for Hispanic residents is double the rate for non-Hispanic White residents (12% versus 6%) and residents with only a high school diploma have the highest uninsured rate at 25%. ACS data estimate that nearly 11,000 Las Cruces residents are uninsured.

Additional challenges in the New Mexico and Doña Ana County healthcare landscape include physician shortages—particularly specialists in rural settings—and insufficient infrastructure to employ medical personnel (including broadband to support remote care).[6] Shortages are particularly acute for mental health services, and New Mexico is identified alongside South Dakota, Wyoming, Indiana, and Montana as having the largest gap in mental health services in the nation. Stakeholders and residents participating in the engagement actions for this plan indicated a critical need for more mental health services in Las Cruces. It is estimated that 40% of the state's population is underserved for mental health services.

Las Cruces also has a shortage of trauma and emergency services. Respondents to the community survey were asked to identify priorities for community and economic development and 34% selected emergency services which would include EMT, police and social work (mental health) professionals. In 2023, the Las Cruces Fire Department launched a Mobile Integrated Healthcare program and its Project LIGHT (Lessen the Incidence of Grief, Harm and Trauma) to improve emergency response in the community. The program was initially funded by approximately $1 million in federal funds and now relies on local funding.

Cuts to Medicaid will potentially reduce or eliminate free and low cost healthcare services in Las Cruces which will disproportionately impact protected classes as the most reliant on

[5] NM-IBIS - Dona Ana County Community Report

[6] Lack of both healthcare workers and infrastructure hurting New Mexicans' access to medical care • Source New Mexico

services provided through community and school clinics. Las Cruces Public Schools currently works with a healthcare partner to provide school based health services, including behavioral health. A large share—68%—of this program's funding comes from Medicaid and is at high risk for elimination. School based health clinics offer basic preventative services and increase accessibility of healthcare by being located throughout Las Cruces, which is poorly served by public transit. Preventative care is critical to minimizing health crises and the associated healthcare costs that contribute to rising insurance rates nationwide.

Participants in the community meeting held for this plan placed health services (including mental health) as high priority, with open ended comments suggesting needs are most acute in the county. Specifically, residents indicated the following healthcare related public services that are needed:

- More health services in the Anthony area;
- South County needs an in-patient treatment facility for mental health and substance abuse disorders;
- Mental health response teams trained in mental health and developmental disabilities.

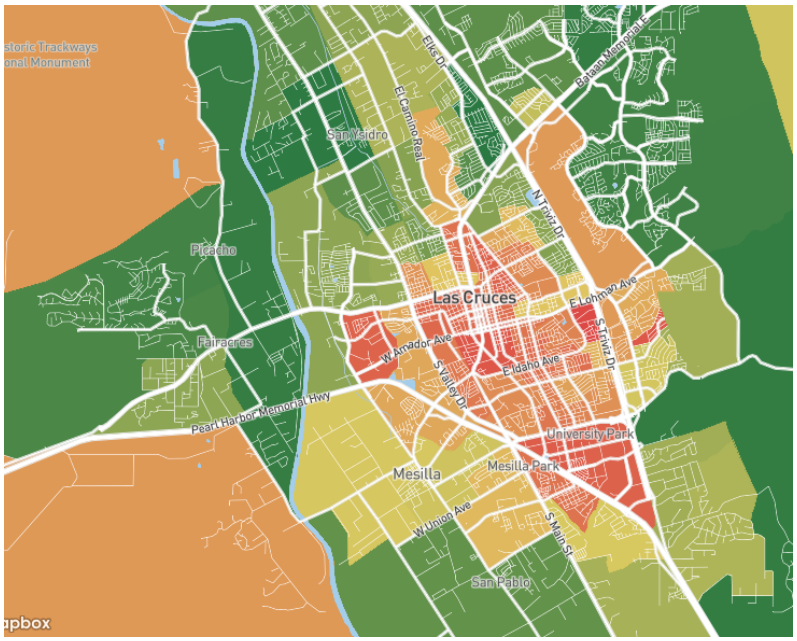
Exposure to crime. The link between trauma, stress and mental and physical health is well researched and has consistently demonstrated that children living in high crime neighborhoods, or neighborhoods with high levels of incarcerated residents, are at high risk for not only personal injury or death related to violent crime, but negative physical, mental and behavioral health outcomes from repeated and prolonged exposure to trauma. Neuropsychologists have found that traumatic experiences can alter children's brains through activating "flight, fight, or freeze" responses while dialing down the learning and language areas of the brain. Over time for children under 5, the brain is fundamentally changed for survival.

The neighborhoods of central Las Cruces are exposed to higher levels of violent crime than surrounding areas of the city. According to the Crimegrade.org report on Las Cruces, which draws from data from the Federal Bureau of Investigations and local law enforcement, Las Cruces falls in the 18th percentile for safety nationally, meaning that 82% of towns nationwide are safer than Las Cruces. Las Cruces has an overall grade of D- for violent crime and property crime with an estimated cost of $133 million, or $2,066 per household.

Census tracts with the highest crime rate in red correlate with PLACES data with the highest levels of mental and physical distress. The Las Cruces Fire Department LIGHT program has made progress in de-escalation for mental health associated incidents that in the past would have resulted in unnecessary incarceration; however, the Department will need additional funding to adequately expand the program where needed.

Figure IV-4.
Violent Crime Rate by Census Tract, 2025

Source:
Crimegrade.org.



Education

High quality Early Childhood Education (ECE). Birth to age two has long been identified by early childhood researchers as foundational to future health and life outcomes. According to research from the Minneapolis Federal Reserve, early childhood "programs that offer enriched experiences for children and involve parents and other caregivers provide benefits for all children but have the strongest impact on children from disadvantaged environments."[7]

Other studies have shown that inadequate access to childcare constrains local economic activity. For example, many scholars have found that the presence of young children in the household reduces women's likelihood of labor force participation. A 2019 study found that this can be mitigated by childcare availability.[8] Other studies have found that parent absenteeism and productivity reductions due to childcare breakdowns cost U.S. businesses more than $3 billion annually.[9] High quality early childhood education has also been linked

[7] Rob Grunewald, "Investments in Young Children Yield High Public Returns," Federal Reserve Bank of Minneapolis, 2016. Available at www.philadelphiafed.org/community-development/publications/cascade/93/04_investments-in-young-children

[8] Conroy, Tessa. "The kids are alright: working women, schedule flexibility and childcare." *Regional Studies* 53.2 (2019): 261-271.

[9] Rob Grunewald, "Investments in Young Children Yield High Public Returns," Federal Reserve Bank of Minneapolis, 2016. Available at https://www.philadelphiafed.org/community-development/inclusive-growth/investments-in-young-children-yield-high-public-returns.

to improved academic outcomes particularly for children from income disadvantaged households evident by 3rd grade.

In 2024, the National Institute for Early Education Research ranked New Mexico high nationally at 12th for 4 year-old preschool access, and 6th nationally for 3-year-old access. The state is working to even raise those high rankings by expanding access to childcare. In 2025, the State of New Mexico announced that free universal childcare will be provided to all New Mexico families regardless of income beginning November 1st, 2025. The state had previously provided childcare subsidies to families with incomes up to 400% of the poverty threshold.

To provide universally free childcare, the state has committed to expanding its childcare infrastructure through the following actions[10]:

- Establishing a $12.7 million low-interest loan fund to construct, expand, and renovate childcare facilities, with an additional $20 million requested in the Fiscal Year 2027 budget.
- Targeting growth to focus on care for infants, toddlers, low-income families, and children with special needs.
- Partnering with employers and school districts to expand childcare options for working families.
- Launching a statewide campaign to recruit licensed and registered home providers.
- To support providers, reimbursement rates will rise to reflect the true cost of care.

The rollout of universal free childcare has a number of barriers, however, which include the cost (roughly $640 million) that will require approval by the legislature each session, as well as capacity limitations specifically in more rural areas of the state. While Las Cruces is better resourced than more remote areas, the increased demand for childcare will require additional childcare options which could partially be addressed through licensure of existing home based programs to absorb the additional demand which also presents an opportunity for home-based providers to obtain more stable income and credentials.

K-12 education. At the core of health communities are well resourced public schools that provide safety, family support, high quality academic instruction, ignite a passion for learning, model life/social skills, and empower students to reach their full potential regardless of income, housing situation, family composition, and personal characteristics. Public community schools also provide an important community gathering space for civic engagement.

[10] New Mexico is first state in nation to offer universal childcare - Office of the Governor - Michelle Lujan Grisham

A multitude of research has demonstrated economic benefits of higher levels of education: Highly educated residents result in billions of dollars of social and economic benefits through increased wages and civic contributions. Public schools have played an important part in closing the gaps between wealthy and poor students.[11] Well-resourced and highly performing neighborhood schools are integral to community development, provide some mitigation to the impact of built environment inequity, and can act as a catalyst for improved neighborhood environments.[12]

The district structure of school funding in the United States creates schools that closely reflect the composition of the neighborhood in which they reside and have traditionally exacerbated academic outcome differences by income and race/ethnicity. Neighborhoods and housing developments that are highly segregated by income and race/ethnicity host schools that mirror these patterns and contribute to negative community health exposures. For this reason, school finance models that compensate for neighborhood and student disadvantage—while imperfect and often complicated to estimate—are critical to mitigating these differences. The majority of state school funding allocations, however, fail to fully meet the needs of students with compounding challenges including neighborhood exposure and require additional support to approach equitable academic outcomes with students who do not have these obstacles.

New Mexico has struggled in recent years to bring students to proficiency in reading and math when compared to students across the country, ranking at the bottom in 4th and 8th grade reading and math in the most recent National Assessment of Education Progress conducted in 2024.[13] This challenge is related to the state's relatively high poverty rate among some demographic groups. These challenges were exacerbated by the pandemic, which had a profound impact on student progress toward proficiency and academic loss. Students are not fully recovered from the educational setbacks that occurred during the pandemic, partially due to persistently high levels of absenteeism.

New Mexico School Finance. The Education Law Center provides ranking of state school finance systems based on total funding and equitable distribution of funding. According to this data, New Mexico ranks 19th nationally in school funding and 5th for equitable distribution of this funding. New Mexico impressively allocates 33% more funding to higher poverty districts than to low poverty districts (almost $5,000 more per student). The state also ranks high in funding effort at 11th nationally. The School Finance Indicators database indicated that in 2022, however, Las Cruces Public Schools had a gap that is 21%

[11] K. Alexander, "Public Education and the Public Good," Social Forces (1997).

[12] Sandra M. Moore and Susan K. Glassman, "The Neighborhood and Its School in Community Revitalization: Tools for Developers of Mixed-Income Housing Communities," *Housing and Urban Development*, 2007.

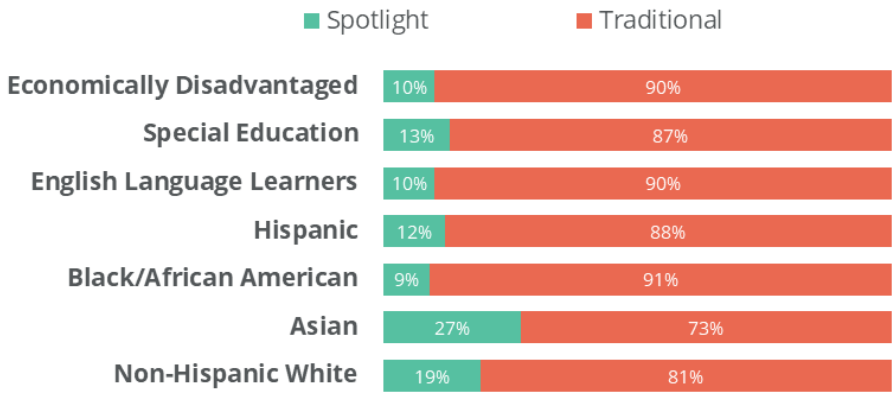
[13] The Nation's Report Card

below adequate levels, whereas districts in New Mexico of similar income composition had a gap of 14%, and a gap of 2% in similar districts nationally.

Academic outcome gaps. Providing access to high quality schools—as well as programming within schools to prepare students for moderate- and high-paying jobs—are key aspects of improving educational outcomes and narrowing the academic gap between students by income and race. Figure IV-5 below shows the distribution of students by group in Las Cruces Public Schools by school rating. New Mexico's school accountability system rates schools based on variety of indicators including proficiency performance, academic growth, attendance, and graduation rates as required by The Elementary and Secondary Education Act of 1965, reauthorized as the Every Student Succeeds Act (ESSA) in 2025. Schools in Las Cruces are either designated as "spotlight" which is the highest rating, or "traditional" which is the second highest rating.

No schools in Las Cruces Public Schools have ratings indicating the need for intervention, and 93% of all New Mexico schools fall into the spotlight or traditional categories.[14] In Las Cruces Public Schools, 6 of the 39 schools are rated "spotlight" schools and all are middle income elementary schools. The figure shows that Non-Hispanic White and Asian students are somewhat overrepresented in spotlight schools compared to other student groups. Black/African American students have the lowest enrollment in spotlight schools followed by economically disadvantaged students and English Language Learners.

Figure IV-5. Student Group Distribution in Las Cruces Public Schools by School Rating, 2024/2025



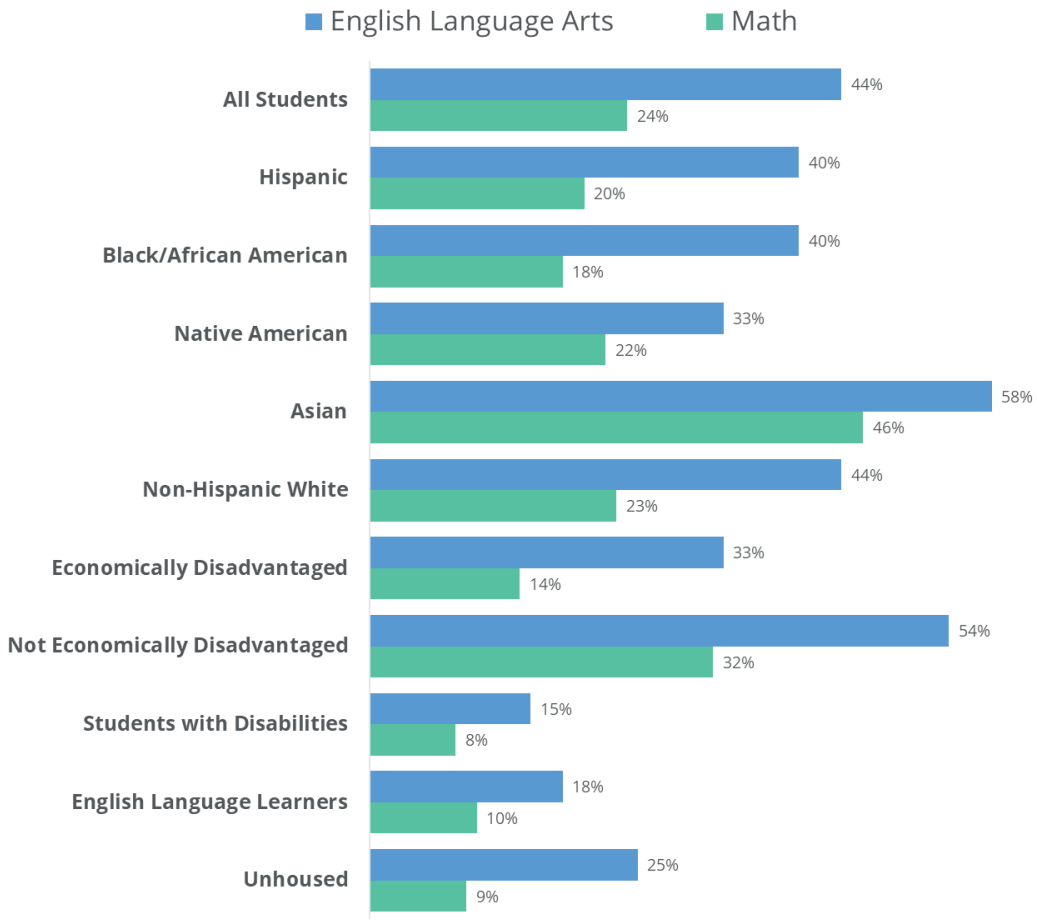
Source: New Mexico Public Education Department.

Figure IV-6 shows gaps in English Language Arts (ELA) and math proficiency by student group based on New Mexico's achievement data for the 2024-2025 school year. Proficiency rates across groups in math are very low relative to ELA. By race/ethnicity,

[14] Summary-Briefing-of-2024-25-ESSA-Accountability-Model.pdf

proficiency rates are similar with the exception of Asian students who have markedly higher rates. The most profound proficiency gaps are between economically disadvantaged students and not economically disadvantaged students. Students with disabilities, English Language Learners (ELL) and unhoused students have extremely low proficiency rates in both ELA and math.

Figure IV-6. English Language Arts and Math Proficiency by Student Group, Las Cruces Public Schools, 2024/2025



Source: New Mexico Public Education Department.

Schools with concentrated economic disadvantage. Neighborhoods of concentrated economic disadvantage result in schools with greater poverty concentrations, regardless of school policies that allow open enrollment, charter or magnet school enrollment or private school vouchers. Higher poverty schools are associated with negative academic outcomes across all student groups.

Significant research on "neighborhood effects" over the past two decades has demonstrated a correlation between neighborhood environment and student outcomes independent of individual student/family attributes and school quality particularly with prolonged exposure.[15] Higher poverty neighborhoods are often associated with social disorganization, lack of educational mentorship or role-modeling, limited resources, repeated exposure to trauma, low access to healthy food and undesirable built environment (substandard or abandoned/vandalized structures and infrastructure) all of which contribute negatively to a student's academic trajectory.[16]

Figure IV-7 shows the likelihood of a student attending a school with greater economic disadvantage by race and economic status in Las Cruces. The relative concentration of school poverty is defined as the economically disadvantaged population percentage of schools using the following classification:

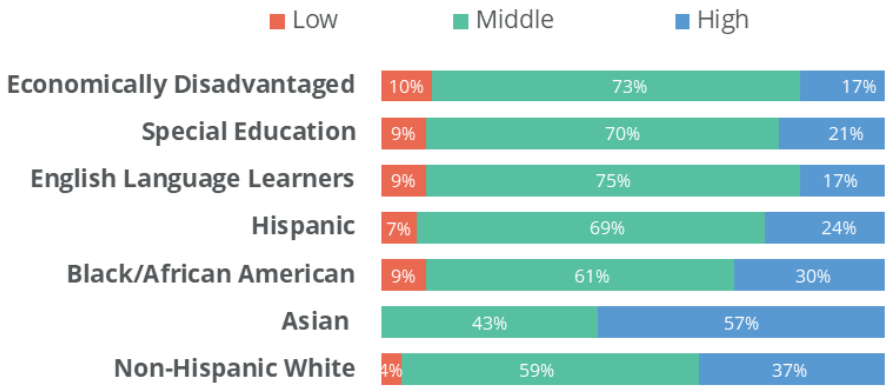
- **Low Income:** More than 66% economically disadvantaged
- **Middle Income:** Between 33-66% economically disadvantaged
- **High Income:** Less than 33% economically disadvantaged

As shown below, non-Hispanic White students are more likely to attend higher income schools than other student groups. Black/African American students have the next highest representation in higher income schools followed by Hispanic/Latino students (24%). Economically disadvantaged students are the most likely to attend lower income concentrated schools. Overall, however, distribution of students in schools by rating and income is fairly even across groups by race/ethnicity, income and instructional program. Las Cruces elementary schools with the highest ratings are all middle income schools.

[15] Jargowsky, Paul and Mohamed El Komi. Before or After the Bell? School Context and Neighborhood Effects on Student Achievement. CALDER Working Paper. 2009.

[16] Hicks, Andrew, Mark S. Handcock, Narayan Sastry and Anne R. Pebley. Sequential Neighborhood Effects: The Effect of Long-Term Exposure to Concentrated Disadvantage on Children's Reading and Math Test Scores. Demography. November 30, 2017.

Figure IV-7. Student Group Distribution in Las Cruces Public Schools by Economically Disadvantaged Population Concentration, Las Cruces, 2024/2025



Source: New Mexico Public Education Department.

Four-year high school graduation rates have improved across all student groups except for African American students between 2014 and 2024. Disaggregated data by school shows only slight variation between traditional public schools for graduation rates across student groups with Centennial High School having the lowest graduation rate for economically disadvantaged students and Las Cruces High School having the lowest rate for Hispanic students. For the 2 alternative high schools serving Las Cruces, Rio Grande Preparatory Institute has the lowest graduation rates for both Hispanic and economically disadvantaged students, and Early College High School which focuses on advanced academics not surprisingly has very high graduation rates at 97% across student groups.

Figure IV-8. High School Graduation Rate by Student Group, Las Cruces Public Schools, 2013/2014 and 2023/2024

Note: 4-year graduation rate.

Source:
New Mexico Public Education Department.

Student Group	2013-2014	2023-2024
All	77%	82%
Black/African American	84%	76%
Hispanic	74%	81%
Asian	92%	NA
Non-Hispanic White	85%	87%
Economically Disadvantaged	52%	74%
Special Education	60%	75%
English Language Learners	64%	77%
Unhoused	NA	68%

Chronic absenteeism, truancy, and mobility are typically prevalent in schools with higher concentrations of economic disadvantage and directly impact student outcomes not only for the student who is absent, but also for the other students in the classroom as it presents an additional challenge for the teacher to adequately progress through the curriculum.[17] Absenteeism is also associated with lower rates of high school graduation and lower labor market engagement downstream. Chronic absenteeism is defined as being absent more than 10% of the school year for any reason and is often linked with housing challenges including homelessness, inadequate transportation, student disability and illness. As previously indicated, recent data has shown that the pandemic resulted in a spike of chronic absenteeism across the nation which has not yet subsided, and absenteeism has shifted from typically occurring in high school to equally impacting elementary schools.

The 2021-2022 school year reached a peak in chronic absenteeism due to the pandemic with 43% of schools nationwide reported having rates of 30% or more which is considered extreme.[18] Although nationally, chronic absenteeism has subsided slightly, rates remain higher than before the pandemic. Mobility and chronic absenteeism occur for a variety of reasons that can be related to student health status, parent occupation, but frequently reflect housing instability necessitating frequent moves and, in some cases, precarious housing (doubled up, living in motels, living in a car) or homelessness. Among high schools in Las Cruces Public Schools, chronic absenteeism in the 2024-2025 school year ranges from 34% to 41%. Middle school chronic absenteeism ranges from 19% to 33% and

[17] Gottfried, Michael A. 'Chronic Absenteeism in the Classroom Context: Effects on Achievement". *Urban Education*. Volume 54 (1). January 2019.

[18] https://www.edweek.org/leadership/high-absenteeism-hits-more-schools-affecting-students-with-strong-attendance-too/2023/10

the three elementary schools that reported data report rates between 25% and 33%. The State of New Mexico reports a rate of 33% which is higher than the nationwide rate (22%) and neighboring states including California (20%), Nevada (27%), Colorado (28%), Arizona (24%) and Texas (19% in 2023/2024).[19] New Mexico, however, had the largest post-pandemic improvement in chronic absenteeism nationally by 9 percentage points.

Employment

Educational gaps directly transfer into long term income gaps, as high school diploma completion impacts access to college education. As shown in Figure IV-9, the percentage of Hispanic and American Indian/Alaskan Native residents with a college degree in Las Cruces and surrounding areas is significantly lower than non-Hispanic White and Black/African American residents.

The gap in college degree attainment between Hispanic and non-Hispanic White residents is:

- 22 percentage points in Las Cruces (relatively low),
- 27 percentage points in the county,
- 26 percentage points in Albuquerque,
- 24 percentage points in the State of New Mexico, and
- Only 18 percentage points in neighboring El Paso.

Figure IV-9.
Share of Population with a College Degree, by Race, Ethnicity and Jurisdiction, 2024

		Race/Ethnicity				
	All	Asian	Black / African American	Hispanic	American Indian/Alaskan Native	Non-Hispanic White
State of New Mexico	31%	59%	33%	20%	13%	44%
Doña Ana County	32%	67%	46%	22%	14%	49%
Las Cruces	37%	68%	49%	27%	12%	49%
Albuquerque	39%	56%	38%	26%	20%	52%
El Paso, TX	28%	58%	32%	25%	28%	43%

Source: 2024 5-year ACS.

[19] Tracking State Trends in Chronic Absenteeism - FutureEd

Differences in education attainment can partially explain differences in median wage and poverty rates by race/ethnicity underscoring the need for accessible opportunities for post-secondary education targeted to protected classes. The table below shows that non-Hispanic White workers have a median wage that is almost 33% higher than Hispanic workers. Black/African American workers have both the lowest and most slowly growing median wage—despite having relatively high levels of college attainment.

On the positive side, the median wage of Hispanic workers has grown substantially at 52%, and the median wage of residents identifying as multiracial grew profoundly at 82% (small population). Similarly, the median income for people with disabilities grew significantly during this timeframe, moving closer to closing the gap with people who do not have disabilities. By household type, single moms struggle the most as single earner households with median household incomes of less than half the overall jurisdiction family median income.

Figure IV-10. Median Income by Protected Class Characteristics, Las Cruces, 2024

Note:

Asterisk indicates 2012 5-year ACS. All data is 16 years and older with earnings. Data is not available for 2024 AIAN and Asian populations.

Source:

2010 and 2024 5-year ACS.

	2010	2024	% Change
Individual	**$20,073**	**$32,331**	**61%**
Family	**$48,095**	**$64,546**	**34%**
Familial status			
Family with own children	$41,165	$54,795	33%
Female-headed households with own children	$17,327	$27,002	56%
Disability status*			
With a disability	$13,131	$27,833	112%
Without a disability	$21,917	$32,520	48%
Race/Ethnicity			
Hispanic	$32,786	$49,801	52%
Non-Hispanic White	$46,169	$66,034	43%
Multiracial	$31,356	$57,111	82%
Black/African American	$30,294	$38,499	27%
American Indian/Alaska Native	$32,277	n/a	n/a
Asian	$60,455	n/a	n/a
Other race	$32,238	$35,705	11%

Figure IV-11 below shows the unemployment rate by race and ethnicity in Las Cruces. Rates have declined across all groups (non-Hispanic White is unchanged) between 2010 and 2024; however, rates remain high for Black/African American and American Indian/Alaskan Native workers; more than double the rate for all other race/ethnicities.

Figure IV-11. Unemployment Rate, by Race and Ethnicity, Las Cruces, 2010 and 2024

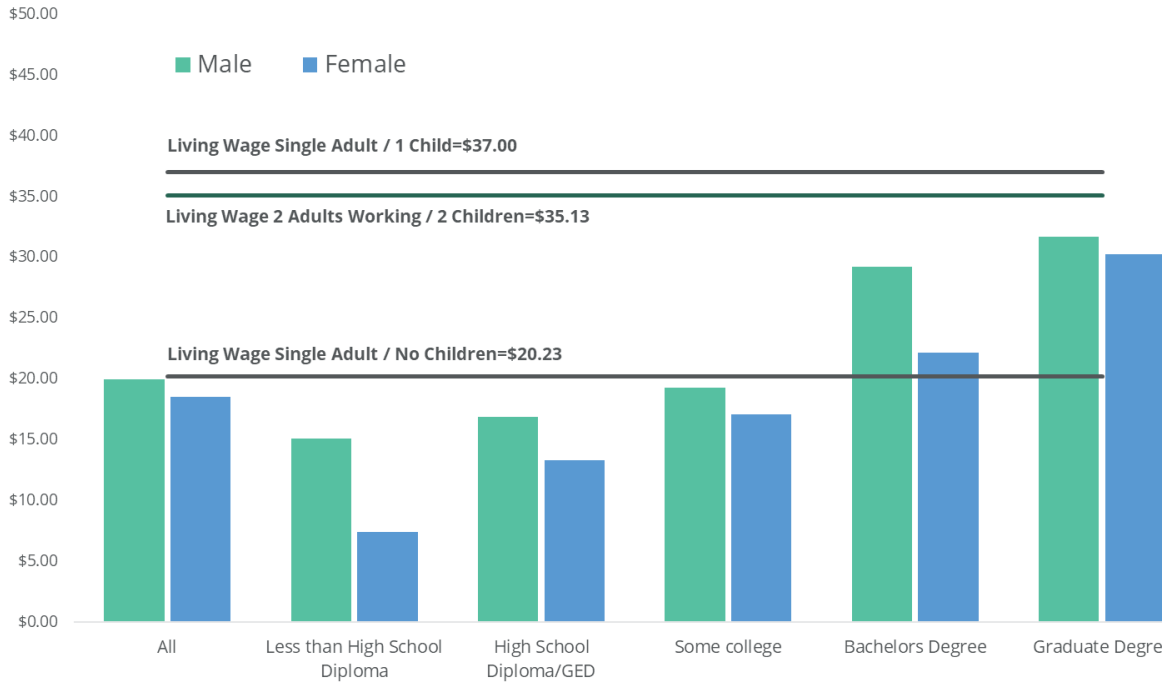
Source:
2010 and 2024 5-year ACS.

Race/Ethnicity	2010	2024	Change
All residents 16+	9%	7%	-2%
Hispanic	9%	7%	-2%
Black / African American	17%	16%	-1%
American Indian / Alaskan Native	19%	15%	-4%
Asian	7%	4%	-3%
Non-Hispanic White	7%	7%	0%
Multiracial	9%	6%	-3%

Low levels of educational attainment manifest in profound wage differences, compounded by differences attributed to upstream opportunity barriers by race, ethnicity and gender impacting the ability of protected class workers to earn a living wage. As shown below monthly wages in Las Cruces differ by gender at the same levels of education attainment. MIT provides a living wage calculator which considers costs for housing, utilities, transit, food and more. As shown below, at every level of education, women workers have lower incomes than men. Only women with a bachelor's degree can reach a living wage of $20.23/hour for a single adult without children.

A single mother even with a graduate degree earns approximately $8 less per hour than the living wage in Las Cruces underscoring the critical role of post-secondary education or technical training.

Figure IV-12.
Living Wage Gap by Gender and Education Level, Las Cruces, 2024



Source: MIT Living Wage Calculator 2026, 2024 5-year ACS.

Las Cruces Business and Workforce Landscape. New Mexico businesses, in particular those in close proximity to the Santa Teresa Port of Entry just south of Las Cruces, have been impacted by increased tariffs on goods from Mexico. A bipartisan delegation from the New Mexico State legislature met with local business leaders and agricultural representatives in early 2025 to understand the impact of tariffs on operations, and to identify targeted strategies to support industries impacted by recent international trade dynamics.

As Las Cruces and Doña Ana County also have a large number of federal civilian jobs; as such, cuts to the federal workforce and uncertainty of future employment necessitate local labor market absorption of federal workers who might seek more stable employment or career change. A volatile economic climate, and the lack of predictability for business owners and investors is likely to cause a contraction of employment opportunities in the near future in the Doña Ana region unless strategic interventions are made to mitigate the situation.

Figure IV-13 below shows the share of jobs and workers in Lac Cruces, and the shortage/surplus of workers by industry based on Longitudinal Employer-Household Dynamics data from 2023 (the most recent available). Industries with the most surplus workers include agricultural and mining, manufacturing, and wholesale trade which also typically have lower associated wages. Higher wage industries including education, finance and public administration have a shortage of workers based on this data underscoring the opportunity that could exist for workers who have access to programs to upskill or achieve higher education attainment in Las Cruces. Retail trade also has a worker shortage; however, this could be due to low wages and non-traditional working schedules that are typical in this industry.

Figure IV-13. Share of Workers and Jobs, Las Cruces, 2024

Industry	Workers	Jobs	Share of Workers	Share of Jobs	Employment Gap
Agriculture, Mining, Oil & Gas Extraction	908	167	2%	0%	-82%
Arts, Entertainment, Accommodations	5,083	6,029	12%	13%	19%
Construction	2,425	2,662	6%	6%	10%
Education and Health Care Services	14,280	16,684	34%	35%	17%
Finance, Insurance, and Real Estate	1,630	2,097	4%	4%	29%
Information	410	416	1%	1%	1%
Manufacturing	1,162	857	3%	2%	-26%
Other Services	867	1,000	2%	2%	15%
Professional, Scientific, Management Services	2,538	2,203	6%	5%	-13%
Administration and Support, Waste Management	2,560	2,708	6%	6%	6%
Public Administration	2,152	3,191	5%	7%	48%
Retail Trade	5,030	7,513	12%	16%	49%
Transportation & Warehousing	1,813	1,633	4%	3%	-10%
Wholesale Trade	891	668	2%	1%	-25%
Grand Total	**41,749**	**47,828**	**100%**	**100%**	**15%**

Source: Longitudinal Employer Household Dynamics (LEHD) 2023.

Workforce development opportunities. A variety of programs are offered through the state and city, as well as through the Las Cruces public schools Career and Technical Education (CTE) curriculum, Doña Ana Community College and New Mexico State University (NMSU).

State and Federal workforce development programs include the New Mexico Workforce Connection and New Mexico Department of Workforce Solutions. In addition,

- The City of Las Cruces Apprenticeship Program for Electrical Contractors offers classroom instruction and on the job training with electrical companies;
- The City of Las Cruces Pre Apprenticeship Program through Las Cruces Public Schools offers students the opportunity to earn wages while experiencing on the job training across a variety of industries;
- The City of Las Cruces Automate Up+ funds training for future employees at partner businesses, nonprofits, colleges and government agencies;
- Elevate Your Future Job Training Program offers a 4-6 week job training program with personalized plans and case management. This includes career exploration, professional development and digital literacy;
- Reaching for the Stars provides an accelerator program for Registered Home Childcare Provider;
- Power Up Your Future is a program focused on licensure as an Independent Electrical Contractor with a 4 year apprenticeships and courses aligned with national standards.

NMSU offers training through the State of New Mexico Industrial Development Training Program. Some features of the program include training customized to individual companies' needs, and freedom of the employers to select training candidates

Doña Ana Community College (DACC) offers career pathway certification programs that allow residents to build skills and receive credentials in less than 4 months in advanced manufacturing, healthcare, transportation and warehousing, information technology and business/entrepreneurism. DACC also offers a program for people with Intellectual and Developmental Disabilities (IDD) to acquire workforce skills. Lastly, customized certification programs in collaboration with local businesses, government agencies and nonprofit organizations are provided through DACC as well as non-degree training programs for professionals to further their career path.

Small business and entrepreneurship. Supporting small business development for residents with unique skills that are not always valued in the traditional job market, ultimately results in job creation infusing economic vitality and stability particularly in an area needing investment and revitalization. Barriers to starting a small business typically include start-up funding through low interest loans, assistance developing a business plan, retail space renovation support, assistance with navigation of licensing and procedures, and accounting / operations management.

Entrepreneurship also presents considerable opportunities for people with disabilities who might struggle with traditional workplace settings that are not accessible and/or face discrimination in accessing work, and for people with criminal histories who face barriers

to employment despite having served time. A 2022 report by the National Disability Institute found that people with disabilities have higher percentages of business ownership among working age adults across all age groups but face barriers in accessing start up assistance.[20] Access to programs that promote small business development contribute not only to the financial empowerment of the entrepreneur him/herself but are community wealth generating. The presence of small local business contributes to community culture, strengthening neighborhood cohesion and preservation and creating jobs.

DACC offers the following services at no cost to residents at the Small Business Development Center:

- Develop a business plan to start a new business or make an established business more efficient;
- Develop a marketing plan;
- Learn effective record-keeping, management, accounting, processes, and inventory control;
- Create alternatives for solving business marketing issues;
- Find financial resources and prepare business loan packages;
- Improve your business and management skills through seminars and workshops;
- Explore business ownership opportunities;
- Develop an exit or succession plan.

Accessibility of Post Secondary Education and Workforce Development in Las Cruces. Improved access to job training opportunities and post-secondary education is needed in Las Cruces in order for residents to access higher paying jobs in the industries with the most growth and the largest share of jobs. Current labor force and education attainment data reveal a gap between the level of education attainment of nearly half of Las Cruces residents, and the skills needed for employment in the top industries. Additionally, the cost of housing and increasing cost of living necessitates providing residents with opportunity to access higher wages in order to avoid being cost burdened, potentially precariously housed, forced to make tradeoffs impacting health outcomes, and requiring public assistance in order to live in Las Cruces.

New Mexico State University's 2024 100% Community Survey for Doña Ana County revealed differences in need for job training programs among residents[21]. The survey data

[20] Small Business Ownership by People with Disabilities (nationaldisabilityinstitute.org)

[21] Reports | New Mexico State University - BE BOLD. Shape the Future.

show a significant need for workforce development programs overall, and particularly programs that are accessible for residents who are Hispanic and might struggle with English:

- Hispanic respondents were more likely to report needing job training services (36%) compared to non-Hispanic White respondents (25%, p=0.01).
- Individuals identifying as "Man" or "Other" were more likely to report needing job training (43% and 52% respectively) compared to women (30%, p<.001).
- Respondents earning less than $55,000 a year were more likely to report needing job training services at rates ranging from 37% to 40%, compared to 29% for those earning $55,000 or more (p=0.01).
- Individuals in age intervals under 60 reported needing job training services at rates ranging from 35% to 42%, while 14% of those aged 60 or older indicated a need (p<0.001).
- Those living in an extended or multigenerational family or in a tribal community (56%) were more likely to need job training services than those not living in such arrangements (31%, p<0.001).
- Foreign-born respondents were more likely to report needing job training (41%) compared to U.S.-born respondents (31%, p<0.01).
- Respondents who spoke English not at all/not well were more likely to report difficulties accessing job training services, with 61% reporting difficulties, compared to 41% of those who spoke English well/very well (p=0.02).

Availability and condition of student housing emerged as an unaddressed need in a housing focus group for this plan and a barrier to students pursuing secondary education and finishing a college degree at New Mexico State University (NMSU) in Las Cruces. NMSU freshmen must live on campus and purchase meal plans, costs that scholarships usually don't fully cover. Stakeholders indicated that dormitory shortages have led to temporary hotel placements, and older family housing units have been condemned or left vacant because of condition issues (mostly asbestos). Focus group participants also described entire apartment complexes near campus sitting empty and deteriorating, representing potential adaptive-reuse opportunities. They advocated for affordable short-term leases aligned with academic calendars and warned that housing insecurity contributes to dropout and out-migration, depriving the local economy of a trained workforce. They noted how investing in student stability is workforce development.

Geographic and Virtual Connection

The ability to equitably access health services, basic resources (food), education opportunities including workforce development, jobs, public services, healthcare and civic participation (voting) is fundamental to health and economic outcomes. Individuals and communities become disconnected from these resources and opportunities through

inequitable housing options, the digital divide (unreliable broadband, access to devices, computer literacy), and from the lack of public transit provision that is accessible and reliable for individuals with diverse needs.

Access to transit. Access to jobs, education opportunities, healthcare and basic needs (food) is extremely limited for residents who do not have access to a car in Las Cruces, or struggle financially to make needed repairs, pay for state registration and gas. Although the city offers free transit using its Roadrunner bus service, the routes are limited. Thirty-two percent of respondents to the community survey for this plan identified public transit as a priority for Las Cruces.

TRIP, a national transportation research profit, estimates that Las Cruces would need $1.3 billion in investment to adequately repair extremely poor road and bridge conditions and improve congestion throughout the area. The report estimates that 34% of road and bridges in the Las Cruces area are in poor condition and "traffic congestion in the Las Cruces urban area results in the average driver losing 17 hours annually in traffic delays and wasting eight gallons of fuel, costing the average Las Cruces driver $467 annually in lost time and wasted fuel." [22]

Broadband, access to devices, and digital literacy. Access to broadband has increasingly become a necessity. Yet, according to the Federal Communications Commission (FCC), in December 2023, 24 million Americans still lacked broadband internet access (defined as a minimum of a 100 Mbps download). People who lack access are increasingly unable to take advantage of the same economic and educational opportunities as those who do have access.

According to 2024 ACS data, 82% of households in Las Cruces have a desktop or laptop computer and 92% have a smartphone. In comparison, roughly 77% households in New Mexico have a desktop or laptop computer and 92% have a smartphone. In Las Cruces, just 2.6% of households have no computer compared to 4.4% of households statewide.

Figure IV-14 below shows the percentage of households without a broadband subscription by income, age, education attainment, race and ethnicity in 2017 and 2024 based on ACS 5-year estimates. As shown, considerable progress has been made in connecting households across all groups, however, gaps remain particularly by income and by education attainment; the population for whom broadband connection is critical for accessing resources including public assistance, jobs, housing and pursuing educational opportunities to improve financial stability.

[22] Las Cruces News Release: New TRIP Report Emphasizes Need for Increased Investments in New Mexico Roads... | TRIP

Figure IV-14. Percentage of Households without Internet Subscription by Income, Age, Education Attainment, Race and Ethnicity, Las Cruces, 2017 and 2024

Source:
2017 and 2024 5-year ACS.

	2017	2024
Total	**11%**	**4%**
Income		
Less than $20,000	41%	16%
$20,000 to $74,999	25%	9%
More than $75,000	8%	3%
Age		
18 to 64 years	11%	4%
Over 65 years	11%	6%
Education Level		
No High School Diploma	12%	10%
High School Diploma	12%	5%
Bachelor's Degree	7%	2%
Race/Ethnicity		
Hispanic	11%	4%
Non-Hispanic White	9%	3%
Multiracial	5%	3%
Black/African American	12%	2%
American Indian/Alaska Native	16%	11%
Asian	10%	5%

The survey conducted for this Consolidated Plan, and The 100% Community Survey for Dona Ana County by New Mexico State University also reveal some gaps in broadband accessibility and reliability, particularly for lower income residents. Among county respondents to the economic and community development questions in the community survey for this plan, access to the internet ranked high with 32% indicating it was a priority outcome of federal grant funding. Data from the 100% Community Survey for the county indicate the groups in the county who have the least reliable access to broadband:

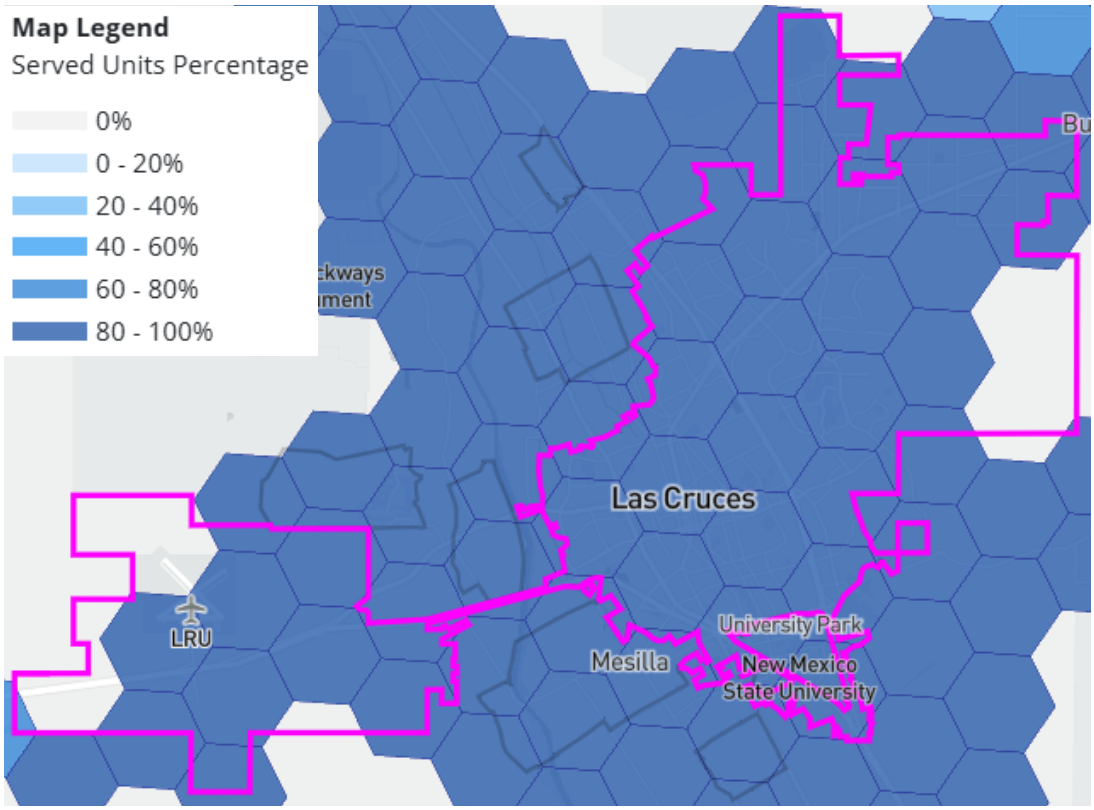
- 31% of households with annual incomes less than $24,999
- 34% of residents with limited English proficiency
- 31% of respondents aged 50-59 (compared to 10% of respondents aged 18-24)

Stakeholders interviewed for this plan highlighted the compounding impact of inadequate internet access, especially in the rural areas of the county, which limits participation in online applications for aid or housing programs. The digital divide, they noted, is one of the

most consistent barriers across both city and county. Many stakeholders said this is the most critical priority need for the area.

Internet is generally available throughout Las Cruces as seen in the FCC National Broadband Map below. Based on google satellite imagery, the portions of the city that don't have internet access are not non-residential and undeveloped.

Figure IV-15.
FCC National Broadband Map, Las Cruces, 2024



Note: Latest data from December 2024. The map shows access to internet with 100 Mbps download and 20 Mbps upload.

Source: Federal Communications Commission (FCC).

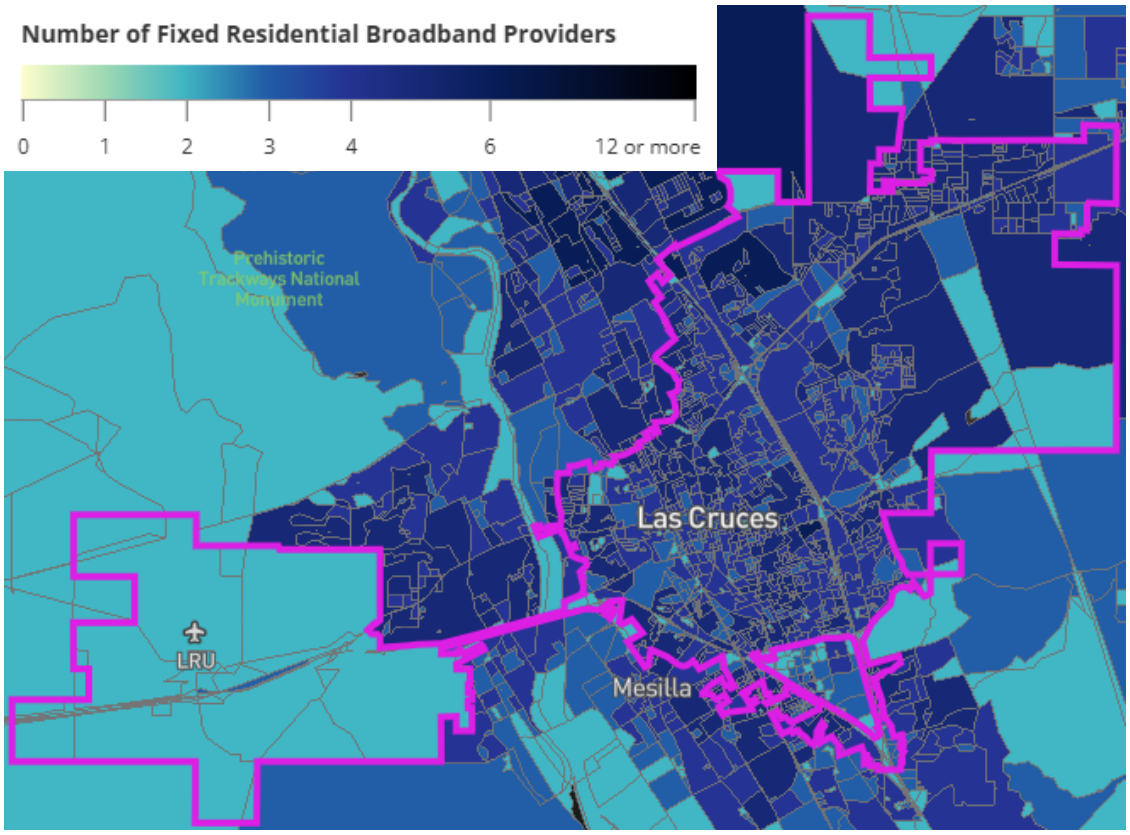
Internet access in Doña Ana County is much more limited—particularly in the most rural areas. Community stakeholders underscored how broadband access in rural areas remains a critical barrier to both housing development and overall quality of life. County staff explained that fiber installation costs about $1 million per mile, making expansion to sparsely populated rural areas economically unfeasible without grants. Private internet service providers (ISPs) will not build out infrastructure in areas with few potential customers unless they are subsidized. Even short extensions can be prohibitively expensive: residents living just 25 yards beyond a paved road in northern Las Cruces were quoted $25,000 to extend fiber service to their homes. As a result, many rural households remain dependent on outdated DSL connections or on expensive satellite internet. Starlink,

an industry leader in satellite internet, costs more than $120 per month plus equipment costs and often uses data caps.

Doña Ana County recently completed The Northern Fiber Project, its most significant broadband expansion to date. The $26 million project received grant funding from the New Mexico Office of Broadband and USDA Rural Development as well as a $4 million contribution from the county. Roughly 26 miles of underground fiber were installed from Hatch to Radium Springs to improve internet access for county facilities, residents, and businesses. Local stakeholders reported that project completion was delayed eight months due to permitting requirements from multiple agencies. They characterized these requirements as cumbersome and a recurring obstacle to broadband deployment outside Las Cruces.

There are a few pockets within Las Cruces that only have a few broadband internet providers. Otherwise, there are at least four providers in most parts of the city. In contrast, much of the rest of Doña Ana County, which is mostly rural, has only a few internet providers. According to New Mexico's Three-Year Broadband Plan rural regions tend to have fewer providers and higher internet costs. In response, New Mexico is subsidizing the cost of internet and infrastructure development through programs like the Connect New Mexico Fund and the Student Connect Program.

Figure IV-16.
FCC Fixed Broadband Deployment, Las Cruces, 2021



Note: Latest data from June 2021. The map shows providers with speeds of 25 Mbps download and 3 Mbps upload.

Source: Federal Communications Commission (FCC).

3111; Council Bill 26-019

City Council Action and Executive Summary

Type of Action:
☐ **Resolution**
☒ **Ordinance**
☐ **TIDD Resolution**

District:	☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ 6 ☐ N/A		
1st Reading:	April 20, 2026	**Adopted:**	May 4, 2026
Drafter:	Isaac Holguin	**Department:**	Economic Development

Title: **AN ORDINANCE AUTHORIZING A REAL ESTATE PURCHASE AGREEMENT BETWEEN THE CITY OF LAS CRUCES AND CLS DEVELOPMENT PARTNERS, LLC FOR THE SALE OF APPROXIMATELY 15.30 ACRES OF MUNICIPALLY OWNED LAND WITHIN THE LAS CRUCES INNOVATION AND INDUSTRIAL PARK FOR THE PURCHASE PRICE OF FIVE HUNDRED SEVENTY-THREE THOUSAND SEVEN HUNDRED NINETY-TWO DOLLARS ($573,792.00) IN ACCORDANCE WITH PROVISIONS OF LCMC 1997, SECTION 2-1312.**

TYPE OF ACTION: ☐ **Administrative** ☒ **Legislative** ☐ **Quasi-Judicial**

PURPOSE(S) OF ACTION:

Approve the sale of a City real estate property.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

Among the City of Las Cruces' strategic plan priorities is the continued attraction and support of business development at the Las Cruces Innovation and Industrial Park (LCIIP). A key recommendation identified in the LCIIP Master Plan, adopted through resolution 22-010, is the development of speculative industrial space due to the limited availability of existing buildings for lease or purchase.

This Ordinance, if approved, authorizes the sale of approximately 15.30 acres of municipal land located at 300 Rea Boulevard within LCIIP to CLS Development Partners, LLC for Five Hundred Seventy-Three Thousand Seven Hundred Ninety-Two Dollars ($573,792.00). The property is legally described as Lot A-1 of the West Mesa Industrial Park No.26 Replat No.1.

The proposed project represents a significant private investment in LCIIP and supports the City's economic development strategy by increasing the inventory of industrial facilities available to businesses seeking to locate or expand in Las Cruces. CLS Development Partners, LLC intends to develop the 15.30 acre site with approximately 150,000 square feet of speculative warehouse space designed to accommodate future industrial or logistics tenants.

Consistent with City policy, two independent appraisals were completed to determine the fair market value of the property. The first appraisal, completed in January 2026 by a local appraiser, valued the property at $617,585.00. The second appraisal, completed in February 2026 by a separate appraisal firm, valued the property at $530,000.00. The negotiated purchase price of $573,792.00 reflects the a value between the two appraisals and represents the fair market value of the property.

The Ordinance has been prepared in accordance with LCMC 1997, Section 2-1312. The timeframe for the land sale will occur on a mutual agreeable date that is 45 days after adoption, and within 30 days of the end of the

Inspection Period. This Ordinance has been published prior to the adoption and will be published at least once after its adoption.

SUPPORT INFORMATION:

Exhibit "A"-Purchase Agreement
Attachment "A"- Appraisal Summaries
Attachment "B"-Plat Map
Attachment "C"- Aerial Vicinity Map

PLAN(S):

City Council Strategic Plan, Department Strategic Business Plan, Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

None

DOES THIS AMEND THE BUDGET?:

☐ Yes
☒ No

BUDGET / FISCAL IMPACT:

BUDGETED AMOUNT: **AVAILABLE AMOUNT:** **EXPENDITURE AMOUNT:**

Funding Source(s):

Sale Proceeds to be split 50/50 between:
Fund 2013 Org 2013 Object 599900 and
Fund 1030 Org 1030 Object 599900

Does this action amend the Capital Improvement Plan (CIP)?

☐ Yes
☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the Ordinance and Real Estate Purchase Agreement to sell 15.30 acres of land in the Las Cruces Innovation and Industrial Park to CLS Development Partners, LLC for Five Hundred Seventy-Three Thousand Seven Hundred Ninety-Two Dollars (573,792.00).
2. Vote "No"; this will not approve the Ordinance and Real Estate Purchase Agreement, and the City will retain ownership of the land.
3. Vote to "Amend"; this will modify the terms of the Agreement based on the direction from Council.
4. Vote to "Table"; this will postpone the Ordinance and Council will need to direct staff.

REFERENCE INFORMATION:

Municipal Code Section 13-207 (2)g

ORDINANCE 3111; COUNCIL BILL 26-019

AN ORDINANCE AUTHORIZING A REAL ESTATE PURCHASE AGREEMENT BETWEEN THE CITY OF LAS CRUCES AND CLS DEVELOPMENT PARTNERS, LLC FOR THE SALE OF APPROXIMATELY 15.30 ACRES OF MUNICIPALLY OWNED LAND WITHIN THE LAS CRUCES INNOVATION AND INDUSTRIAL PARK FOR THE PURCHASE PRICE OF FIVE HUNDRED SEVENTY-THREE THOUSAND SEVEN HUNDRED NINETY-TWO DOLLARS ($573,792.00) IN ACCORDANCE WITH PROVISIONS OF LCMC 1997, SECTION 2-1312.

The City Council is informed that:

WHEREAS, an interest of purchase offer was received from CLS Development Partners, LLC for 15.30 acres of municipal land in the Las Cruces Innovation and Industrial Park; and

WHEREAS, the City desires to sell one parcel encompassing 15.30 acres in size to CLS Development Partners, LLC for development; and

WHEREAS, the properties were appraised by two local appraisers in January and February 2026; and

WHEREAS, one appraiser concluded a value of $617,575 while the other appraiser valued the property at $530,000 and summaries of both appraisals are shown on Attachment "A"; and

WHEREAS, the negotiated purchase price is $573,792; and

WHEREAS, the closing date for the sale of the property will not occur until forty-five (45) days after the adoption of the Ordinance and would occur no later than thirty (30) days after the end of the Inspection Period.

NOW, THEREFORE, Be it Ordained by the Governing Body of the City of Las Cruces:

(I)

THAT the Real Estate Purchase Agreement between the City and CLS Development Partners, LLC, as shown in Exhibit "A", attached hereto and made part of this Ordinance, is hereby approved.

(II)

THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

DONE AND APPROVED this day of

APPROVED

_____

ATTEST:

_____

Moved by:

Seconded by:

AYES

NAYS

REASL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AGREEMENT ("Agreement") is entered into as of the "Effective Date" herein by and between the **City of Las Cruces**, a New Mexico municipal corporation (the "City") and **CLS Development Partners**, a Delaware limited liability company ("Buyer"), each of which is a "Party" to this Agreement and collectively are the "Parties" to it.

RECITALS

A. The City is the owner of the real property more particularly described in Exhibit A attached hereto and incorporated herein, and all improvements thereon, collectively constituting the "Property" under this Agreement.

B. The City desires to sell the Property to Buyer.

C. Buyer desires to purchase the Property from the City on the terms and conditions herein.

NOW THEREFORE, for valuable consideration the sufficiency of which is acknowledged, the City and Buyer agree as follows:

TERMS AND CONDITIONS

1. Purchase Price. The purchase price for the Property is $37,502.75 per acre, for a total purchase price of $573,792.00 in cash or certified funds, payable as follows:

$28,689.00 as an earnest money deposit (the "Earnest Money") which Buyer shall deposit, in an interest-bearing account with interest credited to Buyer as further Earnest Money, with TCNM, LLC d/b/a Las Cruces Abstract and Title Company (the "Title Company") (Attn: Jessica Spires, jessica@lcat.net) within five (5) calendar days after the Execution Date; and

$545,103.00, less interest accrued on the Earnest Money, in cash or certified funds at "Closing," as defined herein.

2. Authorizations. Pursuant to New Mexico law, NMSA 1978, Section 3-54-1, this Agreement shall be approved by the Las Cruces City Council (the "Council) adopting a resolution authorizing the City's sale of the Property on the terms of this Agreement (the "Resolution"), or in the event that a referendum election is held, if a majority of votes approves the sale.

3. Appraisals. In accordance with Las Cruces Municipal Code, Section 2-1313, appraisals were obtained by the City. No further appraisals shall be necessary.

4. Inspection Period.

A. The "Inspection Period" shall commence on the Effective Date and shall end ninety (90) calendar days after the Effective Date. During the Inspection Period, Buyer shall have the right to review all information regarding the Property provided by the City. In addition, during the Inspection Period, Buyer may perform such other inspections and review such other information as reasonably desired by it. Such inspections, unless otherwise specified in this Agreement, shall be at Buyer's sole expense but with the City's full cooperation. Such inspections and review may include, but are not limited to, physical inspection of the Property, environmental inspection of the Property, soil inspection, and review of governmental approvals and permits related to the Property's zoning, subdivision, title, and survey. The designated agents of Buyer may inspect the Property and conduct tests deemed necessary by Buyer at its expense, provided, however, that any damage to the Property caused by Buyer through its inspection or testing will be promptly repaired at Buyer's reasonable expense if this Agreement is terminated before Closing or the City exercises its repurchase right described herein.

B. Buyer may extend the Inspection Period for up to two (2) additional periods of thirty (30) calendar days each by (i) delivering to the City and the Title Company written notice of Purchaser's election to extend the Inspection Period then in effect, prior to the expiration of the Inspection Period, and (ii) depositing with Title Company the sum of $10,000.00 (the "Extension Fee"), within five (5) business days of expiration of the Inspection Period then in effect. The Extension Fee will be held in an interest-bearing account separate from the Earnest Money and will be delivered to the City (with accrued interest) as compensation for any extension separate from and additional to the purchase price. If Buyer elects to terminate the Agreement for reason that it is not approved by the City Council or pursuant to a referendum election, or according to the provisions concerning a "Force Majeure" condition herein, then the Extension Fees will be refunded to Buyer, but in all other cases any Extension Fee will be non-refundable to Buyer and treated as a time-off-market fee.

5. Closing. The "Closing" for the sale of the Property shall occur on a mutually agreeable date within thirty (30) calendar days after the later of (i) the end of the Inspection Period, including any duly granted extensions, or (ii) expiration of the time period set forth in NMSA 1978, Section 3-54-1, allowing for a petition for referendum election, or, if a petition is properly filed and certified by the municipal clerk, after the referendum election has occurred and its results are certified as approving the sale.

6. Costs and Fees.

A. The Parties shall each pay their own closing costs based on what is standard in the market. Each party will pay its own attorney's fees, if any, in the preparation and execution of this Agreement, excepting in pursuit of remedies for breach. Buyer will be responsible for the cost of any new survey it desires. Except as otherwise provided in this Agreement, legal costs incurred in the preparation of this Agreement and all other agreements, permissions, and authorizations pertaining to this transaction shall not be part of the closing costs.

B. Applicable real property taxes shall be prorated through the date of Closing based on the latest tax information available to the Title Company. Buyer shall pay all special assessments, standby charges, prorated charges, and other similar charges and assessments existing at the time of Closing.

C. All Parties acknowledge and agree that Preston Williams of NAI 1st Valley is a licensed real estate broker in the State of New Mexico and represents Buyer in this transaction. The Parties further agree that he is the only broker involved in this transaction and shall be compensated by the City pursuant to City of Las Cruces Resolution 02-125.

D. Buyer will be responsible for any additions and personal projects on the Property from the date of Closing and thereafter.

7. Compliance with Statutes and Code. Each of the Parties has complied or will comply with the requirements of the statutes of the State of New Mexico and the Las Cruces Municipal Code. Buyer has or will obtain the authority to buy the Property from the City.

8. Representations and Warranties.

A. Buyer, at its sole expense, but with the City's full cooperation, may elect to obtain all necessary and appropriate approvals by the City's Community Development Department or other department or by any applicable agency or office of the State of New Mexico prior to Closing. The City's cooperation in this regard shall include signing its consent as owner of the Property to applications for approvals from governing authorities and utility service providers in connection with Buyer's efforts to obtain approvals.

B. The City will provide certain representations and warranties including the following:

i. the City shall disclose any existing right or option to acquire the Property or any portion of or interest in the Property;

ii. the City agrees to complete an owner disclosure form for Buyer to complete a Phase I Environmental Site Assessment as part of its due diligence

inclusive of the City's duty to ascertain the facts any environmental condition of the Property relevant to this agreement, and as further part of its due diligence, the City certifies that to its knowledge there is no violation of any current laws or ongoing remediation of the Property; and

iii. the City is authorized to enter into this Agreement and shall be authorized at the time the Resolution becomes effective to consummate the Closing.

C. Buyer acknowledges that it is a sophisticated real estate buyer who shall have had, as of the date of Closing, open access to, and sufficient time to review, all information, documents, studies, and tests relating to the Property that Buyer elects to conduct. Buyer covenants and warrants to the City that Buyer shall rely solely on Buyer's own due diligence investigation in determining whether to purchase the Property, acknowledging that Buyer must rely on the City to provide due diligence materials within the City's special knowledge or control.

i. The City will provide to Buyer, and in forms acceptable to Buyer, a title commitment (including exception documents) and current Form T-1 Owner's Policy of Title Insurance with deletion of the standard printed exceptions issued by Title Company. However, the City shall not be required to cause any exceptions related to survey matters to be deleted in the event that Buyer elects not to procure a new survey.

ii. The City will transfer property via Special Warranty Deed, conveying the Property to Buyer, in fee simple, which Deed shall also state that it is "subject to all covenants, conditions, restrictions and easements of record," and expressly including the provisions of the City's right to repurchase provided herein. The Property shall be delivered free of any monetary liens and encumbrances other than taxes and assessments not yet due and payable.

9. Default and Remedy.

A. If the Parties cannot perform this Agreement because the Council does not adopt the Resolution within one hundred and twenty (120) calendar days of the Effective Date, or because a referendum election is held and its certified results disapprove the sale, then the Parties may, at their option, (i) seek to modify or alter this agreement as they deem appropriate to resubmit it to the Council, or (ii) terminate this Agreement, in which event the Earnest Money and any Extension Fee shall be refunded to Buyer. Except for a refund of the Earnest Money and any Extension Fee as provided by this Subsection, no right of action belonging to Buyer shall accrue as a result of the Council, for any reason, not passing

a resolution adopting the Resolution in original or modified form, or as a result of a referendum election being sought, held, or its results disapproving a sale.

B. Except as otherwise provided in Subsection A of this Section and elsewhere in this Agreement, any claim of material breach of this Agreement by either Party shall require the Party claiming breach to provide written notice describing the claimed breach in reasonable detail. After receipt, the notified Party shall have fifteen (15) calendar days to provide a written response (i) disputing the claim of breach, (ii) giving notice of cure of the breach, or (iii) describing a planned cure and reasonable timeline for completion of the cure, if the nature of the breach requires more time for cure than remains for the notified Party's response. No right to enforce this Agreement shall accrue to any Party claiming material breach pursuant to this Subsection except after the Party receiving notice of a claim of material breach has been given opportunity to cure in accordance with this Subsection, unless the notified Party waives its rights pursuant to this Subsection or repudiates an obligation to cure.

C. The Parties acknowledge that a material breach of this Agreement preventing the transactions contemplated herein cannot by their nature be reasonably measured in monetary terms. Therefore, except as otherwise provided in this Agreement, the Parties agree that the Earnest Money set forth in this Agreement shall be liquidated damages in full to either Party for a claim of breach by the other it may claim caused or contributed to such breach, for any default that either Party may claim caused or contributed to such breach, and for any claim of damages resulting from either.

D. The remedies at law authorized by this Section shall be cumulative and additional to any remedies in equity by law provided or permitted unless such equitable remedies should materially conflict with or supersede a request for damages.

E. The Parties acknowledge and agree that they do not intend by any provision of this Agreement to confer any right, remedy, or benefit upon any third party, and no third party shall be entitled to enforce or otherwise shall acquire any right, remedy, or benefit by reason of any provision of this Agreement.

F. No waiver by any Party of a breach of this Agreement or of any warranty or representation hereunder shall be construed to be a continuing waiver, nor shall such waiver be deemed to be a waiver of any other breach by the other Party, whether preceding or succeeding or of the same or a similar nature. No acceptance of payment or performance by a Party after any breach by the other Party shall be deemed to be a waiver of any breach of this Agreement or of any representation or warranty hereunder by the other Party, whether or not the first Party knows of such breach at the time it accepts such payment or performance. Except as otherwise provided herein, no failure or delay by a Party to

exercise any right it may have by reason of the default of the other Party shall operate as a waiver of default or modification of this Agreement or shall prevent the exercise of any right by the first Party while the other Party continues to be so in default.

10. Hold Harmless. Except as otherwise provided in this Agreement, neither Party shall be responsible for liability incurred as a result of the other Party's acts or omissions in connection with this Agreement and the transactions contemplated by this Agreement. Any liability incurred by the City in connection with this Agreement or the transactions contemplated by this Agreement is subject to the immunities and limitations of the New Mexico Tort Claims Act and other law.

11. Risk of Loss. In the event of a "Material Change, as defined herein," Buyer shall have no obligation to complete its acquisition of the Property, unless such Material Change has been approved in writing by Buyer. For purposes of this Agreement, "Material Change" shall mean a material change in the status of a use, occupancy, tenancy, financial condition or physical condition of the Property prior to Closing, but shall not include (i) any "Force Majeure" condition, as defined herein, which does not materially affect the physical condition of the Property, or (ii) a change in status resulting from an act or omission by Buyer in the course of its performance and transactions, whether required or at Buyer's option, under this Agreement. All risk of loss or damage to the Property will pass from the City to Buyer at Closing. In the event of a Material Change, Buyer may, without liability, refuse to accept the conveyance of title and this Agreement shall be null and void in its entirety and the Earnest Money and accrued interest, in its entirety, shall be promptly returned to Buyer. Possession of the Property will be released to Buyer at Closing.

12. Right to Repurchase.

A. It is the City's intent in the sale of municipal property to encourage development and economic growth. If Buyer does not develop the Property or any portion thereof to the City's satisfaction, as determined by the City in its sole discretion, within a three (3) year period commencing with the date of Closing, the City shall have the right to repurchase the Property at any time during the subsequent three (3) years.

B. The City may exercise its repurchase right by providing ninety (90) calendar days' written notice to Buyer. The City may provide notice to Buyer at any time during the three (3) years in which it may exercise its right, regardless of whether the notice period of ninety (90) calendar days would extend after the end of the said three (3) years.

C. The repurchase price for the Property, or any portion thereof that remains undeveloped to the City's satisfaction, shall be $37,502.75 per acre, less $5,000.00 to account for costs associated with subdividing any undeveloped portion of the Property as

applicable, plus reimbursement for any real property taxes unpaid by Buyer or its tenant (if any) relating to the Property.

D. Buyer hereby warrants that, from the Closing date through the end of the three (3) year period in which the City may exercise its repurchase right, Buyer shall not offer the Property or any portion of or interest in the Property as collateral to secure any debt, right, or obligation, except for the purpose of obtaining a temporary or permanent loan for the construction of improvements to the Property. Buyer's violation of this provision shall automatically entitle the City to damages in the amount of the repurchase price for the entire Property, or to reversion to the City of title to the Property, at the City's election.

E. Additionally and alternatively, should a lien or mortgage be placed on the Property at any time from the Closing date through the end of the three (3) year period in which the City may exercise its repurchase right, all monies paid by the City for repurchase shall first be paid to any lienholder or mortgagee to secure a partial or full release of any lien or mortgage. If the repurchase price is insufficient to secure a release of all such claims of lien or mortgage, then Buyer will pay the difference to release such claims equal to their claimed value, regardless of any conflicting opinion of their actual value, to ensure that the City has clear and unencumbered title to the Property.

F. Repurchase or reversion under the terms of this Section shall pass title to the City of all affected improvements and personal property, provided that the City may at its election require Buyer, at its reasonable expense, to remove any such improvements and personal property and/or return the Property to its condition prior to Closing.

G. The provisions of this Section shall be specifically enforceable.

13. Force Majeure. Neither Buyer nor the City shall be required to perform any obligation under this Agreement or be liable to the other for damages so long as performance of the obligation, or the availability of services, insurance, or required approvals essential to Closing, is disrupted, delayed, caused, or prevented by a "Force Majeure" condition that is reasonably unforeseeable to the Party claiming the condition at the time of its occurrence. For purposes of this section, "For Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of nature, unusual transportation delays, or wars, insurrections, acts of terrorism, pandemics, or any governmental authority taken in response to a pandemic. All time periods, including the Closing date, shall be extended up to ten (10) days after the Force Majeure condition no longer prevents performance, provided, however, that if such Force Majeure condition continues to prevent performance for more than thirty (30) days beyond the agreed Closing date or the total time allowed for a Closing date under this Agreement, then either Party may terminate this

Agreement by delivering written notice to the other, and any Earnest Money (with interest) and Extension Fee (with interest) shall be refunded to Buyer.

14. Termination and Survival. This Agreement shall terminate on the date of Closing, unless either Party terminates the Agreement before that date per the provisions of this Agreement. Any right, duty, or obligation of this Agreement which by its natural operation should reasonably be expected to survive the termination of this Agreement shall so survive, either according to the express terms of this Agreement, or if no terms control the survival, to the maximum extent permitted by law.

15. Notice. Any notice which a Party is required or desires to give the other shall be in writing and may be sent by personal delivery, by certified mail (return receipt requested), by generally recognized overnight courier (proof of delivery required), or by email (read receipt requested), addressed according to the information set forth below in this Section, or to any other address requested by either Party for itself.

As to the City:	City of Las Cruces Attn: City Manager 700 North Main Street Las Cruces, New Mexico 88001 citymanager@lascruces.gov
with a copy to:	Legal Department Attn: City Attorney 700 North Main Street Las Cruces, New Mexico 88001 cityattorney@lascruces.gov Economic Development Department Attn: Director of Economic Development 700 North Main Street Las Cruces, New Mexico 88001 econdev@lascruces.gov
As to Buyer:	CLS Development Partners Attn: Leon Oloya 16115 Summit Mist Ct. Houston, TX 77044 Telephone: 713-299-5217 Email: loloya@candortechnical.com

Service consistent with this Section shall be deemed effective on the day of actual delivery (whether accepted, refused, or unsuccessful), as shown by affidavit if by personal delivery, by the addressee's return receipt if by certified mail, by confirmation of the courier if by courier, or by the addressee's read receipt if by email.

16. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the Parties and their respective successors and assigns. Neither Party may assign this Agreement or the duties hereunder with the express written consent of the other Party, which consent shall not be unreasonably withheld.

17. Severability. If any provision or portion of this Agreement is found to be illegal, invalid, or unenforceable under present laws, the provision or portion shall be given an interpretation preserving its original intent with maximum permissible force, and in all cases the remainder of this Agreement shall not be affected.

18. Governing Law and Venue. This Agreement shall be governed by the laws of the State of New Mexico, without regard to any rules or principles of conflicts of laws. Any proceeding to enforce, modify, or terminate or relying upon this Agreement shall be commenced and maintained exclusively in the Third Judicial District of Dona Ana County, New Mexico, and each of the Parties waives any right it may have to a different venue.

19. Construction. Each Party acknowledges and agrees that (i) it has had the opportunity to receive independent legal advice from attorneys of its choice with respect to the advisability of making and executing this Agreement and the documents in connection herewith or has waived its right to do so; (ii) this Agreement is the product of negotiations between the Parties; and (iii) this Agreement shall not be deemed prepared or drafted by any one Party or be interpreted in favor of against any one Party. In the event of any dispute between the Parties concerning this Agreement, the Parties agree that any ambiguity in the language of this Agreement is to not to be resolved against the City or Buyer but shall be given a reasonable interpretation in accordance with the plain meaning of the terms of this Agreement, local usage and custom of the jurisdictions in which the Property is situated, and the intent of the Parties as manifested by this Agreement.

20. Further Instruments. Each Party will, whenever and as often as it shall be requested to do so by the other, cause to be executed, acknowledged, or delivered any and all such further instruments and documents as may be necessary or proper, in the reasonable opinion of the requesting Party, in order to carry out the intent and purpose of this Agreement.

21. Drafts. In no event shall any draft of this Agreement create any obligations or liabilities, it being intended that only a fully executed copy of this Agreement will bind the Parties.

22. Entire Agreement. This Agreement, together with the exhibit(s) hereto, constitutes the entire Agreement between the Parties with respect to the subject matter herein and supersedes any prior oral or written communications, representations, understandings, or agreements related to this Agreement.

23. Modifications. The terms of this Agreement may only be modified or amended by a writing signed by the authorized representatives of both Parties.

24. Counterparts. This Agreement may be executed in multiple counterparts that together shall constitute an effective whole. A facsimile or image (in ".pdf" or other commonly accepted electronic format) shall be an original for this purpose.

25. Effective Date. This Agreement shall be effective on the date (the "Effective Date") of the last signature affixed below of the authorized representatives of the Parties.

[*Signatures on following page*]

IN WITNESS WHEREOF, this Franchise Agreement has been executed by the duly authorized representatives of the parties as set forth below.

CITY OF LAS CRUCES, NEW MEXICO

By: _____
Ikani Taumoepeau, City Manager

Date: _____

APPROVED AS TO FORM

By: _____
For Brad Douglas, City Attorney

Date: 4/10/26

CLS DEVELOPMENT PARTNERS, LLC

By: _____

Name: _____

Title: _____

Date: _____

EXHIBIT "A"

LEGAL DESCRIPTION

LOT A-1 OF THE WEST MESA INDUSTRIAL PARK NO. 26 REPLAT NO. 1, A SUMMARY SUBDIVISION OF LANDS WITHIN THE WEST MESA INDUSTRIAL PARK IN SECTIONS 34 AND 35, T.23S., R.1W., N.M.P.M. OF DONA ANA COUNTY, NEW MEXICO, AS THE SAME APPEAR ON THE OFFICIAL PLAT FILED IN PLAT RECORD 22, PAGE 413–414 IN THE OFFICE OF THE COUNTY CLERK OF DONA ANA COUNTY, NEW MEXICO.

APPRAISAL REPORT
28 Parcels of Varying Size Located in
The Las Cruces Innovation and Industrial Park
Las Cruces, New Mexico
PO#: 26204431



Prepared for:
Bill Hamm
Real Estate Manager
Economic Development Department
City of Las Cruces
Las Cruces, New Mexico 88001

Date of Value: January 9, 2026
Date of Report: January 12, 2026

MILLER APPRAISAL GROUP

Real Estate Appraisers and Consultants

Don Miller, MAI, SRA
State Certified General - New Mexico
New Mexico Certificate #397-G

PO Box 1042
Mesilla Park, NM 88047
(575)640-3500

January 12, 2026

City of Las Cruces
Economic Development Department
Real Estate Manager
Las Cruces, New Mexico 88001
Attn.: Bill Hamm

Re: Real Estate Appraisal
28 Parcels, Innovation and Industrial Park
Las Cruces, New Mexico
PO#: 26204431

Dear: Mr. Hamm:

At your request, I have completed an appraisal and am pleased to submit this appraisal report addendum on the above-referenced property for the purpose of estimating the "as is" individual market value for each of the subject parcels identified in the table presented on Pages 3 and 4. It is understood that the intended use of this report is to assist the City of Las Cruces, Economic Development Department, our client, with the valuation of the real estate for asset management and/or decision-making, which may include establishing an asking price or judging the acceptability of an offer to purchase. The effective date of this appraisal addendum is the date of my last on-site inspection, which was January 9, 2026.

This is an addendum to the prior appraisals and/or prior appraisal addenda having effective dates of March 28, 2023, January 9, 2024, September 21, 2024, and April 4, 2025, and is hereby attached to those reports by reference. As attached by reference, this report addendum, along with the previous reports, represents an Appraisal Report in compliance with the reporting requirements set forth in Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice (USPAP). The depth of discussion contained in this report addendum, attached to the original report by reference, is specific to the client's needs for the intended use stated above. The appraiser is not responsible for unauthorized use of this report. Throughout the remainder of this document, "report," "appraisal," "report addendum," and/or "appraisal addendum" will be synonymous with "appraisal" and/or "appraisal report." Additional Contingent, Limiting, Special Instructions, Hypothetical Conditions, and/or Extraordinary Assumptions affecting this report can be found starting on page 5.

This report addendum is prepared in accordance with the standards and reporting requirements of USPAP as promulgated by the Appraisal Standards Board of the Appraisal Foundation, the Appraisal Institute, and appropriate state laws, regulations, policies, and procedures. Furthermore, in accordance with the prior agreement between the client and the appraiser, this addendum complies with the minimum Scope of Work outlined in the engagement letter.

This report is prepared following my on-site inspection and an investigation of recent pertinent market information, primarily sales data for properties exhibiting legal, physical, locational, and economic characteristics judged to be similar to the subject.

"As Is" Market Value

After considering the merits of the data and information contained within our files and the application of conventional appraisal approaches, I estimate the "as is" individual Market Value for each of the 28 subject parcels, as of January 9, 2026, to be as presented in the following table:

City Property No.	Map Code	Street Location	Size (Ac.)	Value Indication per Acre	Final Value Estimate
I-1	3002138374410	S. Crawford Blvd.	88.18	$9,810	$865,046
I-2*	3002138187440	S. Crawford Blvd.	82.75*	$9,810	$811,778
I-3	3002138489311	S. Crawford Blvd. & Venture Dr.	10.26	$39,000	$400,140
I-4	3003138134441	Advancement Ave.	112.41	$9,429	$1,059,914
I-5	3003138403248	Robert Larson Blvd., Rea Blvd. & Advancement Ave.	92.51	$10,519	$973,113
I-6	3003138260224	Rea Blvd.	4.28	$41,730	$178,604
I-7	3003138171263	Rea Blvd. & Alliance Dr.	11.20	$39,000	$436,800
I-8	3003138175211	Industrial Park Ave., Rea Dr. & Alliance Dr.	11.20	$39,000	$436,800
I-9/10	These two parcels have been replatted as one parcel and is identified as parcel I-29 in this report				
I-11	3003138167061	Robert Larson Blvd. & Rea Blvd.	15.30	$40,365	$617,585
I-11A**	Part of 3003138167061	Robert Larson Blvd. & Rea Blvd	~8.24	$40,365	$332,608
I-11B**	Part of 3003138167061	Robert Larson Blvd. & Rea Blvd	~7.01	$40,365	$282,959
I-12	3003138075151	Alliance Dr.	7.14	$39,000	$278,460
I-13	3003138077110	Alliance Dr.	7.80	$39,000	$304,200
I-15	3003137293442	North Frontage Rd.	67.00	$10,900	$730,300
I-16	3003137408396	Armory Rd.	5.05	$39,000	$196,950
I-17	3003137162287	Easement off of N. Crawford Blvd.	90	$8,884	$799,560
I-18	3002137426366	N. Frontage Rd. Harry Burrel Blvd. & Rocket Dr.	28.86	$9,701	$279,971
I-19	3002137442277	Harry Burrel Blvd. & Rocket Dr.	3.36	$36,075	$121,212
I-20	3002137450234	Harry Burrel Blvd.	3.16	$36,075	$113,997
I-21	3002137418212	Harry Burrel Blvd.	3.00	$36,075	$108,225
I-22	3002137402243	Harry Burrel Blvd.	3.00	$36,075	$108,225
I-23	3002137391275	Harry Burrel Blvd. & Rocket Dr.	3.00	$36,075	$108,225
I-24	3002137345243	Rocket Dr.	17.65	$28,275	$499,054
I-25	3002137281253	Rocket Dr.	11.50	$32,175	$370,013

City Property No.	Map Code	Street Location	Size (Ac.)	Value Indication per Acre	Final Value Estimate (R)
I-26	3002137344329	N. Frontage Rd. Harry Burrel Blvd. & Rocket Dr.	111.26	$8,448	$939,924
I-27	3002137410487	Mountain Vista Parkway	44.73	$10,900	$487,557
I-28	3002138417065	Mountain Vista Parkway	48.78	$10,900	$531,702
I-29	3008138358134	Industrial Park Ave., Rea Dr. & Alliance Dr.	17.53	$34,120	$598,124

*Please see page 5 for a hypothetical condition.
**Please see page 5 for a hypothetical condition.

Retained in our files are field notes, drawings, maps, and work papers upon which, in part, my opinions were based. Please contact me if you have any questions or if I can be of further service. Thank you for this opportunity to be of service.

Thank you,

MILLER APPRAISAL GROUP



_____
Donald E. Miller, MAI, SRA
Certified General Appraiser
Certificate No.: 397-G, NM

Appraisal Report

SEC **ROBERT LARSON BOULEVARD & REA BOULEVARD**

SEC Robert Larson Boulevard & Rea Boulevard
Las Cruces, New Mexico 88005

Prepared for: Candor Technical
Date of Report: February 15, 2026
CBRE File No.: CB26US001780-1

2502 East River Road
Tucson, AZ 85718

T (520) 323-5164
F (520) 323-5156

www.cbre.com/valuation

Date of Report: February 15, 2026

Mr. Yusshy Mendoza
Chief Executive Officer
CANDOR TECHNICAL
1401 Lake Plaza Dr
Spring, Texas 77389

RE: Appraisal of: SEC Robert Larson Boulevard & Rea Boulevard
SEC Robert Larson Boulevard & Rea Boulevard
Las Cruces, Doña Ana County, New Mexico
CBRE File No.: CB26US001780-1

Dear Mr. Mendoza:

At your request and authorization, CBRE, Inc. has prepared an appraisal of the market value of the referenced property. Our analysis is presented in the following Appraisal Report.

The subject property involves 15.30 acres of vacant land located at the Southeast Corner of Robert Larson Boulevard & Rea Boulevard in Las Cruces, Dona Ana County, New Mexico. The site is zoned LCIIP, Las Cruces Innovation and Industrial Park. At the client's request, this report consists of (2) land valuations, the "As-is" land value of the entire 15.30 net-acre parcel, and a hypothetical land value of a 8.40-acre portion of the larger site (under the hypothetical condition that the proportioned site area is split from the total subject site).

Based on the analysis contained in the following report, the market value of the subject is concluded as follows:

MARKET VALUE CONCLUSION

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
As Is Market Value - 15.30-Acre Site	Fee Simple Estate	January 26, 2026	$530,000
Hypothetical Market Value - 8.40-Acre Portion	Fee Simple Estate	January 26, 2026	$320,000

Compiled by CBRE

This Appraisal Report is subject to Hypothetical Conditions; please refer to the Executive Summary section of this report for further discussion and analysis.

The report, in its entirety, including all assumptions and limiting conditions, is an integral part of, and inseparable from, this letter.

 © 2026 CBRE, INC

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), and the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute. It also conforms to Title XI Regulations and the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) updated in 1994 and further updated by the Interagency Appraisal and Evaluation Guidelines promulgated in 2010.

The intended use and user of our report are specifically identified in our report as agreed upon in our contract for services and/or reliance language found in the report. As a condition to being granted the status of an intended user, any intended user who has not entered into a written agreement with CBRE in connection with its use of our report agrees to be bound by the terms and conditions of the agreement between CBRE and the client who ordered the report. No other use or user of the report is permitted by any other party for any other purpose. Dissemination of this report by any party to any non-intended users does not extend reliance to any such party, and CBRE will not be responsible for any unauthorized use of or reliance upon the report, its conclusions or contents (or any portion thereof).

It has been a pleasure to assist you in this assignment. If you have any questions concerning the analysis, or if CBRE can be of further service, please contact us.

Respectfully submitted,

CBRE - VALUATION & ADVISORY SERVICES



Susan Held, MAI
Title: VAS - Vice President
Phone: (520) 323-5164
Email: Susie.Held@cbre.com
License No. & State: REA-2025-0188 NM



Jo Dance, MAI, CCIM
Title: VAS - Managing Director
Phone: (602) 735-5686
Email: Jo.Dance@cbre.com
License No. & State: 03242-G NM

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WEST MESA INDUSTRIAL PARK NO. 26
REPLAT NO. 1

A SUMMARY SUBDIVISION
OF LANDS WITHIN THE WEST MESA INDUSTRIAL PARK
IN SECTIONS 34 AND 35, T.23S., R.1W.,
N.M.P.M. OF THE U.S.G.L.O. SURVEYS
LAS CRUCES, DONA ANA COUNTY, NEW MEXICO

DEDICATION

THE TRACT OF LAND SHOWN HEREON IS TO BE KNOWN AS "WEST MESA INDUSTRIAL PARK NO. 26, REPLAT NO. 1".

ALL RIGHTS OF WAY, AND PUBLIC AREAS SHOWN HEREON ARE DEDICATED TO THE CITY OF LAS CRUCES. UTILITY EASEMENTS ARE GRANTED FOR THE USE OF THE UTILITY COMPANIES THAT ARE SIGNATORY TO THIS PLAT AND TO THE CITY OF LAS CRUCES. ALL RULES AND REGULATIONS OF THE CITY OF LAS CRUCES AND SAID UTILITY COMAPANIES WILL APPLY TO THESE EASEMENTS. ALL OTHER EASEMENTS SHOWN HEREON ARE GRANTED FOR THE USE INDICATED. NO ENCROACHMENT THAT WILL INTERFERE WITH THE USE OF EASEMENTS AS SHOWN ON THIS PLAT IS ALLOWED.

THE SUBDIVISION HAS BEEN DEDICATED IN ACCORDANCE WITH THE WISHES OF THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON.

INSTRUMENT OF OWNERSHIP: SPECIAL WARRANTY DEED FILED MAY 31 1985 IN DEED RECORD 296, PAGE 378 AND SPECIAL WARRANTY DEED IN DEED RECORD 293, PAGE 160 DONA ANA COUNTY RECORDS.

We the undersigned owners hereby set our hands this ~~17~~ 17th day of January, ~~2007~~ 2008

MAYOR KEN-D. MIYAGISHIMA
CITY OF LAS CRUCES
P.O. BOX 20000
LAS CRUCES, N.M. 88004

ATTEST: ESTHER MARTINEZ
CITY CLERK

State of New Mexico)
)ss
County of Dona Ana)

The foregoing instrument was acknowledged before me this 17th day of January, ~~2007~~ 2008 by ~~William M. Mattiace~~ Ken D. Miyagishima City of Las Cruces, New Mexico.

My commission expires: 8-21-2011

By: Carolyn J. Horner (Notary Public)

OFFICIAL SEAL
CAROLYN J. HORNER
NOTARY PUBLIC - STATE OF NEW MEXICO
My commission expires: 8-21-2011

PLAT NO. 4690 RECEPTION NO. 02938

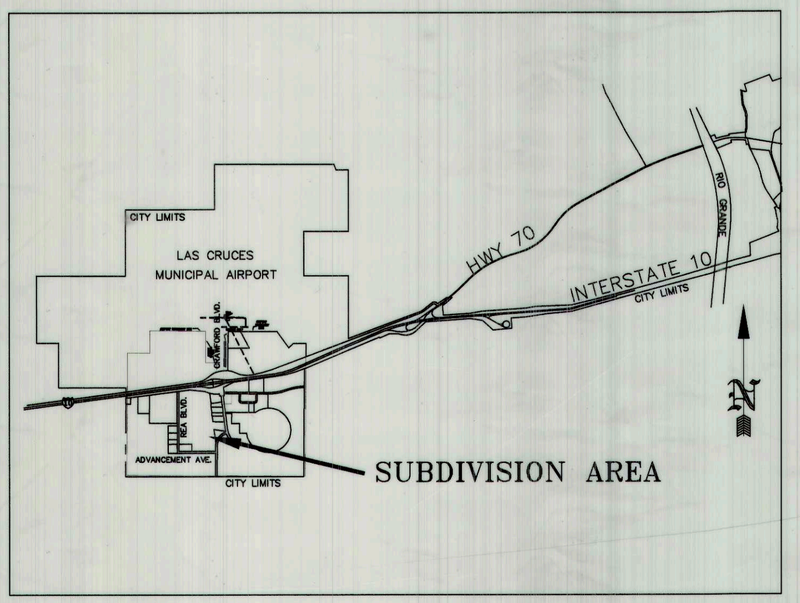
STATE OF NEW MEXICO)
)SS
COUNTY OF DONA ANA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 30th DAY OF January, 20 08 AT ~~11~~ 2:33 P O'CLOCK AND DULY RECORDED IN PLAT RECORD 22, PAGE(S) 413-414 AND FILED IN THE RECORDS OF THE COUNTY CLERK, DONA ANA COUNTY, NEW MEXICO

Rita Torres
COUNTY CLERK

Angelica Valenzuela
DEPUTY COUNTY CLERK

T23S R1W SEC 34 & 35



VICINITY MAP

N.T.S.

THIS PLAT HAS BEEN APPROVED BY THE PUBLIC WORKS, UTILITIES, AND THE COMMUNITY DEVELOPMENT DEPT. OF THE CITY OF LAS CRUCES AND ALL THE REQUIREMENTS FOR APPROVAL IN THIS PLAT HAVE BEEN COMPLIED WITH TO THE SATISFACTION OF THE CITY OF LAS CRUCES; SUBJECT TO ANY & ALL CONDITIONS REQUIRED BY THE PLANNING AUTHORITY FOR APPROVAL OF THIS PLAT.

DIRECTOR OF PUBLIC WORKS — DATE 1.04.08

DIRECTOR OF UTILITIES — DATE 1/15/08

David Weir
DIRECTOR OF COMMUNITY DEVELOPMENT — DATE 12-19-07

I, GILBERT CHAVEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I DIRECTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GILBERT CHAVEZ
NMPS 6832

GILBERT CHAVEZ NEW MEXICO 6832 PROFESSIONAL SURVEYOR — 12/18/07

STATE OF NEW MEXICO COUNTY CLERK DONA ANA COUNTY

UTILITY APPROVAL

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO EL PASO ELECTRIC COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (UNDERGROUND AND/OR OVERHEAD) (UNDERGROUND AND DESIGNATED OVERHEAD FEEDER) ELECTRICAL UTILITIES.

BY: _____ DATE: 12/17/07 OD 1/28/08
FOR EL PASO ELECTRIC CO.

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO QWEST TELEPHONE COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (UNDERGROUND AND/OR OVERHEAD) TELEPHONE UTILITIES.

BY: _____ DATE: 12/14/07
FOR QWEST TELEPHONE COMPANY
ATE 1/28/2008

QWEST COMMUNICATIONS, INC. DISCLAIMER

This plat has been approved for easement purposes only. The signing of this plat does not in any way guarantee telephone service to the subdivision

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO COMCAST CABLEVISION OF NEW MEXICO, INC., ARE SATISFACTORY INSTALLATION OF (UNDERGROUND ONLY) (OVERHEAD ONLY) (UNDERGROUND AND/OR OVERHEAD) CABLE TELEVISION FACILITIES

BY: _____ DATE: 12-14-07
FOR COMCAST CABLEVISION OF N.M. 1/29/08

EASEMENTS SHOWN HEREON, COPIES OF WHICH HAVE BEEN PRESENTED TO RIO GRANDE GAS COMPANY, ARE SATISFACTORY TO MEET THE NEEDS FOR INSTALLATION OF (UNDERGROUND ONLY) (ABOVEGROUND ONLY) (UNDERGROUND AND/OR ABOVEGROUND) NATURAL GAS UTILITIES.

BY: _____ DATE: 1-30-08
FOR RIO GRANDE GAS

LAS CRUCES PLANNING & ZONING COMMISSION APPROVAL

THIS PLAT HAS BEEN SUBMITTED TO AND CHECKED BY THE LAS CRUCES PLANNING AND ZONING COMMISSION. IT CONCURS WITH THE EXPANSION OF EXISTING UTILITIES AND THOROUGHFARES AND IS IN ACCORDANCE WITH GENERAL CITY PLANNING. APPROVED FOR FILING WITH THE COUNTY CLERK.

Nancy Armijo — CHAIRMAN — DATE 12/19/07

SECRETARY — DATE 12/19/07

PUBLIC WORKS DEPARTMENT
CITY OF LAS CRUCES, NEW MEXICO

PROJECT TITLE: WEST MESA INDUSTRIAL PARK NO. 26 REPLAT NO 1
PROJECT NO. 07S046

SCALE 1"=300'	DATE	REVISIONS		SHEET
SURVEYOR GILBERT CHAVEZ PLS	JUNE 2007			1
DRAWN BY JOHN RIVERA	JUNE 2007	Oct. 2007		OF
CHECKED BY				2

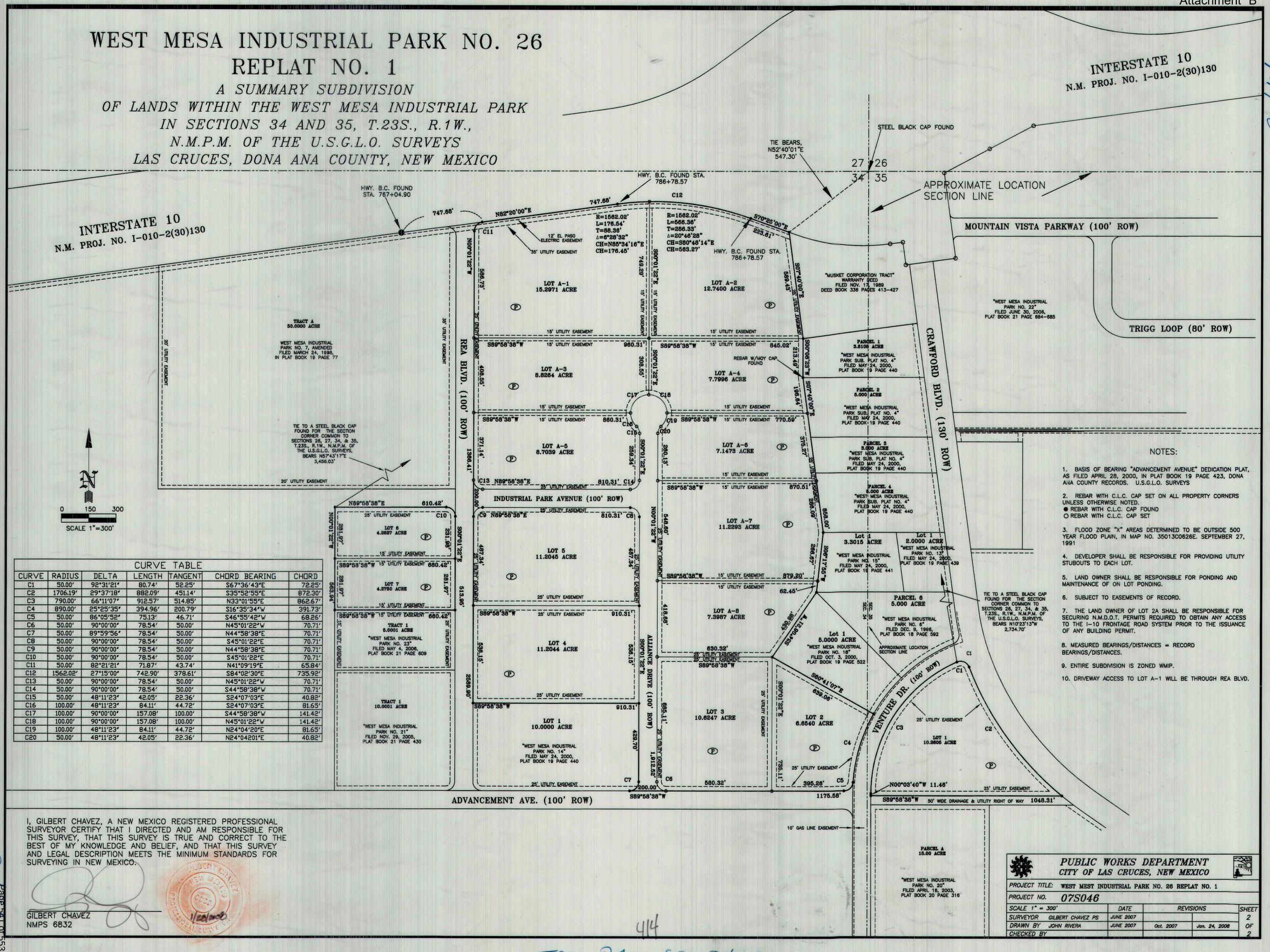
413

Attachment "B"

Agenda Item #8 4/14/08

WEST MESA INDUSTRIAL PARK NO. 26
REPLAT NO. 1

A SUMMARY SUBDIVISION
OF LANDS WITHIN THE WEST MESA INDUSTRIAL PARK
IN SECTIONS 34 AND 35, T.23S., R.1W.,
N.M.P.M. OF THE U.S.G.L.O. SURVEYS
LAS CRUCES, DONA ANA COUNTY, NEW MEXICO



CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	50.00'	92°31'21"	80.74'	52.25'	S67°36'43"E	72.25'
C2	1706.19'	29°37'18"	882.09'	451.14'	S35°52'55"E	872.30'
C3	790.00'	66°11'07"	912.57'	514.85'	N33°01'55"E	862.67'
C4	890.00'	25°25'35"	394.96'	200.79'	S16°35'34"W	391.73'
C5	50.00'	86°05'52"	75.13'	46.71'	S46°55'42"W	68.26'
C6	50.00'	90°00'00"	78.54'	50.00'	N45°01'22"W	70.71'
C7	50.00'	89°59'56"	78.54'	50.00'	N44°58'38"E	70.71'
C8	50.00'	90°00'00"	78.54'	50.00'	S45°01'22"E	70.71'
C9	50.00'	90°00'00"	78.54'	50.00'	N44°58'38"E	70.71'
C10	50.00'	90°00'00"	78.54'	50.00'	S45°01'22"E	70.71'
C11	50.00'	82°21'21"	71.87'	43.74'	N41°09'19"E	65.84'
C12	1562.02'	27°15'00"	742.90'	378.61'	S84°02'30"E	735.92'
C13	50.00'	90°00'00"	78.54'	50.00'	N45°01'22"W	70.71'
C14	50.00'	90°00'00"	78.54'	50.00'	S44°58'38"W	70.71'
C15	50.00'	48°11'23"	42.05'	22.36'	S24°07'03"E	40.82'
C16	100.00'	48°11'23"	84.11'	44.72'	S24°07'03"E	81.65'
C17	100.00'	90°00'00"	157.08'	100.00'	S44°58'38"W	141.42'
C18	100.00'	90°00'00"	157.08'	100.00'	N45°01'22"W	141.42'
C19	100.00'	48°11'23"	84.11'	44.72'	N24°04'20"E	81.65'
C20	50.00'	48°11'23"	42.05'	22.36'	N24°04201"E	40.82'

NOTES:

1. BASIS OF BEARING "ADVANCEMENT AVENUE" DEDICATION PLAT, AS FILED APRIL 28, 2000, IN PLAT BOOK 19 PAGE 423, DONA ANA COUNTY RECORDS. U.S.G.L.O. SURVEYS
2. REBAR WITH C.L.C. CAP SET ON ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
   ● REBAR WITH C.L.C. CAP FOUND
   ○ REBAR WITH C.L.C. CAP SET
3. FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN, IN MAP NO. 35013C0626E. SEPTEMBER 27, 1991
4. DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING UTILITY STUBOUTS TO EACH LOT.
5. LAND OWNER SHALL BE RESPONSIBLE FOR PONDING AND MAINTENANCE OF ON LOT PONDING.
6. SUBJECT TO EASEMENTS OF RECORD.
7. THE LAND OWNER OF LOT 2A SHALL BE RESPONSIBLE FOR SECURING N.M.D.O.T. PERMITS REQUIRED TO OBTAIN ANY ACCESS TO THE I-10 FRONTAGE ROAD SYSTEM PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
8. MEASURED BEARINGS/DISTANCES = RECORD BEARINGS/DISTANCES.
9. ENTIRE SUBDIVISION IS ZONED WMIP.
10. DRIVEWAY ACCESS TO LOT A-1 WILL BE THROUGH REA BLVD.

I, GILBERT CHAVEZ, A NEW MEXICO REGISTERED PROFESSIONAL SURVEYOR CERTIFY THAT I DIRECTED AND AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND LEGAL DESCRIPTION MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO.

GILBERT CHAVEZ
NMPS 6832

GILBERT CHAVEZ NEW MEXICO 6832 PROFESSIONAL SURVEYOR 1/28/2008

4/14/08

Page 541 of 553

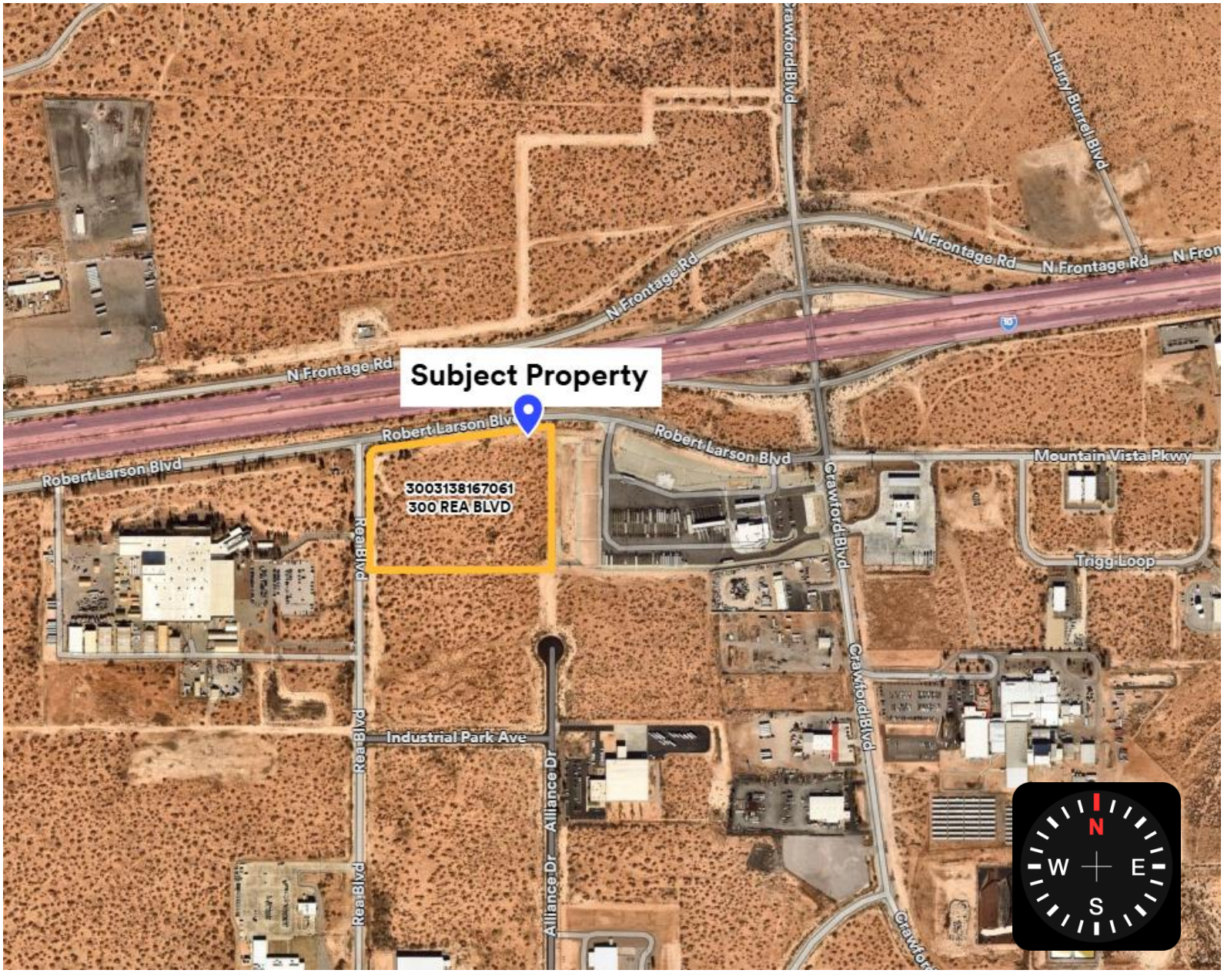
414

T23S R1W SEC 34 & 35

PUBLIC WORKS DEPARTMENT
CITY OF LAS CRUCES, NEW MEXICO

PROJECT TITLE:	WEST MEST INDUSTRIAL PARK NO. 26 REPLAT NO. 1			
PROJECT NO.	07S046			
SCALE 1" = 300'	DATE	REVISIONS		SHEET
SURVEYOR GILBERT CHAVEZ PS	JUNE 2007			2
DRAWN BY JOHN RIVERA	JUNE 2007	Oct. 2007	Jan. 24, 2008	OF
CHECKED BY				2

Aerial Vicinity Map



300 Rea Blvd

City Council Action and Executive Summary

3112; Council Bill 26-020

Type of Action:
☐ **Resolution**
☒ **Ordinance**
☐ **TIDD Resolution**

District:	☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5 ☐ 6 ☐ N/A		
1st Reading:	April 20, 2026	**Adopted:**	May 4, 2026
Drafter:	Jan Lauterbach	**Department:**	City Manager's Office

Title: **AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF A CITY-OWNED VACANT PARCEL OF LAND KNOWN AS THE SOUTH 75' OF LOTS 21, 22, 23, & 24, BLOCK 20, PALMER'S SUBDIVISION (AKA 705 N. 5TH STREET) TO NEW WIND INCORPORATED DBA CROSSTOWN MINISTRIES FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AS AUTHORIZED UNDER THE STATE OF NEW MEXICO'S AFFORDABLE HOUSING ACT (THE ACT) NMSA 1978 CHAPTER 104, IN CONJUNCTION WITH THE CITY OF LAS CRUCES AFFORDABLE HOUSING GENERAL OVERSIGHT ORDINANCE.**

TYPE OF ACTION: ☐ **Administrative** ☒ **Legislative** ☐ **Quasi-Judicial**

PURPOSE(S) OF ACTION:

Approve ordinance for land donation for affordable housing.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The City of Las Cruces Nuisance Abatement team (NAT) was formed to identify vacant and abandoned blighted properties that posed safety risks to community residents with the goal of improving neighborhood safety and environment. The team worked with property owners and/or heirs to bring properties up to code and in instances where that was not possible, the NAT secured the properties to ensure safety, filed liens against the parcels for the cost of securing, and acquired them through foreclosure proceedings. Some buildings were deemed uninhabitable and non-repairable and were demolished for safety concerns. Identified properties acquired through foreclosure were abated and placed in the City's Affordable Housing Land Bank, thereby prioritizing their use for affordable housing.

New Wind Incorporated DBA Crosstown Ministries approached City Staff about donating a City owned vacant parcel of land for affordable housing development. The parcel, known as 705 N. 5th Street was acquired by the City in April 2019 through the nuisance abatement initiative addressing abandoned and blighted parcels. The parcel property was abated and placed into the City's Affordable Housing Land Bank.

The donation of land for affordable housing development to a certified Qualifying Grantee agency is allowed under the State of New Mexico's Affordable Housing Act (The Act) NMSA 1978 Chapter 104 and in conjunction with the City of Las Cruces (City) Affordable Housing General Oversight Ordinance Chapter 13, Sec 13-103 (1)(a) of the City's Municipal Code.

New Wind Incorporated DBA Crosstown Ministries is certified as a Qualified Grantee under The Act, and is working with Housing New Mexico, to secure funding for the project that will provide support centered housing for women.

With the approval of the ordinance for the donation of the property, at title transfer, the warranty deed will include a revisionary clause stipulating that the property will be developed for affordable housing and if construction is not completed by January 2028, title to the parcel may revert back to the City. Donation of this parcel will allow for the development to proceed in a manner that meets construction timeline restrictions and return the property to productive use, consistent with the goals of The Act, to promote sustainable affordable housing. The City will file a Land Use Restriction Agreement against the property to ensure it remains as affordable housing.

SUPPORT INFORMATION:

Exhibit "A" Warranty Deed

PLAN(S):

City Council Strategic Plan, Department Strategic Business Plan, 2021-2025 Consolidated Plan, Elevate Las Cruces

COMMITTEE/BOARD REVIEW:

Affordable Housing Committee

DOES THIS AMEND THE BUDGET?:

☐ Yes

☒ No

Does this action amend the Capital Improvement Plan (CIP)?

☐ Yes

☒ No

OPTIONS / ALTERNATIVES:

1. Vote "Yes"; this will approve the ordinance for land donation of a city owned vacant parcel to New Wind Incorporated DBA Crosstown Ministries for affordable housing development.
2. Vote "No"; this will not approve the ordinance allowing for the donation of a city owned vacant parcel to New Wind Incorporated DBA Crosstown Ministries for affordable housing development.
3. Vote to "Amend"; this will direct staff to modify the proposed ordinance.
4. Vote to "Table"; this will direct staff to modify the proposed ordinance and possibly delay the development on the property.

ORDINANCE 3112; COUNCIL BILL 26-020

AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF A CITY-OWNED VACANT PARCEL OF LAND KNOWN AS THE SOUTH 75' OF LOTS 21, 22, 23, & 24, BLOCK 20, PALMER'S SUBDIVISION (AKA 705 N. 5TH STREET) TO NEW WIND INCORPORATED DBA CROSSTOWN MINISTRIES FOR THE DEVELOPMENT OF AFFORDABLE HOUSING AS AUTHORIZED UNDER THE STATE OF NEW MEXICO'S AFFORDABLE HOUSING ACT (THE ACT) NMSA 1978 CHAPTER 104, IN CONJUNCTION WITH THE CITY OF LAS CRUCES AFFORDABLE HOUSING GENERAL OVERSIGHT ORDINANCE.

The City Council is informed that:

WHEREAS, the City's Nuisance Abatement Team (NAT) was formed to identify vacant and abandoned blighted properties that posed safety risks to community residents with the goal of improving neighborhood safety and environment; and

WHEREAS, the property known as 705 N. 5th Street (property/parcel), acquired under the NAT program was placed in the Affordable Housing Land Bank prioritizing its use for affordable housing; and

WHEREAS, the City desires to donate the property to New Wind Incorporated DBA Crosstown Ministries for an affordable housing development that will provide support centered affordable housing for women; and

WHEREAS, the donation of land for affordable housing development to an certified Qualifying Grantee agency is allowed under the State of New Mexico's Affordable Housing Act (The Act) NMSA 1978 Chapter 104 and in conjunction with the City of Las Cruces (City) Affordable Housing General Oversight Ordinance Chapter 13, Sec 13-103 (1)(a) of the City's Municipal Code; and

WHEREAS, New Wind Incorporated DBA Crosstown Ministries is certified and approved as a Qualified Grantee under The Act, and is working with Housing New Mexico to secure funding for the project; and

WHEREAS, donation of the parcel would support the development of affordable housing on a currently vacant parcel and return the property to productive use, consistent with the goals of The Act, promoting sustainable affordable housing; and

WHEREAS, the City will file a Land Use Restriction Agreement against the property to ensure it remains affordable housing.

NOW, THEREFORE, Be it Ordained by the Governing Body of the City of Las Cruces:

(I)

THAT the City Manager or his designee is authorized to execute a warranty deed as shown in Exhibit "A" with reversionary clause upon Ordinance approval without further consideration by City Council.

(II)

THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

DONE AND APPROVED this day of

APPROVED

_____

ATTEST:

_____

Moved by:

Seconded by:

AYES

NAYS

Exhibit "A"

WARRANTY DEED

City of Las Cruces, whose address is, 700 N. Main Street, Las Cruces, NM 88001 for consideration paid, grant(s) to **New Wind Incorporated, DBA Crosstown Ministries,** whose address is, **4905 Tabosa Road, Las Cruces, NM 88011,** the following described real estate in **Dona Ana County, New Mexico**:

The South 75' of Lots 21, 22, 23, & 24, Block 20, PALMER'S SUBDIVISION, an addition to the City of Las Cruces, Dona Ana County, New Mexico, as shown and designated on the Plat No. 157, thereof filed of record in the office of the County Clerk of said County on February 7, 1912, recorded in Book 4, Page 44, of the Plat Records.

AKA: 705 N. 5th. Street

Ownership of and title to the Property shall revert to the Grantor if: the Grantee, or Developer, or its successors and/or assigns, fails to commence construction of affordable housing on either this conveyance, or any future replated lot which this conveyance is made a part of within 2 years from the date of filing of this Warranty Deed with the County Clerk of Dona Ana County which is _____, _____, 2026. The City shall exercise the right of reversion by the City by filing an affidavit indicating that the City has exercised its right of reversion. Upon filing of such affidavit and Warranty Deed, the Property shall automatically, without further action, vest in fee simple to the City. However, the City shall not exercise its Reversionary Interest on any portions of the Property if and to the extent that Grantee has commenced construction and is diligently pursuing the same to completion (for the period not to exceed 24 months from this conveyance). Grantee's acceptance of this Deed evidence Grantees agreement to and acceptance of said right of reversion, and Grantee further waives any objection to the form or operation of the right of reversion as well as any effect said right of reversion may have of the marketability of title to said Property.

Subject to patent reservations, restrictions, and easements of record and taxes for the year and subsequent years.

With warranty covenants.

Witness their hands and seals this _____ day of _____2026.

City of Las Cruces

By:_____
Ikani Taumoepeau, City Manager

Acknowledgement for Corporation

STATE OF NEW MEXICO)
) ss
COUNTY OF DONA ANA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by _____ on behalf of the City of Las Cruces, A New Mexico municipal corporation on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

3113; Council Bill 26-021

City Council Action and Executive Summary

Type of Action:
☐ **Resolution**
☒ **Ordinance**
☐ **TIDD Resolution**

District:	☒ **1** ☐ **2** ☐ **3** ☐ **4** ☐ **5** ☐ **6** ☐ **N/A**		
1st Reading:	April 20, 2026	**Adopted:**	May 4, 2026
Drafter:	Hilda Reyes	**Department:**	City Manager's Office

Title: **AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF FOUR CITY-OWNED VACANT PARCELS, LOCATED AT (1) 1262 N. TORNILLO STREET, (2) 1252 N. TORNILLO STREET, (3) 1242 N. TORNILLO STREET, AND (4) 1040 N. CAMPO STREET, TO TIERRA DEL SOL HOUSING CORPORATION FOR THE DEVELOPMENT OF SINGLE-FAMILY AFFORDABLE HOUSING UNDER THE STATE OF NEW MEXICO'S AFFORDABLE HOUSING ACT (THE ACT) NMSA 1978 CHAPTER 104, IN CONJUNCTION WITH THE CITY OF LAS CRUCES AFFORDABLE HOUSING GENERAL OVERSIGHT ORDINANCE.**

TYPE OF ACTION: ☐ **Administrative** ☒ **Legislative** ☐ **Quasi-Judicial**

PURPOSE(S) OF ACTION:

Approve ordinance for land donation for affordable housing.

BACKGROUND / KEY ISSUES / CONTRIBUTING FACTORS:

The City of Las Cruces Nuisance Abatement Team (NAT) was formed to identify vacant and abandoned blighted properties that pose safety risks to community residents with the goal of improving neighborhood safety and environment. The team worked with property owners and/or heirs to bring properties up to code and in instances where that was not possible, the NAT secured properties to ensure safety, filed liens against the parcels for costs of securing, and acquired them through foreclosure proceedings. Some buildings were deemed uninhabitable and non-repairable and were demolished for safety concerns. Identified properties acquired through foreclosure were abated and placed in the City's Affordable Housing Land Bank, thereby prioritizing their use for affordable housing.

The property formerly known as 1240 N. Tornillo, originally a .33-acre parcel and now replatted into three .11-acre parcels identified as 1262, 1252, and 1242 N. Tornillo Street, was classified as a nuisance property. The parcel at 1040 Campo Street received the same designation due to its deteriorated condition. After the City completed abatement and cleanup, the parcels were transferred into the City's Affordable Housing Land Bank. Donating the vacant lots supports the City's ongoing efforts to convert nuisance properties into productive community assets and prioritizing their use for affordable housing.

Tierra Del Sol Housing Corporation (TDS), a nonprofit housing developer and HUD-designated Community Housing Development Organization (CHDO) works with the City to implement affordable housing projects. Through this partnership, TDS will build a total of four homes across the four donated parcels. The homes will be sold to households participating in Tierra Del Sol's Homeownership program. The City supports this project as it will increase the supply of much-needed affordable housing in the community.

Individual parcel information is noted below:

- 1240 N. Tornillo Street a .33-acre parcel was acquired in May 2020 and replatted to create three parcels, each 0.11-acre in size. These parcels, identified as #4007134304305 (now 1262 N. Tornillo), Parcel #4007134306310 (now 1252 N. Tornillo), and Parcel #4007134308315 (now 1242 N. Tornillo) are zoned R-2 and suitable for development of single-family homes.

- 1040 N. Campo Street consists of a 0.12-acre parcel (Parcel #4007134255438), acquired in May 2019, and is suitable for the development of one affordable single-family home.

The donation of City-owned land to a Qualified Grantee for the development of affordable single-family homes is permitted under the State of New Mexico's Affordable Housing Act (The Act), NMSA 1978, Chapter 6, Article 27 and in accordance with the City of Las Cruces (City) Affordable Housing General Oversight Ordinance, Chapter 13, Sec.13-103(1)(a) of the City's Municipal Code.

With the approval of the ordinance and transfer of title from the City to Tierra Del Sol Housing Corporation, the warranty deed will include a reversionary clause stipulating that the property will be used for the development of affordable housing and if construction is not completed by January 2028, title to the parcel may revert back to the City. The transfer will also be subject to all requirements outlined in the Land Use Restriction Agreement (LURA). Donation of the vacant parcels will allow for the development to proceed in a manner that meets both the construction timeline and the requirements outlined in the LURA.

SUPPORT INFORMATION:
Exhibit "A" Warranty Deed Tornillo
Exhibit "B" Warranty Deed Campo

PLAN(S):
City Council Strategic Plan, Other, Department Strategic Business Plan, 2021-2025 Consolidated Plan, Elevate Las Cruces

COMMITTEE/BOARD REVIEW:
Affordable Housing Committee

DOES THIS AMEND THE BUDGET?:
☐ Yes
☒ No

Does this action amend the Capital Improvement Plan (CIP)?
☐ Yes
☒ No

OPTIONS / ALTERNATIVES:
1. Vote "Yes"; this will approve the ordinance for the donation of the four City-owned properties to Tierra Del Sol Housing Corporation for development of affordable single-family housing.
2. Vote "No"; this will not approve the ordinance allowing for the donation of the properties to Tierra Del Sol Housing Corporation which cancel the development of much-needed affordable single-family housing.
3. Vote to "Amend"; this will direct staff to modify the proposed ordinance.
4. Vote to "Table"; this will direct staff to modify the proposed ordinance.

ORDINANCE 3113; COUNCIL BILL 26-021

AN ORDINANCE TO AUTHORIZE THE CONVEYANCE OF FOUR CITY-OWNED VACANT PARCELS, LOCATED AT (1) 1262 N. TORNILLO STREET, (2) 1252 N. TORNILLO STREET, (3) 1242 N. TORNILLO STREET, AND (4) 1040 N. CAMPO STREET, TO TIERRA DEL SOL HOUSING CORPORATION FOR THE DEVELOPMENT OF SINGLE-FAMILY AFFORDABLE HOUSING UNDER THE STATE OF NEW MEXICO'S AFFORDABLE HOUSING ACT (THE ACT) NMSA 1978 CHAPTER 104, IN CONJUNCTION WITH THE CITY OF LAS CRUCES AFFORDABLE HOUSING GENERAL OVERSIGHT ORDINANCE.

The City Council is informed that:

WHEREAS, the City of Las Cruces Nuisance Abatement Team, (NAT) was formed to identify vacant and abandoned blighted properties that posed safety risks to community residents with the goal of improving neighborhood safety and environment; and

WHEREAS, the properties formerly known as 1240 N. Tornillo Street, originally a .33-acre parcel, now replatted as 1262, 1252, and 1242 N. Tornillo Street, and the parcel located at 1040 N. Campo Street were acquired by the NAT placed into the City's Affordable Housing Land Bank, prioritizing their use for affordable housing; and

WHEREAS, the City will donate the properties to Tierra Del Sol Housing Corporation (TDS), a nonprofit housing developer and HUD-designated Community Housing Development Organization (CHDO) partners with the City to implement affordable housing projects; and

WHEREAS, TDS will construct four homes that will be sold to households participating in Tierra Del Sol's Homeownership program; and

WHEREAS, the donation of the parcels will support affordable housing development and return the properties to productive use, consistent with the goals of The Act, promoting sustainable, community benefitting housing and restore the parcels to the tax rolls; and

WHEREAS, the City will record a Land Use Agreement (LURA) on the properties to ensure they remain dedicated to affordable housing.

NOW, THEREFORE, Be it Ordained by the Governing Body of the City of Las Cruces:

(I)

THAT the City Manager or his designee is authorized to execute the deeds as shown in "Exhibit A" and "Exhibit B" with reversionary clause, upon Ordinance approval without further consideration by City Council.

(II)

THAT City staff is hereby authorized to do all deeds as necessary in the accomplishment of the herein above.

DONE AND APPROVED this day of

APPROVED

_____

ATTEST:

_____

Moved by:

Seconded by:

AYES

NAYS

Exhibit "A"

WARRANTY DEED

City of Las Cruces, whose address is, **700 N. Main Street, Las Cruces, NM 88001** for consideration paid, grant(s) to **Tierra Del Sol Housing Corporation,** whose address is, **210 E. Idaho Avenue, Ste. B, Las Cruces, NM 88005**, the following described real estate in **Dona Ana County, New Mexico**:

Lots 1, 2 and 3, N. Tornillo Housing Tracts, in the City of Las Cruces, Dona Ana County, New Mexico, as shown and designated on the plat thereof, filed in the office of the County Clerk of said County on November 21, 2025, as Instrument #2526153 of Plat Records.

Ownership of and title to the Property shall revert to the Grantor if: the Grantee, or Developer, or its successors and/or assigns, fails to commence construction of affordable housing on either this conveyance, or any future replated lot which this conveyance is made a part of within 2 years from the date of filing of this Warranty Deed with the County Clerk of Dona Ana County which is _____, _____, 2026. The City shall exercise the right of reversion by the City by filing an affidavit indicating that the City has exercised its right of reversion. Upon filing of such affidavit and Warranty Deed, the Property shall automatically, without further action, vest in fee simple to the City. However, the City shall not exercise its Reversionary Interest on any portions of the Property if and to the extent that Grantee has commenced construction and is diligently pursuing the same to completion (for the period not to exceed 24 months from this conveyance). Grantee's acceptance of this Deed evidence Grantees agreement to and acceptance of said right of reversion, and Grantee further waives any objection to the form or operation of the right of reversion as well as any effect said right of reversion may have of the marketability of title to said Property.

Subject to patent reservations, restrictions, and easements of record and taxes for the year and subsequent years.

With warranty covenants.

Witness their hands and seals this _____ day of _____2026.

City of Las Cruces

By:_____
Ikani Taumoepeau, City Manager

Acknowledgement for Corporation

STATE OF NEW MEXICO)
) ss
COUNTY OF DONA ANA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by _____ on behalf of the City of Las Cruces, A New Mexico municipal corporation on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____

WARRANTY DEED

City of Las Cruces, whose address is, **700 N. Main Street, Las Cruces, NM 88001** for consideration paid, grant(s) to **Tierra Del Sol Housing Corporation,** whose address is, **210 E. Idaho Suite B, Las Cruces, NM 88005**, the following described real estate in **Dona Ana County, New Mexico**:

A TRACT OF LAND LOCATED WITHIN THE CITY OF LAS CRUCES, BEING LOT 4, BLOCK 115 OF THE LAS CRUCES ORIGINAL TOWNSITE FILED SEPTEMBER 15, 1853 IN BOOK 6, PAGE 1 OF THE RECORDS OF DONA ANA COUNTY, NEW MEXICO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POB) AT THE SOUTHWEST CORNER OF SAID LOT 4, A SET 5/8 -INCH REBAR WITH YELLOW PLASTIC CAP STAMPED “FAVELA JR NMPS “26832”, WHENCE THE SOUTHWEST CORNER OF LOT 5, BLOCK 115 A FOUND 1-INCH PIPE BEARS SOUTH 01°04’08” WEST 108.30 FEET;

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF N. CAMPO STREET, NORTH 01°04’16” EAST 55.91 FEET TO A SET 5/8 -INCH REBAR WITH YELLOW PLASTIC CAP STAMPED “FAVELA JR NMPS “26832”, BEING THE INTERSECTION OF SOUTHERLY RIGHT OF WAY OF FIR AVENUE;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF FIR AVENUE, NORTH 84°15’05” EAST 101.83 FEET TO A SET 5/8 -INCH REBAR WITH YELLOW PLASTIC CAP STAMPED “FAVELA JR NMPS “26832”;

THENCE DEPARTING FIR AVENUE RIGHT OF WAY, SOUTH 11°03’26” EAST 44.85 FEET, TO A SET 5/8 -INCH REBAR WITH YELLOW PLASTIC CAP STAMPED “FAVELA JR NMPS “26832”;

THENCE ALONG A CHAINLINK FENCE, SOUTH 78°44’38” WEST 113.14 FEET TO THE POINT OF BEGINNING (POB).

SAID LOT 4 CONTAINS 0.123 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD.

Ownership of and title to the Property shall revert to the Grantor if: the Grantee, or Developer, or its successors and/or assigns, fails to commence construction of affordable housing on either this conveyance, or any future replated lot which this conveyance is made a part of within 2 years from the date of filing of this Warranty Deed with the County Clerk of Dona Ana County which is _____, _____, 2026. The City shall exercise the right of reversion by the City by filing an affidavit indicating that the City has exercised it’s right of reversion. Upon filing of such affidavit and Warranty Deed, the Property shall automatically, without further action, vest in fee simple to the City. However, the City shall not exercise its Reversionary Interest on any portions of the Property if and to the extent that Grantee has commenced construction and is diligently pursuing the same to completion (for the period not to exceed 24 months from this conveyance). Grantee’s acceptance of this Deed evidence Grantees agreement to and acceptance of said right of reversion, and Grantee further waives any objection to the form or operation of the right of reversion as well as any effect said right of reversion may have of the marketability of title to said Property.

Subject to patent reservations, restrictions, and easements of record and taxes for the year and subsequent years.

With warranty covenants.

SIGNATURES ON THE NEXT PAGE
Witness their hands and seals this _____ day of _____2026.

City of Las Cruces

By:_____
Ikani Taumoepeau, City Manager

Acknowledgement for Corporation

STATE OF NEW MEXICO)
) ss
COUNTY OF DONA ANA)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026 by _____ on behalf of the City of Las Cruces, A New Mexico municipal corporation on behalf of said corporation.

_____
Notary Public

My Commission Expires:

_____