DOÑA ANA COUNTY
AFFORDABLE HOUSING PLAN
2015

PREPARED FOR:
DOÑA ANA COUNTY

PREPARED BY:
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EXECUTIVE SUMMARY

Doña Ana County, located in south central New Mexico, encompasses 3,814 square miles and is the second most populated County in the state. The County's population is concentrated along the Rio Grande valley, which bisects the County from north to south. Doña Ana County is home to New Mexico State University. Agriculture is a major economic activity and contributes to the County's rural character, but technology and bi-national commerce and industry also contribute to the County's growth. The County borders El Paso County, Texas and the state of Chihuahua, Mexico as well as Luna, Sierra and Otero Counties in New Mexico. The County offers diversity in its natural and built environments and its cultures and communities.

The purpose of this plan is to identify housing needs and barriers to housing development within the County outside of the major urban area of Las Cruces and Mesilla, each of which has its own plan for affordable housing. Plan information is reported for unincorporated areas of the County, including the Chaparral colonia, and the municipalities of Hatch, Anthony and Sunland Park. The plan proposes goals and implementation steps aimed at addressing housing needs. This report conforms to the guidelines set forth by the New Mexico Mortgage Finance Authority (MFA), which administers grants and technical support to New Mexico's municipalities and counties for affordable housing. Adoption of an Affordable Housing Plan by resolution and an Affordable Housing Ordinance, both as approved by MFA, will allow Doña Ana County to donate toward projects that meet the affordable housing needs identified in the plan.

The plan is organized into the following sections:

Community and Economic Profile. This section describes demographic trends and projections, highlighting community characteristics that are relevant to housing needs. It includes data about populations that often have special housing needs, including single parent families, seniors, disabled individuals and people living in poverty.

Housing Assessment. The housing assessment examines the types, condition and affordability of housing in Doña Ana County and surrounding communities. It also examines characteristics and affordability of for-sale housing currently on the market as well as available rental housing. Finally, it describes local programs and organizations working to address housing needs in the County.

Housing Needs. This section provides a concise description of the specific housing needs by type, population and number of units needed.

Land Use and Policy Review. The policy review examines relevant planning documents, County ordinances and their impacts on affordable housing. This section also describes other governmental and non-governmental constraints to affordable housing development, including land use and environmental barriers.

Goals, Policies and Quantifiable Objectives. This section puts forth specific yearly objectives for the number of housing units by type to be built or rehabilitated. It then lists a number of goals and action steps, including the strategies explained in the previous chapter, which should be implemented in order to achieve these objectives. The responsible party for carrying out each action step is noted, whether it be the County government, a nonprofit organization, or another entity.

Data for this plan came from many sources. The most current sources of demographic data include American Community Survey 5-Year Estimates and the 2010 Census. Community input regarding

housing needs was collected through meetings with local housing providers and people knowledgeable about the housing market in the various communities in the County, and interviews with key stakeholders.

Housing is generally considered to be affordable when a family pays no more than 30% of income for housing. The area median income (AMI) for a family of four in Doña Ana County in 2014 is $47,200. The maximum house price affordable to households at 100% of AMI is $181,572, and the maximum house price affordable to households at 120% of AMI is $217,887. While there are a few homes available for sale at prices affordable to households at these income levels, over half of housing for sale is priced higher than is affordable by a household at 120% of AMI, 15% is affordable to households with incomes between 100% and 120% AMI

There are over 1,000 subsidized or affordable rental apartments in Doña Ana County outside of Las Cruces and Mesilla. Apartments are concentrated in the border communities of Anthony, Santa Theresa and Sunland Park. However, the waiting lists of households eligible for subsidized rentals are more than double the existing units, and limited vacancies are generally in transition from one tenant to another. Of approximately 1,000 households that receive rental vouchers in the County, 130 households have chosen to live in communities outside of Las Cruces and Mesilla.

Doña Ana County has established nonprofits that provide subsidized rentals, affordable homeownership opportunities, transitional and temporary housing, and permanent supportive housing as well as service providers to support families who need housing. There are also service providers that specialize in rehabilitation and weatherization. The need is for additional financial resources to allow existing organizations to provide additional affordable housing.

Summary of Recommendations

Housing Production Goals

A summary of the housing goals for the County outside of Las Cruces and Mesilla, which have separate plans, is shown in Table 1. These goals are intended to meet current needs and projected needs over the next ten years.

TABLE 1. AFFORDABLE HOUSING GOALS

Type of Housing	Target Income	Current Need	10-year Future Need
Home Ownership	30-80% AMI	600 units	600
Rental Housing, households with 4 or more persons	0-80% AMI	1,200 units	1,100
Rental Housing, households of 1-3 persons	60% AMI and below	3,000 units	900
Senior& People w/Disabilities Independent Living	60% AMI and below	360 units	200
Housing Rehabilitation	60% AMI and below	8,000 units	1,200
Transitional Housing	60% AMI and below	1,200 beds	--
Permanent Supportive	30% AMI	400 units	60

Housing	and below

Policy Changes

- Adopt an affordable housing plan and ordinance in compliance with the Affordable Housing Act, as reviewed and approved by MFA.
- Make sure that other County initiatives are consistent with the Affordable Housing Plan, ensuring that affordable housing is recognized as an issue in other County documents.
- Link affordable housing and economic development investments
- Reduce or eliminate performance zoning in target areas
- Standardize permitting for approved affordable housing projects
- Standardize permitting for infill
- Support infrastructure financing, including using Tax Increment Development Districts and Public Investment Districts to help finance infrastructure improvements in large developments that include affordable housing
- Encourage regionalization of utilities and expedited development review in areas where water service providers have the capacity to accommodate growth.

Development Partnerships

- Facilitate partnerships with other governmental and private entities. Potential partnerships could include joint projects with private or non-profit entities where the County contributes land or infrastructure improvements, funding of specific programs that further County goals, support for legislative funding or grant requests or similar support to other entities.
- Surplus County property can be sold or leased to provide a revenue stream that funds affordable housing initiatives. Land acquisition could include surplus properties that might be donated by the other entities, such as the BLM.
- One of the most important roles that the County can play is making sure that infrastructure in target growth areas is in place.

Assistance to non-profit housing providers

- Rehabilitation or replacement of existing structures through assistance to existing organizations that provide rehabilitation programs in the County.
- Grants or other direct financial assistance to non-profit housing providers.

Funding/financing

- Partner with local mortgage lenders to administer County financing programs.
- Low interest loan pool created with County funds.
- Support for non-profit housing initiatives.

INTRODUCTION

The State of New Mexico enacted amendments to the New Mexico Affordable Housing Act in 2007. The Affordable Housing Act permits State and local governments to provide or pay the cost of land, buildings and/or necessary financing for affordable housing projects. Affordable housing projects are residential housing primarily for persons or households of low or moderate income.

Under the provisions of the Act, a municipality may:

A. Donate, provide or pay all, or a portion, of the costs of land for the construction on the land of affordable housing;
B. Donate, provide or pay all or a portion of the costs of conversion or renovation of existing buildings into affordable housing;
C. Provide or pay the costs of financing or infrastructure necessary to support affordable housing projects; or
D. Provide or pay all or a portion of the costs of acquisition, development, construction, financing, operating or owning affordable housing.

The Act requires the local governing body to adopt an Affordable Housing Plan and Ordinance if it wishes to provide donations towards affordable housing. Doña Ana County is in the process of extensive planning for the County's future through the Viva Doña Ana initiative, which has adopted six livability principles that will help make healthy communities by strengthening the County's people, places and prosperity. The livability principles have a direct bearing on housing choices and affordability.

The six principles are:

***Principle 1*: Provide More Transportation Choices**

"Better transportation means more time for my family, cleaner air, and healthier communities.
Develop safe, reliable, and affordable transportation choices to decrease household transportation costs, reduce energy consumption and dependence on non-domestic resources, improve air quality, reduce greenhouse gas emissions, and promote public health."

Research conducted for the Viva Doña Ana project indicate that 97.8% of households spend more than 45% of income on combined transportation and housing. Transportation choices are considered in analyzing the best locations for affordable housing.

***Principle 2:* Promote Equitable, Affordable Housing**

"Being able to afford a good place to live is important to everyone.
Make decisions that provide different types of housing to support a more diverse community across the region. More choices that are more affordable, closer to work, and can reduce the amount of your paycheck that goes to housing and transportation."

The Affordable Housing Act allows the County to participate directly in providing housing that meets this goal.

***Principle 3:* Enhance Economic Competitiveness**

"Quality education and work options mean success for my family.
The success of the region is based on our access to education, jobs, and real wages to live a stable quality

of life. The local government and private businesses need to be involved in encouraging job retention, growth, and economic prosperity. This needs to be done with a focus on the availability of adequate housing for employees of existing and potential future businesses, industries, and institutions in our region."

While this goal focuses on education and work options, it recognizes that adequate housing for employees of existing and potential future businesses, industries, and institutions in the region is also crucial to economic competitiveness.

Principle 4: **Support Existing Communities**

"Working to build up our communities.
Concentrate local and federal monies for investment in our established urban and rural communities. All areas are subject to growth over time. Making smart decisions on where to place growth, how to improve existing buildings, and what types of development should go where can strengthen our existing communities. As a region, decisions need to be made and tools put in place to direct the right kind of growth in the right locations."

Investments in housing – improving the existing housing stock and directing new housing to the right locations – are part of support for existing communities.

Principle 5: **Coordinate Policies & Leverage Investment**

"Let's work together for a stronger region.
Cooperation among federal, state, and local governments, officials, and planning efforts will strengthen the region by properly channeling federal funding and coordinating large-scale improvements (like transportation and energy production). Working together as a region strengthens our pull to secure federal funding and funnel real money to region-wide projects."

Decisions about the locations of affordable housing should be coordinated with the County's broader policies and investment in future growth.

Principle 6: **Value Communities & Neighborhoods**

"I would like a community garden in my neighborhood.
Valuing communities and neighborhoods means making places that we enjoy being in, such as great walking paths, parks, plazas, markets, and community gardens. Bringing these amenities into our communities contributes to a diverse, supportive, efficient, healthy, and livable community, and contributes to the overall well-being of residents and visitors."

The County's decisions about amenity investments help support strong residential communities.

The experience of Doña Ana County and the analyses conducted for this plan indicate that the powers granted to the County through the Affordable Housing Act will help the County accomplish its housing goals.

Organization of the Plan

The affordable housing plan identifies existing and projected future housing needs in Doña Ana County outside of the urban communities of Las Cruces and Mesilla. This affordable housing plan contains the

information that has been collected and analyzed to further an understanding of the housing market and unmet needs in Doña Ana County. The plan also considers the needs of the municipalities of Hatch, Sunland Park and Anthony, and the Chaparral Colonia. Figure 1 shows the locations of communities in the County, and Figure 2 shows general land ownership. The County's communities extend along the Rio Grande and the East Mesa where privately owned land is located.

The affordable housing plan identifies specific obstacles to affordable housing and unique opportunities available to meet the needs identified in the community profile and housing needs assessment. Then, the plan recommends how, when, where and by whom local housing issues will be addressed. These recommendations are contained in goals, policies, and quantifiable objectives to increase affordability by housing types for owners and renters. The programs that are recommended, which include actions by the County administration and other housing providers, address specific needs for construction, rehabilitation, preservation and financing of affordable housing.

The affordable housing plan is organized according to the MFA requirements for such plans, with the following sections:

Community Profile. Demographics, including the characteristics of the local population, economic conditions, and housing, including general characteristics of the County's existing housing stock.

Housing Market Analysis, including the recent development trends and the market for homes for sale and rentals

Housing Needs Assessment, including existing and projected needs

Land Use and Policy Review, including potential affordable housing sites and constraints to developing affordable housing.

Goals, Policies and Quantifiable Objectives, including the target number of new and rehabilitated units per year by type. This section identifies the incentives that the County intends to put in place and the responsible entities for implementing the plan.

FIGURE 1. DOÑA ANA COUNTY PLANNING AREAS AND SUBAREAS

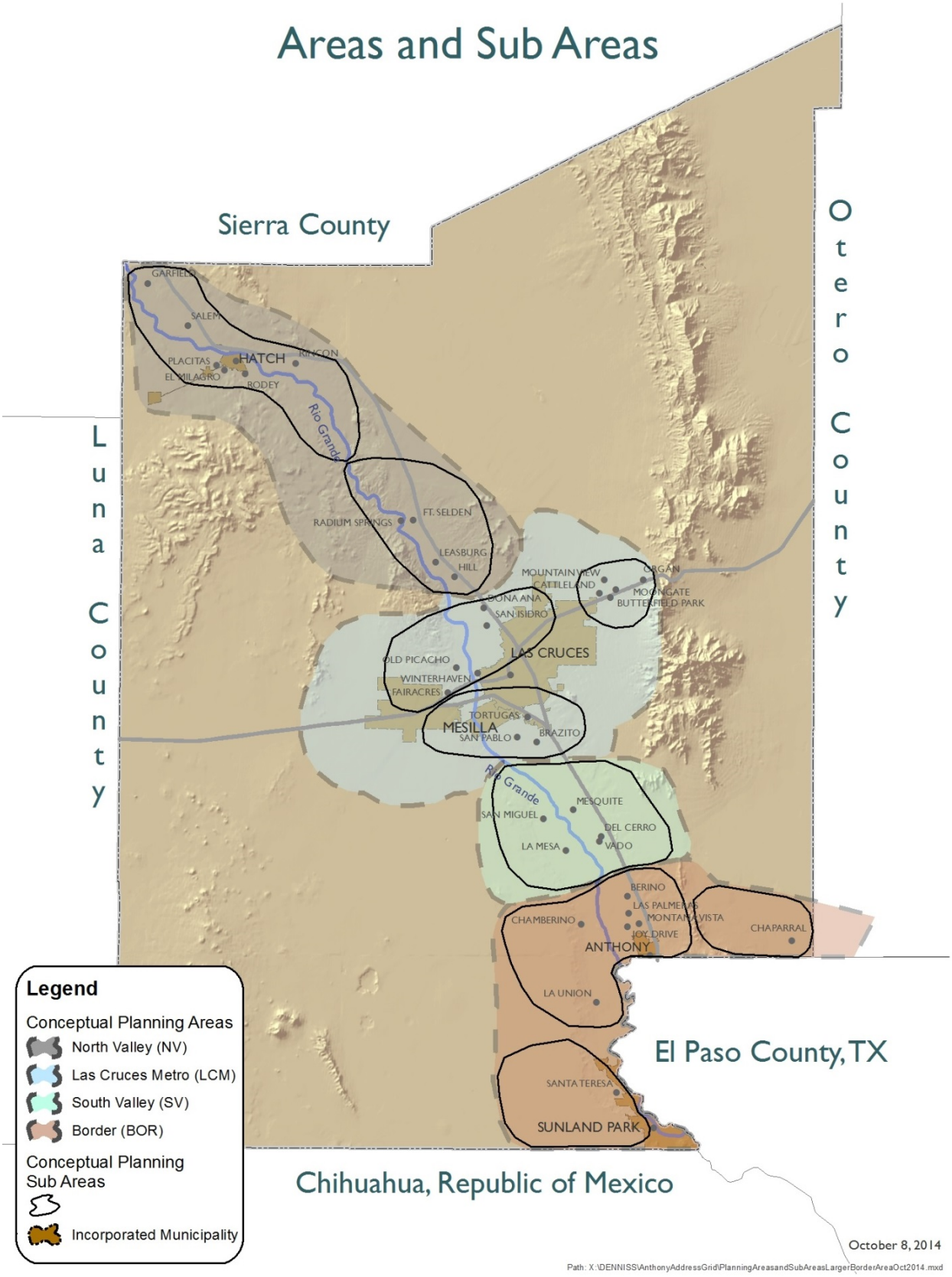
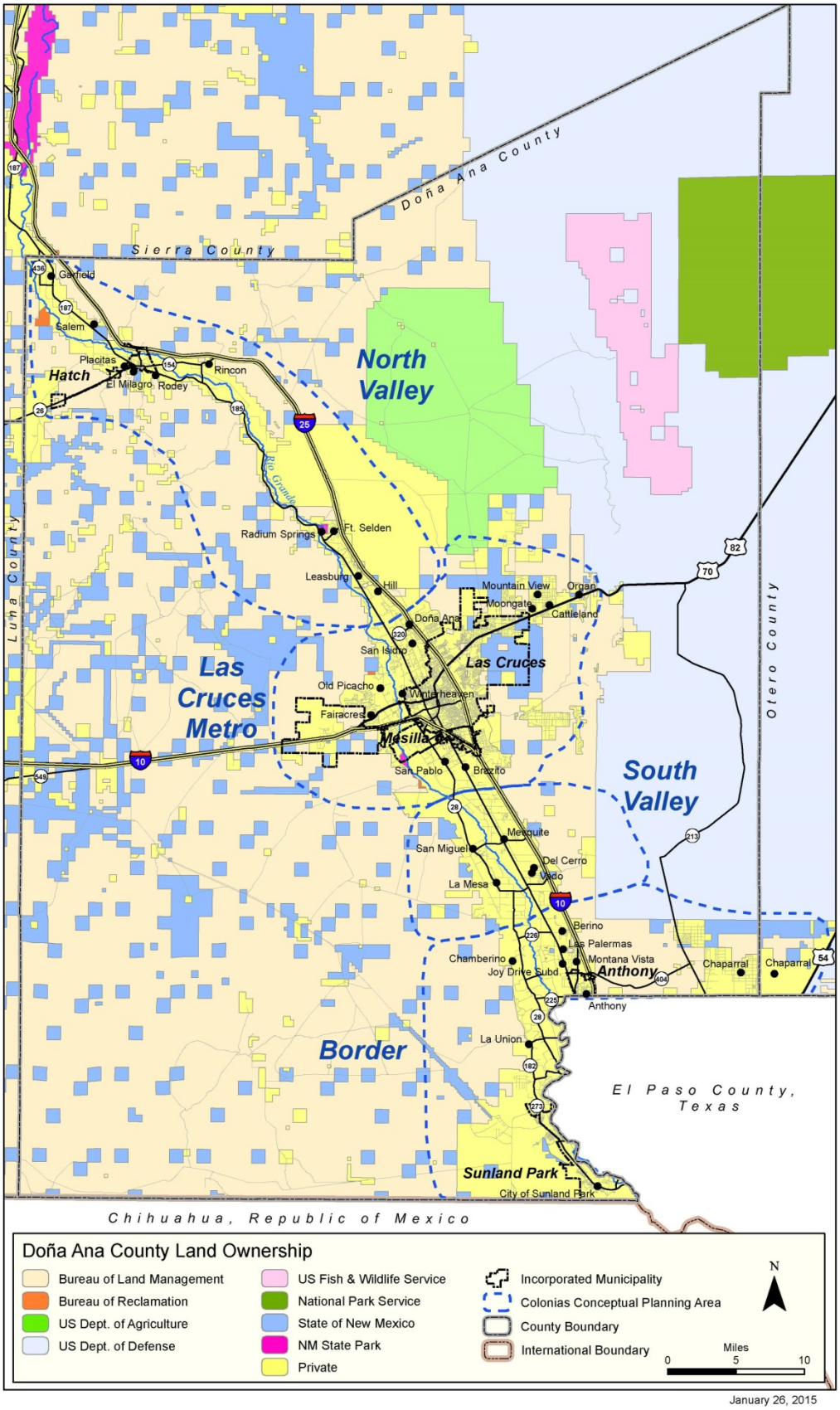


FIGURE 2. PRIVATE AND GOVERNMENT LAND OWNERSHIP, DOÑA ANA COUNTY



Methodology

Data sources for the Affordable Housing Plan include US Census, existing planning documents, and original data collection and stakeholder interviews. The focus of this plan is the unincorporated areas of Doña Ana County and the smaller municipalities. Las Cruces and the Town of Mesilla have affordable housing plans in place and are not included except in data tables to give a picture of the entire County. Las Cruces and Mesilla are not included in the analysis and strategies of this document.

Population and Housing Characteristics

The County has defined four conceptual planning areas, which are shown in Figure 1, and data are reported by these planning areas to the degree possible. Population and housing counts for Census blocks from the 2010 Census provide the most recent count of population and housing. The Census count is the basis for planning area estimates.

In addition to planning area data, which is only available for Census 100 percent counts, the plan includes data for incorporated municipalities and Chaparral. More detailed descriptions of the planning areas and the colonias located in each of these areas are included in "mini-plans" for each planning area.

To provide the most current social and economic information possible, the American Community Survey 2009-2013 five-year estimates were used for income and other sample data. ACS estimates are period estimates that represent data collected over a period of time, as opposed to the data collected from all households in the US for a single point in time for the decennial census. The five-year estimates use data collected over a 60-month period. For this report, the social and economic data used are the data collected from 2009 through 2013.

The smallest geographic unit for which social and economic data are available is the block group. Block groups outside of the urban areas of Doña Ana County can be quite large and do not match up well with the County's planning areas. Social and economic data are reported for the County and municipalities supplemented by maps showing the geographic distribution of social and economic characteristics for all block groups. Data for the Chaparral Census Designated Place (CDP) include both Doña Ana and Otero County Census blocks and block groups.

Housing Market Analysis

Real estate data were collected from the Las Cruces Association of Realtors (LCAR) and other real estate web sites that contain information about homes for sale and for rent. Additional information about homes for rent was obtained through Craig's List and web sites of managers of rental property in the County. In addition to the LCAR (Multiple Listing Service (MLS) web site, specific web sites include Realtor.com, Homes.com, Craig's list, and Trust-Properties. Listings for the communities near El Paso that are included in the El Paso MLS were obtained from Realtor.com and Homes.com.

Local stakeholders were interviewed to assess the issues and needs in the housing markets they serve. Stakeholders included for-profit developers and homebuilders, non-profit builders of housing for sale and rent, providers of housing and services to people with special needs, Realtors, lenders and community residents.

COMMUNITY AND HOUSING PROFILE

Las Cruces is the largest city in Doña Ana County. The City of Las Cruces and the Town of Mesilla, which is immediately adjacent to Las Cruces, have developed their own Affordable Housing Plans and implementation strategies. The Doña Ana County plan focuses on the unincorporated areas of the County and outlying municipalities of Hatch, Anthony and Sunland Park. The report contains information for the County as a whole, the County outside of Las Cruces and Mesilla, the outlying municipalities in the County, and Chaparral.

Population Characteristics

Population Trends

Doña Ana County has exhibited significant growth over the past twenty years, with nearly a 30 percent increase from 1990 to 2000 and nearly 20 percent increase from 2000 to 2010. The municipalities included in this study grew faster than the state as a whole from 1990 to 2000, but the growth rate slowed in the rural municipalities between 2000 and 2010. Population trends and data are shown in the following tables.

Table 2 shows growth trends for the County and the rural municipalities. Interesting trends to note are the dramatic growth in the border communities of Sunland Park, Anthony and the Chaparral Census Designated Place (CDP). The population in Sunland Park and Anthony grew by over 50% between 1990 and 2000, although Census data indicates that growth in these communities slowed down between 2000 and 2010. The population of the Chaparral CDP has more than doubled in each decade since 1990, with an increase of 239% from 2000 to 2010.

TABLE 2. HISTORICAL POPULATION TRENDS

	1990	2000	2010	2012	% change 1990-2000	% change 2000-2010
Doña Ana County	135,510	174,682	209,233	214,445	28.9%	19.8%
Village of Hatch	1,318	1,673	1,648	1,639	26.9%	-1.5%
City of Las Cruces	62,648	74,942	97,618	101,047	19.6%	30.2%
Town of Mesilla	1,976	2,474	2,196	1,913	25.2%	-11.2%
City of Sunland Park	8,357	13,309	14,106	14,776	59.3%	6.0%
Anthony CDP	5,160	8,125	9,360	NA	57.5%	15.2%
- City of Anthony	NA	NA	9,509	9.542	NA	NA
Chaparral CDP	2,962	6,117	14,631	NA	206.5%	239.2%
New Mexico	**1,515,069**	**1,819,046**	**2,059,179**	**2,085,287**	**20.1%**	**13.2%**

Source: US Census, UNM-BBER

The Bureau of Business and Economic Research at the University of New Mexico (BBER), projects population growth for all counties in New Mexico. According to these projections, Doña Ana County's population is projected to grow to about 300,000 by 2040, as shown in Table 3. This is an annual average growth rate of 1.2% over the 30 years from 2010 to 2040.

TABLE 3. COUNTY POPULATION PROJECTIONS

	2010	2015	2020	2025	2030	2035	2040
Doña Ana County	210,536	226,855	243,164	258,887	273,513	286,818	299,088

Source: UNM-BBER

Age, Gender, Race and Ethnicity

General population characteristics, including age, sex race and ethnicity are shown in Table 4 and Table 5, including a comparison between areas in Doña Ana County and the state of New Mexico. The County population as a whole is younger than the state population. Planning areas outside of the Central Planning Area have a higher proportion of population under age 19. The Central Planning Area, home to New Mexico State University, has a relatively high percentage of college age young adults. The percentage of population that is 65 years old and older is about the same in the North Valley and Central areas as the state as a whole. The southern part of the state has a lower percentage of seniors.

TABLE 4. SELECT POPULATION CHARACTERISTIC

	Doña Ana County	Las Cruces	Mesilla	Unincorporated County	% Doña Ana County	% Unincorporated County	% New Mexico
Total Population	**2111,175**	**99,186**	**2,168**	**84,765**	**100%**	**100%**	**2,059,179**
Age Groups							
Under 5 years	15,687	7,520	147	5,487	7.4%	6.5%	7.0%
5 to 9 years	15,113	6,122	43	6,922	7.2%	8.2%	7.0%
10 to 14 years	15,539	6,587	84	6,663	7.4%	7.9%	6.9%
15 to 19 years	17,994	7,734	83	7,871	8.5%	9.3%	7.3%
20 to 24 years	20,769	10,925	270	7,351	9.8%	8.7%	6.9%
25 to 34 years	27,276	14,748	176	9,192	12.9%	10.8%	13.0%
35 to 44 years	23,261	11,322	359	8,861	11.0%	10.5%	12.1%
45 to 54 years	25,847	10,866	351	11,289	12.2%	13.3%	14.1%
55 to 59 years	12,253	5,034	174	5,735	5.8%	6.8%	6.6%
60 to 64 years	10,450	4,839	107	4,500	4.9%	5.3%	5.8%
65 to 74 years	15,170	7,177	212	6,626	7.2%	7.8%	7.5%
75 to 84 years	8,801	4,514	139	3,214	4.2%	3.8%	4.2%
85 years or over	3,015	1,798	23	1,054	1.4%	1.2%	1.6%
Median Age	32.2	31.7	43.5	NA	NA	NA	36.7
Total Senior Population (65+)	26,986	13,489	374	10,894	12.8%	12.9%	13.3%
Sex							
Male	103,714	48,520	1,139	42,246	49.1%	49.8%	49.4%
Female	107,461	50,386	1,029	42,519	50.9%	50.2%	50.6%
Race and Ethnicity							
Hispanic or Latino, any race	139,372	56,743	1,154	57,633	66.0%	68.0%	46.3%
Not Hispanic or Latino	71,803	42,443	1,014	27,132	34.0%	32.0%	
White	62,794	36,778	988	23,969	74.1%	28.3%	68.4%
Black or African American	3,061	1,939	6	1,011	1.7%	1.2%	2.1%
Native American	1,702	1,478	6	551	1.5%	0.7%	9.4%
Asian	2,313	1,478	4	825		1.0%	1.4%
Native Hawaiian	15	1	0	11		0%	0.1%
Two or more races	1,728	955	10	728		0.9%	1.4%

Source: American Community Survey, 2009-2013 5-Year Estimate

TABLE 5. SELECT POPULATION CHARACTERISTICS

	Hatch	Sunland Park	Anthony	Chaparral	% Hatch	% Sunland Park	% Anthony	% Chaparral
Total Population	**1,701**	**14,517**	**8,838**	**13,366**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Age Groups								
Under 5 years	203	1,338	992	1,021	11.9%	9.2%	11.2%	7.6%
5 to 9 years	133	1,105	788	1,463	7.8%	7.6%	8.9%	11.0%
10 to 14 years	137	1,329	739	1,138	8.1%	9.2%	8.4%	8.5%
15 to 19 years	111	1,555	640	1,607	6.5%	10.7%	7.2%	12.0%
20 to 24 years	191	1,260	772	831	11.2%	8.7%	8.7%	6.2%
25 to 34 years	164	1,944	1,052	1,612	9.6%	13.4%	11.9%	12.1%
35 to 44 years	125	1,737	857	1,621	7.4%	12.0%	9.7%	12.1%
45 to 54 years	284	1,831	1,226	1,576	16.7%	12.6%	13.9%	11.8%
55 to 59 years	118	684	508	666	6.9%	4.7%	5.8%	5.0%
60 to 64 years	82	460	462	415	4.8%	3.2%	5.2%	3.1%
65 to 74 years	93	690	372	914	5.5%	4.8%	4.2%	6.8%
75 to 84 years	33	501	400	435	1.9%	3.5%	4.5%	3.3%
85 years or over	27	83	30	67	1.6%	0.6%	0.3%	0.5%
Median Age	29.3	28.5	26.7	28.9	1.7%	0.2%	0.3%	0.2%
Senior Population (Aged 65+)	153	5,313	802	1,416	9.0%	36.6%	9.1%	10.6%
Sex								
Male	890	6,916	4,003	6,473	52.3%	47.6%	45.3%	48.4%
Female	811	7,601	4,835	6,893	47.7%	52.4%	54.7%	51.6%
Race and Ethnicity								
Hispanic or Latino, any race	1,362	13,455	8,629	11,704	80.1%	95.4%	97.6%	87.6%
Non-Hispanic	339	666	209	1,662	19.9%	4.6%	2.4%	12.4%
White	321	600	138	1,473	18.9%	4.1%	1.6%	11.0%
Black or African	0	64	41	70	0.0%	0.4%	0.5%	0.5%
Native American	4	2	0	39	0.2%	0.0%	0.0%	0.3%
Asian	6	0	0	2	0.4%	0.0%	0.0%	0.0%
Native Hawaiian	3	0	0	0	0.2%	0.0%	0.0%	0.0%
Two or more races	5	0	0	78	0.3%	0.0%	0.0%	0.6%

Source: American Community Survey, 2009-2013 5-Year Estimate

Income

The median household income in Doña Ana County is $38,000, which is approximately 84% of the state median household income, as shown in

Table 6. Median household incomes in the City of Las Cruces and Town of Mesilla are higher than those in the rural municipalities, with the lowest median household income in the City of Anthony.

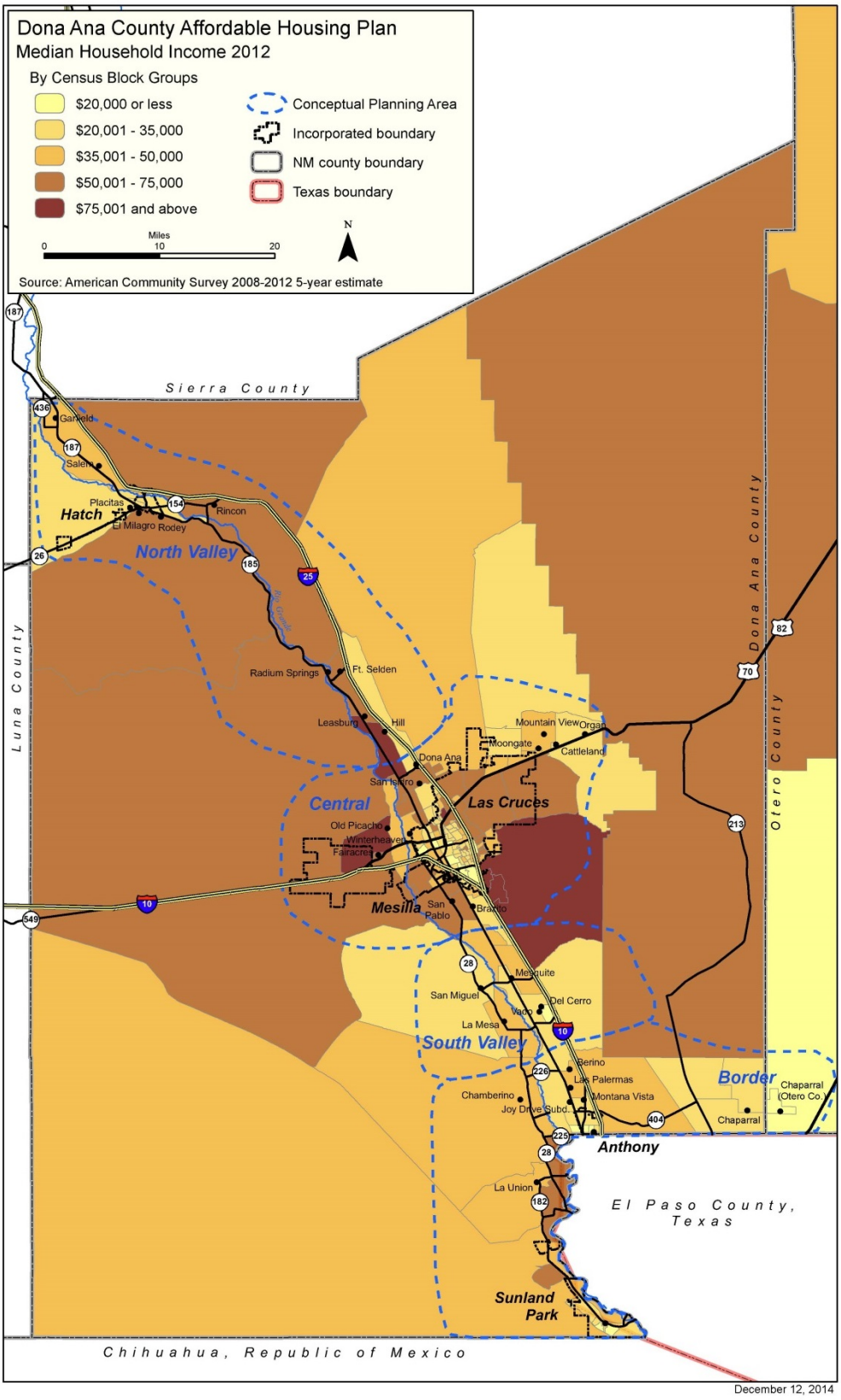
TABLE 6. MEDIAN HOUSEHOLD INCOME BY MUNICIPALITY

Area	Income
Doña Ana County	$37,933
Village of Hatch	$28,214
City of Las Cruces	$40,040
Town of Mesilla	$58,095
City of Sunland Park	$28,119
City of Anthony	$20,379
Chaparral CDP	$26,326
New Mexico	**$44,927**

Source: 2009-2013 ACS 5-Year Estimates

Figure 3 shows median household incomes for block groups in the County. The figure shows the distribution of household incomes within the County. Areas with the lowest household incomes outside of the Las Cruces and Mesilla municipal limits are concentrated in the rural colonias of the County, including rural communities north of Las Cruces, communities east of Las Cruces along US 70, and the colonias in the south county.

FIGURE 3. HOUSEHOLD INCOME BY BLOCK GROUP



Source: Doña Ana County

The distribution of household incomes in the County is shown in Table 7, including the County total, Las Cruces and Mesilla, and the rural remainder of the County. The estimated number and percentage of households in the remainder of the County by percentage of area median income are shown in Table 8. Approximately one-third of households have incomes over 120 percent of AMI, and 18 percent have incomes less than 30 percent of AMI.

When compared to the state, the areas of Doña County outside of Las Cruces and Mesilla have a higher percentage of households with incomes below $25,000. An estimated 18 percent of households in rural Doña Ana County have household incomes less than 30% of the area median income, and about a third have incomes greater than 120% of the area median.

Median household income in the municipalities of Hatch, Sunland Park and Anthony and in Chaparral is significantly lower than the County median. The highest poverty rates, which are nearly three times the state rate, are in the communities of Sunland Park, Anthony and Chaparral.

TABLE 7. HOUSEHOLDS BY INCOME RANGE

Household Income	Doña Ana County	Las Cruces	Mesilla	Unincorporated Doña Ana County	% Distribution	New Mexico
Total Households	**73,797**	**38,068**	**904**	**27,798**	**27,798**	**761,938**
Less than $10,000	7,994	4,256	66	2,554	9.2%	9.4%
$10,000 to $14,999	5,704	2,379	50	2,353	8.5%	6.4%
$15,000 to $24,999	12,152	6,434	40	4,357	15.7%	12.9%
$25,000 to $34,999	8,823	4,087	124	3,469	12.5%	11.4%
$35,000 to $49,999	10,264	5,374	121	3,858	13.9%	14.4%
$50,000 to $74,999	11,447	6,272	156	4,098	14.7%	17.2%
$75,000 to $99,999	7,644	4,163	91	2,973	10.7%	11.3%
$100,000 to $149,999	5,986	3,280	120	2,383	8.6%	10.6%
$150,000 to $199,999	2,236	1,165	64	955	3.4%	3.6%
$200,000 or more	1,547	658	72	798	2.9%	2.9%
Median Income	**$37,933**	**$40,040**	**$58,095**	**NA**	**NA**	**$44,927**
Mean Income	**$54,043**	**$53,948**	**$82,315**	**NA**	**NA**	**$61,682**
Persons Living In Poverty	**27.0%**	**23.1%**	**20.5%**	**NA**	**NA**	**20.4%**
Household Income	**Hatch**	**Sunland Park**	**Anthony**	**Chaparral**		
Total Households	506	3,954	2,567	3,965		
Less than $10,000	29	666	423	568		
$10,000 to $14,999	38	335	549	495		
$15,000 to $24,999	115	776	430	823		
$25,000 to $34,999	151	699	293	671		
$35,000 to $49,999	34	516	361	443		
$50,000 to $74,999	84	573	264	457		
$75,000 to $99,999	35	181	201	241		
$100,000 to $149,999	20	162	21	186		
$150,000 to $199,999	0	27	25	16		
$200,000 or more	0	19	0	65		
Median Income	**$28,214**	**$28,119**	**$20, 379**	**$26,326**		
Mean Income	**$37,780**	**$36,657**	**$31,941**	**$38,854**		
Persons Living in Poverty	**31.3%**	**39.1%**	**45.2%**	**40.4%**		

Source: American Community Survey, 2009-2013 5-Year Estimate

Table 8 shows the estimated distribution of households by percent of AMI in the County outside of Las Cruces and Mesilla. Approximately one-third of households have incomes over 120 percent of AMI, and 18 percent have incomes less than 30 percent of AMI.

TABLE 8. ESTIMATED HOUSEHOLDS BY % AMI, COUNTY OUTSIDE OF LAS CRUCES AND MESILLA

			Census Income Range								
	Income Range		<	$10,000 to	$15,000 to	$25,000 to	$35,000 to	$50,000 to	$75,000 +		% of
% AMI	from	to	$10,000	$14,999	$24,999	$34,999	$49,999	$74,999		Total	Total
LT 30%	$0	$14,160	3,672	2,725						6,397	18.4%
30-40%	$14,160	$18,880		550	2,203					2,753	7.9%
40-50%	$18,880	$23,600			2,680					2,680	7.7%
50-60%	$23,600	$28,320			794	1,531				2,326	6.7%
60-70%	$28,320	$33,040				2,177				2,177	6.3%
70-80%	$33,040	$37,760				904	878			1,781	5.1%
80-90%	$37,760	$42,480					1,501			1,501	4.3%
90-100%	$42,480	$47,200					1,501			1,501	4.3%
100-120%	$47,200	$56,640					890	1,333		2,223	6.4%
Over 120%	$56,640							3,686	7,800	11,486	33.0%
Total			**3,672**	**3,275**	**5,678**	**4,612**	**4,769**	**5,019**	**7,800**	**34,825**	**100.0%**

Source: American Community Survey, 2009-2013 5-Year Estimate, Sites Southwest

Employment

Employment and Unemployment

Doña Ana County's civilian labor force grew by over 30,000 from 1990 to 2010 and has continued to grow since 2010. During the same time period, employment grew as well. While the unemployment rate increased from 2000 to 2010, it has remained steady at a little over or under 7.5% since 2010. Unemployment in Doña Ana County has historically been higher than the state, but during the recession years, the County's unemployment rate did not increase as much as the state rate. In 2013, unemployment in Doña Ana County was similar to the state as a whole.

TABLE 9. DONA COUNTY EMPLOYMENT AND UNEMPLOYMENT

Las Cruces MSA (Doña Ana County)	1990	2000	2010	2011	2012	2013
Civilian Labor Force	60,163	76,503	91,381	91,601	92,285	92,830
Employment	55,312	71,808	84,276	84,568	85,538	85,859
Unemployment	4,851	4,695	7,105	7,033	6,747	6,971
Rate	8.10%	6.10%	7.80%	7.70%	7.30%	7.50%
New Mexico Unemployment Rate	**5.60%**	**4.00%**	**9.60%**	**8.90%**	**8.10%**	**7.40%**

Source: New Mexico Department of Workforce Solutions

Industries

The largest private sector industry classes in the County in terms of number of employees are agriculture, retail trade, health care and social services, and accommodation and food services. The number of jobs in agriculture has declined since 2001; while there have been increases in the other three classes. Professional and technical services jobs have also exhibited growth since 2001. Government jobs account for about 26% of all jobs.

TABLE 10. DOÑA ANA COUNTY EMPLOYMENT BY INDUSTRY CLASS

Industry Class	2001	2010	2013
Agriculture, Forestry, Fishing & Hunting	4,313	3,433	3,317
Mining	--	40	20
Utilities	279	354	398
Construction	3,141	3,557	3,489
Manufacturing	3,129	2,826	2,709
Wholesale Trade	1,136	1,274	1,208
Retail Trade	6,368	6,947	7,575
Transportation & Warehousing	1,086	1,282	1,336
Information	900	848	907
Finance & Insurance	1,297	1,516	1,735
Real Estate & Rental & Leasing	651	722	703
Professional & Technical Services	2,414	3,749	3,938
Management of Companies & Enterprises	59	94	35
Administrative & Waste Services	3,052	3,942	3,175
Educational Services	229	384	524
Health Care & Social Assistance	6,835	10,685	12,230
Arts, Entertainment, and Recreation	850	1,146	1,025
Accommodation & Food Services	4,685	5,890	6,714
Other Services, Except Public Administration	1,231	1,417	1,291
Non-Classified	0	0	0
Total Private	**41,705**	**50,106**	**52,330**
Total Government	**15,984**	**18,967**	**17,988**
Total All Industries	**57,689**	**69,074**	**70,317**

Source: New Mexico Department of Workforce Solutions

Significant economic activity is taking place in the Santa Teresa area with the opening of the Union Pacific intermodal facility and related warehousing and distribution facilities and value-added services for imports and exports. This intermodal facility is expected to employ about 600 people by 2025.

Wages

Earnings are reported for the state of New Mexico and Metropolitan Statistical Areas (MSAs). The Las Cruces MSA encompasses Doña Ana County. Average hourly earnings in Dona Ana County are about the same as the state average; however, average weekly hours are below the state average. As a result, average weekly earnings are lower than the state average.

TABLE 11. AVERAGE WEEKLY EARNINGS, DONA ANA COUNTY

Area	Average weekly hours			Average hourly earnings			Average weekly earnings		
	Nov. 2013	Oct. 2014	Nov. 2014	Nov. 2013	Oct. 2014	Nov. 2014(p)	Nov. 2013	Oct. 2014	Nov. 2014
New Mexico	34.9	34.5	34.9	$20.62	$20.54	$20.47	$719.64	$708.63	$714.40
Las Cruces MSA	33.6	33.0	32.8	$19.28	$21.24	19.56	$647.81	$700.26	$641.57

Source: US Department of Labor, Bureau of Labor Statistics

Housing Characteristics

Type

Housing in Doña Ana County is predominantly single family detached homes and mobile homes. In the County outside of Las Cruces and Mesilla, over 92 percent of housing is either single family detached or mobile homes.

In the outlying municipalities and Chaparral, the percentage of the housing stock that is mobile homes ranges from 24 to 69%, with the highest percentage in Chaparral. Most multifamily housing is in Sunland Park and Anthony. There are very few single family attached units, such as townhouses, except in Sunland Park.

TABLE 12. HOUSING BY TYPE

	Doña Ana County		Las Cruces		Mesilla		Remainder of County	
Units in Structure	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Total housing units	**82,049**	**100.0%**	**42,464**	**100.0%**	**1,003**	**100.0%**	**38,582**	**100.0%**
1-unit, detached	47,110	57.4%	24,434	57.5%	814	81.2%	21,862	56.7%
1-unit, attached	2,869	3.5%	2,368	5.6%	29	2.9%	472	1.2%
2 units	2,246	2.7%	1,802	4.2%	58	5.8%	386	1.0%
3 or 4 units	3,398	4.1%	2,659	6.3%	42	4.2%	697	1.8%
5 to 9 units	3,500	4.3%	2,669	6.3%	46	4.6%	785	2.0%
10 to 19 units	2,043	2.5%	1,875	4.4%	0	0.0%	168	0.4%
20 or more units	2,900	3.5%	2,551	6.0%	0	0.0%	349	0.9%
Mobile home	17,892	21.8%	4,060	9.6%	14	1.4%	13,818	35.8%
Boat, RV, van, etc.	91	0.1%	46	0.1%	0	0.0%	45	0.1%

	Hatch		Sunland Park		Anthony		Chaparral	
Units in Structure	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Total housing units	604	100.0%	4,138	100.0%	2,826	100.0%	4,743	100.0%
1-unit, detached	404	66.9%	2,371	57.3%	1,435	50.8%	1,404	29.6%
1-unit, attached	3	0.5%	180	4.3%	12	0.4%	11	0.2%
2 units	11	1.8%	160	3.9%	126	4.5%	0	0.0%
3 or 4 units	4	0.7%	164	4.0%	128	4.5%	49	1.0%
5 to 9 units	32	5.3%	112	2.7%	221	7.8%	0	0.0%
10 to 19 units	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20 or more units	0	0.0%	166	4.0%	0	0.0%	0	0.0%
Mobile home	150	24.8%	985	23.8%	904	32.0%	3,279	69.1%
Boat, RV, van, etc.	0	0.0%	0	0.0%	0	0.0%	0	0.0%

Source: American Community Survey, 5-Year Estimates, 2009-2013

Age of Housing Stock

Over 60 percent of Doña Ana County's housing stock has been built since 1980 and is less than 35 years old. However, over 4,000 homes in the rural communities and municipalities were built prior to 1960 and are more than 50 years old. An additional 9,000 homes were built between 1960 and 1980 and are 35 to 50 years old.

TABLE 13. YEAR STRUCTURE BUILT

	Doña Ana County		Las Cruces		Mesilla		Remainder of County	
Year Structure Built	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Total housing units	82,049	100.0%	42,464	100.0%	1,003	100.0%	38,582	100.0%
Built 2010 or later	979	1.2%	604	1.4%	0	0.0%	375	1.0%
Built 2000 to 2009	17,859	21.8%	11,512	27.1%	75	7.5%	6,272	16.3%
Built 1990 to 1999	16,817	20.5%	7,111	16.7%	121	12.1%	9,585	24.8%
Built 1980 to 1989	15,747	19.2%	6,471	15.2%	62	6.2%	9,214	23.9%
Built 1970 to 1979	13,333	16.3%	5,996	14.1%	132	13.2%	7,205	18.7%
Built 1960 to 1969	5,915	7.2%	3,910	9.2%	134	13.4%	1,871	4.8%
Built 1950 to 1959	6,165	7.5%	4,243	10.0%	140	14.0%	1,782	4.6%
Built 1940 to 1949	1,989	2.4%	1,152	2.7%	20	2.0%	817	2.1%
Built 1939 or earlier	3,245	4.0%	1,465	3.4%	319	31.8%	1,461	3.8%
	Hatch		**Sunland Park**		**Anthony**		**Chaparral**	
Year Structure Built	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Total housing units	604	100.0%	4,138	100.0%	2,826	100.0%	4,743	100.0%
Built 2010 or later	9	1.5%	62	1.5%	53	1.9%	31	0.7%
Built 2000 to 2009	28	4.6%	837	20.2%	527	18.6%	531	11.2%
Built 1990 to 1999	104	17.2%	1,192	28.8%	657	23.2%	1,565	33.0%
Built 1980 to 1989	93	15.4%	949	22.9%	793	28.1%	1,307	27.6%
Built 1970 to 1979	61	10.1%	694	16.8%	413	14.6%	1,049	22.1%
Built 1960 to 1969	67	11.1%	235	5.7%	223	7.9%	179	3.8%
Built 1950 to 1959	63	10.4%	90	2.2%	105	3.7%	28	0.6%
Built 1940 to 1949	80	13.2%	29	0.7%	8	0.3%	41	0.9%
Built 1939 or earlier	99	16.4%	50	1.2%	47	1.7%	12	0.3%

Source: American Community Survey, 5-Year Estimates, 2009-2013

Household Characteristics

Existing Households

Over two-thirds of households in the County are family households, which include the householder and one or more related people. However, the percentage of family households is highest in the communities outside of Las Cruces and Mesilla where there is a higher percentage of non husband-wife families, and particularly female headed households.

TABLE 14.HOUSEHOLDS BY TYPE

	Doña Ana County	Hatch	Sunland Park	Anthony	Chaparral
Total Households	**75,532**	**503**	**3,892**	**2,648**	**4,196**
Family Households	**51,863**	**391**	**3,324**	**2,294**	**3,443**
Husband-Wife Family	35,322	279	2,135	1,378	2,418
Other Family	16,541	112	1,189	916	1,025
Male Householder, no wife present	4,487	36	257	168	304
Female Householder, no husband present	12.054	76	932	748	721
Non-Family Households	**23,669**	**112**	**568**	**354**	**753**
Householder living alone	18,289	96	487	303	629
Householder not living alone	5,380	16	81	51	124

Source: ACS 2009-2013;
**Excludes Las Cruces and Mesilla*

Housing Units By Tenure

Of an estimated 38,582 housing units in Doña Ana County, 90 percent are occupied. For the County as a whole, approximately two-thirds are owner occupied and one-third are rentals. The ownership rate in the County outside of Las Cruces and Mesilla is higher than the County as a whole – 74 percent of occupied units outside of Las Cruces and Mesilla are owner occupied. The homeowner vacancy rate in the County is very low at two percent, and the rental vacancy rate is an estimated seven percent. Vacancy rates outside of Las Cruces and Mesilla are lower – 1.2 percent for owner housing and 5.2 percent for rentals.

The distribution between owner and renter occupied housing in Hatch, Sunland Park and Anthony is similar to the County as a whole. In Chaparral, on the other hand, over 80 percent of occupied housing is owner occupied. According to Census estimates, households are larger in the outlying municipalities and Chaparral. The owner vacancy rates are low. Rental vacancy rates are very low in Hatch and Sunland Park and higher in Chaparral.

TABLE 15. HOUSING UNITS BY TENURE

	Doña Ana County		Las Cruces		Mesilla		Remainder of County	
Subject	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Total housing units	82,049	100.0%	42,464	100.0%	1,003	100.0%	38,582	100.0%
Occupied housing units	73,797	89.90%	38,068	89.60%	904	90.10%	34,825	90.26%
Vacant units	8,252	10.10%	4,396	10.40%	99	9.90%	3,757	9.74%
Owner occupied units	48,269	65.4%	38,068	57.5%	535	59.2%	25,853	74.2%
Renter occupied units	25,528	34.6%	21,881	42.5%	369	40.8%	8,972	25.8%
Average HH size – owner	2.82	NA	2.56	NA	2.75	NA	NA	NA
Average HH size – renter	2.73	NA	2.49	NA	1.89	NA	NA	NA
Homeowner vacancy rate	2.1%	NA	3.2%	NA	0.0%	NA	1.2%	NA
Rental vacancy rate	7.0%	NA	8.1%	NA	0.0%	NA	5.2%	NA

	Hatch		Sunland Park		Anthony		Chaparral	
Subject	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Total housing units	**604**	**100.0%**	**4,138**	**100.0%**	**2,826**	**100.0%**	**4,743**	**100.0%**
Occupied housing units	506	83.8%	3,954	95.6%	2,567	90.8%	3,965	83.6%
Vacant units	98	16.2%	184	4.4%	259	9.2%	778	16.4%
Owner occupied units	349	69.0%	2,614	66.1%	1,616	63.0%	3,167	79.9%
Renter occupied units	157	31.0%	1,340	33.9%	951	37.0%	798	20.1%
Average HH size – owner	3.68	NA	3.78	NA	3.67	NA	3.36	NA
Average HH size – renter	2.52	NA	3.44	NA	3.06	NA	3.4	NA
Homeowner vacancy rate	0.0%	NA	0.0%	NA	0.0%	NA	2.6%	NA
Rental vacancy rate	0.0%	NA	1.3%	NA	4.2%	NA	8.9%	NA

Source: American Community Survey, 5-Year Estimates, 2009-2013

Housing Problems

The Census identifies "problems" that are considered to be indicators of substandard housing conditions: units lacking complete plumbing or kitchen facilities, no telephone service available and overcrowding. Housing in Doña Ana County is more likely than New Mexico to have complete plumbing and kitchen facilities. Households are also more likely to have phone service available.

TABLE 16. HOUSING UNITS LACKING COMPLETE FACILITIES

Selected Characteristics	Doña Ana County		County Outside of Las Cruces and Mesilla		New Mexico
Occupied housing units	73,797	100.0%	34,825	100.0%	100.0%
Lacking complete plumbing facilities	516	0.7%	264	0.7%	1.2%
Lacking complete kitchen facilities	433	0.6%	191	0.5%	1.2%
No telephone service available	2,234	3.0%	1,034	2.7%	4.3%

	Doña Ana County		Las Cruces		Mesilla		Remainder of County	
Selected Characteristics	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Occupied housing units	73,797	100.0%	42,464	100.0%	904	100.0%	34,825	100.0%
Lacking complete plumbing facilities	516	0.7%	233	0.6%	19	2.1%	264	0.7%
Lacking complete kitchen facilities	433	0.6%	236	0.6%	6	0.7%	191	0.5%
No telephone service available	2,234	3.0%	1,167	3.1%	33	3.7%	1,034	2.7%

	Hatch		Sunland Park		Anthony		Chaparral	
Selected Characteristics	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Occupied housing units	506	100.0%	2,567	2,567	2,567	100.0%	3,965	100.0%
Lacking complete plumbing facilities	21	4.2%	68	68	68	0.8%	13	0.3%
Lacking complete kitchen facilities	4	0.8%	73	73	73	0.9%	8	0.0%
No telephone service available	17	3.4%	280	280	280	3.3%	147	3.7%

Source: American Community Survey, 5-Year Estimates, 2009-2013

Overcrowded housing conditions are defined as more than one person per habitable room, and severe overcrowding is defined as more than 1.5 persons per habitable room. Overcrowding in Doña Ana County is similar to conditions in New Mexico. Homes in the County outside of urban areas are more likely to be overcrowded, with 3.5% of housing units having 1 to 1.5 occupants per room compared to 2.5% for the state. Homes in Doña Ana County are slightly less likely than the state overall to be severely overcrowded. Although the percentage of total housing is low, 2,300 units outside of Las Cruces and Mesilla are overcrowded or severely overcrowded.

TABLE 17. INDICATORS OF OVERCROWDING

Occupants per Room	Doña Ana County		County Outside of Las Cruces and Mesilla		New Mexico
Occupied housing units	**73,797**	**100.0%**	**34,825**	**100.0%**	**100.0%**
1.00 or less	70,678	95.8%	32,477	84.2%	96.5%
1.01 to 1.50	2,558	3.5%	1,946	5.0%	2.5%
1.51 or more	561	0.8%	402	1.0%	1.0%

	Doña Ana County		Las Cruces		Mesilla		County Outside of Las Cruces and Mesilla	
Occupants per Room	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Occupied housing units	73,797	100.0%	42,464	100.0%	904	100.0%	34,825	100.0%
1.00 or less	70,678	95.8%	37,343	98.1%	858	94.9%	32,477	84.2%
1.01 to 1.50	2,558	3.5%	590	1.5%	22	2.4%	1,946	5.0%
1.51 or more	561	0.8%	135	0.4%	24	2.7%	402	1.0%

	Hatch		Sunland Park		Anthony		Chaparral	
Occupants per Room	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Occupied housing units	506	100.0%	3,954	100.0%	2,567	100.0%	3,965	100.0%
1.00 or less	449	88.7%	3,488	88.2%	2,346	91.4%	3,573	90.1%
1.01 to 1.50	54	10.7%	398	10.1%	179	7.0%	291	7.3%
1.51 or more	3	0.6%	68	1.7%	42	1.6%	101	2.5%

Source: American Community Survey, 5-Year Estimates 2009-2013

Cost Burden

According to the US Department of Housing and Urban Development, housing is considered "affordable" when a household pays no more than 30 percent of its household income on housing. Households that pay more than 30 percent of their income in housing costs are considered to be "cost burdened." The Census reports this information when it has enough information to compute selected monthly housing costs as a percentage of household income, as shown in Table 18 and Table 19. Selected monthly owner costs include mortgage payments, taxes and insurance, utilities and fuels. Gross rent is the contract rent paid plus the average monthly cost of utilities and fuels, if paid by the renter.

In Doña Ana County, 33% of homeowners with a mortgage and 58% of renters have a cost burden. Outside of the urban areas of Las Cruces and Mesilla, 36% of homeowners with a mortgage and 57% of renters have a cost burden. The cost burden for owners with a mortgage is particularly high in Chaparral, a community with a very high ownership rate, where over half of homeowners with a

mortgage pay more than 30 percent of income for housing. Over 65 percent of renters in Anthony pay more than 30 percent of their incomes in gross rent.

TABLE 18. SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)

	Doña Ana County		Las Cruces		Mesilla		County Outside of Las Cruces and Mesilla	
Subject	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Housing units with a mortgage	27,931		14,496		323		13,112	
Less than 20.0 percent	10,197	36.5%	5,417	37.%	160	49.5%	4,620	35.2%
20.0 to 24.9 percent	5,427	19.4%	3,137	21.6%	60	18.6%	2,230	17.0%
25.0 to 29.9 percent	2,857	10.2%	1,251	8.6%	33	10.2%	1,573	12.0%
30.0 to 34.9 percent	**2,774**	**9.9%**	**1,470**	**10.10%**	**0**	**0.0%**	**1,304**	**9.9%**
35.0 percent or more	**6,676**	**23.9%**	**3,221**	**22.20%**	**70**	**21.7%**	**3,385**	**25.8%**
Housing unit without a mortgage	19,941		7,197		212		12,532	
Less than 10.0 percent	9,448	47.4%	3,740	52.0%	158	74.5%	5,550	44.3%
10.0 to 14.9 percent	3,661	18.4%	1,330	18.%	5	2.4%	2,326	18.6%
15.0 to 19.9 percent	1,969	9.9%	611	8.5%	13	6.1%	1,345	10.7%
20.0 to 24.9 percent	1,306	6.5%	424	5.9%	36	17.0%	846	6.8%
25.0 to 29.9 percent	1,000	5.0%	343	4.8%	0	0.0%	657	5.2%
30.0 to 34.9 percent	**776**	**3.9%**	**159**	**2.2%**	**0**	**0.0%**	**617**	**4.9%**
35.0 percent or more	**1,781**	**8.9%**	**590**	**8.2%**	**0**	**0.0%**	**1,191**	**9.5%**

	Hatch		Sunland Park		Anthony		Chaparral	
Subject	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Housing units with a mortgage	172		1,165		905		1,489	
Less than 20.0 percent	70	40.7%	214	18.4%	386	42.7%	447	30.0%
20.0 to 24.9 percent	30	17.4%	228	19.6%	132	14.6%	137	9.2%
25.0 to 29.9 percent	36	20.9%	192	16.5%	0	0.0%	118	7.9%
30.0 to 34.9 percent	**10**	**5.8%**	**75**	**6.2%**	**111**	**12.3%**	**128**	**8.6%**
35.0 percent or more	**26**	**15.1%**	**459**	**39.4%**	**276**	**30.5%**	**659**	**44.3%**
Housing unit without a mortgage	177		1,395		701		1,662	
Less than 10.0 percent	54	30.5%	645	46.2%	277	39.5%	654	39.4%
10.0 to 14.9 percent	38	21.5%	276	19.8%	218	31.1%	166	10.0%
15.0 to 19.9 percent	45	25.4%	99	7.1%	55	7.8%	357	21.5%
20.0 to 24.9 percent	4	2.3%	107	7.7%	36	5.1%	79	4.8%
25.0 to 29.9 percent	24	13.6%	51	3.7%	29	4.1%	102	6.1%
30.0 to 34.9 percent	**9**	**5.1%**	**95**	**6.8%**	**12**	**1.7%**	**51**	**3.1%**
35.0 percent or more	**3**	**1.7%**	**122**	**8.7%**	**74**	**10.6%**	**253**	**15.2%**

Source: American Community Survey, 5-Year Estimates 2009-2013; Estimates exclude units where SMOCAPI cannot be calculated.

TABLE 19. GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)

	Doña Ana County		Las Cruces		Mesilla		County Outside of Las Cruces and Mesilla	
Subject	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Occupied units paying rent	22,997		15,068		359		7,570	
Less than 15.0 percent	2,597	11.3%	1,654	11.0%	31	8.6%	912	12.0%
15.0 to 19.9 percent	2,200	9.6%	1,353	9.0%	99	27.6%	748	9.9%
20.0 to 24.9 percent	2,336	10.2%	1,595	10.6%	13	3.6%	728	9.6%
25.0 to 29.9 percent	2,607	11.3%	1,679	11.1%	56	15.6%	872	11.5%
30.0 to 34.9 percent	**2,216**	**9.6%**	**1,507**	**10.0%**	**35**	**9.7%**	**674**	**8.9%**
35.0 percent or more	**11,041**	**48.0%**	**7,280**	**48.3%**	**125**	**34.8%**	**3,636**	**48.0%**
	Hatch		**Sunland Park**		**Anthony**		**Chaparral**	
Subject	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**	**Estimate**	**Percent**
Occupied units paying rent	119		1,220		837		668	
Less than 15.0 percent	21	17.6%	123	10.1%	63	7.5%	43	6.4%
15.0 to 19.9 percent	18	15.1%	146	12.0%	68	8.1%	88	13.2%
20.0 to 24.9 percent	35	29.4%	145	11.9%	45	5.4%	44	6.6%
25.0 to 29.9 percent	9	7.6%	171	14.0%	104	12.4%	125	18.7%
30.0 to 34.9 percent	**33**	**27.7%**	**137**	**11.2%**	**72**	**8.6%**	**48**	**7.2%**
35.0 percent or more	**3**	**2.5%**	**498**	**40.8%**	**485**	**57.9%**	**320**	**47.9%**

Source: American Community Survey, 5-Year Estimates 2009-2013; Estimates exclude units where GRAPI cannot be computed.

Housing cost burdened households in Doña Ana County outside of Las Cruces and Mesilla are disproportionally low and moderate income households. Nearly 60 percent of homeowners and over 90 percent of renters with incomes less than $20,000 have a cost burden. The percentage of household with a cost burden decreases as incomes go up, but a substantial percentage of households with incomes at 80% of the area median ($37,760) or below pay 30% or more of their incomes in either owner or renter costs. When compared to the state as a whole, residents of Doña Ana County outside of Las Cruces and Mesilla are somewhat less likely to bear a housing cost burden.

TABLE 20. COST BURDEN BY TENURE AND INCOME RANGE, DOÑA ANA COUNTY OUTSIDE OF LAS CRUCES AND MESILLA

Income Range	Doña Ana County Households	Housing Costs as a Percentage of Income					
		Doña Ana County			New Mexico		
		Less than 20%	20 to 29 %	30 % or more	Less than 20%	20 to 29 %	30 % or more
Homeowners							
Less than $20,000	5,493	22.0%	19.7%	58.3%	22.2%	16.5%	61.3%
$20,000 to $34,999	5,151	50.3%	18.8%	30.9%	43.6%	16.0%	40.5%
$35,000 to $49,999	3,674	55.5%	21.9%	22.6%	48.6%	20.6%	30.8%
$50,000 to $74,999	4,215	62.6%	25.3%	12.0%	55.7%	27.3%	17.1%

Income Range	Doña Ana County Households	Housing Costs as a Percentage of Income					
		Doña Ana County			New Mexico		
		Less than 20%	20 to 29 %	30 % or more	Less than 20%	20 to 29 %	30 % or more
$75,000 or more	7,111	75.4%	19.4%	5.1%	77.2%	17.9%	4.9%
Zero or negative income	**209**						
Renters							
Less than $20,000	3,429	2.7%	7.1%	90.3%	2.8%	8.3%	89.0%
$20,000 to $34,999	1,803	17.8%	30.3%	51.9%	9.7%	27.8%	62.5%
$35,000 to $49,999	938	29.5%	54.2%	16.3%	28.3%	45.9%	25.8%
$50,000 to $74,999	737	51.0%	31.8%	17.2%	53.9%	37.5%	8.6%
$75,000 or more	663	89.7%	10.3%	0.0%	86.4%	11.8%	1.8%
Zero or negative income	**189**						
No cash rent	**1,213**						

Source: American Community Survey, 5-Year Estimates 2009-2013

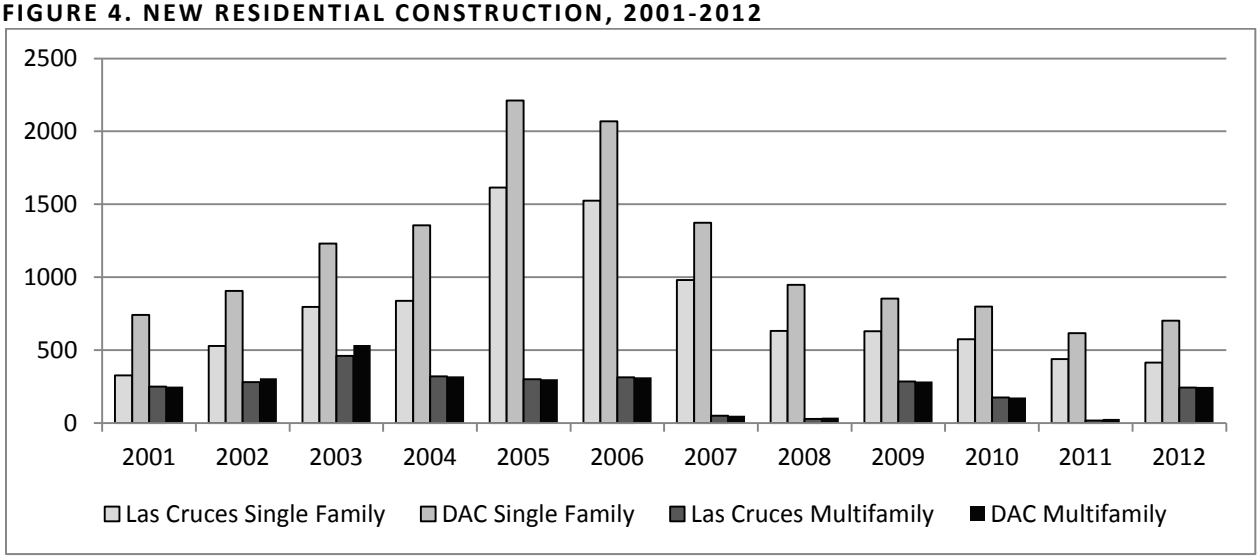
Housing Market Analysis

The housing market in Doña Ana County over the past eight years reflected national housing trends, with a dramatic peak in new construction in 2005 and 2006 followed by a steep decline in new construction, which stabilized in 2012 and 2013. The resale market experienced a decline in housing prices and increased days on the market as overbuilding created a glut of homes for sale. According to local real estate reports, resale prices stabilized in 2013.

New Construction (Building Permits)

Residential construction information for Doña Ana County and Las Cruces was obtained from US Census residential building permit survey. The data in Figure 4 show residential building permits for the City of Las Cruces and for Doña Ana County as a whole. Since 2001, two-thirds of single family construction and 96 percent of multifamily construction has been within the City. The trend shows a peak in new construction in 2005-2006, with a dramatic decline since 2006. Construction decreased steadily to 2011, with a slight increase in 2012 due to an increase in construction outside of Las Cruces, primarily in Sunland Park.

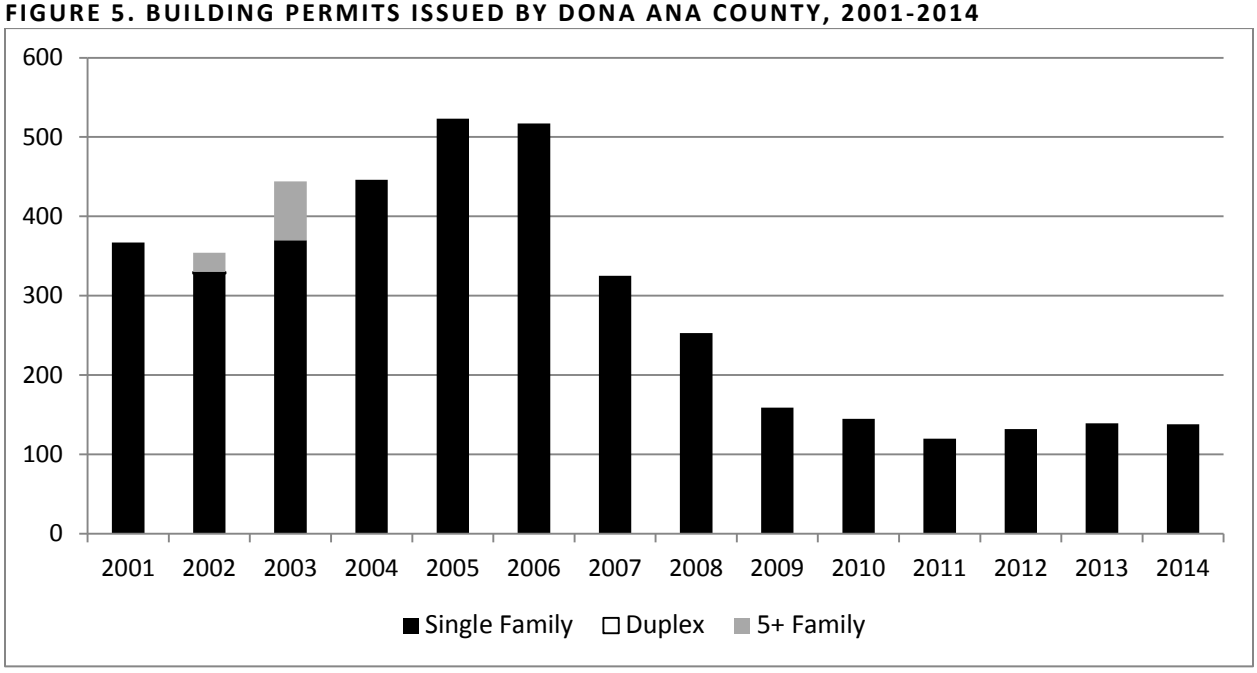
FIGURE 4. NEW RESIDENTIAL CONSTRUCTION, 2001-2012



Source: US Census, Residential Construction Report

Building permits issued in by the County are shown in Figure 5. Most of the permits issued by the County are for single family detached housing, although some apartments were built in 2002 and 2003. A duplex was built in 2002. The apartments are located in Anthony, which incorporated in 2010. However, additional apartments could be built in areas of the County that have water and sewer service in place. Consistent with national trends, new construction peaked in 2005, and the number of permits issued since then declined dramatically to 2009 and has remained fairly stable since then.

FIGURE 5. BUILDING PERMITS ISSUED BY DONA ANA COUNTY, 2001-2014

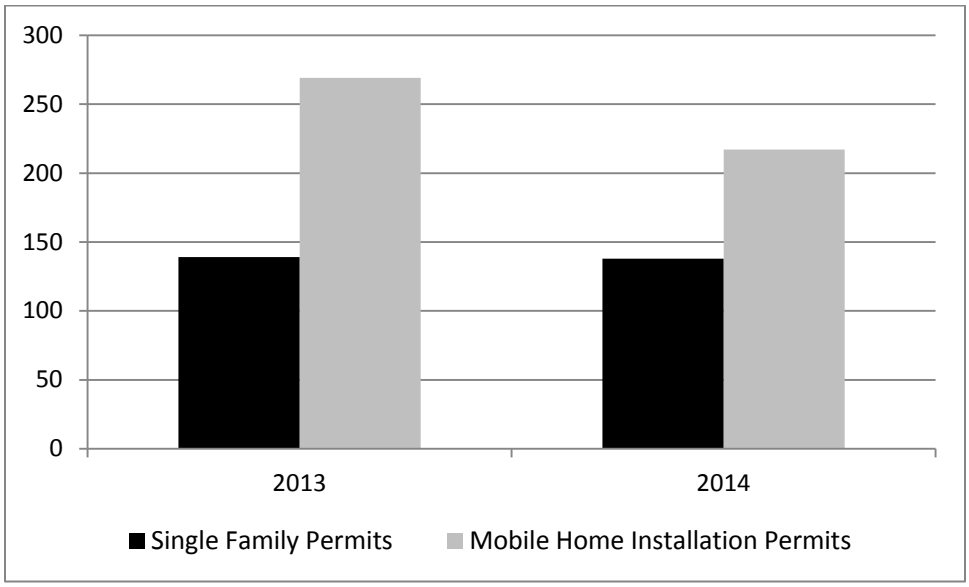


Source: US Census

In addition to building permits for new site built housing, the County issues mobile home installation permits. In 2013 and 2014, new site built single family construction was 30 to 40 percent of housing added to the County's housing stock. Sixty to 65% is mobile home installations. These are not necessarily

newly manufactured units, and the installation permits could represent mobile homes moved from one location in the County to another. It is common for residents to purchase an older mobile home and install it on a lot that they own.

FIGURE 6. SINGLE FAMILY NEW CONSTRUCTION AND MOBILE HOME INSTALLATION PERMITS, 2013 AND 2014



Source: Doña Ana County

Housing for Sale

Information about homes for sale in December 2014 was gathered from a number of sources for unincorporated communities in Doña Ana County and the municipalities of Hatch, Sunland Park and Anthony. The Southern New Mexico Multiple Listing Service reported 2,622 listings in Dona Ana County in 2014, of which 1,466 were sold. The average sales price was $172,752. On average, the sales price equal to 96% of the listing price. Eighty-seven percent of units sold were single family houses. The average sales price for a single family detached house was $183,527, and the average sales price for a permanent manufactured unit was $97,349. Average days on the market was 119, but single family homes sold faster than mobile homes or manufactured units.

Most of the sales activity is in the City of Las Cruces. Individual listings were tallied to report homes for sale outside of Las Cruces.

A total of 258 homes for sale were found for communities outside of Las Cruces and Mesilla. Of these, 227 were single family detached units, 27 were manufactured units, and four were condos, townhomes or zero lot line homes. Listings within the municipal limits of Las Cruces and Mesilla were excluded from this analysis.

Half of all homes for sale in the County o area are affordable to households with incomes above 120% of median income. Very few homes are available for households with incomes below 80% of median. Most of the homes for sale are within the Central and Border planning areas, which are the largest with urban or suburban areas within them.

TABLE 21. HOUSING AFFORDABILITY BY %AMI

% AMI	Price Range	Doña Ana County	% of Total	North Valley	Central	South Valley	Border
<30%	LT $56,400	2	1%	1	0	0	1
30-40%	$56,400-$75,500	13	5%	1	7	2	3
40-50%	$75,500-$90,800	10	4%	1	5	1	3
50-60%	$90,800-$108,900	5	2%	3	0	1	1
60-70%	$108,900-$127,100	11	4%	2	3	0	6
70-80%	$127,100-$145,300	10	4%	0	5	2	3
80-90%	$145,300-$163,400	14	5%	2	3	0	9
90-100%	$163,400-$181,600	25	10%	0	7	3	15
100-120%	$181,600-$217,900	38	15%	0	12	3	23
120%+	GT $217,900	130	50%	11	87	5	27
Total		258	100%	21	129	17	91

Sources: Las Cruces Association of Realtors and Realtor.com

A comparison of the distribution of household incomes in the County to the prices of homes for sale shows that very few of the homes currently on the market are affordable to households with incomes at 80 percent of AMI or below.

TABLE 22. DISTRIBUTION OF FOR SALE HOUSING BY PRICE COMPARED TO INCOME

Household Income*	Percentage of Area Median Income (AMI)	Estimated % of Doña Ana County Households at this Income Level	Price of Homes Affordable at this Income Level	Homes in Price Range Currently on the Market	Percent Total
$14,160 or less	Up to 30% AMI	18.40%	$54,500 or less	2	1.0%
$14,160 - $18,880	30-40% AMI	7.90%	$54,500 to $72,800	13	5.0%
$18,880 -$23,600	40-50% AMI	7.70%	$72,800 to $90,800	10	4.0%
$23,600-$28,320	50-60% AMI	6.70%	$90,800 to $108,900	5	2.0%
$28,320-$37,760	60-80% AMI	11.40%	$108,900 to $145,300	21	8.0%
$37,760-$47,200	80-100% AMI	8.60%	$145,300 to $181,600	39	15.0%
$47,200-$56,640	100-120% AMI	6.40%	$181,600 to $217,900	38	15.0%
$56,640+	120% AMI+	33.00%	$217,900 and up	130	50.0%

Sources: ACS 5-Year Estimates, 2009-2013, Las Cruces Association of Realtors and Realtor.com

The affordability gap between incomes and housing for sale is shown in Table 23. The data show that housing that is suitable for a married couple is available for households between 60% and 80% of AMI. The average price of housing for sale was reviewed by number of bedrooms and household size typical of that size unit. Two person households with incomes above 80% of AMI can afford a one bedroom unit. Three person households with incomes above 100% of AMI can afford a two-bedroom unit, but three and four bedroom units are not affordable to households even at 120% of AMI.

TABLE 23. AFFORDABILITY OF HOUSING FOR SALE BY NUMBER OF BEDROOMS

Number of Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Household Size	1-2 Person HH	3 Person HH	4 Person HH	5 Person HH
Number for Sale	**2**	**19**	**118**	**70**
Average Price	**$114,925**	**$164,653**	**$252,852**	**$303,212**
30% AMI Max Price	$46,775	$52,500	$54,500	$62,960
Price Gap	**$68,150**	**$112,153**	**$198,352**	**$240,252**
50% AMI Max Price	$77,958	$87,630	$90,800	$105,000
Price Gap	**$36,970**	**$77,023**	**$162,052**	**$198,212**
60% AMI Max Price	$93,352	$105,000	$108,950	$126,110
Price Gap	**$21,570**	**$59,653**	**$143,902**	**$177,102**
80% AMI Max Price	$124,535	$140,125	$145,260	$168,150
Price Gap	**None**	**$24,528**	**$107,592**	**$135,062**
100% AMI Max Price	$155,520	$175,060	$181,600	$210,190
Price Gap	**None**	**None**	**$71,252**	**$93,022**
120% AMI Max Price	$186,500	$210,190	$217,900	$252,030
Price Gap	**None**	**None**	**$34,952**	**$51,182**

Projects in Development

There are two large projects that are being discussed for development. These include a large subdivision in Chaparral near McCombs Road and potential mixed-use development of the 250 acre site of the former McAnally egg farm in Berino. Both of these properties are large enough to support mixed-use, mixed-income development in growing communities where there is demand for new housing. The County does not own either parcel, but could offer incentives for including housing that meets the goals of the Affordable Housing Plan. Expedited review, assistance with infrastructure, fee waivers, and direct funding of assistance to home buyers are potential incentives.

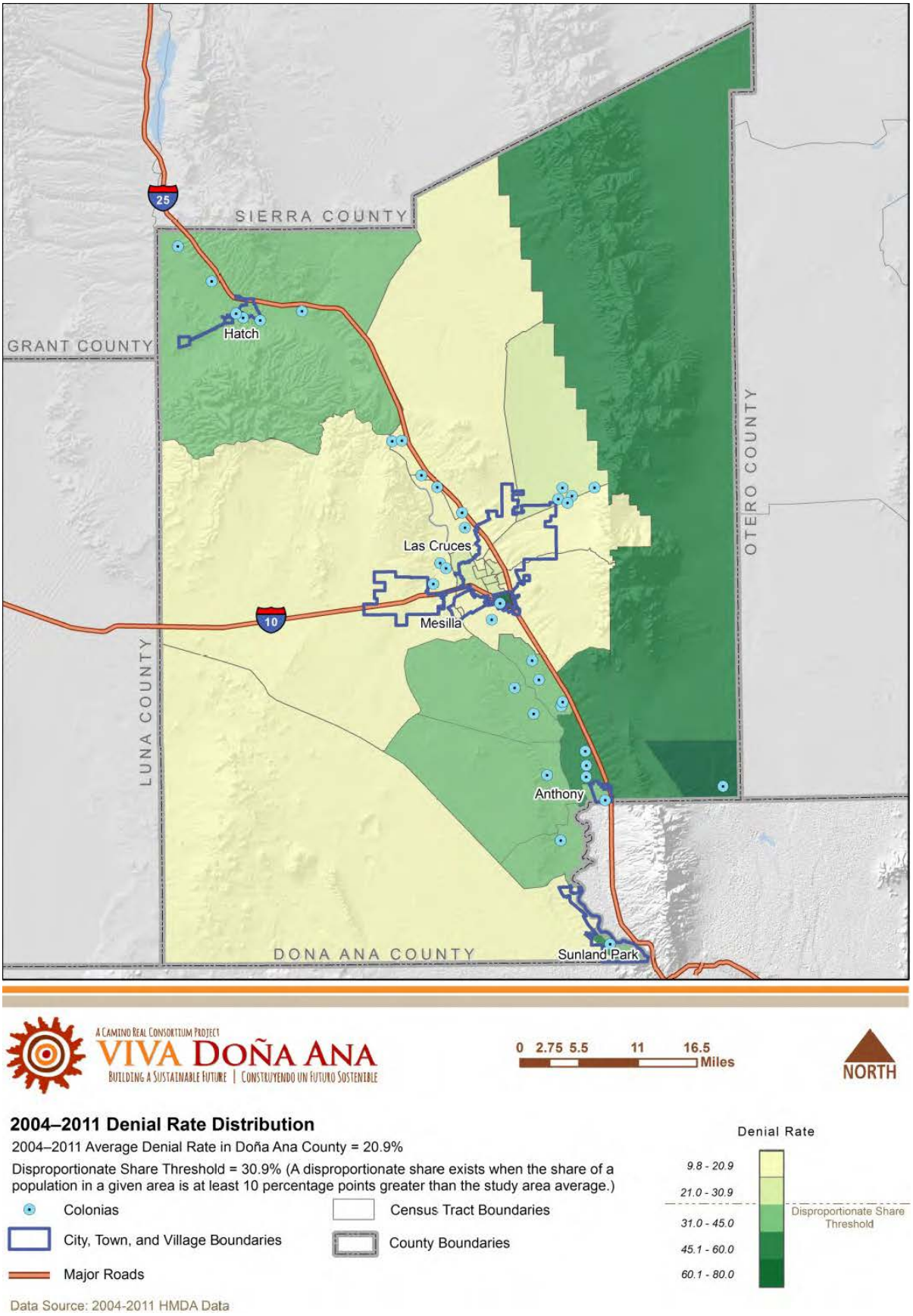
Home Mortgage Loan Data

As part of the Viva Doña Ana projects, the County completed a Fair Housing Equity Assessment and Regional Analysis of Impediments (RAI) in 2013.[1] This document includes an analysis of HMDA data for the county. HMDA information was collected for all Census tracts in the County from 2004 through 2011. A total of 103,138 loan applications were reported in the HMDA system during that time period. Of these, 52% were for refinancing, and 7% were for home improvement loan applications. The remaining 40,980 loan applications were for home purchase. Of these, 34,031 loans over the eight years were for owner occupied homes.

Applications for home purchase loans by an owner occupant were further analyzed to determine denial rates and reasons for denials by applicant characteristics. During this time, 4,137 loans were denied. Figure 7 shows that rural colonias experienced a disproportionately high share of loan denials.

[1] Western Economic Services, LLC, for the Camino Real Consortium, Fair Housing Equity Assessment and Regional AI, Draft for Public Review, July 31, 2013.

FIGURE 7. DONA ANA COUNTY MORTGAGE LOAN DENIAL RATES BY LOCATION

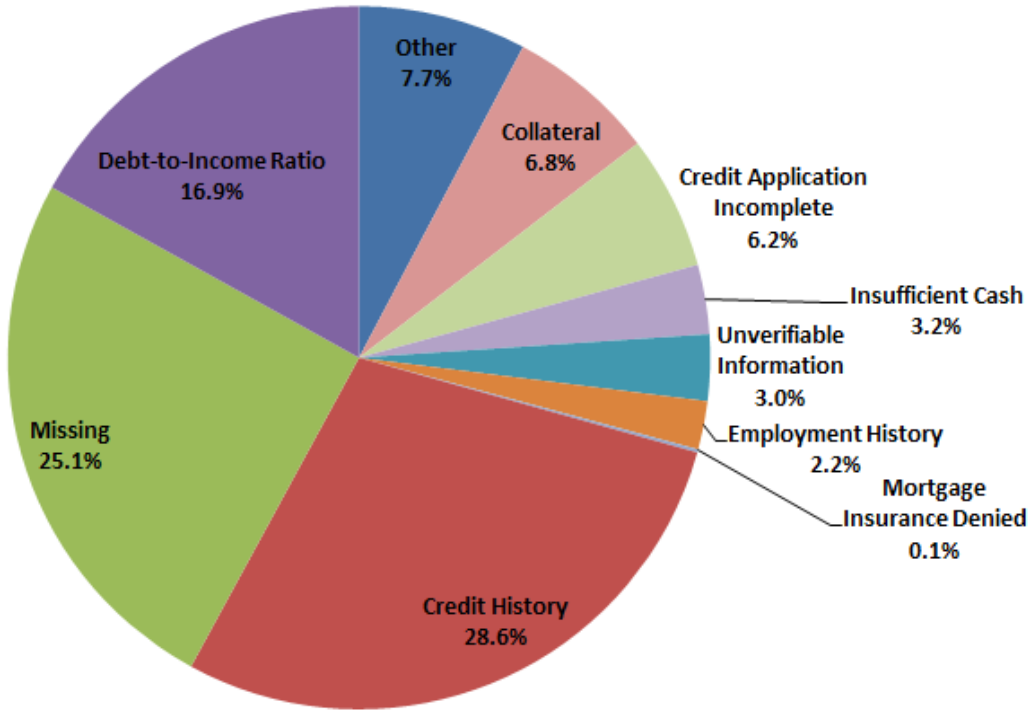


Source: Fair Housing Equity Assessment and Regional AI

Female applicants experience higher denial rates than male applicants – 23.2% over the eight years compared to 19.5% for males. Denial rates for Hispanic and minority applicants were higher than for non-Hispanic white applicants. The denial rate for Hispanic applicants of any race was 28%, compared to 13.2% for non-Hispanic applicants. The denial rate for American Indian applicants was 33%, for Black applicants, 20%, and for Asian applicants, 16.1%.

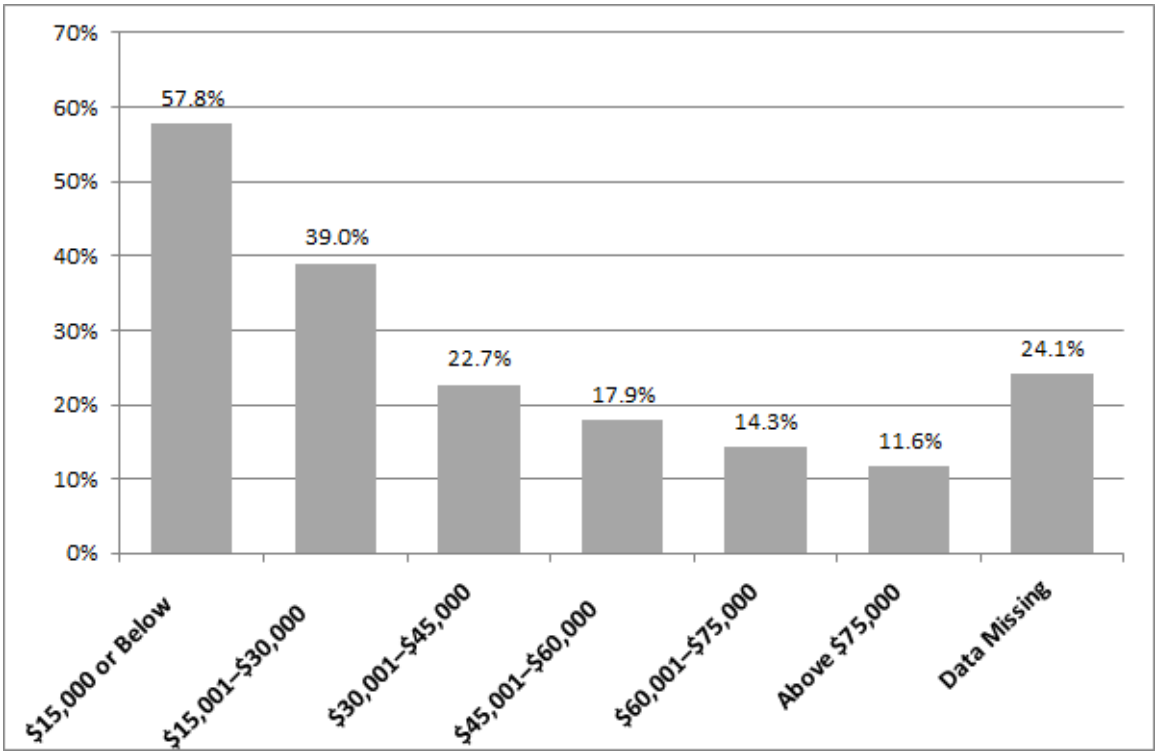
The most frequently cited reasons for denial were credit history and debt-to-income ratio, as shown in Figure 8. Loan application denial rates were highest for lower income applicants and decreased as income levels increased, as shown in Figure 9.

FIGURE 8. REASON FOR DENIAL OF LOAN APPLICATIONS



Source: Fair Housing Equity Assessment and Regional AI

FIGURE 9. LOAN APPLICATION DENIAL RATES BY INCOME



Source: Fair Housing Equity Assessment and Regional AI

Housing for Rent

A search for rental housing in the County outside of Las Cruces and Mesilla found 49 units for rent in December 2014. Sources of rentals included Homes.com listings, Craigs List, and a local management company. Duplicates among the lists were deleted. Most of the listings – 33 of the 49 – are located in the southern part of the County, seven are located in the area surrounding Las Cruces and the East Mesa, and 9 are in the Valley just south of Las Cruces. There were no listings in the valley north of Las Cruces to Hatch.

TABLE 24. DISTRIBUTION OF HOUSING FOR RENT COMPARED TO INCOME

Household Income*	Percentage of Area Median Income (AMI)	Approximate % of Doña Ana County Households at this Income Level	Affordable Monthly Rent at this Income Level, Including Utilities	Total Rentals in Price Range Currently on the Market	Percent Total
$14,160 or less	Up to 30% AMI	18.40%	$354	1	2.0%
$14,160 - $18,880	30-40% AMI	7.90%	$354-472	2	4.1%
$18,880 -$23,600	40-50% AMI	7.70%	$472-$590	6	12.2%
$23,600-$28,320	50-60% AMI	6.70%	$590-$708	6	12.2%
$28,320-$37,760	60-80% AMI	11.40%	$708-$944	9	18.4%
$37,760-$47,200	80-100% AMI	8.60%	$944-$1,180	13	26.5%
$47,200-$56,640	100-120% AMI	6.40%	$1,180-$1,416	9	18.4%
$56,640+	120% AMI+	33.00%	$1,146 and up	3	6.1%

Sources: ACS 5-Year Estimates, 2009-2013, Craigs List, Homes.com, Trust-Properties.net

The affordability gap for existing rentals was calculated based on the average rents by number of bedrooms for the listings of housing for rent. A married couple with an income of just over 50% of AMI could afford a one bedroom rental unit, based on the average rent. A single parent with a child needing their own bedroom or two adults needing two bedrooms would need a household income of more than 60% of AMI to afford a two-bedroom unit. A 3-person household with an income of 80% of AMI and above could afford a two-bedroom unit at the average rent. A larger family would need a household income over 80% of AMI to afford a three or four bedroom unit.

TABLE 25. AFFORDABILITY OF EXISTING RENTAL HOUSING BY NUMBER OF BEDROOMS

Number of Bedrooms	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Household Size	1-2 Person HH	3 Person HH	4 Person HH	5 Person HH
Number for Rent	**5**	**12**	**23**	**9**
Average Rent	**$465**	**$681**	**$971**	**$1,178**
30% AMI Max Rent	$265	$298	$330	$357
Rental Gap	**$200**	**$383**	**$641**	**$821**
50% AMI Max Rent	$441	$196	$551	$595
Rental Gap	**$24**	**$485**	**$420**	**$583**
60% AMI Max Rent	$529	$595	$661	$714
Rental Gap	**None**	**$86**	**$310**	**$464**
80% AMI Max Rent	$706	$793	$881	$952
Rental Gap	**None**	**None**	**$90**	**$226**
100% AMI Max Rent	$882	$992	$1,101	$1,190
Rental Gap	**None**	**None**	**None**	**None**
120% AMI Max Rent	$1,058	$1,190	$1,322	$1,428
Rental Gap	**None**	**None**	**None**	**None**

The rents from the survey conducted for the Affordable Housing Plan were compared to HUD Fair Market Rents (FMRs) for Doña Ana County. The HUD survey includes a larger set of properties, but also includes Las Cruces, which has a much larger supply of rental housing. The HUD FMRs for one to three bedroom units are higher than was found in the survey of properties outside of Las Cruces. The FMR for four bedrooms is about the same as in the Affordable Housing Plan survey. Lower rents outside of Las Cruces could be due to the condition of housing stock in rural communities where, according to the County's windshield survey and the difficulty finding units that meet HUD housing quality standards, a substantial percentage of units need repair. The 2014 HUD FMRs are as follows: one-bedroom - $620, two-bedroom - $736, three-bedroom - $1,053 and four-bedroom - $1,171. Based on HUD rents, one and two bedroom units would be affordable to households with incomes of 80% of AMI and above.

Foreclosures

Data from RealtyTraq indicates a total of 404 homes in some stage of foreclosure in Doña Ana County. Of these, 325 units are in pre-foreclosure, and 30 are up for auction. Most of these units are located in Las Cruces, although there are units scattered throughout the County.

Vacancy Rates

Overall, vacancy rates in the County outside of Las Cruces are low. The owner vacancy rate is very low, meaning that even if households can afford to buy a home, there are so few vacant units that there is little choice. Rental vacancy rates in Anthony and Sunland Park, where most apartment rental units are located, are lower than the five percent rate that is typical for a freely operating rental market.

TABLE 26. VACANCY STATUS

	Doña Ana County Total	Anthony	Hatch	Las Cruces	Mesilla	Sunland Park	Unincorp. County	Chaparral
Total Units	82,049	2,826	604	42,464	1,003	4,138	31,014	4,743
Owner Occupied	48,269	1,616	349	21,881	535	2,614	21,274	3,167
Renter Occupied	25,528	951	157	16,187	369	1,340	6,524	798
Vacant Total	8,252	259	98	4,396	99	184	3,216	778
For rent	1,957	42	0	1,455	0	17	443	78
Rented, not occupied	516	0	0	406	16	0	94	0
For sale only	1,028	0	0	724	0	0	304	83
Sold, not occupied	146	0	0	121	7	0	18	0
For seasonal, recreational, or occasional use	1,445	23	0	694	33	10	685	185
For migrant workers	68	0	0	0	0	4	64	0
Other vacant	3,092	194	98	996	43	153	1,608	432
Owner Vacancy Rate	2.1%	0.0%	0.0%	3.2%	0.0%	0.0%	1.4%	2.6%
Renter Vacancy Rate	7.0%	4.2%	0.0%	8.1%	0.0%	1.3%	6.3%	8.9%

Source: American Community Survey, 5-Year Estimates 2009-2013

Existing Affordable Housing Resources

Within Doña Ana County several organizations that provide a range of programs. Information about these programs and the housing available was gathered through online affordable housing and agency data and interviews with housing managers. A summary of available housing in the County is shown in Table 27. More detailed discussion of each resource is below.

TABLE 27. AFFORDABLE HOUSING RESOURCES

Housing Type	Location	Total	Studio-1-BR	2BR	3+BR	Population Served	Income Eligibility
Public Housing							
Mesilla Valley PHA Vouchers	Scattered		130			Family	50% or below
Sunland Park PHA Units	Sunland Park	40	5	5	30	1-BR are elderly; rest are family	50% or below
Mesilla Valley PHA Low Income Rental Housing							
Tres Arboles	Las Cruces	64	28	8	28	Multi-family	
San Pedro Place	Las Cruces	38	38	16	0	Elderly/disabled	
Walnut Grove	Las Cruces	100	20	36	44	Multi-family	
Jardines Alegres	Las Cruces	47	43	4	0	Elderly/disabled	
Subsidized Rental							
Valle Verde I Apartments	Placitas Colonia/Hatch	36	6	12	18	Family	1-2 bedrooms 50% or below; 3+ bedrooms 60% or below
Valle Verde II&III	Placitas Colonia/Hatch	34	12	14	8	Farmworker/ Family	50% or below
Falcon Ridge Apts	Hatch	72	8	16	48	Family	
Tierra Encantada	Anthony	24	0	6	18	Farmworker families	50% or below
Cimarron II	Anthony	60	0	28	32	Family	
Cimmaron	Anthony	24				Family	
Franklin Vista I	Anthony	28	8	16	4	Family	
Franklin Vista II	Anthony	29	5	16	8	Family	
Franklin Vista III	Anthony	29	5	16	8	Family	
Franklin Vista IV	Anthony	21	5	16	0	Family	
Franklin V	Anthony	29	0	24	5	Family	50% or below
Franklin VI	Anthony	24	0	16	8	Family	50% or below
Franklin VII	Anthony	24	0	16	8	Farmworker families	50% or below
Loma del Norte Apartments	Anthony	40	4	32	4	Family	
Comerciantes Terrace Apartments	Santa Teresa	135	0	135	0		
Santa Teresa Terrace Apts	Santa Teresa	112	0	48	64		
Santa Teresa Family Homes	Santa Teresa	74	0	0	74		
Meadow Vista II	Sunland Park	16	0	8	8	Family	
Playa II	Sunland Park	44	12	14	18	Family	

Housing Type	Location	Total	Studio-1-BR	2BR	3+BR	Population Served	Income Eligibility
Vista del Rey	Sunland Park	42	0	26	16	Family	
Meadow Vista Homes	Sunland Park	26	0	2	24	Family	
Playa Apts	Sunland Park	36	0	18	18	Family	
Highland Park Apartments	Las Cruces	50	0	24	26	All	50% or below
Casa De Corazones	Las Cruces	14	11	2	0	All	50% or below
Chaparral Senior Housing Inc	Las Cruces	40	40	0	0	Senior	50% or below
Montana Meadows Apartments	Las Cruces	80	80	0	0	All	50% or below
Burley Court	Las Cruces	40	34	6	0	All	50% or below
Robledo Ridge	Las Cruces	60	12	22	24	Multi-family	50% or below
Dona Ana Park II Apartments	Las Cruces	59	10	20	29	ALL	50% or below
Jardines Verdes	Las Cruces	40	34	6		Elderly/disabled	
Stone Mountain Place*	Las Cruces	72	0	28	56	Multi-family	
Montana Senior Village I	Las Cruces	48	12	37	0	Elderly/Near Elderly	
Montana Senior Village II*	Las Cruces	84	60	24	0	Elderly	
Vista Montana	Las Cruces	80	0	24	56	Multi-family	
Desert Palms	Las Cruces	100	50	40	10	All	
Mesquite Village	Las Cruces	48	0	16	32	All	
Mira Vista Villas*	Las Cruces	76	76	0	0	All	
Los Altos Villas*	Las Cruces	72	0	18	54	All	
Saint Genevieve's Village	Las Cruces	41	41	0	0	Seniors 62 +	
Four Hills Apartments*	Las Cruces	72	0	20	52	Multi-family	
Total Subsidized Rental		**2,062**	**540**	**766**	**730**		
** A portion of the units are set aside for low income subject to LIHTC requirements. Will accept Section 8 vouchers for market rate units.*							
Special Needs/Elderly/Disabled/Supportive Housing							
Villa del Sol Senior Housing	Sunland Park	30	30	0	0	Elderly	50% or below
Mesilla Valley Community of Hope	Las Cruces						
Sue's House (Group Home)			4			Disabled, homeless women	
Permanent Supportive Housing			20			Vouchers (MVPHA units, MVCH services)	
Abode, Inc. (Group Homes)	Las Cruces		15			Chronic homeless	
Shelter and Transitional Housing							
Mesilla Valley Community of Hope	Las Cruces					Homeless or Near Homeless	
Camp Hope			50			Homeless	
Transitional Housing			45			Homeless	
La Casa (emergency and transitional housing)	Las Cruces					Victims of Domestic Violence	

Housing Type	Location	Total	Studio-1-BR	2BR	3+BR	Population Served	Income Eligibility
Subsidized Homebuyer/Owner							
New Construction	South County	128 units in existing subdivisions				Families	40% to 60% AMI, up to 200% AMI
Rehab	Scattered	25 per year				Elderly, disabled, families	60% AMI and below

Sources: Provider Interviews

Most affordable housing in Doña Ana County is located in Las Cruces. Of 289 public housing units, 249 are in Las Cruces. Of 2,100 subsidized rental units, 1,100 or 53 percent are located in Las Cruces.

Affordable Housing Service Providers

Mesilla Valley Public Housing Authority (MVPHA)

Mesilla Valley Public Housing Authority provides housing assistance to low income families by providing safe, affordable housing and associated services that provide opportunities to eligible persons in the City of Las Cruces and elsewhere in Doña Ana County.

Sunland Park Public Housing Authority

Sunland Park Housing Authority provides housing assistance to low income residents through the management of Low Rent Public Housing.

Tierra del Sol Housing Corporation (TDS)

Tierra del Sol provides affordable multifamily rental units, single family homes for sale, rehabilitation assistance, home buyers education and foreclosure prevention. Rental housing includes rural farm labor rental housing, senior congregate housing, supportive housing for the elderly and disabled, and LIHTC limited partnership owned mixed housing.

Mesilla Valley Habitat for Humanity builds new single family homes, currently only within the City of Las Cruces using City HOME funds.

Southwest Regional Housing and Community Development Corporation (SRHCDC)

SRHCDC, based in Deming, provides weatherization and rehabilitation services in the County. SRHCDC has a satellite office in Doña Ana County.

USDA

USDA is a major lender for affordable housing in rural areas of Doña Ana County. USDA also offers a number of business development programs that contribute to the economic health of the communities in the County.

Mesilla Valley Community of Hope (MVCH)

MVCH provides supportive services to the homeless and near homeless through a collaboration of six separate agencies operating its campus site. MVCH is also an independent agency that provides a variety of services to approximately 2,500 clients over a year period.

La Casa

La Casa, Inc. is a non-profit that provides comprehensive services, including housing, to diminish domestic violence and abuse.

Abode, Inc.

Abode, Inc. provides housing in a group home setting and supportive services to chronically homeless residents.

Affordable Housing Programs

Public Housing

Mesilla Valley Public Housing Authority provides a little over 1,000 Section 8 Housing Choice Vouchers, 87 percent of which are within the City of Las Cruces. The waiting list for these units has recently reopened. Prior to closing the list, the waiting list got to 1,800 families.

The agency also owns, manages, and maintains approximately 290 rental public housing units, most of which are located in Las Cruces. The agency maintains waiting lists by number of bedrooms. MVPHA limits the length of the waiting lists, closing the lists when they get too long. Right now, the larger units with three and four bedrooms have the lowest demand, and the waiting lists for these units are always open.

Sunland Park Housing Authority manages five one-bedroom units for elderly and five 2-bedroom units, 15 3-bedroom units and 15 4-bedroom units for families. As of December 2014, the waiting lists were 55 for one bedroom units, 291 for two bedroom units, 144 for three bedroom units and 7 for four bedroom units. The PHA does not close its waiting lists, but it sends notices annually to families on the lists to verify their current status. Applicants that do not respond to the notices are removed from the list. Applicants are from within Doña Ana County, El Paso and out of state.

PHA representatives note a need for homeless services. There is no emergency housing in Sunland Park, so homeless families are referred to other agencies.

Affordable Rental Units

Tierra del Sol currently has 200 rental units outside of Las Cruces, of which 30 are targeted to the elderly and 48 are targeted to farm worker families. Most rental units are targeted to households with incomes at 50% of median or less. The rest are family units. Projects are located in Hatch (and Placitas Colonia), Anthony and Sunland Park.

The **MVPHA** is a partner in three low and moderate income rental projects with a total of 156 units. These were developed using low income housing tax credits and target families with incomes at 50% of median and below.

The waiting lists for the affordable rental units total 566, with over half of the waiting lists for two-bedroom units and 30 percent for three+ bedroom units.

Low to Moderate Income Rental Housing Summary

There are approximately 1,025 subsidized rental apartment units in the rural communities of Doña Ana County, including those managed by the agencies listed above. Projects are located in Hatch, Anthony, Santa Teresa and Sunland Park. Forty units are owned, managed and maintained by the City of Sunland Park Housing Authority. The rest of the projects were developed through partnerships between for-profit and non-profit developers that are active in the County. Primary funding sources have included the USDA Rural Development 515 program, the HUD HOME Investment Partnerships Program and Low Income Housing Tax Credits.

Approximately 130 families who hold Section 8 vouchers have chosen to use their vouchers in the County outside of Las Cruces. .

In total, there are 3,000 families on waiting lists, although there may be duplication within the various lists. By far the largest waiting lists are for two and three bedroom units.

Affordable Housing for Sale

Tierra Del Sol (TDS) has 128 lots for single family detached homes in subdivisions and scattered sites. Homes are priced at $105,000 to $130,000, with a target population of 40% to 200% AMI, depending on the location. Subdivisions are located in Berino, Anthony, Vado, and Chaparral. TDS builds homes in all colonias. TDS provides housing fairs, homebuyer counseling, financial literacy, credit counseling and other assistance to prospective buyers. TDS maintains a waiting list of hundreds of potential buyers at its Las Cruces and Anthony Centers. To maintain affordability, TDS offers opportunities for sweat equity where buyers provide up to 1,200 hours of mutual self-help volunteer construction labor to reduce their home cost by about $30,000 in lieu of a cash down payment. Homebuyers are organized into work groups who build their homes cooperatively. In addition, TDS assists homebuyers reduce principal through Individualized Development Accounts (IDAs – down payment savings) and through utility credits, and other types of assistance. The greatest need for housing for sale is for three and four bedroom units.

TABLE 28. AFFORDABLE HOUSING FOR SALE

Location/Subdivision Name	Total Units	Types of Housing	Target Population	Price Range
Parque Subdivision, Berino	80	Single Family	50% - 60% HUD AMI	$105,000
Bishop's Cap Subdivision, Berino	8	Single Family	40% - 60% HUD AMI	$105,000
Norton Subdivision, Anthony	8	Single Family	50%-90% HUD AMI	$105,000 - $125,000
Salome Subdivision,	20	Single Family	60%-200% HUD AMI	$105,000 - $130,000
Tierra del Sol Subdivision, Vado	40	Single Family	50% - 200% HUD AMI	$105,000 - $130,000
Hermosa Subdivision I and II, Chaparral	16	Single Family	40% - 60% HUD AMI	$105,000
Scattered lots, Sunland Park	6	Single Family	40% - 60% HUD AMI	$105,000

MVPHA has Via Sereno, a 25-unit project in Anthony, is part of the HUD section 5(h) homeownership program. All but four of these units have been sold. Two of the remaining units are occupied by renters and two vacant units are in the process of being purchased.

Mesilla Valley Habitat for Humanity builds a few homes per year with City of Las Cruces Home funds. The Habitat for Humanity model relies on sweat equity by the future owner, donated materials and volunteer labor to keep its prices affordable.

Rehabilitation Assistance

Tierra del Sol provides rehabilitation of about 25 units per year. This includes substantial rehabilitation and replacement of substandard homes and manufactured homes. This also includes installing natural gas mains and hookups to owner occupants, primarily in colonias, earning 60% AMI or below. Many of these homeowners are disabled or elderly or living in overcrowded conditions. The waiting list for rehabilitation assistance is approximately 150 households.

SRHCDC provides weatherization and rehabilitation services in the County. SRHCDC has a satellite office in Doña Ana County.

Special Needs Housing

Victims of Domestic Violence

La Casa, Inc. provides emergency and transitional housing, counseling for residents and non-residents, case management, advocacy, legal services, community outreach and education, parenting education, and counseling for offenders.

The Emergency Shelter has 45 beds, and uses common areas for overflow. La Casa's transitional housing program provides up to 24 months of rental assistance, case management and support services to victims and their children who are transitioning out of the residential program.

La Casa offers its counseling, outreach, advocacy and case management services in outlying areas of the County. A satellite office is located in Anthony, but staff travels to all communities in the County.

Homeless or Near Homeless

MVCH provides supportive services to approximately 2,500 homeless and near homeless clients per year. The population served includes veterans, homeless females, people with disabilities, and homeless families. The agency estimates that it is able to provide housing for about 10% of the clients it serves, and that 50-60 percent of its clients need housing. The agency offers housing assistance on a first come/first served basis. Those clients who need housing but are not able to find housing through MVCH seek housing at the Rescue Mission, local motels, doubled up with friends and families or other means.

To fully assist clients, the organization sees a need in the County for more decent and safe housing units and housing vouchers. They observed that there is a shortage of standard housing in which to place their clients. Their clients will need ongoing supportive services, and Community of Hope could place staff on site at complexes that serve their clients.

Programs range from homelessness prevention to permanent supportive housing. Because the organization provides services on-site, they are able to do their own outreach and fill units with clients who need housing. Housing fills rapidly and MVCH does not maintain a waiting list.

- **Homelessness Prevention.** Homelessness prevention includes assistance with rent payments and utilities.

- **Camp Hope.** Camp Hope is a tent city on the MVCH site that has provided housing and services to the homeless for the past three years. The site houses up to a maximum of 45 tents and 50 homeless residents who manage the project themselves. The average length of stay is four months, and MVCH helps residents become housing ready and assist them in finding permanent supportive housing.
- **Transitional Housing.** MVCH provided transitional housing through the MFA rapid rehousing and HUD transitional housing programs.
- **Permanent Supportive Housing.** The MVCH operates several programs that provide permanent supportive housing. These include vouchers used in 20 unites operated by the Las Cruces Housing Authority. MVCH provides home visits, case management and self-sufficiency training to these tenants. HUD vouchers, Shelter + Care grant has 45 units for individuals and families. There is not much turnover in this program. There is a waiting list of five or fewer families because of the low turnover.
- Sue's House is a group home that provides permanent supportive housing for four women that are defined as permanently disabled and have been homeless for an extended period of time.

Abode, Inc. operates two group homes for 15 chronically homeless residents. Each group home has a case manager on site.

Existing Needs

Households with a Cost Burden

Based on Census estimates reported in the previous section, an estimated 6,500 homeowners and 4,300 renter households pay more than 30% of their incomes for housing. Households earning 50% of AMI and above are candidates for affordable homeownership. Households with incomes below 50% AMI are most likely to need subsidized rental housing.

Overcrowded Households

Based on Census estimates reported in the previous section, nearly 2,000 households live in crowded conditions and 400 households live in extreme overcrowding. As with cost burdened households, the appropriate solution to relieving overcrowding will depend on tenure and household income.

Need for Affordable Homeownership

Even though a large number of homeowners bear a cost burden, homeowners are less likely to move than renters. Based on interviews with housing providers and discussions with the County's Affordable Housing Review Team, an estimated 600 low to moderate income households are seeking to purchase a home. These include both cost burdened households and households living in crowded conditions that need a larger home.

Need for Affordable Rental Housing

The analysis of properties for rent indicates that 1-3 person households with incomes of 60% of AMI and below cannot afford market rents, and 4+ person households with incomes of 80% of AMI and below cannot afford market rents. There are approximately 3,500 cost burdened renter households with incomes of 60% of AMI and below and 600 cost burdened renter households with incomes between 60% and 80% of AMI. There are approximately 3,000 households on the waiting lists for public and affordable housing.

There is likely duplication among all of these estimates. A portion of cost burdened renters may be represented on waiting lists, and some households may be on multiple waiting lists. For this analysis a total of 4,300 units is assumed for the current need for affordable rentals in the County outside of Las Cruces and Mesilla. This need could be met by new construction or by vouchers to reduce the cost burden on households who are in existing housing. Representatives of the MVPHA observed that when families receive Section 8 vouchers and have more housing choice, they often move to better housing. One goal of the County's Affordable Housing Plan is to increase housing options and the quality of housing that is available to households living and working in outlying areas of the County. The areas of highest demand are in the southern part of the County.

Housing Rehabilitation Needs

While two-thirds of the County's housing stock has been built since 1980, there are a number of older units needing repair. The Doña Ana County Community Development Department estimates that 51% of all structures in the colonias are in poor condition, needing some level of repair. The types of repairs needed range from peeling paint need for replacement windows and moderate structural repair. An additional 3% are considered to be uninhabitable, and likely beyond repair. These estimates were the result of a windshield survey of selected areas of the County. This would result in approximately 8,500 structures needing repairs.

Sites Southwest estimated the number of units needing repair and rehabilitation based on age, tenure and type.

Table 29 contains the estimated number of units by type needing repair. These include 4,542 owner occupied units and 2,307 renter occupied units. The total of 6,849 derived from age and type is less than the need identified in the windshield survey.

When the two estimates of housing rehabilitation needs are compared, it is likely that the total need exceeds 8,000 units; more than a quarter of the County's housing stock. Most of these are outside of the municipalities of Anthony, Sunland Park and Hatch.

TABLE 29. ESTIMATE OF REHABILITATION NEEDS, DOÑA ANA COUNTY OUTSIDE OF LAS CRUCES AND MESILLA

	Estimate Based on Age, Tenure and Type					Estimate Based on Colonia Windshield Survey
	Hatch	Anthony	Sunland Park	Chaparral	Doña Ana County*	
Owner Occupied						
SF, detached or attached	120	132	128	75	2,413	NA
Multi-family	0	3	0	0	5	NA
Mobile homes	12	87	117	707	2,124	NA
Total	132	222	244	782	4,542	NA
Renter Occupied						
SF, detached or attached	57	11	108	13	1,209	NA
Multifamily	11	54	30	0	198	NA
Mobile homes	3	94	53	36	901	NA
Total	72	159	191	49	2,307	NA
Total	**204**	**381**	**435**	**831**	**6,849**	**8,500**

**Includes County outside of Las Cruces and Mesilla*

Special Needs Populations

Homeless

The estimate of existing needs for housing for the homeless is based on service provider interviews. An estimated 1,200 homeless people in the County as a whole that need housing and are not currently provided housing through existing programs. Assistance for the homeless is focused in Las Cruces, with very limited resources outside of the City. This estimate includes families and individuals who may be homeless for a variety of reasons, including lack of income, behavioral health or other disability issues or domestic violence.

Elderly

The need for housing for the elderly in Doña Ana County outside of Las Cruces and Mesilla was estimated by looking at the number of households with a householder aged 65 and over with a cost burden. An estimated 1,400 elderly homeowners pay more than 30% of their income for housing, and an estimated 360 elderly renters pay more than 30% of their income for housing. These numbers represent 21 percent of elderly homeowners and 42% of elderly renters.

Summary of Housing Needs

An estimate of housing needs in the County outside of Las Cruces and Mesilla by type of need is shown in Table 30. This shows current need based on the needs assessment and future need based on an anticipated County growth rate of 1.4% per year.

TABLE 30. SUMMARY OF ESTIMATED CURRENT HOUSING NEEDS

Type of Housing	Target Market	Current Total Need	Estimated Additional Future Need	Comments
Affordable Home Ownership	30-80% AMI	600 units total	40-50 units per year	Units to relieve overcrowding, replace substandard units and accommodate growth
Subsidized Rental Units	1-3 person households earning up to 60% of AMI 4+ person households earning up to 80% AMI	4,300 units,	50 to 100 units per year	Existing need is based on1,300 cost burdened renters and half of existing waiting lists of approximately 3,000, assuming overlap among lists; greatest need is 2 and 3 bedroom units. Need may be met through new construction and vouchers.
Subsidized Senior Housing	Senior-headed renter households with a cost burden. Currently and estimated 42% of renters have a cost burden.	360 rental units		1-BR units; all units should be accessible
Housing Rehabilitation (focus on homeowners)	Housing rehabilitation is needed to bring homes up to code. Units that cannot be rehabilitated should be replaced.	8,000 units	25-50 units annually	Target elderly cost-burdened homeowners and other very low and low income homeowners with weatherization and repairs
Transitional housing	To provide transitional housing (3 months up to a year) and permanent housing in addition to services such as job training, education, life skills, counseling, etc.	Housing for 1,200 people County-wide; these will transition into subsidized rental housing		These services are provided by existing nonprofits. Existing resources to not meet existing needs.
Permanent Supportive Housing	To provide permanent housing for special needs populations needing ongoing supportive services through new housing or rental assistance in existing units.	400 units	20-30 units per year	Permanent housing may be provided in existing or new affordable rentals

LAND USE AND POLICY REVIEW

The Affordable Housing Plan will serve as the plan for unincorporated Doña Ana County. The land use and policy review takes into account the impact of plans, policies and regulations for these entities. The land use and policy review also identifies barriers to affordable housing.

The County has a number of land use related ordinances in place, which were reviewed for the Affordable Housing Plan. The County is in the process of preparing a new Comprehensive Plan and a Unified Development Code (UDC) that will include all development related regulations, such as the zoning, subdivision and development standards. The Comprehensive Plan will establish a vision for the County, and the UDC will be the tool used to implement the vision.

In the near future, the new Comprehensive Plan and UDC will replace the existing policies. However, in the interim, the adopted documents create the regulatory framework for all development, including housing.

Barriers to affordable housing were identified through stakeholder interviews, review of existing documents, and discussions with the project review team. Stakeholders included non-profit housing providers, Realtors, homebuilders and developers. In addition, Spanish speaking interviews spoke to community residents at County community centers.

Viva Doña Ana

Livability Principles

The components of the Viva Doña Ana effort are intended to help Doña Ana County and its communities meet six Livability Principles:

1: Provide More Transportation Choices
2: Promote Equitable, Affordable Housing
3: Enhance Economic Competiveness
4: Support Existing Communities
5: Coordinate Policies & Leverage Investment
6: Value Communities & Neighborhoods

The Viva Doña Ana initiatives are aligned with these principles.

Comprehensive Plan

The Comprehensive Plan in draft form recommends strategies, goals and actions to accomplish the livability principles. It recognizes that there are tradeoffs among the principles and that the ways that the County chooses to address the livability principles will be shaped by the County's existing character, heritage and culture. The plan identifies likely areas of future growth and lays out a Sector Plan that indicates growth sectors. The Sector Plan is a guiding framework for the Unified Development Code discussed below. An important premise of the draft plan is the intention to build complete communities of varying size and intensity over time. Complete communities have a mix of housing types, businesses and jobs, services and amenities that are easily accessible within the community and infrastructure that is appropriate to its scale and density. By prioritizing investments and coordinating new development, the County can direct public and private investment effectively.

County investments in affordable housing should be consistent with the goals of the Comprehensive Plan and coordinated with other community development.

Unified Development Code (UDC)

Completion of the Unified Development Code will be a follow on process once the community is in agreement about the Comprehensive Plan vision and goals. The framework for the code has been established. Work on the UDC started concurrently with the Comprehensive Plan.

The UDC identifies community types permitted in each sector in the Comprehensive Plan's Sector Plan. The UDC then defines zone classifications and the anticipated zones that make up each community type, with intent to create complete communities. The UDC then establishes development standards and uses for each zone.

The most recent draft of the UDC was issued in June 2015. This version of the UDC indicates that higher density areas with adequate infrastructure will allow for smaller lots, narrower minimum lot widths, higher densities for multifamily projects, narrower streets and smaller setbacks than are in the current code. The draft also proposed administrative review of site plans for projects that meet all criteria of the UDC.

Analysis of Impediments to Fair Housing Choice

As part of the Viva Doña Ana process, the County conducted a study of impediments to fair housing choice. The study found the following impediments to housing choice in the County and a draft is under review.

- Frequent discrimination against disabled people and failure to make reasonable accommodation for the disabled
- Discrimination due to national origin
- Discrimination due to family status
- Steering homebuyers to certain neighborhoods, resulting in an increasing concentration of minority populations and poverty in certain areas.
- Minorities denied home purchase loans more often than non-minorities and predatory lending practices
- Assisted rental properties concentrated in certain areas
- Discriminatory terms, conditions, privileges or facilities related to rentals
- Preferences stated in advertising for rentals

Public sector policies and programs are lacking. There is a need for policies, ordinances, programs and standard practices. The study recommended more outreach and education to landlords, lenders, tenants and buyers.

The study determined that some land use policies and practices result in unequal access to social and governmental services and that land use practices do not encourage inclusionary housing. The study recommended that more diverse housing types be allowed by zoning codes and that transit service be expanded to improve access to services.

The study noted the value of proximity to asset-rich communities to educational success and positive economic outcomes. These findings indicate that the location of affordable housing is as important as its

quantity. The study further analyzed areas with a high level of access to various opportunities, including education, jobs, transportation and a healthy environment.

The study identifies areas with the highest level of access to opportunity and recommends investments in affordable new housing and transit in these areas. The study further recommends infrastructure investments and demolition and removal of dilapidated housing in ethnically concentrated areas of poverty (ECAP) shown in Figure 10 to correct for past disinvestment. The ECAP communities are some of the fastest growing communities with a high level of demand for housing. County code enforcement to address dilapidated housing, rehabilitation programs, and the potential to acquire tax delinquent or substandard properties in the unincorporated ECAP areas has the potential to improve overall housing conditions. These are also high priority areas for public infrastructure investment. The unincorporated areas of greatest opportunity are areas where the County could consider providing incentives for new affordable housing and landlord participation in the Section 8 voucher program.

Existing Plans, Policies and Ordinances

Doña Ana County Comprehensive Plan, 1994

The adopted Comprehensive Plan for the County includes a primary goal to encourage affordable housing and a variety of housing types. The plan recognized at that there was a housing shortage at that time, with needs in the South Valley and Hatch areas. Issues included a lack of affordable apartments and houses, as well as a lack of emergency, transitional and special needs housing. Mobile homes comprised 43 percent of housing in unincorporated areas of the County, and a majority of existing housing was in need of rehabilitation. The plan also identified a need for homeownership assistance to young families. The plan projected a need for 104,000 housing units by 2015.

While the plan somewhat overestimated the total housing need, the affordable housing issues are still of concern today.

The policies of the plan called for flexibility in land use regulations and building codes to ensure that affordable housing can be built in the County and for zoning regulations that comply with fair housing and civil rights laws. The plan recommended partnerships to facilitate affordable housing development, acquisition of land from the BLM for housing development, infrastructure development to support housing, and incentives for all types of affordable housing including mobile home parks and subdivisions.

The County has made progress on its policies and actions, including growth in the capacity of local non-profits, wastewater infrastructure improvement, and the Viva Doña Ana projects.

Doña Ana County Land Use Regulations and Zoning Ordinance (Ord. No. 158-95 as Amended)

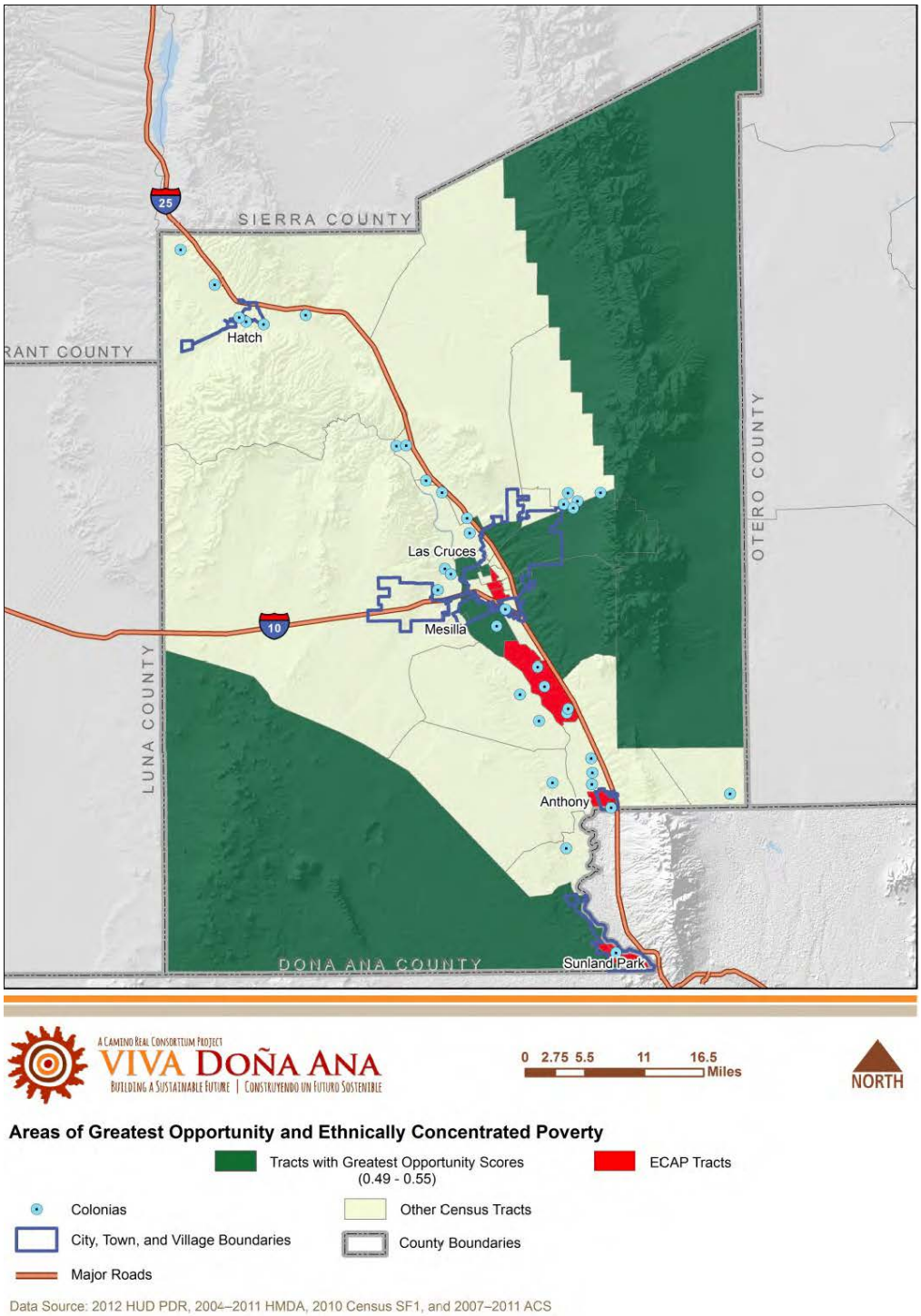
Most of the privately owned unincorporated land in County is zoned “Performance District”, as shown in Figure 11.

The most densely developed areas have specific Village or Community District zoning. These areas include Rodey, Vado, Del Cerro, La Union, and Santa Teresa. Within the village and community districts the County has mapped more specific zoning districts. Other areas are eligible for establishing a community or village district, but a district has not been mapped. The locations of village and community districts, as well as areas eligible for mapping such districts, are shown in Figure 11. More

detailed maps that show zoning categories within Village and Community districts and the ETZ are in Appendix B. These are by subarea of the County so that the details are readable.

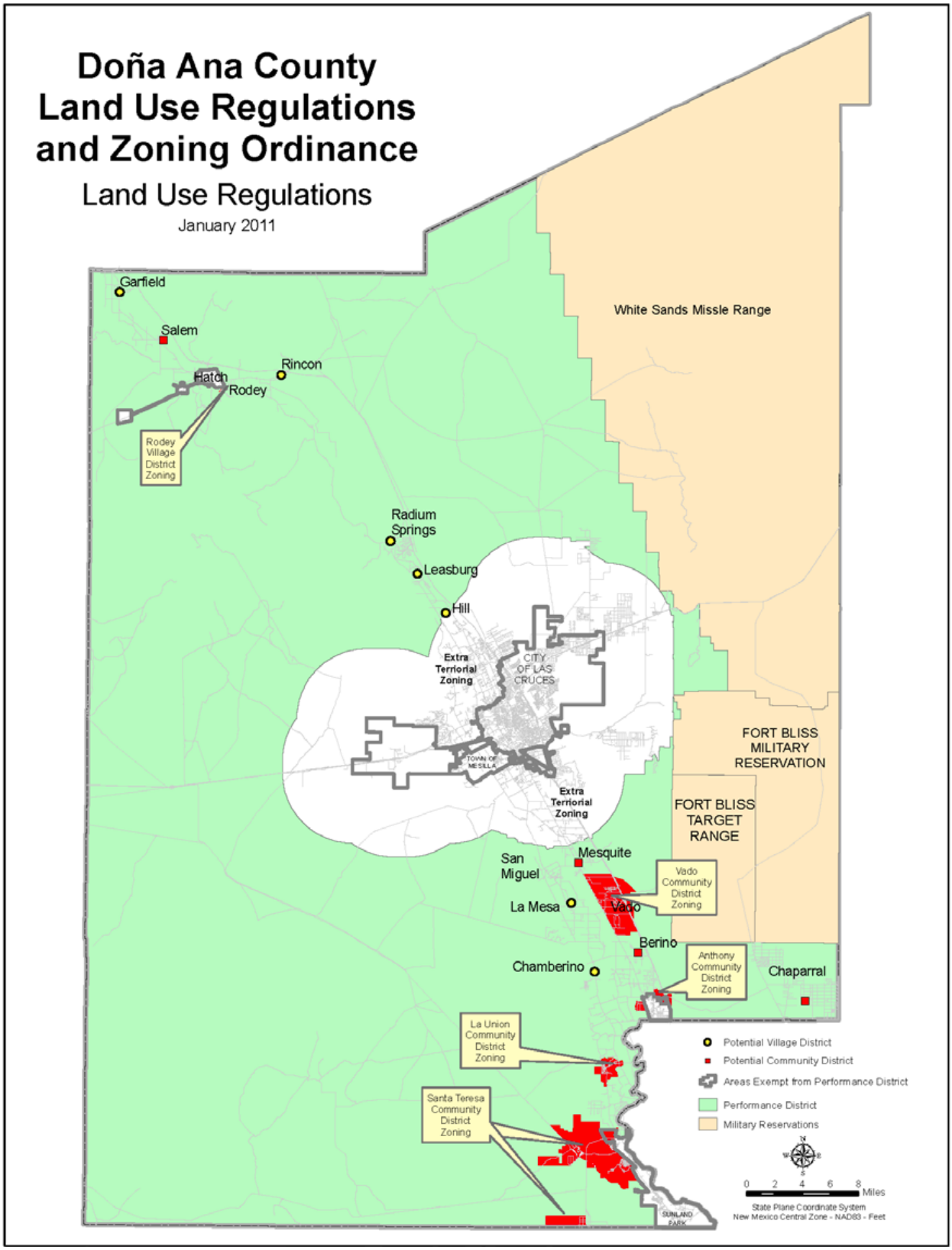
The ordinance specifies that Community Development Department staff review all applications and in consultation with other agencies as appropriate make a recommendation supported and based on the provisions contained in the ordinance, the Doña Ana County Comprehensive Plan, One Valley, One Vision 2040 Regional Plan.

FIGURE 10. OPPORTUNITY AREAS AND ETHNICALLY CONCENTRATED AREAS OF POVERTY



Source: Fair Housing Equity Assessment and Regional AI

FIGURE 11. COUNTY ZONING MAP



Performance District

Within the Performance District are options for low, medium and high intensity land use, which may be mixed residential or non-residential, and a Planned Unit Development Overlay Zone (PUD). Each development application in the Performance District Zone undergoes an intensity review to determine potential impacts and the appropriate level of intensity based on the potential impacts.

The Performance District Zone is intended to allow flexibility for land use activities in rural areas of the County. Any use may be approved, provided that all standards for that use are met and that the use is consistent with the character of the surrounding area. Standards are based on the intensity of the primary used of a parcel, from low to high. The most intense uses require approval through a planned unit development (PUD) process. Mixed use projects go through the PUD process.

There are different options for development in the performance district. The development types in the performance district are listed below.

PR-1	Low-intensity residential
PR-2	Medium-intensity residential
PR-3	High-intensity residential
PR-MP	High-intensity residential, mobile homes
PC-1	Low-intensity nonresidential
PC-2	Medium-intensity nonresidential
PC-3	High-intensity nonresidential
Type 1 PUD	Mixed Residential and Commercial
Type 2 PUD	Commercial or industrial

The residential types allowed in the performance district are shown in Table 31. Each district has different standards for lot size, setbacks and the number of units allowed per lot. The standards for districts that allow residential uses are shown in Table 32. The minimum lot size for a single family home on one lot in the Low Intensity Residential Use category is 6,000 square feet. The more intense categories have larger minimum lot sizes but multiple units per lot, consistent with availability of sewer service or NMED standards for septic. Spaces in mobile home parks, which are allowed in the High-Intensity category, may be a minimum of 3,500 square feet.

TABLE 31. RESIDENTIAL USES ALLOWED IN THE PERFORMANCE DISTRICT

Residential Uses	PR-1	PR-2	PR-3	PC-1	PC-2	PC-3	PUD (Type)	Site Plan	Public Hearing (all PUDs)
Apartment Complexes			X				X(1)		X
Duplexes		X	X				X(1)	X	X
Fourplexes		X	X				X(1)	X	X
Mobile Home Parks and Mobile Home Subdivisions		X	X				X(1)	X	X
Single-family residential, site-built	X	X					X(1)	X	X
Single-family residential, mobile home	X	X	X		X		X(1)	X	X
Triplexes			X				X(1)	X	X

TABLE 32. DEVELOPMENT STANDARDS FOR PERFORMANCE DISTRICT ZONES

District	Permitted Residential Uses	Min. Lot Size*	Units per lot	Min Lot Width (ft)	Min Lot Depth (ft)	Height (ft)	Front Setback (ft)	Rear Setback (ft)	Side Setback (ft)
PR-1	Low-intensity residential	6,000	1	60	70	35	25	25	5
PR-2	Medium-intensity residential	9,000	2	60	70	35	25	25	7
PR-3	High-intensity residential								
	- 3 dwellings	13,500	3	100	100	45	30	30	10
	- 4 dwellings	18,000	4	100	100	45	30	30	10
	- Apartment complexes	18,000	3+	100	100	45	30	30	10
PR-MP	High-intensity residential, mobile homes	3,500 sf minimum space		40	70	35	10 (with a perimeter wall)	10	10

*Lot size is the lesser of the area and dimensions show or NMED standards.

Community and Village Districts

The Community and Village districts allow higher densities, including apartments. Table 33 lists Community and Village districts and the development standards for each. The CR-3 Community Residential district requires a minimum lot width and depth of 60 and 70 feet, but does not specify a minimum lot size or density. The minimum lot size for a single family house in the medium intensity district is 6,000 square feet. The Community Districts may have mixed use zones with site built commercial and residential mixed uses on a single site and in a single structure. Within Village Districts, multifamily lot size minimums range from 9,000 square feet for a duplex to 23,000 square feet for an apartment complex, depending on sewer availability.

TABLE 33. DEVELOPMENT STANDARDS FOR COMMUNITY AND VILLAGE DISTRICTS

Zoning District	Allowed Residential Uses	Min. Lot Size*	Units per lot	Min Lot Width	Min Lot Depth	Height	Front Setback		
Community Districts									
CR-AG5	Community Residential: Agriculture, 5-Acre Minimum	5 acres	2	NA	NA	40	50	50	20
CR-AG	Community Residential: Agriculture	Per NMED standards	2	NA	NA	40	50	50	20
CR-1	Community Residential: Single-Family Residential	6,000	1	60	70	35	25	25	5
CR-1M	Community Residential, Single-Family, Mobile Homes	6,000	1	60	70	35	25	25	5
CR-2	Community Residential: Medium-Intensity								
	- Single family	6,000	1	60	70	35	25	25	7
	- Duplex	9,000	2	60	70	35	25	25	7
	- Triplex	13,500	3	60	70	35	25	25	7
	- Fourplex	18,000	4	60	70	35	25	25	7
CR-3	Community Residential: Apartments and High-Intensity	NA	NA	60	70	45	25	25	7
CR-MP	Community Residential: Mobile Home Park	3,500 (space)	1	40	70	35	25	25	25

Zoning District	Allowed Residential Uses	Min. Lot Size*	Units per lot	Min Lot Width	Min Lot Depth	Height	Front Setback		
CMU	Community District: Mixed Use								
Village Districts									
VR-1	Village Residential: Single-Family Residential	6,000	1	NA	NA	35	Match setbacks on adjacent properties		
VR-1M	Village Residential: Single-Family, Mobile Homes	6,000	1	60	70	35	25	25	5
VR-2	Village Residential: Multiple-Family								
	- Duplex	9,000	2	NA	NA	35	Match adjacent setbacks		
	- Triplex	13,500	3	NA	NA	35	Match adjacent setbacks		
	- Fourplex	18,000	4	NA	NA	35	Match adjacent setbacks		
	- Apartment complex	23,000	NA	NA	NA	35	Match adjacent setbacks		
VR-AG	Village Residential: Agriculture	NMED standards, if applicable	2	NA	NA	40	50	50	20
VMU	Village District: Mixed Land Use	6000	1	NA	NA	35	Match adjacent setbacks		

Site Plans

Site plan requirements must be met for development in the County, with review and approval by the Zoning Administrator following review by applicable agencies. Grading and drainage plans are required for medium and high intensity residential uses and for low intensity residential uses within flood hazard areas or on steep slopes. Traffic impact analysis may be required if the development meets certain thresholds. Variance requests, planned unit developments, special use permits and high intensity residential uses are subject to review and final approval by the Planning & Zoning Commission. Decisions of the P&Z may be appealed to the Board of County Commissioners. Site plan review procedures depend upon the intensity of use as follows:

- Low and medium intensity residential uses in the Performance District: internal review by the Community Development Department, Building Services, County Engineering and Flood Commission, if appropriate. Plan is approved administratively if it meets all applicable requirements.
- All other uses in the Performance District: The County publishes notice of the application in a newspaper and makes the plan documents available to the public for review. The property owner posts signs for 15 days prior to approval. Plans are reviewed by affected County and state agencies. Plan is approved administratively following public notice and review if it meets all applicable requirements.
- High Intensity Residential and Planned Unit Development Permits: High intensity residential uses and PUDs to through a public hearing process. The applicant and the Community Development Department (CDD) staff confer in advance of an application to determine the proper process, forms and fees for the proposed development. Following review of the application by affected agencies, the CDD staff prepares a recommendation to be presented to the Planning & Zoning Commission (P&Z). The process from submittal to the P&Z hearing is 60 days. A

recommendation not to approve is made available to the applicant five days before the P&Z hearing.

- Developments of more than 100 acres or lots: The prospective applicant must hold one public town hall meeting before an application is considered complete. The property owner posts notice of the meeting on the property and provides information that the Community Development Department posts on the County web site. The completed application is reviewed and staff makes recommendations to P&Z, which holds a public hearing.
- Zone change requests are approved by the Board of County Commissioners (BOCC), so applications that establish a zoning district or amend the zone map must be approved by the BOCC following action by P&Z.

Development Districts

The County has adopted ordinances to enable Public Improvement Districts and Tax Increment Development Districts, which can potentially help fund public infrastructure in larger development projects. The process for establishing these districts follows state law.

ETZ Comprehensive Plan, 1994

The ETZ Comprehensive Plan sets policies for the area within the City of Las Cruces extraterritorial zone, which extends five miles from the Las Cruces corporate limits. The ETZ Comprehensive Plan promotes multicentered growth in areas that are planned for infrastructure and urban service delivery. The plan policies recommend urban village subarea plans were water and sewer infrastructure are available to support urban densities. The plan further promotes mixed use concentrations for development at nodes. The plan discourages inefficient and substandard large lot residential developments through density incentives.

The plan's housing goal seeks to

- Allow for a variety of residential densities and housing types.
- Promote housing availability and affordability.
- Promote housing and neighborhood enhancement and preservation.
- Provide for compatible, safe and attractive locations for site-built, manufactured homes and mobile housing units.
- Provide housing opportunities in rural and urban areas of the ETZ that meet the needs of present and future populations in all socioeconomic groups.

Key recommendations include ensuring a mix of housing types and prices in each area of the county and using incentives to encourage higher densities where infrastructure and services can support them. The overall intent is an efficient land use pattern that takes advantage of infrastructure and services and couples residential development with access to jobs and transportation.

Las Cruces Extra-territorial Zoning Ordinance (88-02)

The ETZ ordinance implements the ETZ Comprehensive Plan by establishing zoning districts for the area within the City of Las Cruces extraterritorial zone. It is administered by Doña Ana County, but the decision making bodies that review and approve zoning requests within the ETZ are made up of majority County and minority City of Las Cruces representatives. The ETZ ordinance contains 17 residential zones of varying densities, with a separate zone for site built and mobile homes at each density level.

Suburban lots of 5,000 square feet and moderate density (15 units per acre) multifamily dwellings are allowed in the highest density residential zones. Maximum building height is 35 feet, except for the ER7 zone, which allows apartments and has a height maximum of 45 feet. A list of districts and applicable standards is shown in Table 34. The standards are for rural areas with large lots and large setbacks, although the highest density districts allow for traditional urban subdivisions, multifamily development up to 15 units per acre and mobile home parks. This limiting factor for density is water and sewer availability. The ordinance does not have mixed-use zones except for the Village Zone, which is intended to allow unincorporated communities to develop in their historic manner. These districts were identified when the ETZ ordinance was adopted, and there is no provision for mapping future villages. Villages are defined as places with an identifiable name and a post office, cluster of businesses, or an active community center. Organ, Doña Ana, Picacho, Tortugas and Brazito were assigned Village Zone status with the adoption of the ordinance.

TABLE 34. ETZ ZONING DISTRICT STANDARDS

Zoning Classification	Units per Lot	Minimum Front Setback (ft)	Minimum Rear Setback (ft)	Minimum Side Setback (ft)	Minimum Area	Minimum Width (ft)	Minimum Depth (ft)	Maximum Building Height (ft)
ER 1 & ER 1M	1	25	25	15	5 Acres	300	100	35
ER 2 & ER 2M	1	25	25	15	2 Acres	120	100	35
ER 3, ER 3M &	1	25	25	15	1 Acre	100	100	35
ER 3H ER 3/4 & ER 3/4M	1	25	25	10	3/4 Acre	100	100	35
ER 4 & ER 4M	1	25	25	10	1/2 Acre	100	100	35
ER 5 & ER 5M	1, allows for cluster development	20	25	10	1/3 Acre	80	80	35
ER 6 & ER 6M	1	20	25	7	5,000 sf	60	70	35
ER7 (single and multifamily)	Up to 15 units/ac.	20	20	7	5,000 sf	60	70	35
ER7M (mobile home parks)	10 units/ac.				5 Acres	35	100	
EV Village Zone	Permitted uses and standards of ER5M, ER6, ER7 and EC1 districts							

An approved site plan is required for any new construction. Site plans are approved administratively following review by applicable agencies.

A public hearing is required for all requests for initial zoning, zone changes, zoning ordinance amendments, special use permits and variances. Within the ETZ, projects that require a public hearing go through an Extra-territorial Zoning Commission. Major projects are also heard by an Extra-territorial Authority composed of elected officials and one at large resident. The Extra-territorial Zoning Commission has final authority on all subdivisions and special use permits, unless their decision is appealed to the Extra-territorial Authority. The ETZ Authority makes the final decision regarding zoning requests and requests for initial zoning following a hearing and recommendation by the ETZ Commission.

The new Comprehensive Plan and UDC may replace the ETZ Comprehensive Plan and Zoning Ordinance.

Doña Ana County Subdivision Ordinance

The standards set for new development in the County subdivision ordinance requirements generally follow state standards for county development regulations. The developer is responsible for constructing infrastructure improvements.

Doña Ana County requires protection of cultural properties, archaeological sites, and unmarked burials. All developments go through review by multiple agencies that review the plans for water availability, access, flood hazard, impact on water rights, utility needs, and school sites. P&Z public hearings on preliminary plats are scheduled within 30 days. Final plats are heard by the Board of County Commissioners within 30 days after the date the final plat application package is deemed complete. An applicant for a development of more than 100 acres or lots must hold a public town hall style meeting before an application is considered complete.

Right of way requirements for a residential local street are 50' with 32' of pavement and a design speed of 25 mph. The County accepts alternative street cross sections if the developer addresses emergency vehicle access requirements.

Flooding is an issue in much of the valley. Floodplain, drainage and terrain management reports are required as part of the subdivision package. A typical solution is a drainage pond within each subdivision. The County could promote regional solutions based on the drainage masterplans. Construction of identified improvements could be handled incrementally as development occurs. Temporary drainage ponds might be required until the regional system is in place, but this land would eventually be made available for development. A regional approach to stormwater management would also allow for larger drainage areas that could become public amenities.

Camino Real Regional Utility Authority Subdivision, Zoning, Planning and Platting Jurisdiction

In 2014, the County and the CRRUA established a joint powers agreement whereby a CRRUA Planning and Zoning Commission would be formed to take over the functions of the County P&Z in the extra-territorial jurisdiction of the City of Sunland Park. The CRRUA P&Z has been formed and has met several times, with most meetings focused on organization and the Comprehensive Plan and UDC. In the interim, the CRRUA will follow the existing County zoning and subdivision ordinances, but the CRRUA P&Z has the authority to adopt its own ETZ ordinance. The new Comprehensive Plan and UDC may fill this role for the CRRUA P&Z, preserving consistency in land use regulation in the County.

Constraints and Barriers to Affordable Housing

Governmental Constraints

Zoning and Permitting Process

Stakeholders that are familiar with the County's development process, including Realtors, homebuilders and developers, were interviewed between January and March of 2015. Both for-profit and non-profit entities were included in the interviews. Comments from these stakeholder interviews were generally very favorable toward the County and the planning and zoning staff. The favorable fee structure is considered an asset for the County. There were, however, aspects of County processes that could be addressed to remove impediments, either actual or perceived, which would encourage greater investment in affordable housing.

Developers did not complain about the standards set by the County and ETZ Zoning Ordinances or by the Subdivision Ordinance. The County is rural, and the densities allowed are consistent with the types of development that are appropriate given existing conditions and compatibility with adjacent uses. Developers have been able to develop affordable housing within the provisions of the zoning ordinance. However, the process was considered to be an issue.

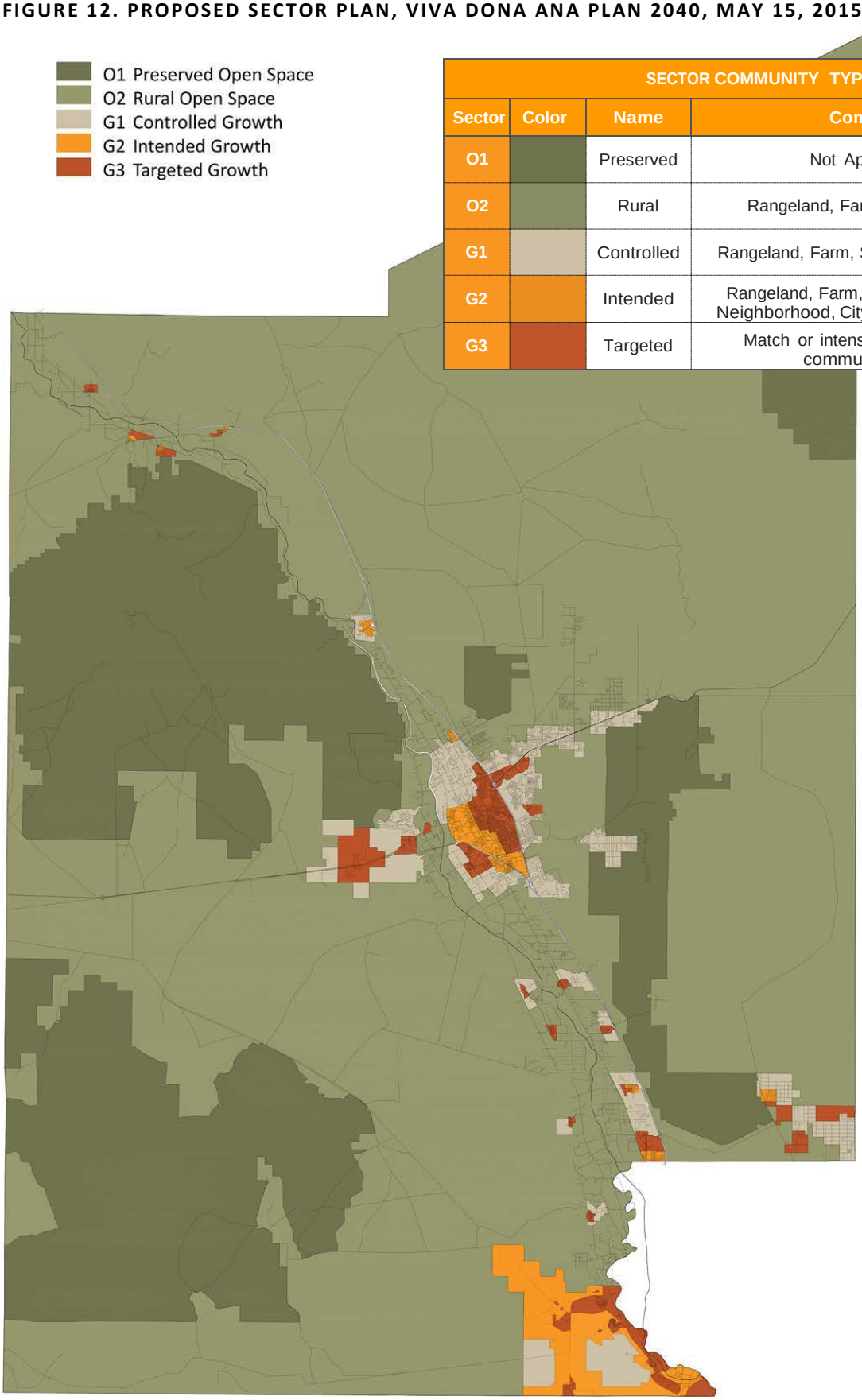
The approval processes for permits, zoning changes, and platting were unanimously thought to take too long, often taking months to finalize. According to stakeholders, even simple subdivisions or lot splits can take more than nine months. Delays occur as the developer works to prepare an application package that is considered to be complete and meets the provisions of the Doña Ana County Comprehensive Plan and One Valley, One Vision 2040 Regional Plan. Developers either modify plans following an initial staff recommendation not to approve or go forward with a negative staff recommendation. Developers did not oppose site plan requirements, public hearings or the PUD process other than the length of time it takes for an application package to be accepted as complete.

Many of the process delays were attributed to the County's Performance Zoning, which is the applicable zone in most of the unincorporated county outside of extraterritorial zones. County staff has indicated that this practice allows for greater flexibility in development, a position generally supported in the interviews. However, since there are no specific zoning districts within the Performance Zone, every project is subject to individual review and analysis for compatibility with adjacent properties and planning objectives. If planning objectives are not clear, a proposed development is subject to debate about appropriate uses and relationships to surrounding infrastructure and development. While more projects of different types can be considered, the time frame for approval becomes the impediment.

In the development process, the old adage "time is money" is very much in play. In most cases developers have either purchased the land or options on the land. In both cases, financing costs must be paid through the term of the County approval processes. As fees and/or interest are paid each month, the project profit margin decreases and the market risk of holding the land increases. Significant delays do not allow developers to take advantage of movements in the real estate market, which can fluctuate dramatically over periods of months. Uncertainty in the approval process prohibits some developers from pursuing projects that could meet housing needs and increases the cost of housing. The new Comprehensive Plan and UDO define areas that are approved for residential development and clarify the expectations of the final development in advance of purchasing or optioning land. Incorporating these specifics into the new policies would reduce risk and increase the speed of bringing housing to market. Essentially, developers have said that speed and consistency are preferable to the slower, yet more flexible process in place today.

A clear process, perhaps documented with a flow chart and timeline, and predictability of outcomes would help improve customer service. Additionally, even though developers were not opposed to the process outlined in the zoning and subdivision ordinances, the new Comprehensive Plan and Unified Development Code present an opportunity to eliminate public hearing requirements for high intensity residential projects that meet County goals for such projects in areas that are well-served and identified as targeted growth areas that are intended to become more dense. The May 15 draft of the Viva Doña Ana Comprehensive Plan indicates the areas shown in as targeted growth areas. There are also opportunities for higher densities in the areas shown as "intended growth" areas.

FIGURE 12. PROPOSED SECTOR PLAN, VIVA DONA ANA PLAN 2040, MAY 15, 2015 DRAFT



SECTOR COMMUNITY TYPES			
Sector	Color	Name	Community
O1		Preserved	Not Applicable
O2		Rural	Rangeland, Farm, Small Village
G1		Controlled	Rangeland, Farm, Small Village, Village
G2		Intended	Rangeland, Farm, Village, Town, City Neighborhood, City Center, Workplace
G3		Targeted	Match or intensify surrounding community type

Source: Plan 2040, Draft 2, May 15, 2015

Lack of Infrastructure

Doña Ana County encompasses 3,814 square miles. Because of its large land area, roads and other infrastructure are dispersed and expensive to maintain. The cost of new infrastructure, especially if it is intended to serve a wide area, can be beyond the financial means of the County and cost-prohibitive on a project by project basis.

Water and sewer services, if they exist, are provided by municipalities and multiple mutual domestic water consumers associations. Lack of services and the cost to extend utility service is a barrier to new development. Colonias are characterized by inadequate infrastructure, and the County and service providers are scrambling to keep up with the demands of communities that have already been built. A recent affordable homeownership project had a cost of over $2 million to extend infrastructure to a site that otherwise was well located with respect to schools, shopping and transportation.

Lack of drainage infrastructure is also a barrier to rehabilitation of existing homes that lie within designated flood hazard areas. Lack of programs to quickly rehouse and/or temporarily house people displaced by flooding is a barrier as well.

The maps in Appendix C show the locations of County sewer systems and flood hazard areas.

Non-Governmental Constraints

Environmental Characteristics and Hazards

Flood hazards are a major barrier to both new affordable housing and rehabilitation of existing housing in areas prone to flooding. Most development is along the Rio Grande valley, and existing communities as well as potentially developable land lie within designated flood hazard areas. During New Mexico's rainy season from June through September, flooding may occur as a result of intense thunderstorms. Drainage basins are large with multiple streams contributing to flooding. The large number of arroyos that lack well-defined flood paths, the number of older dams where development has occurred downstream, and the sheer size of the drainage basins mean that a resolution to flooding is a very expensive undertaking that cannot be accomplished by a single landowner, a single community or the County alone. The County has pursued Federal funds for disaster recovery associated with five major floods over the past 20 years. The Federal Emergency Management Agency and the County have completed a number of studies of the County and drainage masterplans for Chaparral, the East Mesa, Picacho Hills, Old Picacho, La Union and Jornada. The cost to build the recommended infrastructure is a barrier to affordable housing in areas that would otherwise be desirable housing locations.

Utilities – Availability and Costs

In much of Doña Ana County water service is provided by private entities. While not independently verified, it was mentioned multiple times in stakeholder interviews that in excess of 100 water service providers exist in Doña Ana County. A review of a list of providers indicates that there are actually only about 70 providers. However, this number presents development issues, as there is little consistency between developments in regards to water availability, capacity to meet general housing and fire safety needs, water quality. There are two regional utility authorities in the County. The Lower Rio Grande Public Water Works Authority serves the residents of fourteen colonias communities in southern Doña Ana County, including Berino, Desert Sands, La Mesa, Mesquite, Vado, Butterfield Park, Organ and

Brazito. The Camino Real Regional Utility Authority serves Santa Teresa and Sunland Park. Continued regionalization of water utilities is a way to improve consistency in water service.

TABLE 35. WATER AND WASTEWATER PROVIDERS IN DONA ANA COUNTY

System Name	Area Served	ETZ	Type
Systems that merged to form the Camino Real Regional Utility Authority			
• Dona Ana County Utilities-border Region	(Serves 610 people)		
• Santa Teresa Water System	Santa Teresa (Serves 4,167 people)		
• Sunland Park Water System	Sunland Park (Serves 6,228 people)		Municipal
Systems that merged to form the Lower Rio Grande Public Water Works Authority			
• Desert Sands MDWCA	Anthony (Serves 1,535 people)		MDWCA / Coop
• Berino MDWCA	Berino (Serves 2,500 people)		MDWCA / Coop
• La Mesa MDWCA	La Mesa (Serves 980 people)		MDWCA / Coop
• Brazito MDWCA	Mesilla Park (Serves 485 people)		MDWCA / Coop
• Mesquite MDWCA	Mesquite (Serves 3,990 people)		
• Butterfield Park MDWCA	Organ (Serves 1,007 people)		MDWCA / Coop
• Organ Water And Sewer	Organ (Serves 1,265 people)		
• Vado MDWCA	Vado (Serves 482 people)		MDWCA / Coop
Other Water Systems:			
Madrid MHP	Las Cruces (Serves 72 people)		MHP
White Sands Missile Range	WSMR (Serves 4,300 people)		
Cielo Dorado Estates Homeowners Assoc	Anthony (Serves 263 people)		Private
La Union MDWCA	Anthony (Serves 418 people)		MDWCA / Coop
Anthony W&sd	Anthony (Serves 7,125 people)		Municipal
Chamberino MDWC & SA	Chamberino (Serves 485 people)		MDWCA / Coop
Desert Aire Md Water And Sewer Works Ass	Chaparral (serves 376 people)		MDWCA / Coop
Lake Section Water Company	Chaparral (Serves 7,980 people)		Private
Cbg Water Company	Chaparral (Serves 993 people)		Private
Valverde Mobile Home Park	Dona Ana (Serves 188 people)	ETZ	MHP
Dona Ana MDWCA	Dona Ana (Serves 8,929 people)	ETZ	MDWCA / Coop
Picacho MDWCA	Fairacres (Serves 1,200 people)	ETZ	MDWCA / Coop
Picacho Hills Utility Co	Fairacres (Serves 1,806 people)	ETZ	Private
Millers Mobile Manor	Fairacres (Serves 116 people)	ETZ	MHP
Fairview Estates Water System	Fairacres (Serves 152 people)	ETZ	Private
Garfield MDWCA	Garfield (Serves 2,394 people)		MDWCA / Coop
Hatch Water Supply System	Hatch (Serves 2,140 people)		Municipal
Valle Del Rio Water System	La Mesa (Serves 243 people)		
West Mesa Water System	Las Cruces (Serves 1,930 people)	ETZ	
Covered Wagon Mobile Home Manor	Las Cruces (Serves 101 people)	ETZ	MHP
Rancho Vista MHP	Las Cruces (Serves 120 people)	ETZ	MHP
Vista Real MHP	Las Cruces (Serves 131 people)	ETZ	MHP
De La Te Mobile Manor	Las Cruces (Serves 157 people)	ETZ	MHP
Talavera MDWCA	Las Cruces (Serves 157 people)	ETZ	MDWCA / Coop
Winterhaven MDWC And Swa	Las Cruces (Serves 163 people)	ETZ	MDWCA / Coop
Las Cruces Mobile Home Park	Las Cruces (Serves 174 people)	ETZ	MHP
Hacienda Acres Water System	Las Cruces (Serves 2,155 people)	ETZ	Private
Country Mobile Manor	Las Cruces (Serves 222 people)	ETZ	MHP
New Mexico State University	Las Cruces (Serves 24,302 people)	ETZ	

System Name	Area Served	ETZ	Type
Teresa Moreno Water System	Las Cruces (Serves 25 people)	ETZ	
Alameda Acres MHP	Las Cruces (Serves 285 people)	ETZ	Municipal
University Estates Water System	Las Cruces (Serves 3,206 people)	ETZ	Private
Moongate West (Serves 3,785 people)	Las Cruces (Serves 3,785 people)	ETZ	Private
Holly Garden MHP	Las Cruces (Serves 311 people)	ETZ	MHP
Los Arboles MHP	Las Cruces (Serves 330 people)	ETZ	MHP
West Mesa Water Company Inc	Las Cruces (Serves 418 people)	ETZ	Private
St Johns MHP	Las Cruces (Serves 476 people)	ETZ	MHP
Villa Del Sol Mobile Home Park	Las Cruces (Serves 516 people)	ETZ	MHP
San Pablo MDWCA	Las Cruces (Serves 570 people)	ETZ	MDWCA / Coop
Las Alturas Estates	Las Cruces (Serves 650 people)	ETZ	Private
Triple J Mobile Home Park	Las Cruces (Serves 72 people)	ETZ	MHP
San Andres Estates Water System	Las Cruces (Serves 741 people)	ETZ	Private
Las Cruces Municipal Water System	Las Cruces (Serves 81,025 people)	City of LC	Municipal
El Patio MHP #2	Las Cruces (Serves 86 people)	City of LC	MHP
Mesa Development Center Inc	Las Cruces (Serves 900 people)		
Mesilla Water System	Mesilla (Serves 1,548 people)		Municipal
Silver Spur Mobile Home Courts	Mesilla Park (Serves 143 people)		MHP
Dove Canyon Llc	Mesilla Park (Serves 157 people)		Private
Sontera Acres Mobile Manor	Mesilla Park (Serves 171 people)		MHP
Summer Wind Mobile Home Park	Mesilla Park (Serves 476 people)		MHP
Mesilla Park Manor Water System	Mesilla Park (Serves 848 people)		Private
Moongate Water System	Organ (Serves 6,555 people)		Private
Raasaf Hills Water System	Raasaf Hills (Serves 145 people)	ETZ	Private
Fort Selden Water Company	Radium Springs (Serves 903 people)		Private
Leasburg MDWCA	Radium Springs (Serves 903 people)		MDWCA / Coop
Rincon Water Consumers Co-op	Rincon (Serves 570 people)		MDWCA / Coop
Alto De Las Flores MDWCA	San Miguel (Serves 772 people)		MDWCA / Coop
High Valley Water Users Association	Vado (Serves 71 people)		MDWCA / Coop

Source:

The County provides wastewater service to the following areas and communities: South Central – Vado, Del Cerro, La Mesa, San Miguel, Berino and Chamberino; Rincon; Salem – Salem and Ogaz; and La Union. Doña Ana customers connect to City of Las Cruces wastewater system. Regional utility systems include the Lower Rio Grande Public Water Works Authority and the Camino Real Regional Utility Authority. The Anthony Water and Sanitation District serves the Anthony area, and the Hatch municipal system serves areas adjacent to the Village boundary. If sewer service is not available, the cost of individual systems has an impact on housing affordability. In areas with small lots, residents must provide an aerobic septic system, which is more costly to install and maintain than a standard anaerobic system.

Access to gas service is an important component of affordability – the cost of propane if gas service is not available is prohibitive. Housing providers noted that the cost of propane pushes the monthly cost to a homeowner above the total allowable housing costs set by HUD. Gas service to residents outside of the City of Las Cruces is provided by New Mexico Gas Company and Zia Natural Gas Company.

Electric service in Doña Ana County is provided by El Paso Electric.

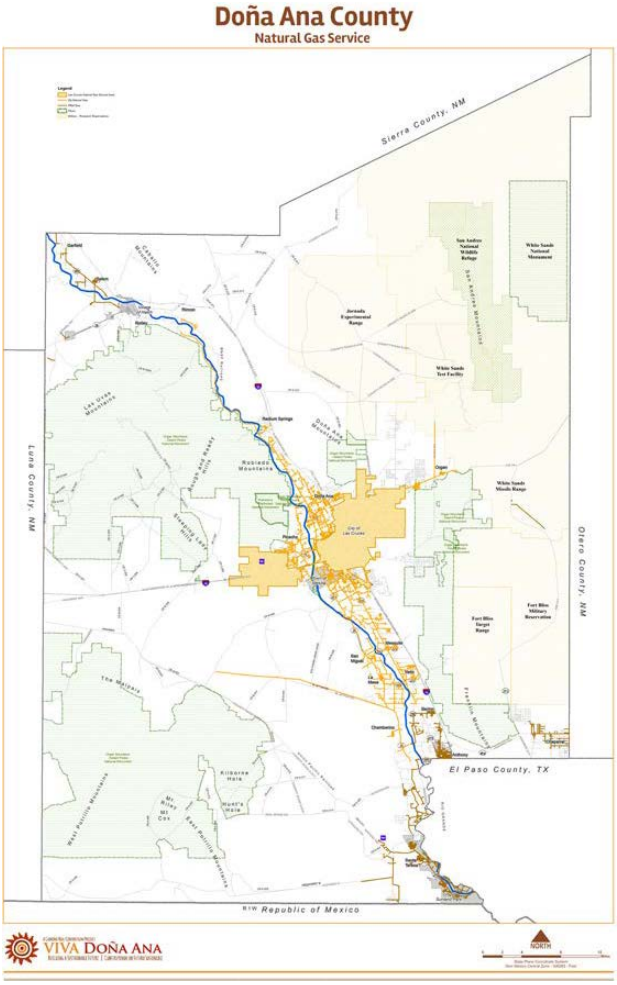
The maps below show the locations of gas and water service in the County.

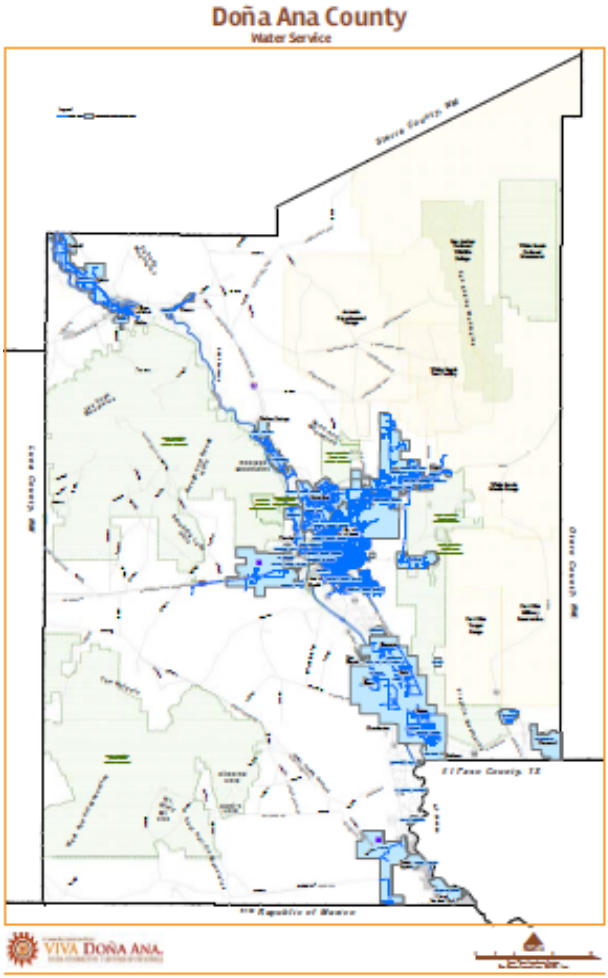
Individual Credit and Savings

Credit and savings issues were mentioned as a barrier for some households, and HMDA data show that a poor credit history is the reason for nearly 30% of loan denials. First time homebuyers and veterans were mentioned by stakeholders as having difficulty purchasing a home because of a lack of a down payment and inability to qualify for a home loan. For these households, getting finances in order and possibly down payment assistance would help them move from renting to homeownership. Several non-profits in Doña Ana County and local lenders work with families, providing credit counseling, homebuyer education, pre- and post-purchase counseling and help with loans.

Development Capacity

Doña Ana County has a population of over 200,000 and a history of permitting over 2,000 single family homes in a peak year for new construction. At the peak of the real estate boom in 2008, 500 multifamily units were built. Within the County and in El Paso are experienced developers of market rate and affordable housing projects, as well as service providers that meet special needs. Development capacity in terms of expertise is not a barrier to housing development in the County. However, the resources available to subsidize affordable housing, rehabilitation and support services have been decreasing, so that funding is the major limitation on the capacity to develop affordable housing. Donations by the County to enable existing providers to do more would help fill the funding gap.





Density Calculations / Development Feasibility Analysis

Development feasibility was analyzed for single family homeownership and multifamily rentals. Single family units were assumed to be 1,250 square feet in size. Site built homes in a new subdivision, a modular home on an existing lot and a single family home on an existing lot were included in the homeownership analysis. A range of densities, depending on location and available utilities, were considered. The multifamily example assumes a typical garden style apartment building that would be built in an appropriate location – in a community with amenities, utilities and transportation access to support multifamily development. Each example considers development at market rates and the contribution that different contributions by the County would have on affordability. If the cost of development is less than the affordable price, then there is no affordability gap. If the development cost exceeds the affordable price, then a subsidy gap exists, as shown in the examples below.

Single Family Homes, Site Built in a Subdivision

The analysis of a site built home in a new subdivision assumes densities of three to five units per acre in locations where water and sewer service exists. The home is assumed to be 1,250 square feet. Affordability is based on income for a four-person household. A loaded construction cost of $105 per square foot is assumed for a basic site built home that is not a custom design. Additional costs include land, infrastructure, and fees. The analysis for this housing type assumes some efficiencies of scale, with the same developer building a number of homes at the same time.

TABLE 36. SINGLE FAMILY SUBDIVISION DEVELOPMENT FEASIBILITY

ITEM	Market Rate Construction			Land Donation	Land and Infrastructure Donation
Number of Units	3	5	7	5	5
Unit size	1,250	1,250	1,250	1,250	1,250
Land (1 Acre)	$25,000	$25,000	$25,000	$0	$0
Infrastructure (off site)	$27,000	$27,000	$27,000	$27,000	$0
Permits/fees	$15,000	$25,000	$35,000	$25,000	$12,500
Loaded build cost/sf - $105	$393,750	$656,250	$918,750	$656,250	$656,250
TOTAL Development Cost	$460,750	$733,250	$1,005,750	$708,250	$668,750
Cost Per Unit	$153,583	$146,650	$143,679	$141,650	$133,750
100% AMI Affordability	$181,600	$181,600	$181,600	$181,600	$181,600
100% AMI Subsidy Gap	$0	$0	$0	$0	$0
80% AMI Affordability	$145,300	$145,300	$145,300	$145,300	$145,300
80% AMI Subsidy Gap	$8,283	$1,350	$0	$0	$0
60% AMI Affordability	$108,900	$108,900	$108,900	$108,900	$108,900
60% AMI Subsidy Gap	$44,683	$37,750	$34,779	$32,750	$24,850

The analysis shows that smaller lots, land donation or infrastructure donation (including a waiver of County fees) allows for a house price that is affordable to households at 80 percent of AMI. Homeownership for households near 60 percent of AMI will require an additional subsidy.

Single Family Homes, Manufactured/Mobile Homes

This example assumes a 1,250 square foot, three bedroom, two bath modular unit in a new subdivision that has utilities and paved access nearby. The cost for the modular building includes the base price plus delivery, taxes, and setup on site. In this example, the lower cost of a modular unit brings the cost of housing into alignment with what a household with an income of 80 percent of AMI can afford. A household with an income of 60 percent of AMI would require additional subsidy.

TABLE 37. MANUFACTURED OR MOBILE HOME SINGLE FAMILY DEVELOPMENT FEASIBILITY

ITEM	Market Rate Construction	Land Donation	Land and Infrastructure Donation
Number of Units	5	5	5
Unit size	1,250	1,250	1,250
Lot cost	$25,000	$0	$0
Loaded build cost/sf - $97	$606,250	$606,250	$606,250
Infrastructure	$20,000	$20,000	$0
Permits and Fees	$25,000	$25,000	$12,500
TOTAL Development Cost	$676,250	$651,250	$618,750
Cost Per Unit	$135,250	$130,250	$123,750
100% AMI Affordability	$181,600	$181,600	$181,600
100% AMI Subsidy Gap	$0	$0	$0
80% AMI Affordability	$145,300	$145,300	$145,300
80% AMI Subsidy Gap	$0	$0	$0
60% AMI Affordability	$108,900	$108,900	$108,900
60% AMI Subsidy Gap	$26,350	$21,350	$14,850

Scattered Site Single Family Construction

This example is for a site built home on an existing lot. The example assumes a basic 1,250 square foot home that is not custom designed. The example assumes that multiple lots are made available to a builder, enabling the builder to standardize the designs of homes to reduce costs. This example assumes that all utilities are available to the lots and that there is no infrastructure cost other than connecting utilities to the site and hookup fees.

TABLE 38. SCATTERED SITE SINGLE FAMILY DEVELOPMENT FEASIBILITY

ITEM	Market Rate Construction	Land Donation
Number of Units	1 Unit	1 Unit
Unit size	1,250	1,250
Lot cost	$35,000	$0
Loaded build cost/sf - $110	$137,500	$137,500
Permits and fees	$5,000	$2,500
TOTAL Development Cost	$177,500	$140,000
100% AMI Affordability	$181,600	$181,600
100% AMI Subsidy Gap	$0	$0
80% AMI Affordability	$145,300	$145,300

ITEM	Market Rate Construction	Land Donation
80% AMI Subsidy Gap	$32,200	$0
60% AMI Affordability	$108,900	$108,900
60% AMI Subsidy Gap	$68,600	$31,100

Multifamily Development Feasibility

Multifamily projects in Doña Ana County, which are currently located in urban communities, are relatively low density, typically two stories with parking and open space. The feasibility analysis uses a density of 12 units per acre. A 1,150 square foot unit is assumed in this example. Monthly carrying costs were calculated based on an interest rate of 4.5 percent for a 30-year loan and insurance and taxes based on local property tax rates and insurance at $3.50 per $1,000 of value. Land costs are based on current vacant land listings where multifamily is indicated as a permitted use and utilities are available.

The analysis results in a per unit rent that is lower than the current market in Las Cruces and El Paso. However, households with incomes at 60 percent of median or below will require a subsidy, even with donation of land and infrastructure.

TABLE 39. MULTIFAMILY DEVELOPMENT FEASIBILITY

ITEM	Market Rate Construction	Cost with Land Donation	Cost with Land and Infrastructure Donation
Units	**12**	**12**	**12**
Unit size	1,150	1,150	1,150
Land (1 Acre)	$47,000	$0	$0
Infrastructure	$48,000	$48,000	$0
Fees	$55,200	$55,200	$55,200
Loaded build cost/sf - $102	$1,407,600	$1,407,600	$1,407,600
TOTAL Development Cost	$1,557,800	$1,510,800	$1,462,800
Effective Cost Per Unit	$129,817	$125,900	$121,900
Monthly Carrying Costs	$816	$791	$766
100% AMI Affordability	$1,180	$1,180	$1,180
100% AMI Subsidy Gap	$0	$0	$0
80% AMI Affordability	$944	$944	$944
80% AMI Subsidy Gap	$0	$0	$0
60% AMI Affordability	$708	$708	$708
60% AMI Subsidy Gap	$108	$83	$58
30% AMI Affordability	$354	$354	$354
30% AMI Subsidy Gap	$462	$437	$412

GOALS, POLICIES AND QUANTIFIABLE OBJECTIVES

Production Goals

The housing production goals address both current needs and the anticipated need for the next ten years based on projected growth of 5,200 households in the County outside of Las Cruces and Mesilla over the next ten years. The needs will be met throughout the County, although most growth is anticipated in the southern part of the County.

TABLE 40. AFFORDABLE HOUSING GOALS

Type of Housing	Target Income	Current Need	10-year Future Need
Home Ownership	30-80% AMI	600 units	600
Rental Housing, households with 4 or more persons	0-80% AMI	1,200 units	1,100
Rental Housing, households of 1-3 persons	60% AMI and below	3,000 units	900
Senior& People w/Disabilities Independent Living	60% AMI and below	360 units	200
Housing Rehabilitation	60% AMI and below	8,000 units	1,200
Transitional Housing	60% AMI and below	1,200 beds	--
Permanent Supportive Housing	30% AMI and below	400 units	60

Policy and Regulatory Changes

Adoption of an Affordable Housing Plan and Ordinance

The County will adopt the Affordable Housing Plan by resolution and an Affordable Housing Ordinance that documents the implementation strategies that the County intends to use to meet affordable housing goals. The plan and the ordinance must be reviewed and approved by MFA prior to adoption by the County.

Establish a Housing Specialist Position in the County

The County will designate a staff position and/or establish a planning priority of affordable housing in the County, potentially in the Community Development Department, to be responsible for implementation of the plan. This would include a focus on affordable housing strategies. The staff would be responsible for working with MFA on implementation of the plan and continue to coordinate County initiatives with the work of the County's Affordable Housing Review Team which would convert to a standing Affordable Housing Advisory Committee. The intent of focusing on affordable housing as a community development priority would build capacity and develop affordable housing expertise within the County administration, develop RFPs for County grants and other donations, administer County grants, shepherd eligible projects through the development process and develop relationships with potential partners, including local non-profits, lenders, and developers. The affordable housing initiatives will direct efforts within the Department to ensure that affordable housing is considered in new development projects by participating in pre-application meetings and reviewing and commenting on zoning applications.

Consistency Among Plans and County Initiatives

The County will ensure that affordable housing is recognized as an issue in other County plans and initiatives. The Comprehensive Plan and UDC, economic development plans, and other similar documents will reference the Affordable Housing Plan and ensure that policies are consistent among these documents.

Linking Affordable Housing and Economic Development Investments

Stakeholders indicated that at present, there is not a direct linkage between housing investment and economic development strategy. As the county invests in economic development efforts, such as the recent earmark of funds for Mesilla Valley Economic Development Alliance (MVEDA) from the recent Gross Receipts Tax (GRT) increase, taking a detailed look at areas and projects of need as identified in the economic development strategy would be strongly recommended. Housing is essential to the success of new business recruitment efforts and existing business expansions, which are necessary to increase the overall tax base. Focusing housing investment in the same areas as the economic development investment, in other words, aligning the strategies, significantly strengthens both. The Comprehensive through its designation of targeted growth areas, sets the framework for coordinating development activities with the livability principles. Through the application of the UDC, the County will incentivize location of housing, community facilities and jobs in these targeted areas, as well as encouraging higher intensity of development in areas that are well served by transportation and utilities.

Reduce or Eliminate Performance Zoning in Targeted Growth Areas

Performance Zoning, or the Uniform Code currently being discussed, is highly practical and likely necessary in many areas of the county given its size, the varying conditions within the many colonias and other unincorporated areas, and the small size of the planning and zoning staff, it is recommended that the areas in and around areas targeted for urban scale development be removed from the flexible zoning process and have predetermined zoning in place. In cases where land is under multiple ownership, a land use plan for each of these areas would set a framework for development; accomplish the complete communities envisioned in the plan and result in a more cohesive land use pattern. The Comprehensive Plan identifies targeted growth areas with desired intensities of use in each area. The UDC further specifies types and intensities of specific land uses. It also provides for administrative approvals of residential projects that meet the standard of the UDC rather than the hearing process that is required under current zoning. Both the Comprehensive Plan and UDC are works in progress. The simplification of review and approvals for projects is important to affordable housing projects. The UDC is also intended to serve the entire County outside of Las Cruces. It may be adopted by outlying municipalities, but in any case it is likely to replace existing ETZ zoning, reducing the number of zoning districts and hearing processes for development in the County.

Standardized Permitting for Approved Affordable Housing Projects

New subdivisions in Doña Ana County are often financed through a state or federal agency that exercises its own oversight over the project. Affordable housing projects developed to U.S. Department of Agriculture (USDA) standards must meet higher standards of infrastructure development, housing quality, and efficiency than the existing neighborhoods that surround them. Because these projects must be approved by a Federal or state agency, the subdivision layout and infrastructure have been reviewed. Projects that meet the affordability criteria of this plan (60-80% of AMI for homeownership

and 60% of AMI or below for rentals) and have been approved by the USDA or other designated entity, standardized permitting could be employed. Less staff time should be required to approve these projects, as the standards are well documented and have been accepted nationally. Combined with zoning recommendations above, the process from application to construction can be significantly reduced. If projects meet the standards of USDA or similar and the standards of the UDC, projects should be approved administratively.

Standardized Permitting for Infill

In areas where affordable housing will utilize existing lots (either as is or re-platted) that do not require a change in use, infrastructure is in place and the housing meets USDA or other designated standards, streamlined permitting could be utilized. Site plans for projects that meet the standards of the UDC should be approved administratively.

County Support for Infrastructure Financing

The County has adopted ordinances that enable the use of Tax Increment Development Districts (TIDD)s and Public Improvement Districts (PIDs). These tools are used to finance infrastructure in a specific area, subject to planning and approval by the County Commission. TIDDs can capture the increase in property and, potentially, gross receipts taxes generated by a project. PIDs can assess special levies on property owners within the district to create revenue to finance infrastructure improvements. Both options allow for bond financing to be paid back through the district revenues. These tools are most appropriate for larger developments. For example, the County recommends that PIDs not be approved to finance less than $3,000,000 because the cost to implement the PID makes financing for smaller projects inefficient.

Consider utilization of tax increment development districts or public improvement districts for projects that meet that need for affordable housing and are to be built in the target growth areas of the Comprehensive Plan. These projects should be large enough to justify the cost of creating and administering the district. County support is essential to the success of these tools. The County has ordinances in place to allow both of these solutions.

It is sometimes debated that financing tools that capture tax revenues for a specific area delay tax receipts to government entities. It must be noted that the slow pace of development and unmet demand for housing is preventing new property tax dollars from being generated currently. Therefore, it should be assumed that a program that delays tax revenue that otherwise would be nonexistent, while meeting the needs of county residents and helping secure new tax generating economic development projects through support of workforce, is preferable to the status quo.

There are two large projects in early planning stages that are potential candidates for this type of support. One potential is property near State Line Rd. and McCombs in Chaparral. This area is being considered for development of a mixed use project is large enough that it will transform the community of Chaparral.

The second opportunity is the former McAnally egg farm in Berino. This property is close to I-10 and to the existing community of Berino. It is adjacent to the Parque Subdivision, a new affordable homeownership project. The egg farm has closed, and there is local interest by private developers. At around 250 acres, this property is also an opportunity for a mixed-income, mixed use community that

meets the standards of the Comprehensive Plan through application of the new UDC once it is adopted. The site will require utilities and drainage infrastructure.

The private sector will be the driver of these projects. The County's role would be a streamlined review process and possibly assistance with utilities or hookup fees for homes priced for the target income levels of the plan and advocating for creative mixed use development to not only transform the community but to establish a model for community development that features affordable housing as an integral element .

Development Partnerships

The recommendations of the Affordable Housing Plan assume that affordable housing and related services in Doña Ana County will be provided through the private sector, including for-profit and non-profit housing providers. Rather than acting as a developer or providing services directly, the County can partner with these entities to remove barriers to affordable housing and further the County's affordable housing goals. Doña Ana County is fortunate to have several non-profit housing providers that provide a broad range of services, from development to property management to consumer education. There is development capacity within the County to take on new housing projects. What is lacking is adequate funding to tackle the magnitude of need in a County as large as Doña Ana County. The County has a significant role to play as a partner in projects and programs to meet housing needs.

Partnerships with other governmental and private entities

Potential partnerships might include joint projects where the County contributes land or infrastructure improvements, funding of specific programs that further County goals, support for legislative funding or grant requests or similar support to other entities.

In addition to housing providers, there are other private and public entities that promote economic development, provide utility and transportation services, provide social services and education, and in other ways contribute to the community development in the County. Coordination with these agencies will ensure that their short-term operations and long-term plans support the County's efforts to provide affordable housing and build complete communities.

Potential partners include the Gadsden Independent School District, municipal school districts that serve County communities, the two regional utility authorities, health clinics, and the Elephant Butte Irrigation District. Each of these entities owns property in the County, and surplus properties could be used as housing. As an example, the GISD owns schools that are no longer in use. These properties present an opportunity for reuse as housing or mixed use development. In such a scenario, the County could purchase the property, accept donation of the property or assist the school district in selling to a suitable developer; provide fee waivers and expedited permitting for a project that meets the goals of this plan; and/or help with zone changes or other regulatory requirements for the building reuse.

Acquisition and Donation of Land

Donation of land or making land available at a below market rate is a common incentive that local governments use to attract affordable housing. Alternatively, surplus County property can be sold or leased to provide a revenue stream that funds affordable housing initiatives.

The County should identify surplus land that it owns that can be used for housing projects directly or sold or leased to create an affordable housing fund. A preliminary look at potential properties indicates that Doña Ana County has very little property that can be considered surplus. Two potential properties are located in La Mesa/San Miguel area and Del Cerro. The Las Mesa property is 11.75 acres with a drainage channel traversing it. Surrounding development is agricultural and low density, although there are nearby subdivisions with smaller lots. An elementary school, grocery store, post office and health clinic are nearby. The Del Cerro property is adjacent to existing subdivisions. Approximately half of the 15-acre site is a large drainage pond. It is close to the Del Cerro multipurpose center.

The County should also collaborate with other public entities, including school districts and municipalities, to identify surplus properties that might be donated by the other entities. The 1994 Comprehensive Plan recommended that the County look to the Bureau of Land Management (BLM) as a source of land. If BLM owned land is well located with respect to the County's land use goals, the County could facilitate transfer of the land to the County for housing development.

Infrastructure Assistance

Because lack of infrastructure is a major barrier to affordable housing, one of the most important roles that the County can play is making sure that infrastructure appropriate to the sectors and community types envisioned in the Comprehensive Plan and UDC are in place.

The County provides roads, drainage improvements and wastewater systems. The County should continue to expand County wastewater service in growing communities and those with substandard infrastructure. The County should seek funds and collaborate with other agencies to complete the drainage improvements identified in drainage masterplans.

Water service is provided through multiple individual providers. The Lower Rio Grande Public Water Works Authority was formed by the merger of five water systems, and additional mutual domestic water consumers associations have since merged into the larger authority. Regional systems allow for more efficient and cost effective services in rural areas. Coordination with private water systems and encouraging regionalization to reduce fragmentation of water service is a strategy that is low cost to the County.

Assistance to non-profit housing providers

Rehabilitation or replacement of existing structures

Existing organizations provide rehabilitation programs in the County. Federal and state funds for these programs are limited, which means that the organizations are only able to repair a few homes per year. Because of the age and condition of the County's rural housing stock, rehabilitation is a huge need. The County could help existing organizations increase the number of homes that are rehabilitated or replaced by helping fund these programs. The County can work with MFA to identify an income stream that can fund a low interest loan program or direct grants.

Grants or Other Assistance to Non-Profit Housing Providers

Direct grants for programs or for administrative expenses are another way that the County could ensure that the County's non-profit housing providers continue to enhance affordable housing options for

residents of the County. The housing specialist position in the County administration would be responsible for issuing RFPs to identify qualifying grantees for County assistance.

Existing non-profits in the County, such as Community of Hope and Habitat for Humanity, operate primarily in Las Cruces, although services could be provided throughout the County. These agencies do not have the resources to provide full time staff in outlying communities. Assistance could include free office space, assistance with referrals, help publicizing the resources that are available and securing funding for offices and program expansion in the southern part of the County.

Funding/financing

Partner with local mortgage lenders

Local lenders provide credit counseling, homeownership classes, and similar support for first time homebuyers. If the County decides to provide assistance through development subsidies, downpayment assistance or second mortgages, the County will need to partner with local lenders or with non-profit organizations to manage loans, verify incomes and manage second mortgages. Partnerships could include fair housing education, seminars for local lenders regarding County land use and affordable housing initiatives, and funding a loan pool.

Low interest loans

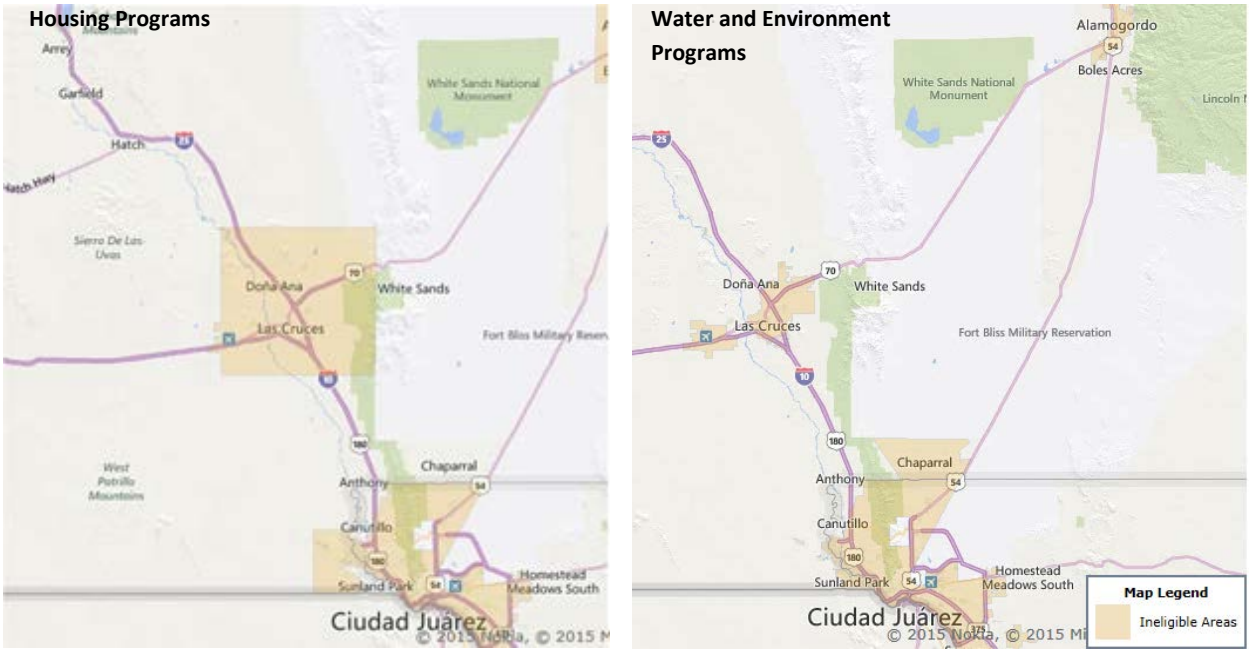
If the County identifies revenues that can be targeted to affordable housing, the County could fund a low interest loan program. Loans could be used for rehabilitation or for homeownership for households that meet income criteria. A program of this type would likely be coordinated or managed through an existing lender, non-profit or a Land (or Housing) Trust. The Housing Trust is a non-profit community development organization located in Santa Fe that provides a broad range of services, similar to non-profits in Doña Ana County, in northern New Mexico. The Housing Trust also administers a revolving loan fund.

Support for Non-profit Housing Initiatives

The County could provide political support for the initiatives of affordable housing providers. As an example, USDA is a major source of affordable housing loans and water and wastewater loans and grants in rural communities Doña Ana County. Unincorporated areas that are adjacent to Las Cruces and El Paso are ineligible for participation in USDA programs. Local non-profits are seeking an exception to allow USDA loan products to be used in the Santa Teresa area and rural communities outside of Las Cruces but within the area defined by USDA as ineligible. The County could support the efforts of affordable housing providers to secure state and federal funding and similar initiatives.

MFA is working with the Colonias Infrastructure Board on allowing Colonias Infrastructure funds to be used for affordable housing. County support for MFA's efforts would enable new funding for housing projects.

FIGURE 13. USDA PROGRAM ELIGIBILITY IN DOÑA ANA COUNTY



Other Assistance

Consistency in Utility Providers

As noted in interviews, the large number of utility providers presents development issues, as there is little consistency between developments in regards to water availability, capacity to meet general housing and fire safety needs, and water quality standards. Where larger water service providers have capacity to serve development, the review process for new subdivisions could be expedited.

As these are private sector providers, there are limitations to the actions the county could take in providing consistency in service. Though it is recommended that where possible, the county should support and encourage the expansion and/or the creation of utility district level providers in the recommended development areas. The goal would be to develop entities such as Camino Real Regional Utility District in order to provide consistency and ultimately meet the basic household needs and ensure new housing developments have the capacity for fire safety. To the degree possible, the county could utilize tax increment financing through a TIDD to assist in increasing capacity and availability of water service in the recommended development areas. This would require the approval of property owners within the area that benefits from these improvements. It also increases costs to the property owners in exchange for the benefits provided.

The County supported the formation of the two existing regional water utility authorities and is a partner in the CRRUA. In addition to support for regionalizing water utilities, the County could become a partner in water/wastewater utility districts in areas where it operates a County wastewater system.

Conclusion

Doña Ana County is fortunate that there is already capacity within the County to provide affordable housing for low and moderate income County residents. The Doña Ana County Affordable Housing Plan documents that affordable housing needs exceed the funding available for affordable housing projects.

The Affordable Housing Plan Review Team has identified a number of opportunities to accelerate the work that is already being done in the County and to donate resources to affordable housing projects. Through ongoing work of the County's Affordable Housing Review Team, designated County staff and the MFA, with approval by the Board of County Commissioners, the County will select and implement the highest priority projects. The first priorities are adoption of the Affordable Housing Plan and ordinance, completion and adoption of the Comprehensive Plan and Unified Development Code, implementation of streamlined review processes through the UDC, and elevating affordable housing initiatives and projects as a priority for improving the quality of life for residents of Doña Ana County.

APPENDIX

Appendix A. Stakeholder Interview List

Appendix B. Zoning Maps

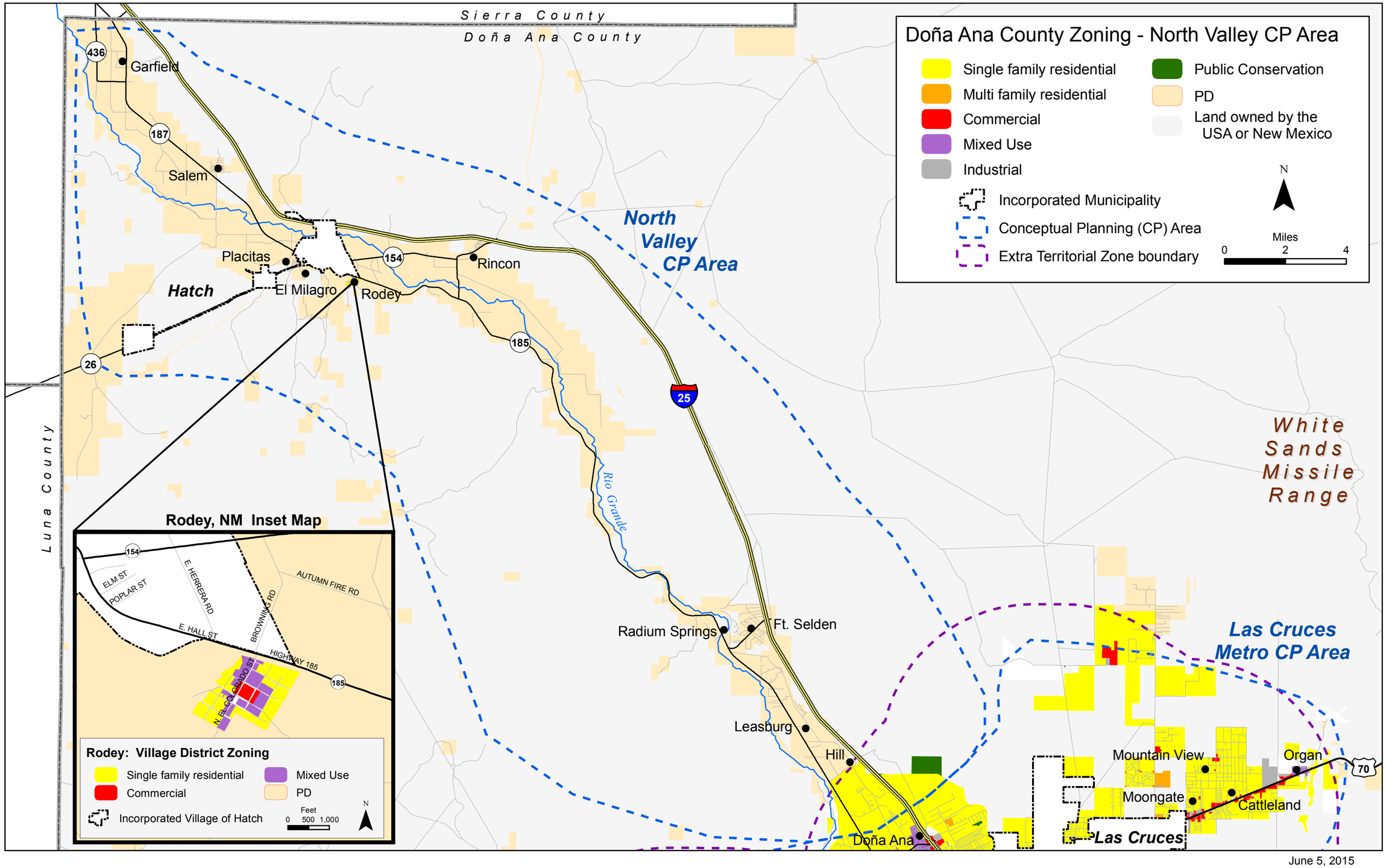
Appendix C. Utility Locations and Flood Hazard Areas

Appendix D. Housing Resources

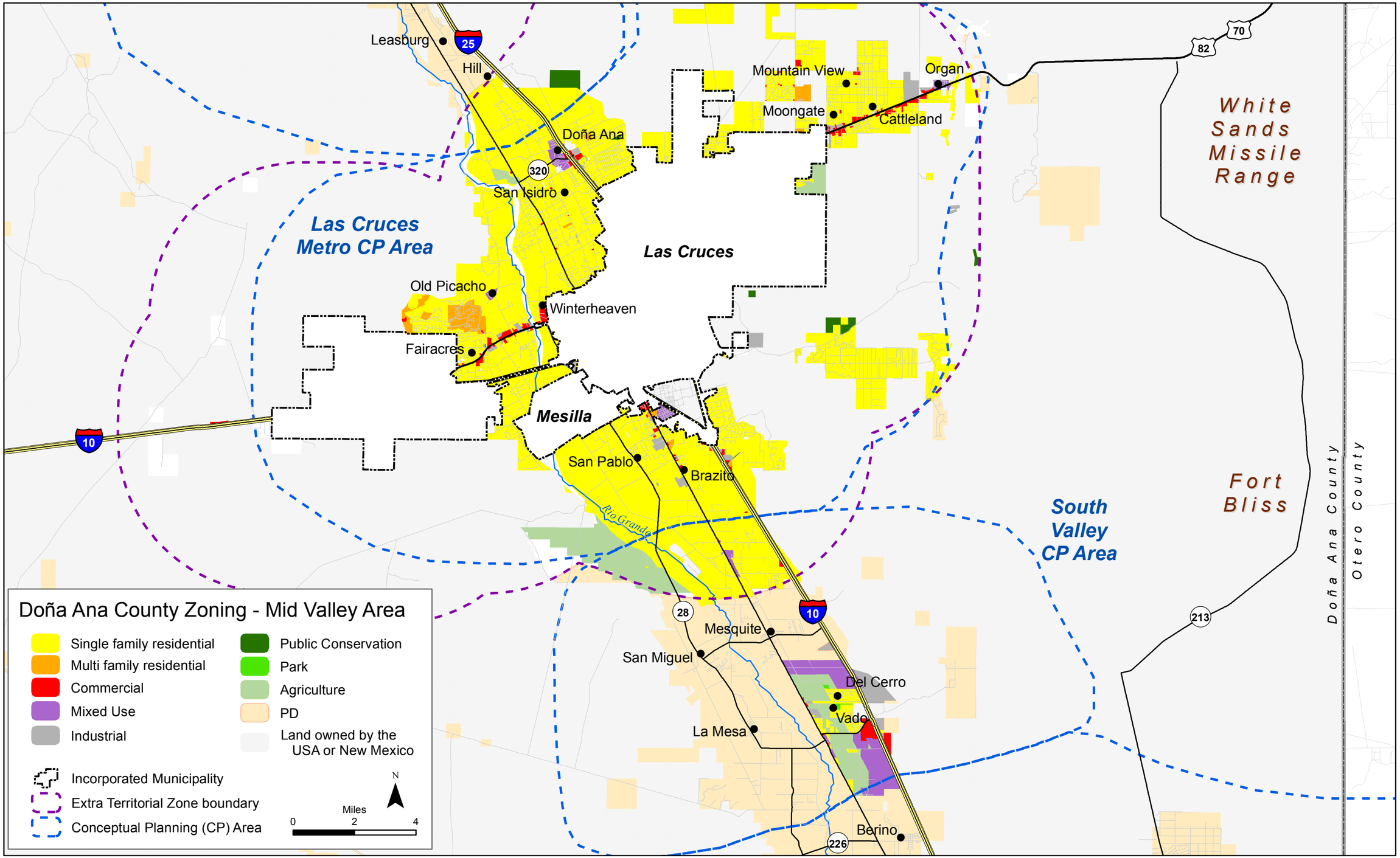
Appendix A. Stakeholder Interview List

Linda Vasquez – City of Sunland Park
Pat Banegas – City of Hatch
Jose Terrones – Anthony Water and Sanitation District
Rose Garcia – Executive Director, Tierra del Sol
Gil Mendez - Tierra del Sol
Erika Prieto – Tierra del Sol
Olga Diaz – Tierra del Sol
Nicole Martinez – Mesilla Valley Community of Hope
Robbie Levey – Mesilla Valley Public Housing Authority
Conception Medina – Sunland Park Housing Authority
Steve Parsley – Doña Ana Title
Steve Newby – Steve Newby Architects
Bob Hearn – Dona Ana ETZ Commission
Bob Pofahl – Community Builders International, Picacho Mountain
Davin Lopez – Mesilla Valley Economic Development Alliance
Ken Thurston - Ken Thurston Homes
Kent Thurston – Ken Thurston Homes
Kiel Hoffman – President, Pioneer State Bank/Board Chair, MVEDA
Jack Curry – Curry Development

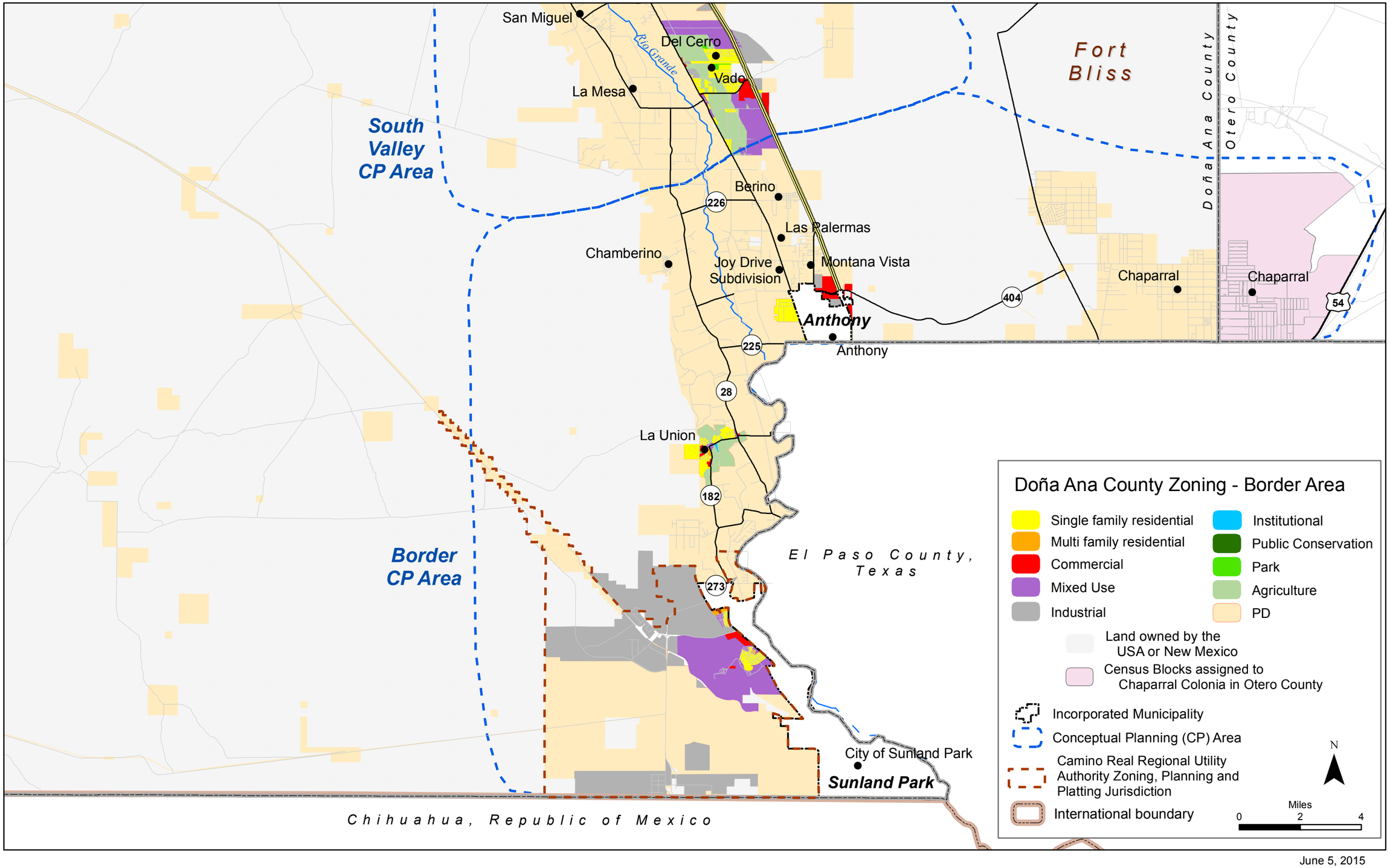
Appendix B. Zoning Maps


Doña Ana County Zoning - North Valley CP Area
Single family residential
Multi family residential
Commercial
Mixed Use
Industrial
Public Conservation
PD
Land owned by the USA or New Mexico
Incorporated Municipality
Conceptual Planning (CP) Area
Extra Territorial Zone boundary
N
Miles
0
2
4
Sierra County
Doña Ana County
Luna County
Garfield
Salem
Placitas
El Milagro
Rodey
Hatch
Rincon
North Valley CP Area
Rio Grande
Radium Springs
Ft. Selden
Leasburg
Hill
Doña Ana
Las Cruces
Mountain View
Moongate
Cattleland
Organ
Las Cruces Metro CP Area
White Sands Missile Range
436
187
154
185
26
25
70
Rodey, NM Inset Map
ELM ST
POPLAR ST
E HERRERA RD
BROWNING RD
AUTUMN FIRE RD
E HALL ST
HIGHWAY 185
N. EL COLORADO ST
Rodey: Village District Zoning
Single family residential
Commercial
Mixed Use
PD
Incorporated Village of Hatch
Feet
0
500
1,000
N

June 5, 2015


Doña Ana County Zoning - Mid Valley Area
Single family residential
Multi family residential
Commercial
Mixed Use
Industrial
Public Conservation
Park
Agriculture
PD
Land owned by the USA or New Mexico
Incorporated Municipality
Extra Territorial Zone boundary
Conceptual Planning (CP) Area
N
Miles
0
2
4
Leasburg
Hill
Doña Ana
San Isidro
Mountain View
Moongate
Organ
Cattleland
Las Cruces Metro CP Area
Las Cruces
Old Picacho
Winterheaven
Fairacres
Mesilla
San Pablo
Brazito
Rio Grande
South Valley CP Area
White Sands Missile Range
Fort Bliss
Doña Ana County
Otero County
Mesquite
San Miguel
Del Cerro
Vado
La Mesa
Berino
25
10
70
82
320
28
213
226

June 5, 2015


San Miguel
Del Cerro
Vado
La Mesa
Rio Grande
South Valley CP Area
Fort Bliss
Doña Ana County
Otero County
Berino
226
Las Palermas
Chamberino
Joy Drive Subdivision
Montana Vista
Chaparral
Chaparral
404
54
Anthony
Anthony
225
28
La Union
182
Border CP Area
El Paso County, Texas
273
City of Sunland Park
Sunland Park
Chihuahua, Republic of Mexico
Doña Ana County Zoning - Border Area
Single family residential
Multi family residential
Commercial
Mixed Use
Industrial
Institutional
Public Conservation
Park
Agriculture
PD
Land owned by the USA or New Mexico
Census Blocks assigned to Chaparral Colonia in Otero County
Incorporated Municipality
Conceptual Planning (CP) Area
Camino Real Regional Utility Authority Zoning, Planning and Platting Jurisdiction
International boundary
N
Miles
0
2
4

June 5, 2015

Appendix C. Utility Locations and Flood Hazard Areas

The locations of utilities and flood hazard areas are shown on the following maps.

Flood Insurance Rate Maps (FIRM) Zone Classifications are as follows:

Zone X Areas determined to be outside 500-year floodplain determined to be outside the 1% and 0.2% annual chance floodplains.

Zone A Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

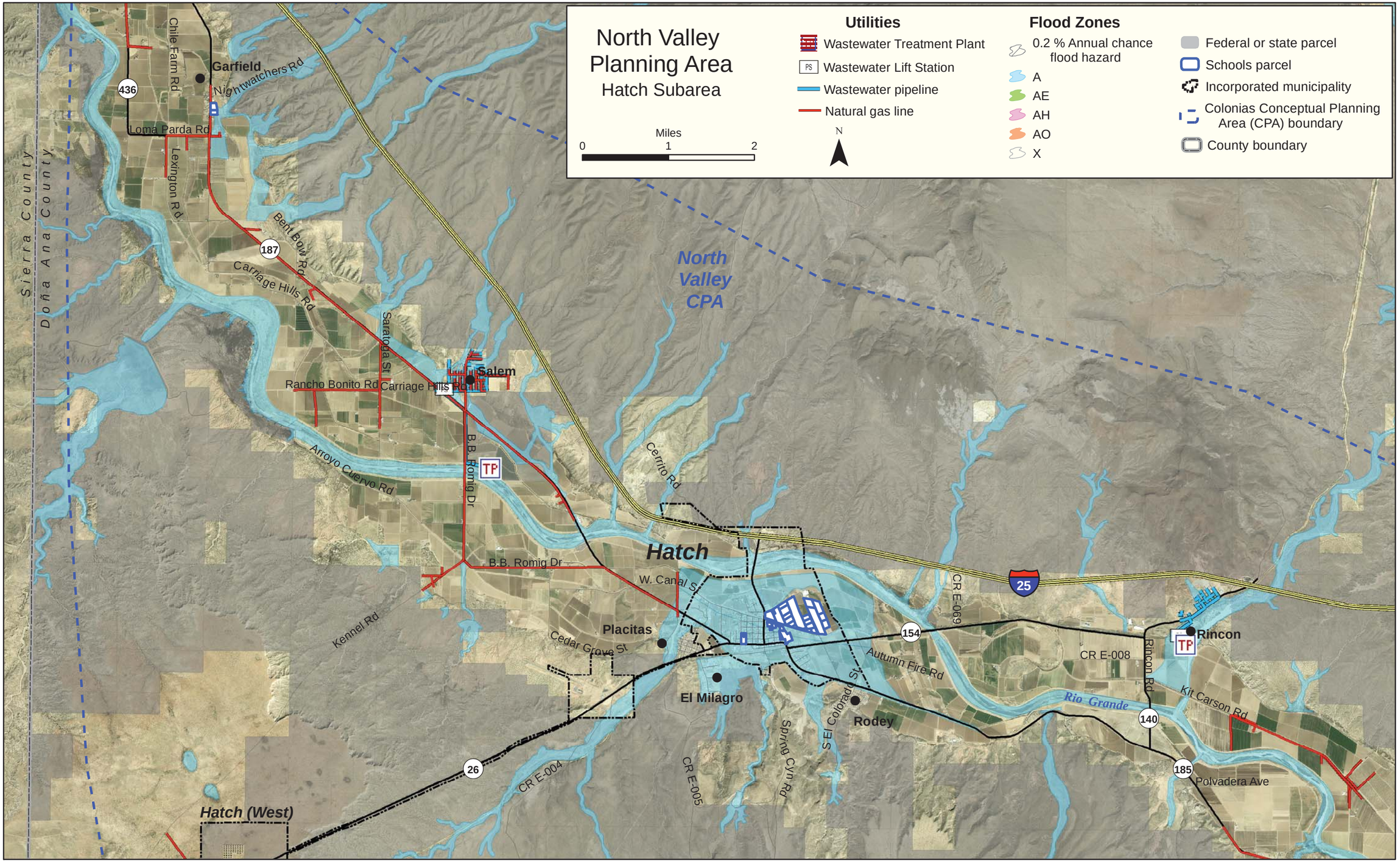
Zone AE Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

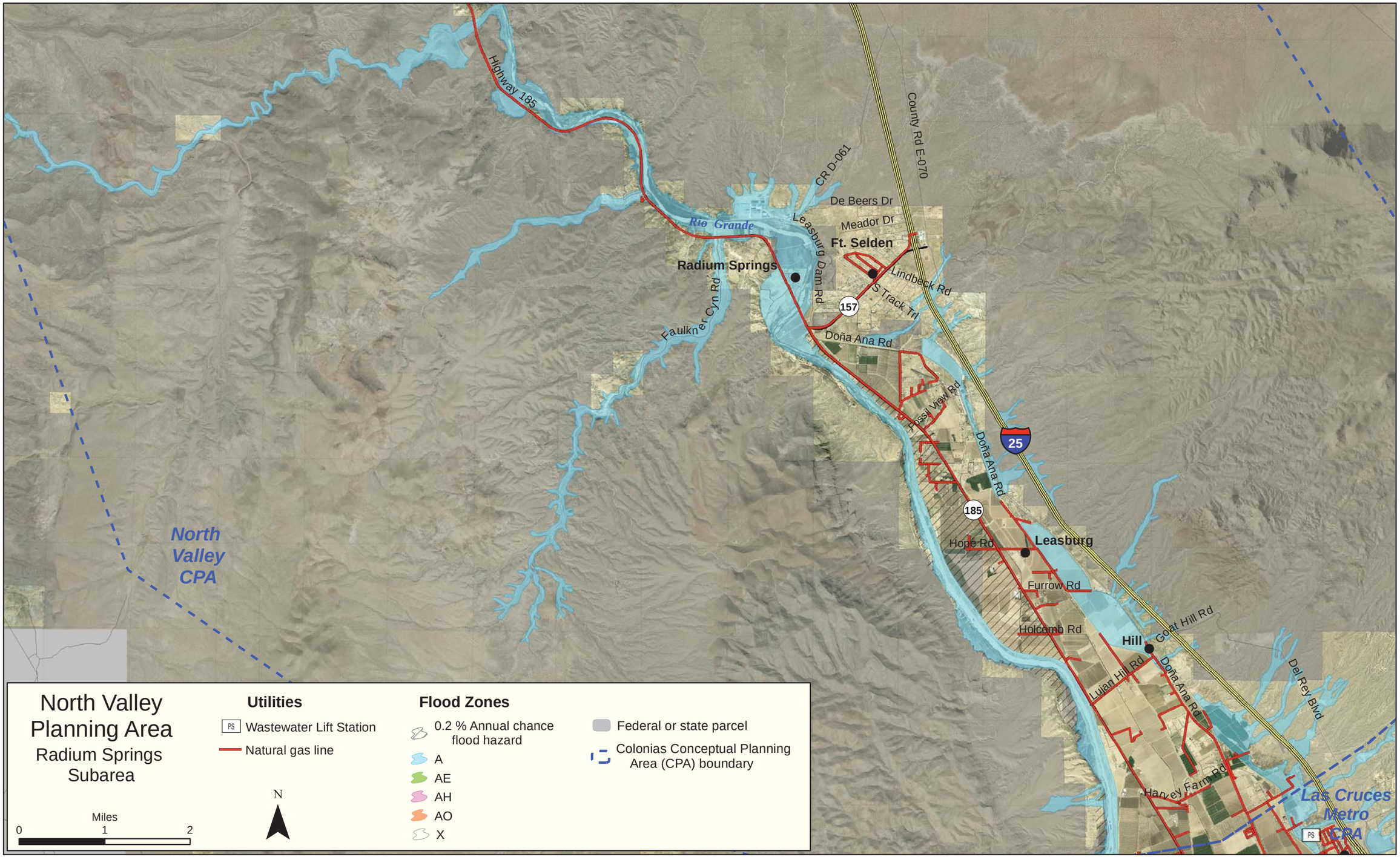
Zone AO Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Area Not Included (ANI) An area that is located within a community or county that is not mapped on any published FIRM.



February 6, 2015



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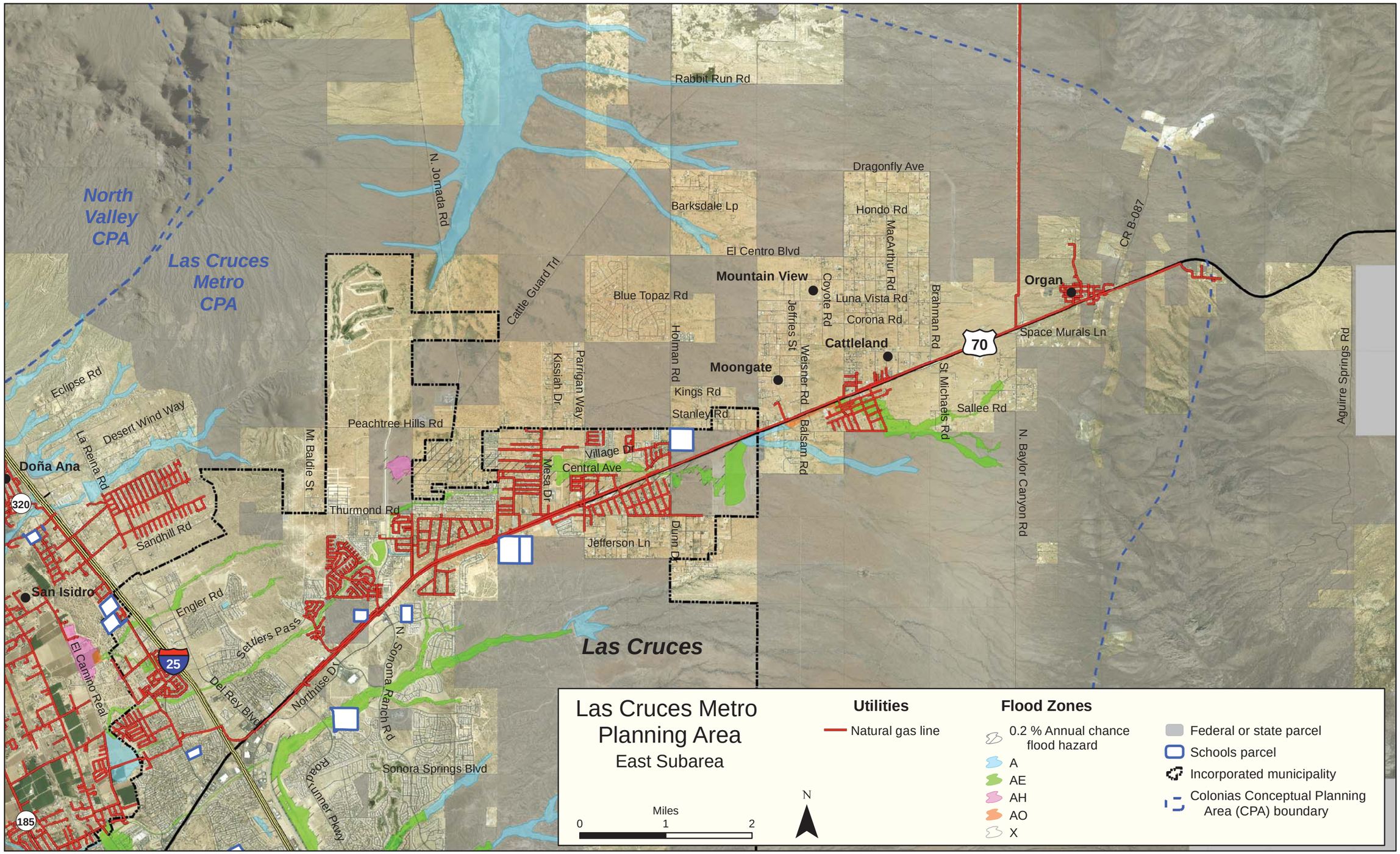

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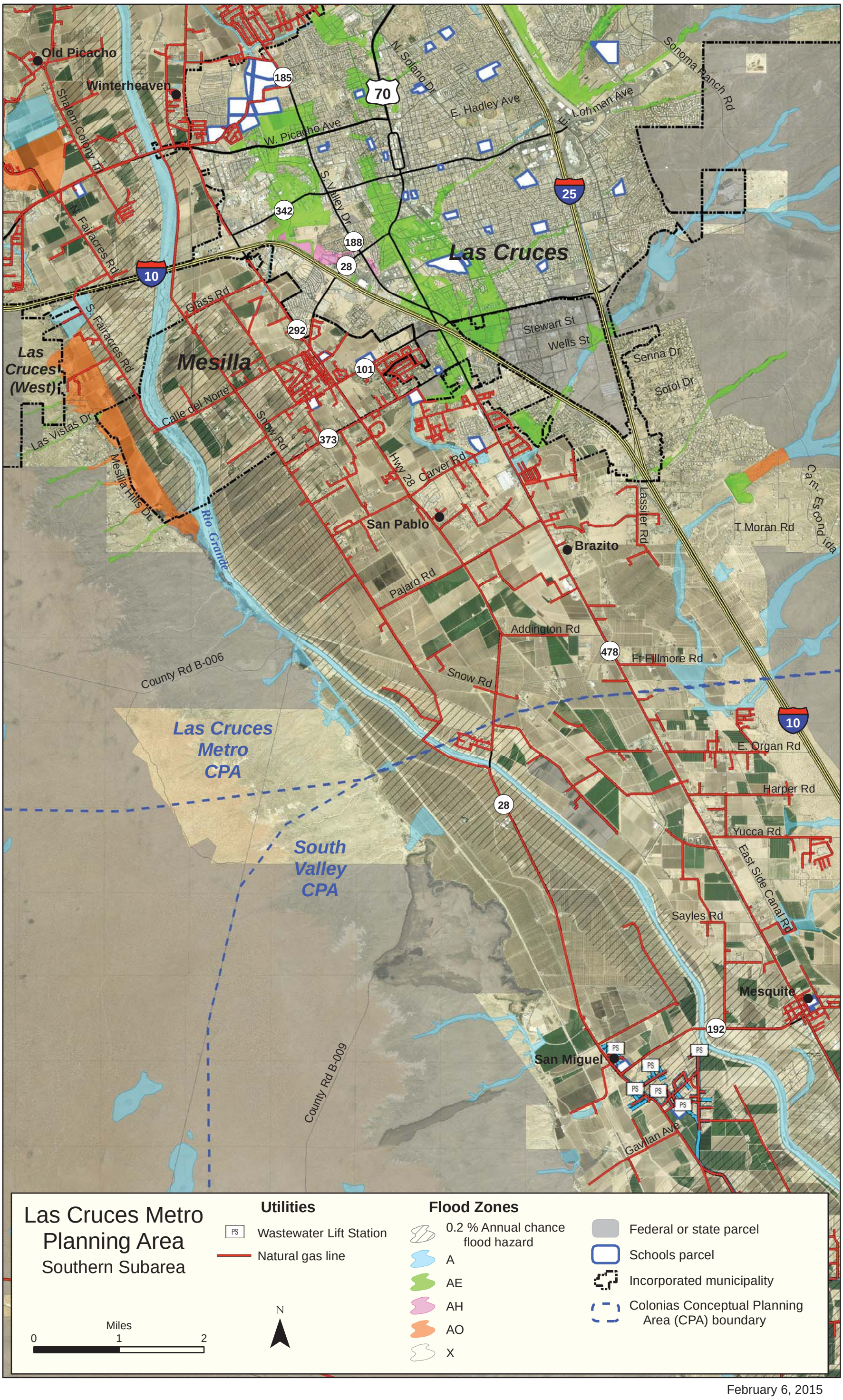


Las Cruces Metro Planning Area
Southern Subarea

Utilities

- PS Wastewater Lift Station
- Natural gas line

Flood Zones

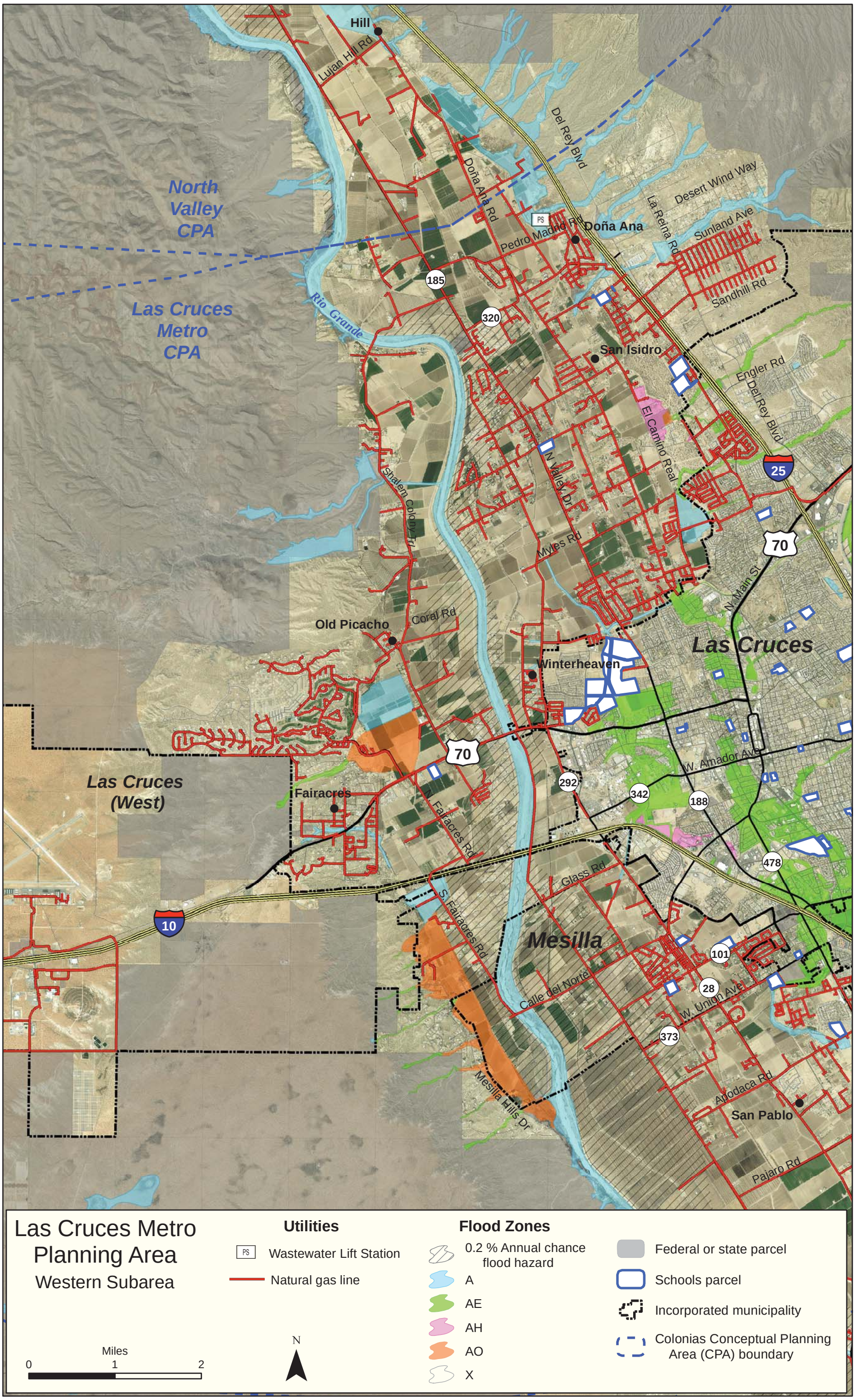
- 0.2 % Annual chance flood hazard
- A
- AE
- AH
- AO
- X

- Federal or state parcel
- Schools parcel
- Incorporated municipality
- Colonias Conceptual Planning Area (CPA) boundary

Miles
0 1 2

N

February 6, 2015



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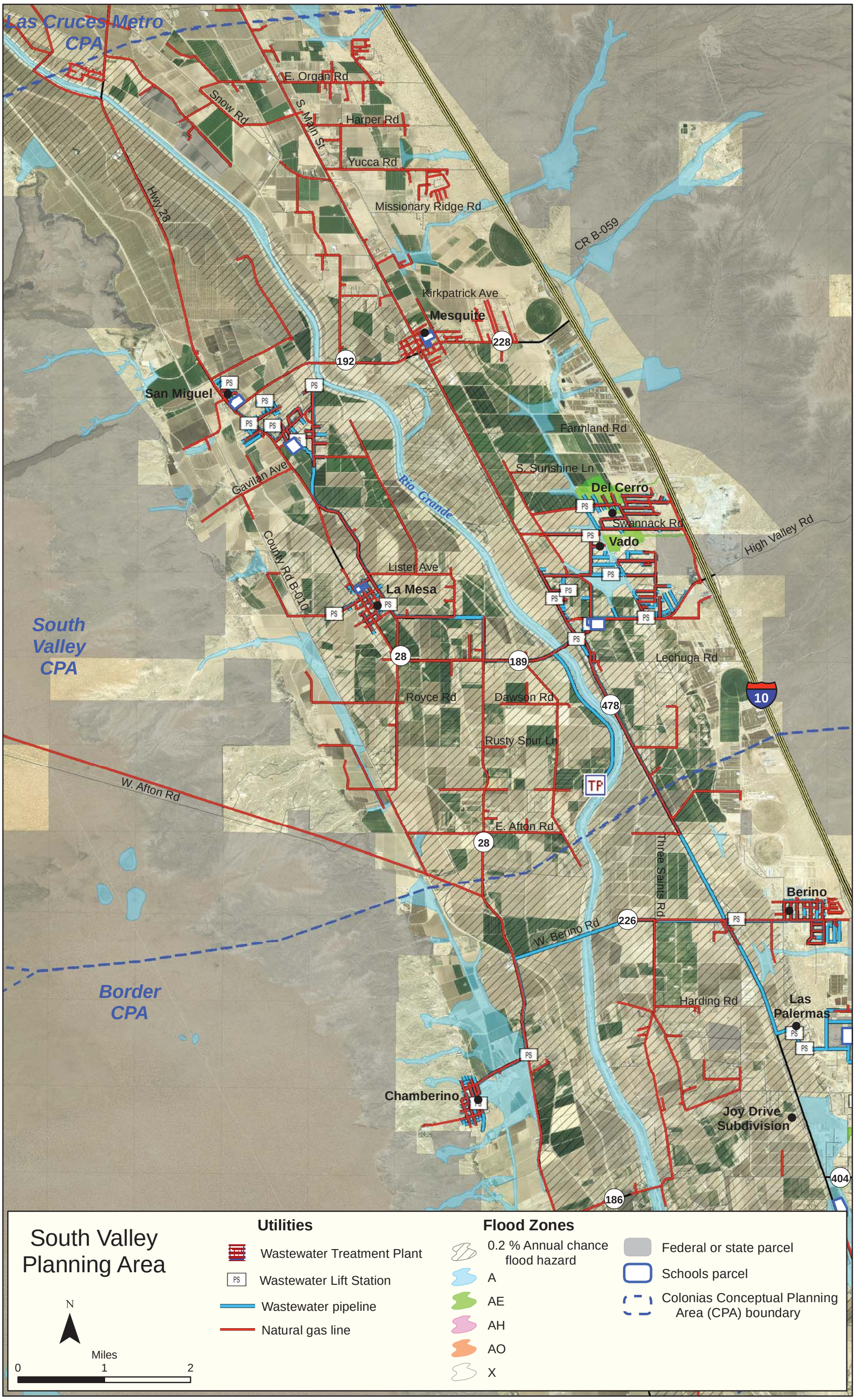

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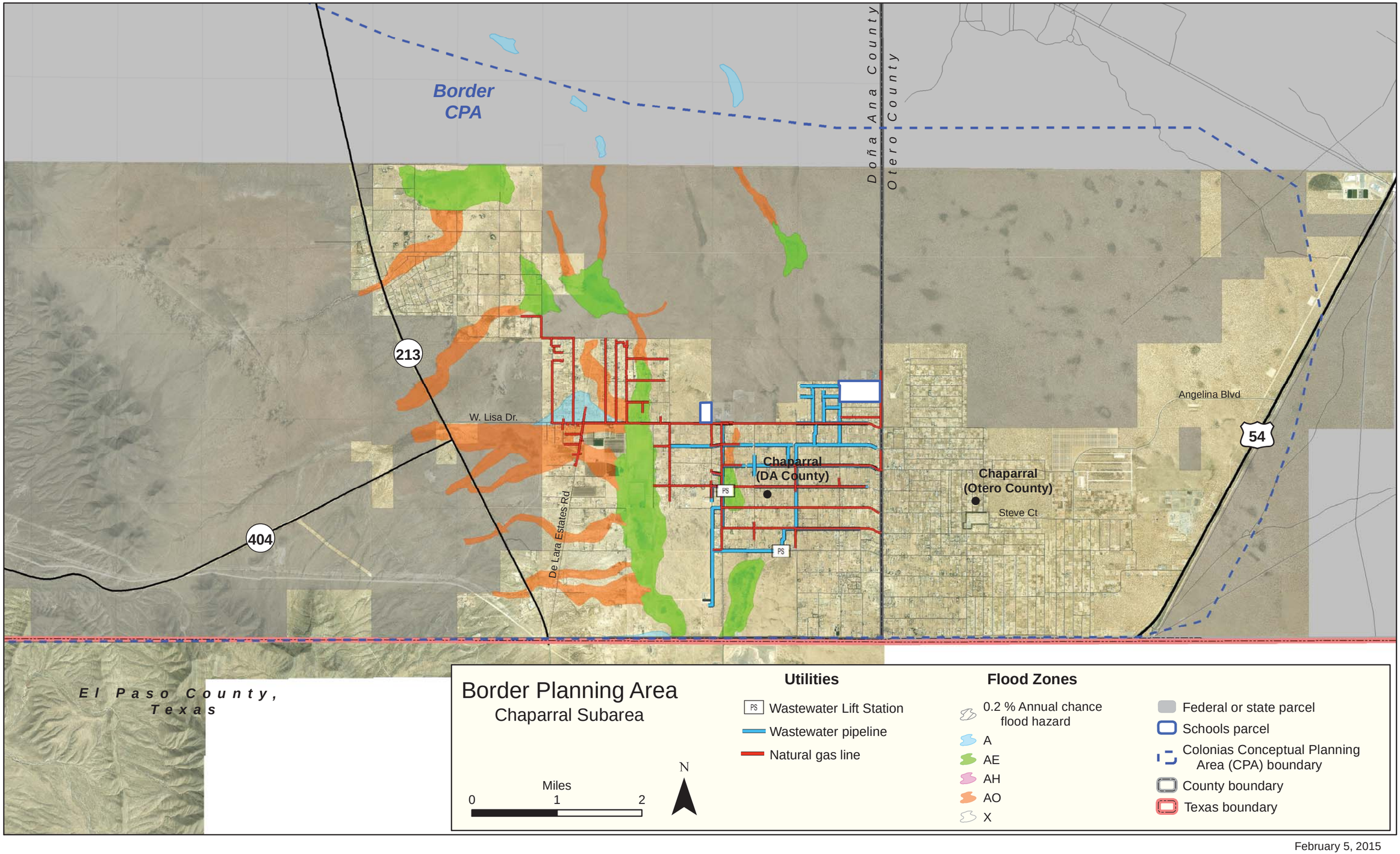

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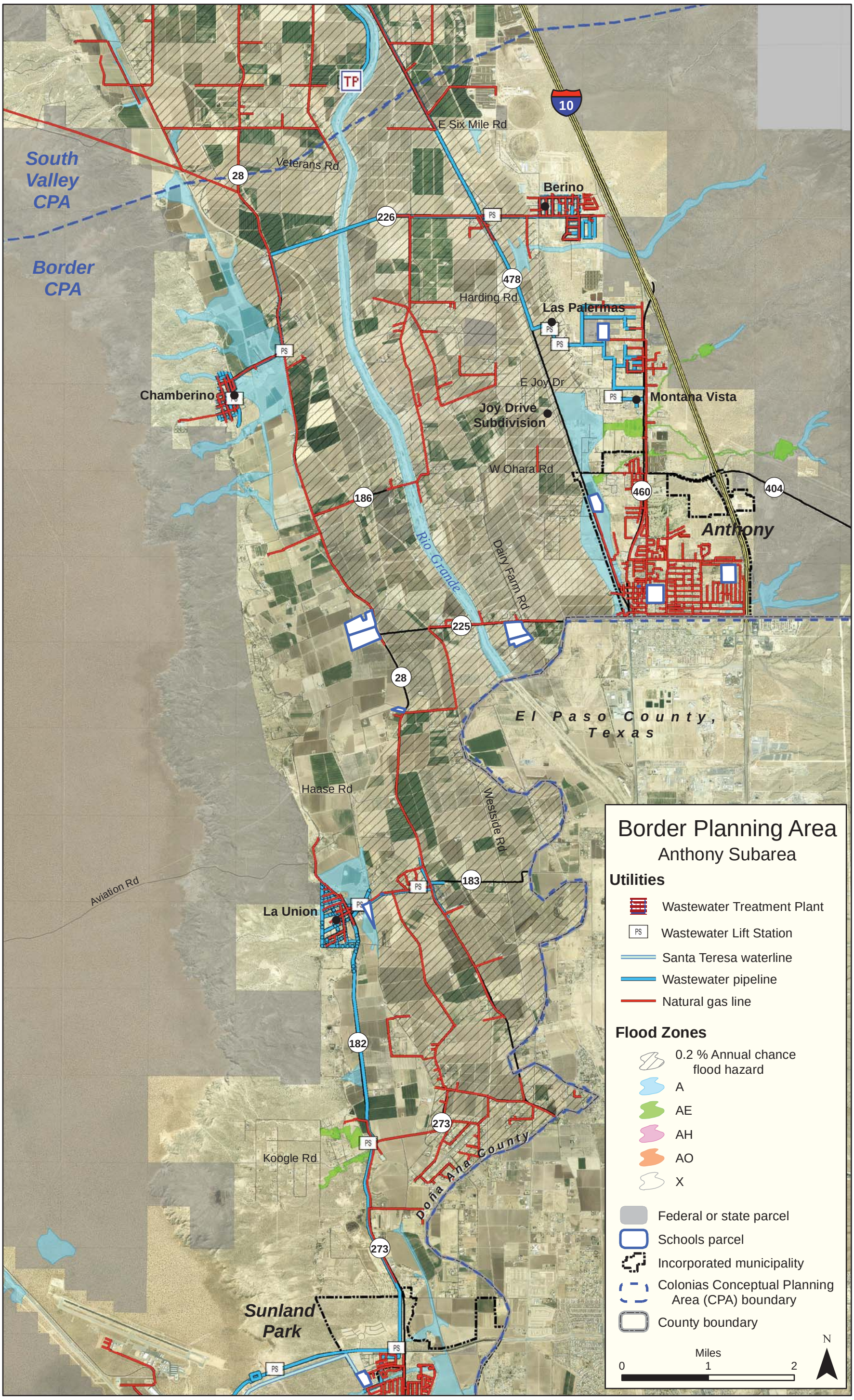

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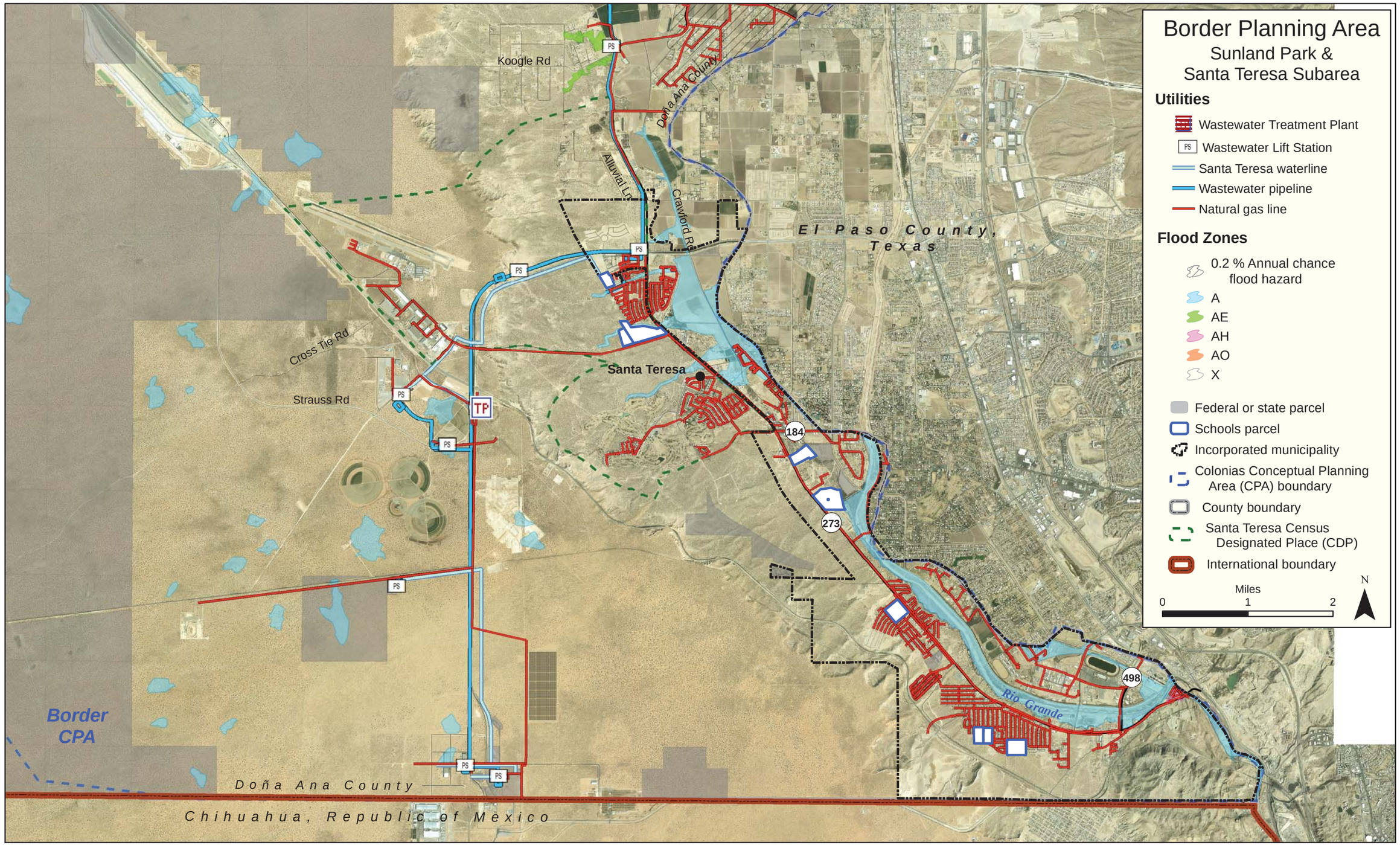

February 5, 2015

Appendix D. Housing Resources

The following lists potential sources of federal, state and local financing and subsidies to support affordable housing in New Mexico. Resources are listed by type of housing and funding agency or source. Primary resources include USDA, HUD, FHA and the New Mexico Mortgage Finance Authority (NMMFA). The information is not all-inclusive, but it provides the County with information about the most commonly used housing resources for non-profit and public agency housing providers, housing developers, and individual homeowners and renters. Many of these programs are competitive, so it will be important for County officials and staff to understand how a package of multiple sources can be combined to accomplish the desired project. In addition, the County will likely partner with a non-profit or other housing developer that will take the lead on the project.

The resources listed below include those generally available to individuals, non-profit and for-profit housing developers and other organizations in rural communities in New Mexico. Specific organizations that serve Dona Ana County are noted where appropriate.

Resources for Non-Profit and Organizations and Public Agencies

Most capacity building resources are focused on nonprofit housing providers, although the NMMFA also works with public partners. In its Action Plan, the MFA commits to building capacity in the state to: provide decent housing; provide a suitable living environment; and expand economic opportunities for the state's low- and moderate-income residents. The MFA's capacity building programs as well as other capacity building resources include the following.

Community Housing Development Organization (CHDO) is a special status that a nonprofit or community based organization can obtain. This status can be provided by the Community Housing and Development (CHDO) department to organizations that provide and develop affordable housing. Through this status the nonprofit or community based organization has access to technical assistance, training, and networking opportunities. CHDO's are well suited to address affordable housing needs at the local level. Funding for certain CHDO activities is provided through the HOME program.

Other capacity-building resources for nonprofits that are eligible to receive assistance include:

Local Initiatives Support Coalition and Rural Local Initiatives Support Coalition (LISC) has helped nonprofit community development corporations acquire and preserve housing developments, build partnerships with housing authorities and other organizations, and advocate for government policies that can reduce the loss of affordable homes and apartments. LISC's Housing Authority Resource Center brokers relationships between local housing authorities, LISC local offices and other community developers to provide access to best practices, information and training.

The Institute for Community Economics (ICE) is a federally certified Institution that makes loans to create housing that is permanently affordable. ICE also provides technical assistance and training to community-based groups who seek to set up community land trusts. ICE's principal lending goes to community land trusts, limited equity cooperatives, and community-based nonprofit organizations creating housing.

The Housing Counseling Assistance Program enables anyone who wants to (or already does) rent or own housing-whether through a HUD program, a Veterans Affairs program, other Federal programs, a State or local program, or the regular private market-to get the counseling they need to make their rent or mortgage payments and to be a responsible tenant or owner in other ways. The counseling is provided by HUD-approved housing counseling agencies. HUD provides support to a nationwide network of Housing Counseling Agencies (HCA) and counselors. HCA's are trained and approved to provide tools to current and prospective homeowners and renters so that they can make responsible choices to address their housing needs in light of their financial situations. Previous and current funding: FY2014 $45 million, FY2015 $47 million,

USDA Rural Development Housing Application Packaging Grants provide government funds to tax-exempt public agencies and private non-profit organizations to package applications for submission to Housing and Community Facilities Programs.

USDA Self-Help Technical Assistance Grants provide financial assistance to qualified nonprofit organizations and public bodies that will aid needy very low and low-income individuals and their families to build homes in rural areas by the self help method. Any State, political subdivision, private or public nonprofit corporation is eligible to apply.

Resources for Homeless and Special Needs

HUD Emergency Solutions Grant (ESG) Program is a federal grant program designed to help improve the quality of existing emergency shelters for the homeless, to make available additional shelters, to meet the costs of operating shelters, to provide essential social services to homeless individuals, and to help prevent homelessness. The ESG program is designed to be the first step in a continuum of assistance to prevent homelessness and to enable homeless individuals and families to move toward independent living. The three programs are the Supportive Housing Program (SHP), Shelter Plus Care (SPC) program, and Section 8 Single Room Occupancy (SRO) program. These are all competitive grants that require the development of a Continuum of Care system in the community where assistance is being sought.

HUD Supportive Housing Program (SHP) is designed to promote, as part of a local Continuum of Care strategy, the development of supportive housing and supportive services to assist homeless persons in the transition from homelessness and to enable them to live as independently as possible. The program is provided to help homeless persons meet three overall goals: to help homeless people achieve residential stability, increase their skills and/or incomes, and obtain greater self-determination (i.e. more influence over decisions that affect their lives.

The HUD Shelter Plus Care Program is designed to provide housing and supportive services on a long-term basis for homeless persons with disabilities, (primarily those with serious mental illness, chronic problems with alcohol and/or drugs, and acquired immunodeficiency syndrome (AIDS) or related diseases) and their families who are living in places not intended for human habitation (e.g., streets) or in emergency shelters. The program allows for a variety of housing choices, and a range of supportive services funded by other sources, in response to the needs of the hard-to-reach homeless population with disabilities. Funds must be matched with in-kind funding to be used for supportive services. Assistance is provided through four component programs: Tenant-based, Sponsor-based, Project-based, and Single Room Occupancy Rental Assistance.

HUD Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program – Under the SRO program, HUD enters into Annual Contributions Contracts with public housing agencies (PHAs) in connection with the moderate rehabilitation of residential properties that, when rehabilitation is completed, will contain multiple single room dwelling units. These PHAs make Section 8 rental assistance payments to participating owners (i.e., landlords) on behalf of homeless individuals who rent the rehabilitated dwellings. Assistance provided under the SRO program is designed to bring more standard SRO units into the local housing supply and to use those units to assist homeless persons. The SRO units might be in a rundown hotel, a Y, an old school, or even in a large abandoned home.

The MFA Emergency Homeless Assistance Program (EHA: ESG and State funding) provides assistance to units of local government or nonprofit organizations to improve the quality of existing emergency shelters and to help meet the costs of operating emergency shelters. Organizations may apply for EHA: ESG & State funding through a competitive RFP process. Funding may be used for acquisition, renovation, repair, rehabilitation, conversion, essential or supportive services, operating expenses, prevention activities associated with providing shelter or services to homeless individuals. Intended to supplement the ESG Program; applicants are not eligible to apply for both.

HUD Housing Opportunities for Persons with AIDS (HOPWA) provides housing assistance and related supportive services to low-income people and their families living with HIV/AIDS. The objective of the funding is to maintain housing stability, avoid homelessness, and improve access to HIV/AIDS treatment and care. States, cities, local governments and nonprofit organizations may apply for HOPWA Competitive funding. Previous Funding: FY2013 $315, FY2014 $330, FY2015 $332

HUD Section 811 provides funding to nonprofit organizations to develop rental housing with the availability of supportive services for very low-income adults with disabilities. The newly reformed Section 811 program is authorized to operate in two ways: (1) the traditional way, by providing interest-free capital advances and operating subsidies to nonprofit developers of affordable housing for persons with disabilities; and (2) providing project rental assistance to state housing agencies. The assistance to the state housing agencies can be applied to new or existing multifamily housing complexes funded through different sources, such as Federal Low-Income Housing Tax Credits, Federal HOME funds, and other state, Federal, and local programs. In FY 2012, no funding was appropriated for traditional 811 capital advances. Previous funding: FY2013 $156 Million, FY2014 $126 Million, FY2015 $160 Millions

HUD Section 202 provides capital advances to private nonprofit organizations (public entities are not eligible) to finance the development of supportive housing for the elderly. The capital advance does not have to be repaid as long as the project serves very low-income elderly persons for 40 years. Project rental assistance funds are provided to cover the difference between the HUD-approved operating cost for the project and the tenants' contribution towards rent. Project rental assistance contracts are approved initially for 3 years and are renewable based on the availability of funds. Applicants must submit a resolution that they will provide a minimum capital investment equal to 0.5 percent of the HUD-approved capital advance, up to a maximum of $25,000 for national sponsors or $10,000 for other sponsors. Previous Funding: FY 2013 $355, FY 2014 $384 million, FY 2015 $440 million

HUD Section 231 falls under the multifamily programs that HUD provides. Other Multifamily Programs include:

- *Manufactured Housing – Section 207* a program that assists with construction or rehabilitation
- *Cooperative Housing – Section 213* a program that facilitates the construction, rehabilitation and purchase of cooperative housing projects.
- *Rental Housing for Urban and Concentrated Development areas – Section 220* a program that facilitates the development of multifamily housing projects.
- *Rental and Cooperative Housing 221(d)(4) a* program that facilitates the construction and rehabilitation of cooperative housing developments, targeting moderate-income and displaced families.
- *Existing Multifamily Rental Housing – Sections 207/223(F)* a program that facilitates the purchase or refinancing of existing multifamily rental developments.
- *Risk-Sharing Program – Qualified Participating Entities (QPE) – Section 542(b)* a program that of manufactured homes, insures mortgage loans to facilitate the construction and substantial rehabilitation of multifamily rental housing for elderly persons (62 or older) and/or persons with disabilities. Insured mortgages may be used to finance the construction and substantial rehabilitation of detached, semidetached, walk-up, or elevator type rental housing designed specifically for elderly or handicapped individuals consisting of eight or more dwelling units. For nonprofit sponsors, the maximum loan amount is 100 percent of the estimated replacement cost of the building (or 100 percent of project value for rehabilitation projects). For all other sponsors, the maximum loan is 90 percent of the replacement cost (or 90 percent of project value for rehabilitation projects).
- *Housing Finance Agency Risk-Sharing – Section 524(c)* a program that provides credit enhancement for mortgages of multifamily projects with loans underwritten and serviced by HFAs.

Community Services Block Grants is a formula Service and Block Grant (CSBG) from the U.S. Department of Health and Human Services (HHS). The CSBG grants provide emergency funds to help with mortgage and utility payments and prevent homelessness. The Community Action Agency of Southern New Mexico (CAASNM) administers block grants servicing in Doña Ana County.

USDA Technical and Supervisory Assistance Grants assist low-income rural families in obtaining adequate housing to meet their family's needs and/or to provide the necessary guidance to promote their continued occupancy of already adequate housing. These objectives will be accomplished through the establishment or support of housing delivery and counseling projects run by eligible applicants.

USDA Farm Labor Housing Loans and Grants provide capital financing for the development of housing for domestic farm laborers.

Resources for Rental Housing

HUD Section 8 Housing Choice Vouchers The housing choice voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Since housing assistance is provided on behalf of the family or individual, participants are able to find their own housing, including single-family homes, townhouses and apartments. The participant is free to choose any housing that meets the requirements of the program and is not limited to units located in subsidized housing projects.

Housing choice vouchers are administered locally by public housing agencies (PHAs).

Project-Based Section 8 Vouchers – Project-based vouchers are a component of a public housing agencies (PHAs) housing choice voucher program. A PHA can attach up to 20 percent of its voucher assistance to specific housing units if the owner agrees to either rehabilitate or construct the units, or the owner agrees to set-aside a portion of the units in an existing development.

Mortgage Insurance for Single Room Occupancy Projects (SRO): Section 221(d)(3) and 221(d)(4) insures mortgage loans for multifamily properties consisting of single-room occupancy (SRO) apartments. There are no Federal rental subsidies involved with this SRO program. It is aimed at those tenants who have a source of income but are priced out of the rental apartment market.

SRO projects generally require assistance from local governing bodies or charitable organizations in order to reduce the rents to affordable levels. Although SRO housing is intended for very low-income persons, the program does not impose income limits for admission.

Local Initiatives Support Coalition (LISC) Affordable Housing Preservation Initiative preserves affordable rental apartments that are in jeopardy because of expiring federal subsidies, and promotes preservation-oriented public policies. LISC helps nonprofit community development corporations acquire and preserve housing developments, build partnerships with housing authorities and other organizations, and advocate for government policies that can reduce the loss of affordable homes and apartments. Through its Housing Authority Resource Center, LISC assists local housing authorities identify financing structures that will leverage public resources with private investment as well as direct project financing such as predevelopment loans, bridge lending, lines of credit, working capital, and tax credit equity.

USDA Rural Development Multi-Family Housing Programs offer Rural Rental Housing Loans to provide affordable multi-family rental housing for very low-, low-, and moderate-income families; the elderly; and persons with disabilities. This is primarily a direct mortgage program, but funds may also be used to buy and improve land and to provide necessary facilities such as water and waste disposal systems. In addition, deep subsidy rental assistance is available to eligible families.

USDA Rural Rental Housing Program is adaptable for participation by a wide variety of owners. Loans can be made to individuals, trusts, associations, partnerships, limited partnerships, State or local public agencies, consumer cooperatives, and profit or nonprofit corporations.

USDA Guaranteed Rental Housing Programs guarantee loans under the Rural Rental Housing Guaranteed loan program for development of multi-family housing facilities in rural areas of the United States. Loan guarantees are provided for the construction, acquisition, or rehabilitation of rural multi-family housing.

USDA Rental Assistance (RA) Program provides an additional source of support for households with incomes too low to pay the HCFP subsidized (basic) rent from their own resources.

USDA Multi-Family Housing Preservation and Revitalization (MPR) Loans and Grants restructure Rural Rental Housing loans and Off-Farm Labor Housing loans and provide grants to revitalize Multi-Family

Housing projects in order to extend the affordable use of these projects without displacing tenants due to increased rents.

Resources for Homebuyers

Several programs are available through the New Mexico Mortgage Finance Authority (NMMFA) to help low to moderate income homebuyers. The following NMMFA programs could benefit Bernalillo families:

Helping Hand – Up to $8,000 down payment and closing cost assistance to first-time homebuyers with at least one family member that has a disability. This is a soft second loan that does need to be paid back until the property is sold, refinanced, or transferred, and it is assumable if the buyer meets program eligibility requirements. The loan may be forgiven after 10 years. This program is targeted toward households earning 80% or less than AMI, adjusted for family size.

Mortgage Booster – A fixed-rate second mortgage that is used in conjunction with either a Mortgage$aver or Mortgage$aver Zero first mortgage. Mortgage Booster features a 30-year term and a maximum loan amount of $8,000. Mortgage Booster is priced .5 percent higher than MortgageSaver's interest rate.

Mortgage$aver – 30-year fixed-rate loans for low to moderate income buyers; available at below-market rates, with a one percent discount and one percent origination fee.

Mortgage$aver Zero – Thirty-year fixed-rate mortgage loans priced with 0 percent discount and 0 percent origination fee for low- to moderate-income first-time homebuyers.

Mortgage$aver Plus – 30-year fixed rate mortgage that includes a 3.5% grant to offset downpayment and closing costs for low to moderate income first time buyers. The interest rate is slightly higher than Mortgage$aver or Mortgage$aver Zero, but there is no origination fee or discount fee.

Mortgage$aver Xtra features a deeply discounted interest rate for very low-income borrowers who are at or below 50 percent of the area median income.

Payment$aver Program – A loan that provides the lesser of eight percent of the sale price of the home or $8,000 for a down payment, closing costs, principal reduction and/or interest rate buy-down for lower income buyers who have not owned and occupied a primary residence for the past three years. This is a zero percent second mortgage loan due on sale, transfer or refinance, which may be forgiven after 10 years.

Payment$aver SmartChoice Program – a soft second mortgage that borrower with a Section 8 Housing Boucher can use, with a loan amount of up to $15,000. This loan has a 0 percent interest rate, and is paid back when the property is sold, refinanced or transferred.

Mortgage Booster Program – this program provides down payment and closing cost assistance, in the form of a second mortgage, to borrowers who qualify for the Mortgage$aver loan. The maximum loan amount is $8,000. These are repaid over 30 years.

HERO program – a special MFA first mortgage loan that includes a 3.5 percent down payment assistance grant to low- to moderate-income households in which at least one member is a teacher, police officer, healthcare worker, firefighter or an active member of the Armed Forces.

Individual Development Account (IDA) is a program that partners local non-profit organizations and financial institutions to encourage participants to save toward the purchase of a first home through a matching grant incentive. The local non-profit, the IDA program sponsor, recruits participants for the IDA program, provides financial education classes, and may also provide one-on-one counseling and training to participants. After signing up for an IDA program, each participant opens up an account with the partnering bank or credit union. Each deposit made by the participant is matched from a source of grant funding. The participant is allowed to withdraw funds when they have achieved their savings goal. Prosperity Works partners with local organizations in New Mexico to teach them how to develop and offer effective IDA programs. Southwest Regional Housing and Community Development Corporation and CAASNM are partners in the New Mexico Assets Consortium. HELP-New Mexico in Las Cruces, which provides Emergency Assistance for low income adults and migrant and seasonal farmworkers, is also a partner.

HUD's Federal Housing Administration **(FHA) Section 203(b) mortgage insurance** insures loans made to creditworthy borrowers who may not qualify for conventional mortgages on affordable terms. The downpayment requirements can be as little as 3.5% and some fees are limited. Mortgage insurance is available for one- to four-unit residences where the property is the owner's primary residence. The program has mortgage maximums, which vary depending on number of units.

HUD's **Energy Efficient Mortgage (EEM)** allows homeowners to finance energy efficiency features in new or existing housing as part of their FHA insured home purchase or refinancing mortgage. Home must be the owner's principal residence. The borrower doesn't have to qualify for the higher cost and doesn't make a downpayment on it. This can also be used with the FHA Section 203(k) rehabilitation program or HUD's Title I Home Improvement Loan Program.

HUD's Graduated Payment Mortgage Insurance (Section 245(a)) enables a household with a limited income that is expected to increase to buy a home sooner by making mortgage payments that start small and increase gradually over time. All FHA-approved lenders may make GPMs available to persons who intend to use the mortgage property as their primary residence and who expect to see their income rise appreciably in the future.

The **Federal Home Loan Bank Mortgage Partnership Finance®Program** combines the retail expertise of community lenders with the wholesale funding advantages of the FHLBanks, resulting in an efficient method of financing mortgage loans. Mortgage lenders can continue to manage all aspects of their customer relationships and depending on the MPF product chosen, lenders may be paid credit enhancement fees for managing the credit risk of the loans they originate and sell.

The USDA Rural Development office in Las Cruces services Doña Ana County, providing assistance to individuals, communities and others related to USDA's programs for rural areas. These programs include home loans and grants. USDA funding extends to single family homes, apartments for low-income people and the elderly, farm laborer housing, and a wide range of community facilities. Local lenders provide USDA loans.

The USDA provides direct loans of up to $160,900 for low (50% - 80% AMI) and very low (below 50% AMI) income households, with a maximum income of $45,850 for a family of four. Payment subsidy is available to applicants to enhance repayment ability. USDA Rural Development guaranteed housing loans are geared to families with incomes of up to 115% of AMI. In Dona Ana County the moderate income limit for a guaranteed loan is $75,650 for a household of up to four persons and $99,850 for households of five or more. For both programs, families must be without adequate housing, but be able to afford the mortgage payments, including taxes and insurance. In addition, applicants must have reasonable credit histories.

USDA Rural Development Single Family Housing Loans and Grants provide homeownership opportunities to low- and moderate-income rural Americans through several loan, grant, and loan guarantee programs. The programs also make funding available to individuals to finance vital improvements necessary to make their homes decent, safe, and sanitary.

USDA Section 502 Rural Housing Direct Loans are primarily used to help low-income individuals or households purchase homes in rural areas. Funds can be used to acquire, build (including funds to purchase and prepare sites and to provide water and sewage facilities), repair, renovate or relocate a home.

USDA Rural Housing Guaranteed Loans are for applicants who have an income of up to 115% of the median income for the area. Families must be without adequate housing, but be able to afford the mortgage payments, including taxes and insurance. In addition, applicants must have reasonable credit histories.

USDA Section 502 Mutual Self-Help Housing Loan Program is used primarily to help very low- and low-income households construct their own homes.

USDA Guaranteed Loan Refinance PILOT Program helps rural borrowers refinance their mortgages to reduce their monthly payments. The Single Family Housing Guaranteed Rural Refinance Pilot Program operates in 19 states for homeowners who have loans that were made or guaranteed by USDA Rural Development.

Resources for Housing Development

HUD/FHA and the New Mexico Mortgage Finance Authority provide several types of financing and mortgage insurance programs for single family and multi-family development. They include:

The Low Income Housing Tax Credit Program (LIHTC) provides federal income tax credits to individuals or organizations that develop affordable housing through either new construction or acquisition and rehabilitation. The tax credits provide a dollar for dollar reduction in the developer's tax liability for a ten year period. Tax credits can also be used by nonprofit or public developers to attract investment to an affordable housing project by syndicating, or selling, the tax credit to investors. In order to receive tax credits a developer must set-aside and rent restrict a number of units for occupancy by households below 60% of area median income. These units must remain affordable for a minimum of 30 years. This program is a resource provided by the Internal Revenue Service. In addition to tax credits, the financing "gap" for certain LIHTC projects may be filled with a below market rate HOME loan. Tax credits and

rental HOME loans are awarded annually through a competitive application process according to the state's Qualified Allocation Plan.

The New Mexico State Affordable Housing Tax Credit (Rental) provides charitable state tax credit for up to 50% of the value of donations (cash, land, buildings or services) for affordable housing projects approved by the MFA, or for donations made directly to the NM Affordable Housing Charitable Trust.

FHA Mortgage Insurance for Rental Housing: Section 207. Section 207 mortgage insurance is however, the primary insurance vehicle for the Section 223(f) refinancing program described below. A project is eligible for mortgage insurance if the sponsor can demonstrate that there is a definite market demand, that the project is economically self-sufficient, and that financing is secure. The program has statutory per unit mortgage limits, which vary according to the size of the unit, the type of structure, and the location of the project. There are also loan-to-value and debt service limitations. The mortgage is limited to 90 percent of HUD appraised value. Eligible mortgagors include investors, builders, developers, and others who meet HUD requirements for mortgagors. All families are eligible to occupy dwellings in a structure whose mortgage is insured under this program, subject to normal tenant selections.

FHA Mortgage Insurance for Manufactured Home Parks: Section 207. The Section 207 Program insures mortgage loans to facilitate the construction or substantial rehabilitation of multifamily manufactured home parks. Section 207 promotes the creation of manufactured home communities by increasing the availability of affordable financing and mortgages. The program insures HUD-approved lenders against loss on mortgage defaults. Insured mortgages may be used to finance the construction or rehabilitation of manufactured home parks. Home parks must consist of 5 or more spaces. Contractors for new construction and substantial rehabilitation projects must comply with prevailing wage requirements under the Davis-Bacon Act. Eligible mortgagors include investors, builders, developers and others who meet HUD requirements for mortgagors. Eligible Customers include families, individuals, or elderly persons owning manufactured homes or desiring to lease spaces in a manufactured park.

FHA Section 207/223(f) insures mortgage loans to facilitate the purchase or refinancing of existing multifamily rental housing. These projects may have been financed originally with conventional or FHA insured mortgages. Properties requiring substantial rehabilitation are not eligible for mortgage insurance under this program. The program allows for long- term mortgages (up to 35 years) that can be financed with Government National Mortgage Association (GNMA) Mortgage-Backed Securities. This eligibility for purchase in the secondary mortgage market improves the availability of loan funds and permits more favorable interest rates. The property must contain at least 5 residential units with complete kitchens and baths and have been completed or substantially rehabilitated for at least 3 years prior to the date of the application for mortgage insurance. The program allows for non-critical repairs that must be completed within 12 months of loan closing. The remaining economic life of the project must be long enough to permit a ten-year mortgage. The mortgage term cannot exceed 35 years or 75 percent of the estimated life of the physical improvements, whichever is less. Davis Bacon prevailing wage requirements do not apply to this program.

The FHA Section 221(d)(3) and 221(d)(4) program insures mortgage loans for multifamily properties consisting of single-room occupancy (SRO) apartments. There are no Federal rental subsidies involved with this SRO program. It is aimed at those tenants who have a source of income but are priced out of the rental apartment market. SRO projects generally require assistance from local governing bodies or charitable organizations in order to reduce the rents to affordable levels. Although SRO housing is intended for very low-income persons, the program does not impose income limits for admission.

The BUILD IT! Loan Guaranty Program was created to encourage other lenders to provide interim financing for "high risk" or unconventional projects when they might not otherwise do so – for "high risk" or unconventional projects, unfamiliar types of borrowers or unfamiliar markets. The program offers MFA guaranties of up to 50% of the risk of loss in the underlying loan. BUILD IT! Loan guaranties can be used for owner-occupied or rental developments or special needs facilities. Sites must be responsive to demonstrated community needs, and zoning must be pending or completed. Commitments for matching contributions from other public sector entities, equal to 10% of the total development costs, must be in place. Finally, at least 40% of the units in the development must be affordable to households earning no more than eighty percent of adjusted area median income.

The NM Housing Trust Fund provides flexible funding for housing initiatives that will provide affordable housing primarily for persons or households of low or moderate income. Non-profit organizations, for-profit organizations, governmental housing agencies, regional housing authorities, governmental entities, governmental instrumentalities, tribal governments, tribal housing agencies and other entities as outlined in the Notice of Funding Availability (NOFA). Costs of infrastructure, construction, acquisition, and rehabilitation necessary to support affordable single family or rental housing as outlined in the NOFA. MFA mortgage may be in first or junior lien position on the property. Rental projects must serve households earning 60% or less of AMI.

The MFA Primero Loan Program is a flexible, low cost loan program created to finance the development of affordable rental or special needs residential facilities in New Mexico that would be considered "high risk" by traditional lenders. Its goal is to leverage other public and private funds, and to expand the housing development capacity of New Mexico's nonprofit, tribal and public agency housing providers. The program can be used to finance all types of projects that cannot be accommodated by existing sources. Funding may be approved for specific housing developments, or for programs to be operated by agencies to meet local housing needs. Rental, owner occupied and special needs projects of any size maybe financed under this program, during any stage of the development process. New construction, conversion, and acquisition/rehabilitation projects may be financed.

The HOME/Single Family Development Program provides partial or "gap" financing to nonprofit and for-profit developers, public and tribal entities, and CHDOs for the construction, acquisition and rehabilitation of single family homes throughout New Mexico. Units financed with HOME funds must be affordable to households earning no more than 80% of the area median income adjusted for family size. HOME/SFD provides junior mortgages with below-market interest rates, and other advantageous loan terms tailored to the needs of the projects. HOME funds may be used in combination with other down payment and closing cost assistance programs. However, all HOME subsidies combined cannot exceed $30,000 per unit. Homes must meet the Model Energy code, accessibility requirements under the Fair Housing Act, and local building codes.

The HOME/Rental Loan Program provides gap financing for a variety of affordable and special needs housing projects throughout the state of New Mexico. As gap financing, HOME funds are typically the last dollars committed to a project and are used in combination with other housing resources such as MFA's Tax Credit and 542(c) loan programs. MFA's HOME funds can be awarded as gap financing for projects that qualify for the Housing Tax Credit program. The maximum amount is $20,000 per unit with a maximum of $600,000 per project.

542(c) FHA-Insured Multifamily Loan Program provides construction and permanent loans for affordable rental developments, including new construction, substantial rehabilitation, refinancing or acquisition of projects having no less than five units per site. Structures may be detached, semi-detached, row houses or multi-family structures. Single asset mortgagors, including nonprofit organizations, for-profit corporations, joint ventures, limited liability companies, and partnerships are eligible borrowers.

Access Loans provide federally insured construction and permanent financing for small-scale affordable housing projects throughout New Mexico. This program is designed to minimize transaction and due diligence costs and expedite processing for small projects. Eligible projects include new construction, substantial rehabilitation, refinancing or acquisition of projects having no less than five units per site. Detached, semi-detached, row houses or multifamily structures are eligible. Eligible borrowers may be single asset mortgagors, including nonprofit organizations, for-profit corporations, joint ventures, limited liability companies, and partnerships.

MFA Tax Exempt Bond Financing for Affordable Rental Housing – MFA will provide bond financing for multifamily housing developments through the following mechanisms:

- Using Private Activity Bond Volume Cap (PABVC) multifamily project allocations from the State Board of Finance ("SBOF") for new tax exempt bond issues;
- Refunding outstanding bond issues; or
- Issuing new 501(c)(3) bonds.

Section 108 is the loan guarantee provision of the Community Development Block Grant (CDBG) program. Section 108 provides communities with a source of financing for economic development, housing rehabilitation, public facilities, and large-scale physical development projects. This makes it one of the most potent and important public investment tools that HUD offers to local governments. It allows them to transform a small portion of their CDBG funds into federally guaranteed loans large enough to pursue larger renewal projects. Local governments borrowing funds guaranteed by Section 108 must pledge their current and future CDBG allocations to cover the loan amount as security for the loan. Loan commitments are often paired with **Economic Development Initiative (EDI)** or **Brownfield Economic Development Initiative (BEDI)** grants, which can be used to pay predevelopment costs of a Section 108-funded project. They can also be used as a loan loss reserve (in lieu of CDBG funds), to write-down interest rates, or to establish a debt service reserve. Eligible applicants include non-entitlement communities that are assisted in the submission of applications by the state.

The Federal Home Loan Banks' Affordable Housing Program (AHP) is funded with 10% of the Federal Home Loan Banks' net income each year. The AHP allows for funds to be used in combination with other programs and funding sources, like the Low-Income Housing Tax Credit. These projects serve a wide range of neighborhood needs: many are designed for seniors, the disabled, homeless families, first-time homeowners and others with limited resources. More than 776,000 housing units have been built using AHP funds, including 475,000 units for very low-income households. The Federal Home Loan Bank System is the largest single funding provider to Habitat for Humanity.

The HUD Self-Help Homeownership Program (SHOP) is a competitive grant program to national and regional nonprofit organizations and consortia that have experience in providing or facilitating self-help housing opportunities. Grants are to be used by the grantee or its affiliates for eligible expenses in connection with developing non-luxury housing for low-income families and persons who otherwise would be unable to purchase a house. Eligible expenses are limited to land acquisition (including financing and closing costs), infrastructure improvements (installing, extending, constructing, rehabilitating, or otherwise improving utilities and other infrastructure), and administrative costs (up to 20 percent of the grant amount). Homebuyers must contribute a significant amount of sweat equity toward the construction of their homes.

The Enterprise Community Loan Fund offers flexible, innovative loan products to help make it possible for developers and nonprofit organizations to create sustainable, affordable housing and community facilities. Loan products include predevelopment loans; building or land acquisition loans, predevelopment costs and critical repairs; mini-permanent loans for the operating buildings, predevelopment costs and critical repairs; and construction and bridge loans.

Other Enterprise Programs – Enterprise offers a variety of financing for housing project that meet specific objectives, including green development, transit oriented development, supportive housing, and others. Products include LIHTC and New Markets Tax Credit Equity, multifamily mortgage finance, predevelopment and acquisition loans and technical assistance. Enterprise often works through local partner organizations to accomplish their goals. Enterprise's Santa Fe office is a resource in New Mexico.

USDA Rural Housing Site Loans are made to provide financing for the purchase and development of housing sites for low- and moderate-income families.

Resources for Rehabilitation and Homeowner Support

The New Mexico Energy$mart Weatherization Assistance program is administered through the New Mexico Mortgage Finance Authority. Federal, state and utility funds are used for the program. Weatherization services are performed by four non-profit providers located throughout the state. Households with incomes at or below 150 percent of the national poverty level are eligible for the program. Southwestern Regional Housing and CDC in Deming provides Energy$mart weatherization services in southern New Mexico. SRHCDC has an office in Las Cruces.

MFA HOME Investment Partnership Program provides assistance to low-income homeowners who lack the resources to make necessary repairs to their homes. Assistance can be used for reimbursement of costs for rehabilitation, which includes the following: applicable codes, standards or ordinances, rehabilitation standards, essential improvements, energy-related improvements, lead-based paint hazard reduction, accessibility for disabled persons, repair or replacement of major housing systems,

incipient repairs and general property improvements of a non-luxury nature, site improvements and utility connections. MFA relies on nonprofits, housing authorities, and local governments to administer the homeowner rehabilitation program. Funds are awarded through a competitive RFP process. The Tierra del Sol Housing Corporation is a rehab sub-grantee that currently administers owner-occupied HOME Rehabilitation program for Doña Ana County.

HUD - Rehabilitation Mortgage Insurance (Section 203(k)). Section 203(k) insurance enables homebuyers and homeowners to finance the purchase (or refinancing) of a house and the cost of its rehabilitation through a single mortgage or to finance the rehabilitation of their existing home. The program insures a single, long term, fixed or adjustable rate loan that covers both the acquisition and rehabilitation of a property. The home must be at least a year old, requiring rehabilitation of at least $5,000, but the total value of the property must still fall within the FHA mortgage limit for the area. Eligible repairs may range from relatively minor to virtual reconstruction: a home that has been demolished or will be razed as part of rehabilitation is eligible, for example, provided that the existing foundation system remains in place. HUD requires that properties financed under this program meet certain basic energy efficiency and structural standards.

USDA Rural Repair and Rehabilitation Loan and Grant Program provides loans and grants to very low-income homeowners to repair, improve, or modernize their dwellings or to remove health and safety hazards. Rural Housing Repair and Rehabilitation Grants are funded directly by the Government. Grants are available for homeowners who are 62 or older and cannot repay a loan. Funds may only be used for repairs or improvements to remove health and safety hazards, or to complete repairs to make the dwelling accessible for household members with disabilities. Loans of up to $20,000 and grants of up to $7,500 are available. The interest on loans is 1%. Loans and grants can be combined.

USDA Housing Preservation Grants Program provides grants to sponsoring organizations for the repair or rehabilitation of low- and very low-income housing.

Other Programs

HUD 255 Home Equity Conversion Mortgage Program (HECM) – Reverse mortgages are increasing in popularity with seniors (homeowners 62 or holder) who have equity in their homes and want to supplement their income. The only reverse mortgage insured by the U.S. Federal Government is called a Home Equity Conversion Mortgage or HECM, and is only available through an FHA approved lender. The HECM enables seniors to withdraw some of the equity in their home as a fixed monthly amount or a line of credit or a combination of both. The HECM can be used to purchase a primary residence if the owner is able to use cash on hand to pay the difference between the HECM proceeds and the sales price plus closing costs for the property being purchased. The property owner must own the property outright or have paid down a considerable amount, occupy the property as a principal residence, not be delinquent on any federal debt and participate in a consumer information session given by a HUD-approved counselor. Single family homes, 2-4 unit homes with one unit occupied by the borrower, and manufactured homes that meet FHA requirements are eligible property types.