

Joint Meeting of the:
**Mortgage Finance
Authority Act
Oversight
Committee**
&
**Economic & Rural
Development
Committee**

Sunland Park, New Mexico
September 15, 2017

*“What’s needed
to support
sustained
economic activity
along the New
Mexico border
with Mexico?”*

**DEVELOPMENT
IS ANCHORED IN
REGIONAL
PLANNING**

- Regional Planning Initiative
- 2011 – 2016 (on-going)
- \$2.0M HUD grant + in-kind contribution
- Sponsored by Camino Real Consortium

12 local organizations &
governmental entities



DEVELOPMENT SHOULD BE HOLISTIC

Livability Principles

- Support Existing Communities
- Preserve Our Heritage
- Provide More Transportation Choice
- Promote Affordable Communities
- Enhance Economic Opportunity
- Coordinate Policies and Investments

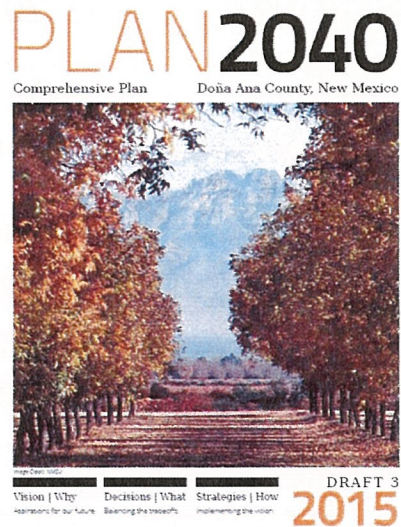
Planning Guides

- Comprehensive Plan
- El Camino Real Corridor Enhancement Plan
- Border Area Economic Development Strategy
- Colonia Master Plan
- Fair Housing Study
- Regional Capital Needs Plan
- Unified Development Code

The Comprehensive Plan

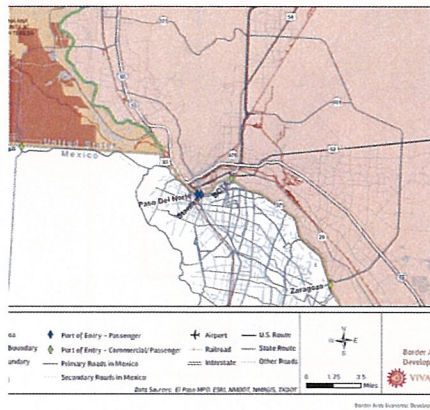
- *Strengthens existing communities.*
- *Emphasizes consideration of storm water management, infrastructure maintenance and expansion, protection of agricultural lands, and transportation choices.*
- *Provides features that promote economic development, community health, and education.*

Approved by County Commission in August 2015

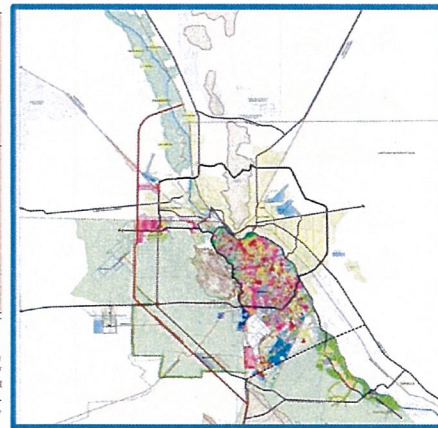


“Border” Development Has Many Scales of Reference

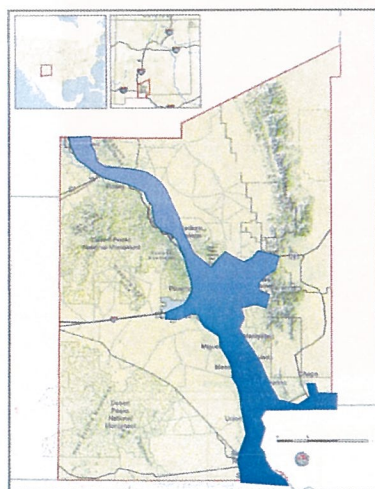
Santa Teresa & Environs



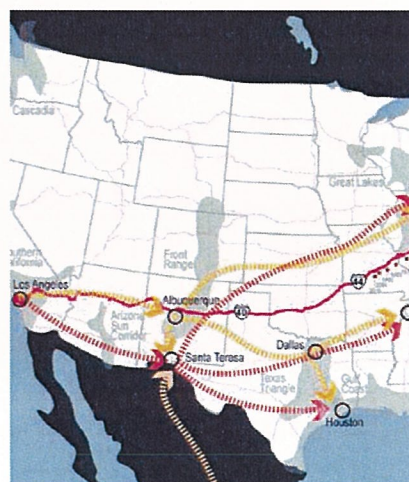
Juarez-El Paso Metro



Doña Ana County Settlement Corridor

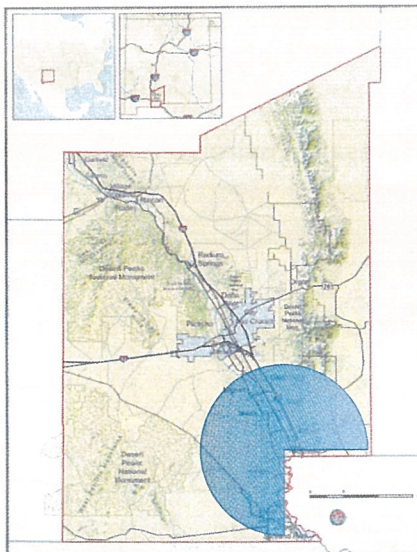


Continental – U.S.

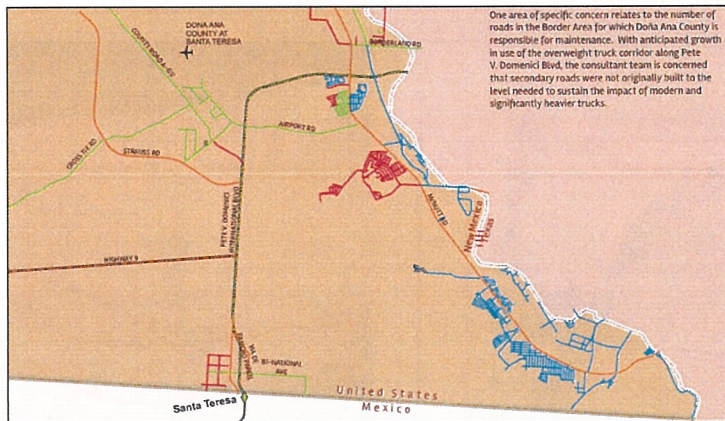


DOÑA ANA COUNTY BORDER AREA DEVELOPMENT NEEDS

- *Roads*
- *Affordable Housing*
- *Colonia Development*



ROADS – LOCAL SANTA TERESA & SUNLAND PARK



One area of specific concern relates to the number of roads in the Border Area for which Doña Ana County is responsible for maintenance. With anticipated growth in use of the overweight truck corridor along Pete V. Domenici Blvd, the consultant team is concerned that secondary roads were not originally built to the level needed to sustain the impact of modern and significantly heavier trucks.

Legend	
Roads	— State Owned/Maintained
— State Owned	— County Owned/Maintained
— County Owned	— City Owned/Maintained
— City Owned	— Privately Owned/Maintained
◆	Port of Entry - Commercial and Passenger
✈	Airport
—	Country Boundary
—	State Boundary

Data Sources: CoStar, El Paso MPO, ESRI, NHDOT, ARAGIS, TxDOT, USDOJ

Road Ownership and Maintenance	
Border Area Economic Development Strategy	
VIVA DOÑA ANA	

Border Area Economic Development Strategy 54

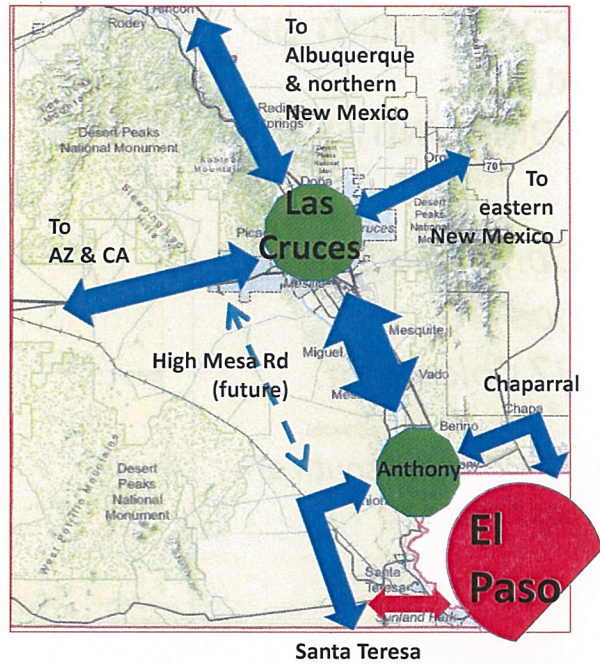
MAJOR TRANSPORTATION CORRIDORS – SOUTHERN DOÑA ANA COUNTY

The System must connect:

- Santa Teresa to NM
- Santa Teresa to El Paso & Juarez

The System must have capacity to handle higher volumes of:

- Rail
- Truck
- POVs



DOÑA ANA COUNTY: Affordable Housing

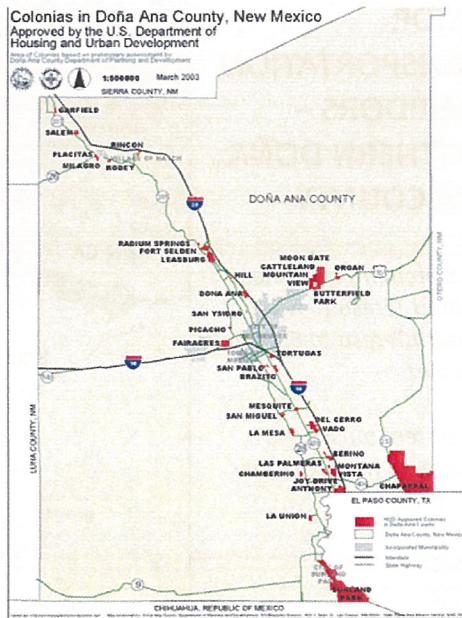
The County has an Affordable Housing Plan and “Affordable Housing Ordinance” in place

Type of Housing	Target Income	Income Level	Est. Need
Home Ownership	50–80% AMI; with sweat equity down to 30% AMI	\$28,320 – \$37,760	600 units
Rental Housing	30–80% AMI	\$14,160 – \$28,320	1,100 units
Rental Housing	30% AMI and below	<\$14,160	900 unit
Seniors & People w/Disabilities / Independent Living	60% AMI and below	<\$28,320	360 individuals
Housing Rehabilitation	60% AMI and below	<\$28,320	5,000 homes + 2,700 rental units
Transitional Housing	60% AMI and below	<\$28,320	1,200 beds
Permanent Supportive Housing	30% AMI and below	<\$14,160	400 units

DEVELOPMENT OF RURAL COMMUNITIES

Doña Ana County has 37 Colonias

17 (46%) are south of Las Cruces



WHAT IS A COLONIA?

Rural settlements along the US-Mexico border that lack adequate infrastructure & other basic services:

- Potable water supply
- Wastewater system
- Safe & sanitary housing
- Paved roads w gutters
- Storm water drainage & protection

<p>CRITICAL COLONIA NEEDS:</p> <ul style="list-style-type: none"> • <i>Countywide</i> • <i>County Responsibility</i> 	<ul style="list-style-type: none"> • Road Improvements 	<ul style="list-style-type: none"> County Maintained \$81M
	<ul style="list-style-type: none"> • Flood Control 	<ul style="list-style-type: none"> *Repair & Upgrade \$216M New Structures \$133M
	<ul style="list-style-type: none"> • Public Facilities 	<ul style="list-style-type: none"> \$113M
	<ul style="list-style-type: none"> • Wastewater System 	<ul style="list-style-type: none"> \$ 34M
	<ul style="list-style-type: none"> • Planning, Design, & Construction Supervision (5%) 	<ul style="list-style-type: none"> \$ 29M
	<ul style="list-style-type: none"> • TOTAL: 	<ul style="list-style-type: none"> \$606M
<p>* Flood Control – Repair & Upgrade (\$216M plus or minus \$24M based on conditions)</p>		
<p style="text-align: right;"><i>\$30M/year X 20 years</i></p>		

<p>OTHER ESSENTIAL INVESTMENT NEEDS</p> <p><i>Not included in the estimated cost of county infrastructure needed in colonias</i></p> <p>Estimated cost to improve private roads in colonias is \$84M</p>	<p>May require County support:</p> <ul style="list-style-type: none"> • Affordable Housing • Public Transit • Storm Water Drainage • Broadband Service <p>Involves entities other than the County:</p> <ul style="list-style-type: none"> • Domestic Water Supply • Wastewater Treatment • Roads (Private)
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ICIP

2019-2023 ICIP lists 29 projects that address critical infrastructure needs in border colonias (south of Las Cruces)

- *\$9M - 2019 request*
- *\$19.8M total projects cost*

- **Facilities & Parks: \$3.3M**

\$3.5M total needed

- **Wastewater: \$1.8M**

\$11.8M total needed

- **Roads: \$3.9M**

\$4.5 M total needed

WHAT TO DO?

Ensure that tax policy and public programs acknowledge and support robust development of rural communities

- Develop comprehensive, long-term strategy equal to need
- Secure buy-in and significant increase in financial support at all levels of government
- Make sustained yearly progress
- Expand capacity to develop and execute projects
- Engage residents, the private sector, and non-profits