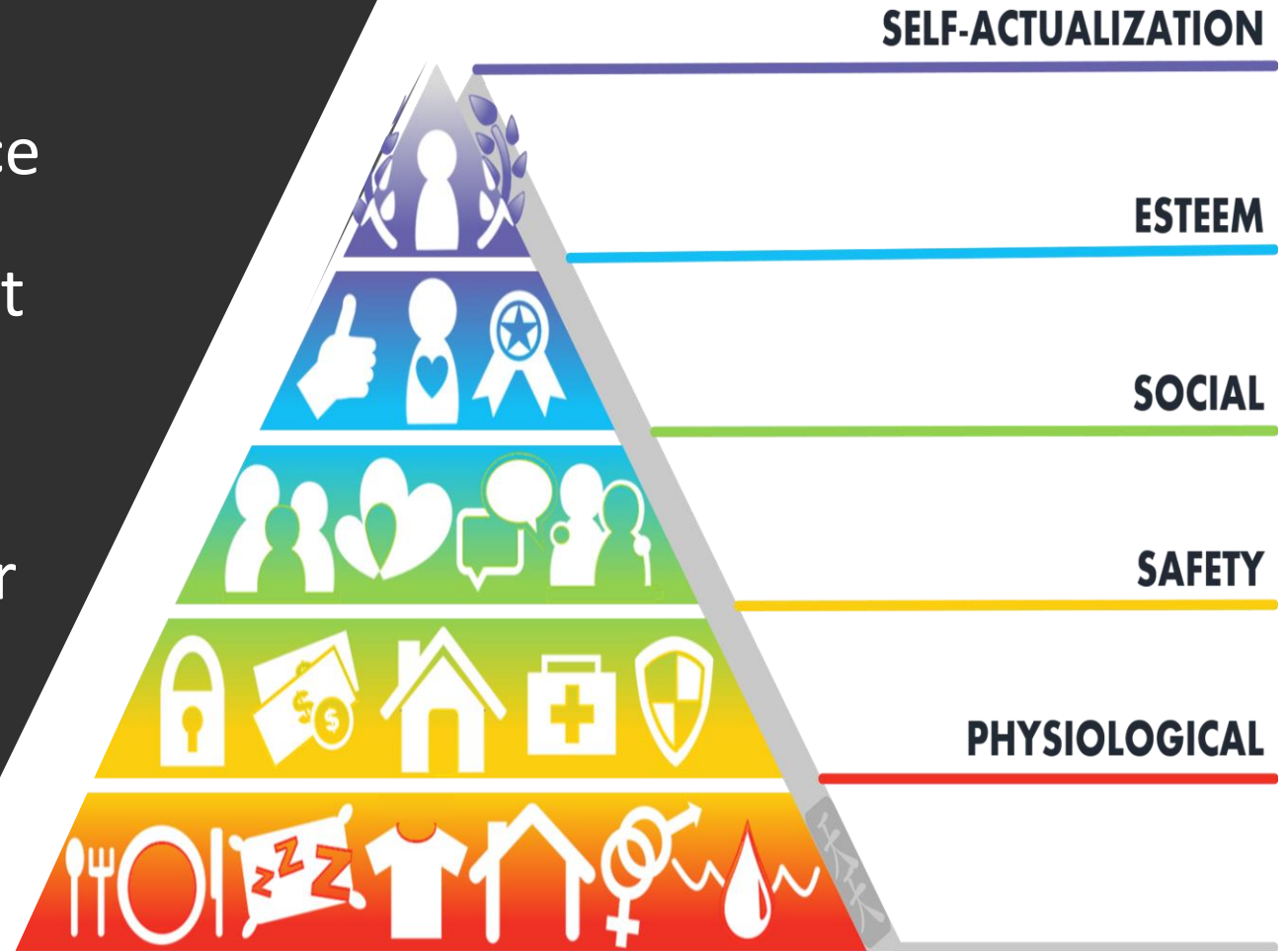


CITY OF LAS CRUCES

Natalie Green
Housing & Neighborhood
Revitalization Administrator

HOUSING & NS PURPOSE

The purpose of the Housing and Neighborhood Services is to advance a comprehensive community and human services delivery system that addresses the full continuum of needs especially in the areas of housing, food insecurity, poverty, health, and economic well-being for all residents with an emphasis on underserved special needs populations.

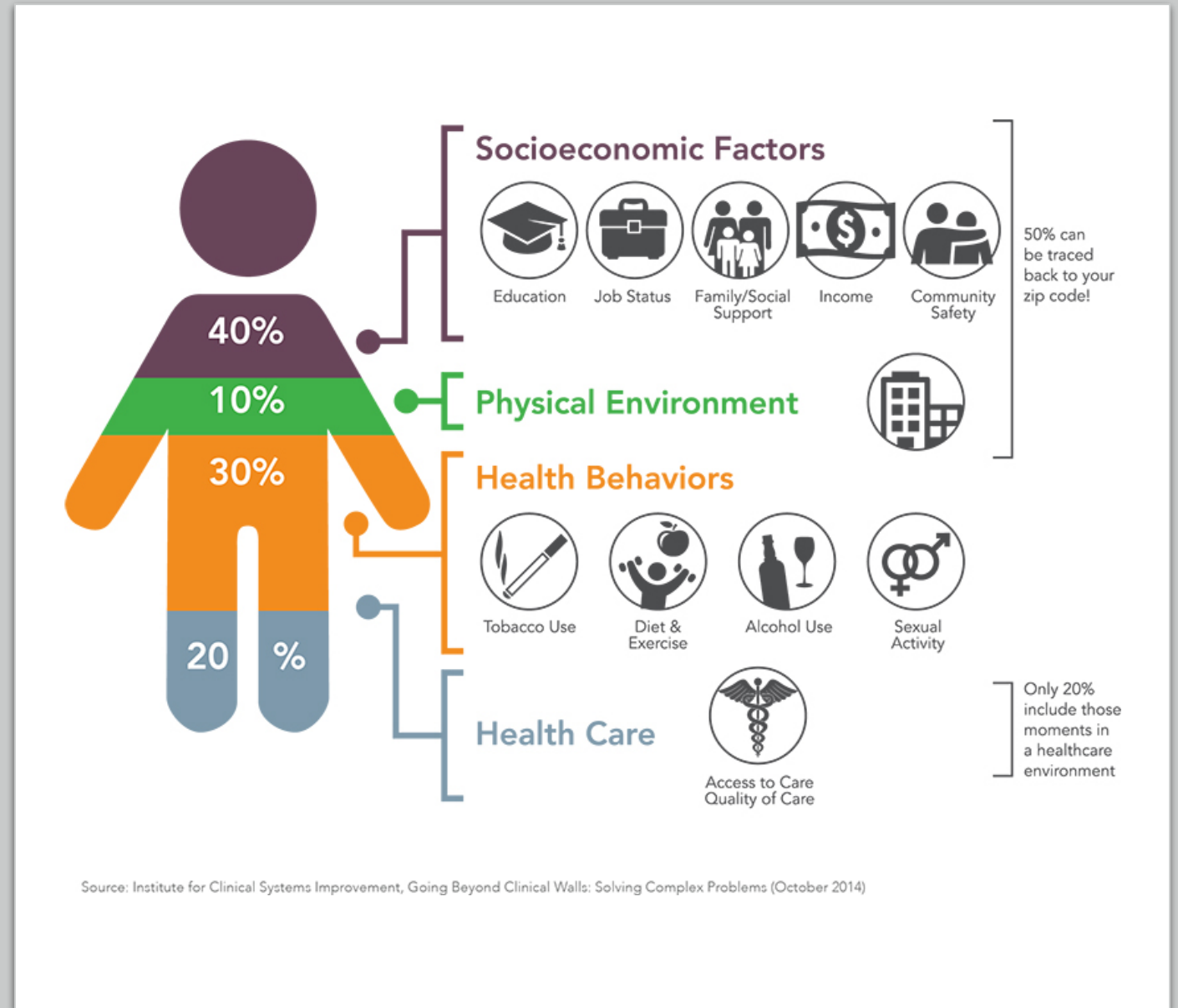


Affordable Housing is for everyone...

means paying no more than 30% of gross income for rent/mortgage + utilities

- Why Housing?

- food insecurity
- intergenerational poverty
- decreased economic mobility
- childhood poverty,
- poor health outcomes
- increased social stressors on families can lead to
 - child mal-treatment,
 - child abuse
 - domestic violence etc.



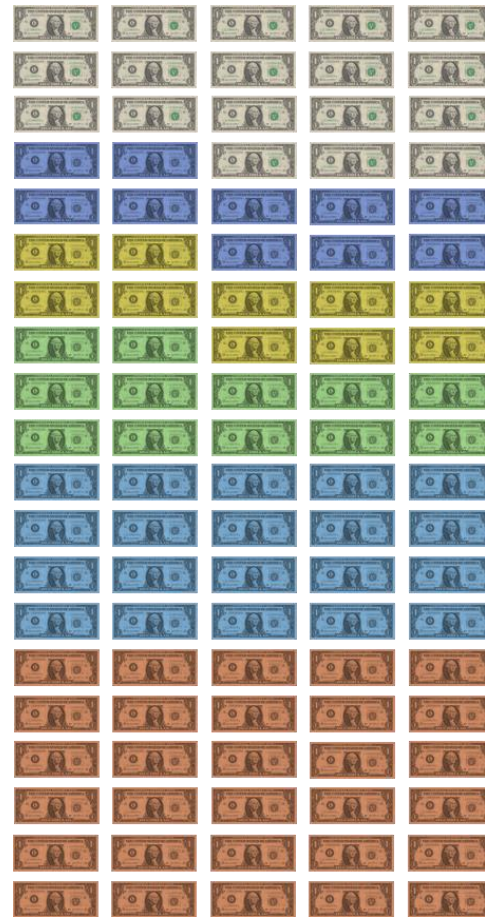
Why 30%?

A family's housing is defined as "affordable" if they pay less than 30% of their income for housing...

...but even with "affordable" housing, a typical household has little left over to invest in the future.



Housing



Clothing, toiletries, spending money, **savings**

Health insurance, phone, internet

Childcare

Groceries

Transportation

Income tax

Housing

 = 1% of income

NEW MEXICO

#34*

In **New Mexico**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,034**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$3,446** monthly or **\$41,349** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$19.88
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT NEW MEXICO:

STATE FACTS	
Minimum Wage	\$12.00
Average Renter Wage	\$17.77
2-Bedroom Housing Wage	\$19.88
Number of Renter Households	253,762
Percent Renters	32%

66

Work Hours Per Week At
**Minimum Wage To Afford a 2-Bedroom
Rental Home** (at FMR)

55

Work Hours Per Week At
**Minimum Wage To Afford a 1-Bedroom
Rental Home** (at FMR)

1.7

Number of Full-Time Jobs At
**Minimum Wage To Afford a
2-Bedroom Rental Home** (at FMR)

1.4

Number of Full-Time Jobs At
**Minimum Wage To Afford a
1-Bedroom Rental Home** (at FMR)

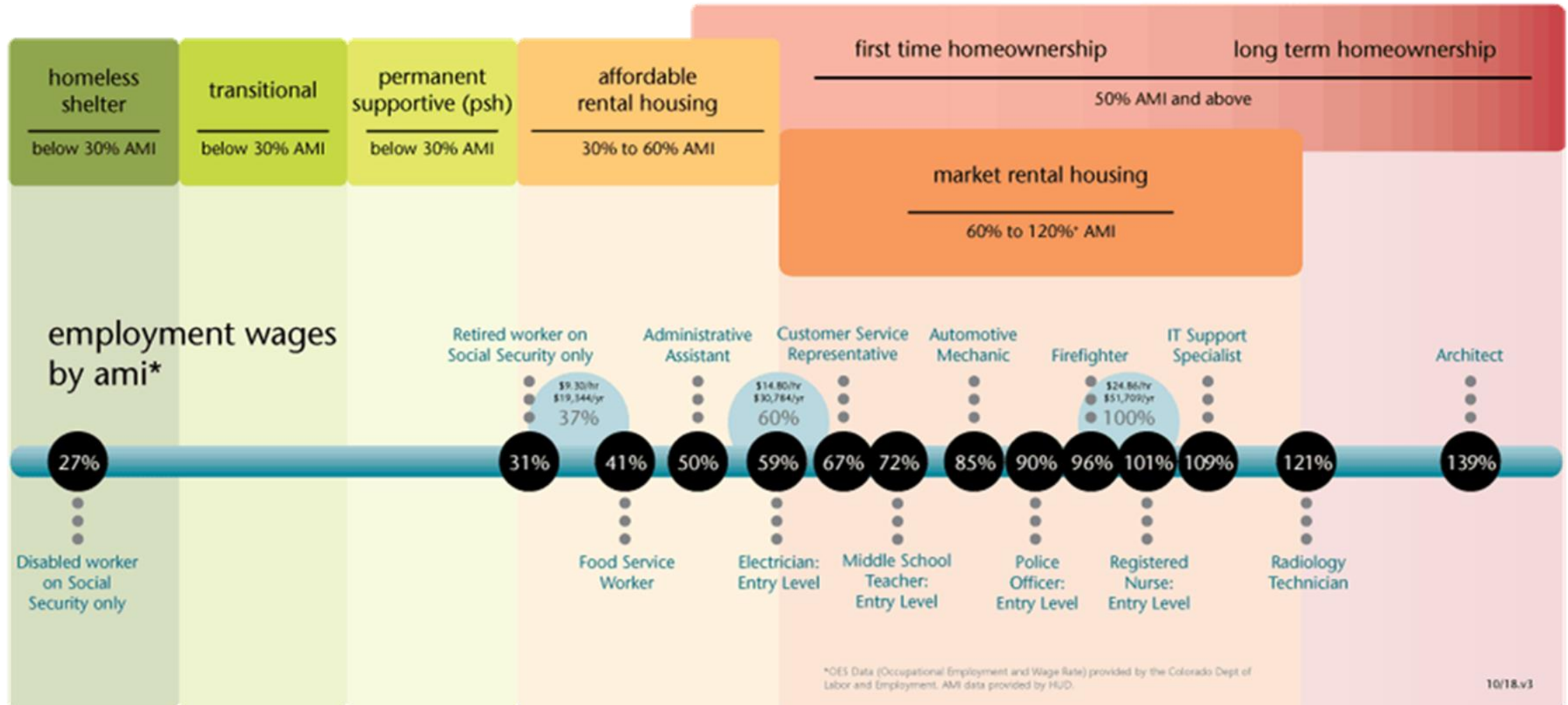
PROJECTED TOTAL UNITS NEEDED BY 2035, BY COUNTY, AMI

	Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	100% -120 AMI	Over 120%
Doña Ana Totals	11700	2092	1825	1858	1034	774	4116
Rentals	4991	1234	1135	786	766	681	389
Homeownership	6710	858	690	1073	269	93	3727

CLC THE HOUSING CONTINUUM



The Housing Continuum



Housing Toolbox



Incentives

- Density bonuses
- Fee waivers
- Reduced parking
- Fast track processing
- Reduce min lot/ house size
- Allow affordable housing all/most zones



Partnerships/ Public Initiatives

- Providing County or Town land
- Town or County builds housing
- Public provide financing
- Property tax exemption
- Habitat for Humanity/ Self help



Development Regulations

- Inclusionary Housing
- Residential linkage
- Commercial linkage
- Annexation policy



Funding

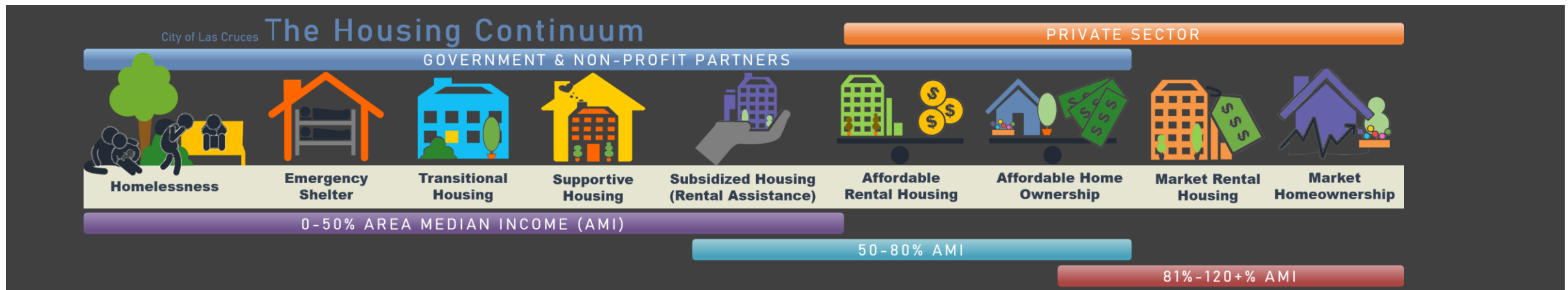
- Grants: Federal, State, Foundation
- Proceeds from regulations
- Low Income Housing Tax Credits
- General fund revenues
- Favorable loans
- Tax: Property, Sales/Use, Excise on STR, Cannabis, GO Bond

The Housing Continuum Public Private Partnership

Project	Units	Total Development Costs/Leverage	City Contribution
3 Sisters (130 Walnut District 3)	70	\$ 18,034,348	\$ 2,400,000
Revolving Loan Fund (MVPUD/Skylark/Sierra)	89	\$ 5,850,000	\$ 2,000,000
Peachtree Phase I (MV PUD Peachtree & Jornada)	144	\$ 28,248,384	\$ 4,000,000
Pedrena (801 Farney)	74	\$ 25,978,507	\$ 3,000,000
Land Acquisition- Arcadia 4 (MV-PUD)	52	\$ 8,000,000	\$ 1,800,000
TOTAL	429	\$ 86,111,239	\$ 13,200,000

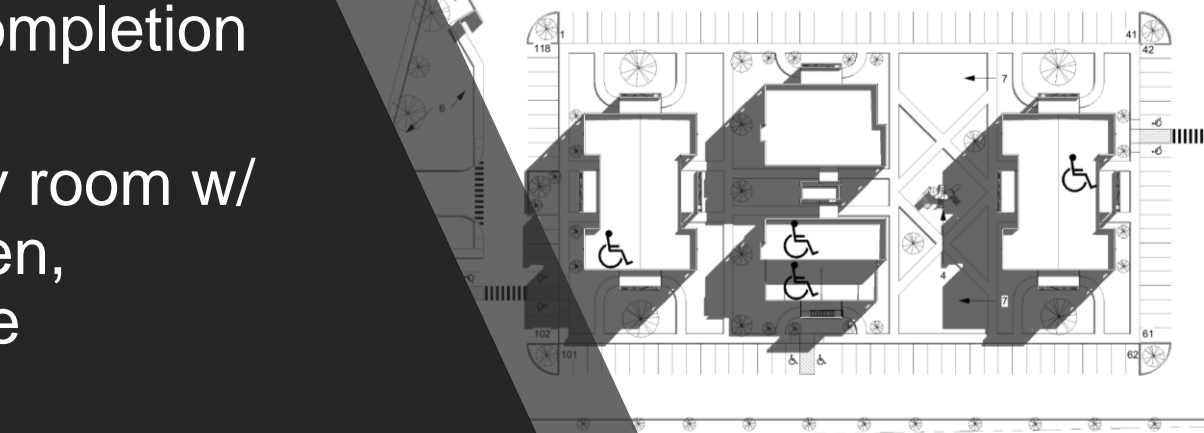
Project	Units	Total Development Costs/Leverage	City Contribution
Brewers Oil/MVCH	60	\$ 15,000,000	\$ 4,000,000
Paseos Verdes 2-3 phases	200	\$ 50,000,000	\$ 6,000,000
Desert Hope Mixed Housing Phase II	80	\$ 15,000,000	\$ 2,000,000
Peachtree Phase I (MV PUD Peachtree & Jornada)	144	\$ 28,248,384	\$ 4,000,000
TOTAL	484	\$ 108,248,384	\$ 16,000,000

TOTAL	913
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THREE SISTERS APARTMENTS

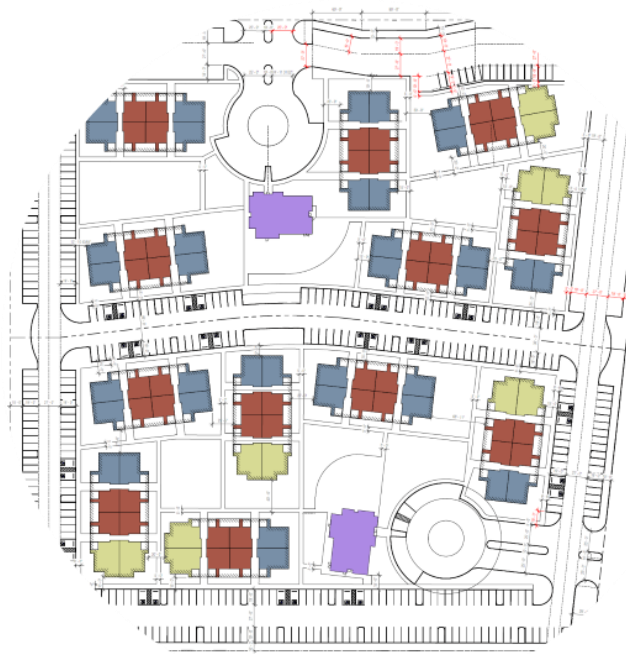
- 2.4M Residual Receipts Loan
- Chelsea Investment Corporation-Owner/Developer
- CC Housing, Inc – Non-Profit Partner
- Approx. 70 units (30-1BR, 20-2BR, 20-3BR)
- Total development costs \$22.3 Million
- Target households at 30-60% Area Median Income
- Approx. Construction September 2023, Completion Septemeber 2024
- Features: Onsite management, community room w/ lounge laundry facilities, community kitchen, computer lab and outdoor recreation space





PEDRENA SENIOR APARTMENTS

- Total Development Costs \$30M
- City Contribution: \$3M + HOME/CDBG
- 80 units
- Seniors (62+)
- Thomas Development Co.
- Resident Community Kitchen, Dining Room, Library, Exercise and Craft Room
- Located in the El Paseo MRA corridor



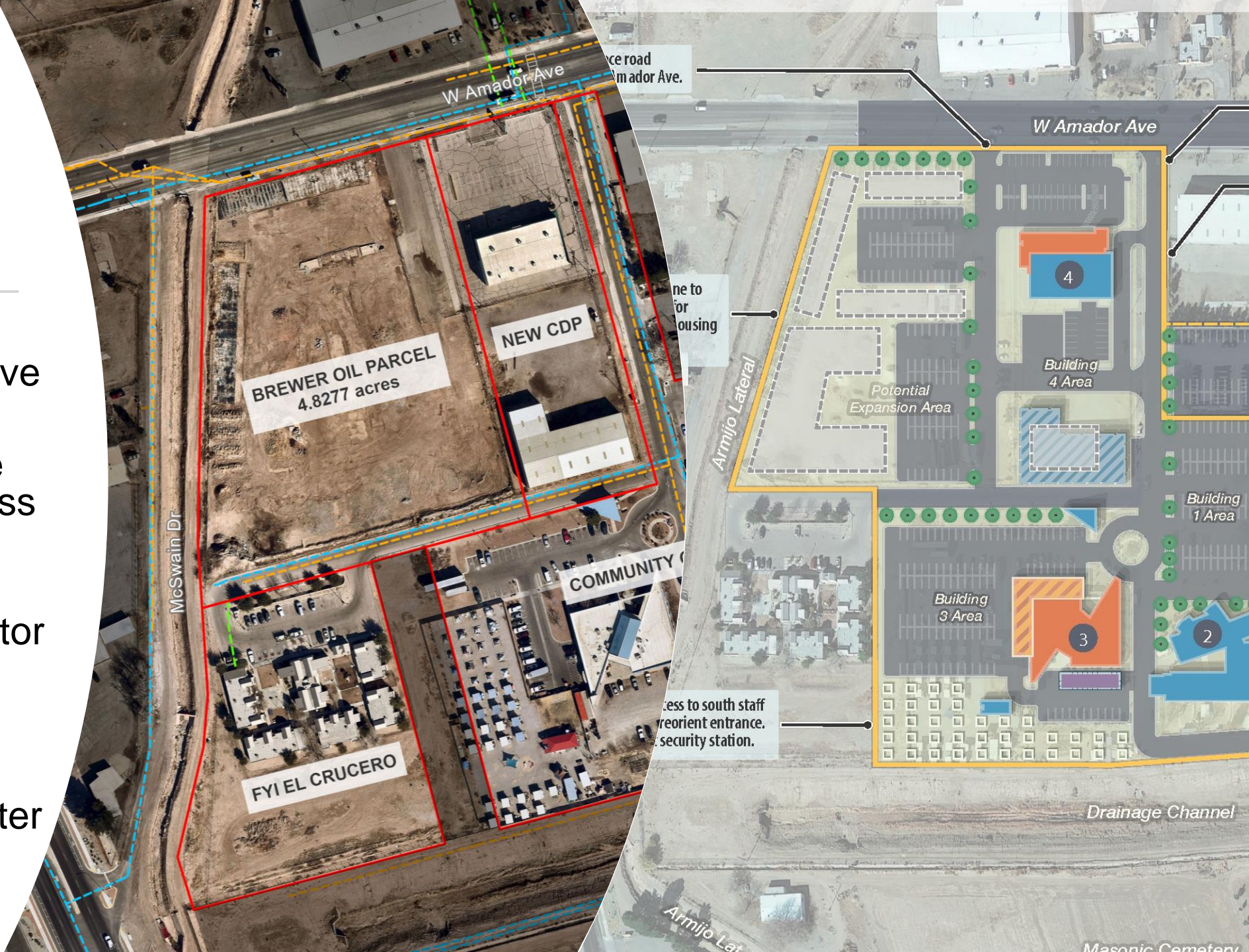
PEACHTREE CANYON Phase I

- Total Development Costs 25.2M
- City Contribution 6M
- Dona Ana County 1.5M
- Metro Verde PUD
- New Mexico Housing and Community Development Corporation & Thomas Development Group
- 144 units, 1/2/3 bedrooms
- Households with Children, 60% AMI



AMADOR CORRIDOR MIXED USE DEVELOPMENT

- 40-60 units of Permanent Supportive Housing
- Expanded Childcare services for Homeless and Near Homeless Children
- New Kitchen Incubator /Soup Kitchen
- Expanded Health Center
- Expanded Day Shelter



PASEOS VERDES

- Mesilla Valley Public Housing Authority Owner/Developer
- City Contribution: 2M per phase
- 216 unit; 7 Acres redevelopment, Range in Density
- Workforce, Senior & Family Housing
- 3 Phase project
- Low Income Housing Tax Credit/ RAD Conversion
- Leverage/Connectivity to Surrounding Neighborhood Assets
- Existing Utilities and Roadway

