



# City of Henderson

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## Amended Consolidated Plan for FY 2010-2014



## **SUMMARY OF 2010-2014 OBJECTIVES AND OUTCOMES**

### **DECENT HOUSING (found on page 2 of the Con Plan)**

#### New or Improved Availability/Accessibility of Decent Housing

- Increase new affordable senior housing by 528 units
- Increase the supply of affordable housing by 15 units
- Provide transitional services for 12,597 formerly homeless persons
- Acquire 13 building lots to facilitate increasing affordable housing

#### New or Improved Affordability of Decent Housing

- Assist 15 first-time homebuyers in purchasing homes

#### New or Improved Sustainability of Decent Housing

- Provide funding to assist 517 owner-occupants maintain affordable housing
- Survey 90 homes for potential historical significance
- Preserve neighborhoods by assisting 350 homes to comply with property codes
- Provide funding for energy efficient improvement to 1146 housing units

### **SUITABLE LIVING ENVIRONMENT**

#### New/Improved Availability/Accessibility to Suitable Living Environment

- Promote resident well-being by funding non-profits providing 55,550 nutritional units of service
- Provide funding for improvements to 12 community facilities serving residents
- Provide funding for improvements to 3 facilities serving persons with disabilities
- Provide funding to nonprofits providing services for 98 residents with disabilities
- Provide funding for 20,200 van rides to assist seniors maintaining independence

#### New or improved Sustainability of Suitable Living Environment

- Provide funding for 8 projects improving safety & livability of neighborhoods
- Provide funding for services to prevent homelessness for 740 households
- Evaluate and remove lead-based hazards in 25 homes

### **ECONOMIC OPPORTUNITY**

#### New or Improved Availability/Accessibility of Economic Opportunity

- Fund childcare services for 227 children for parents to maintain employment
- Apply for a Section 108 Loan to stimulate economic growth and opportunities for businesses and residents.

## **Institutional Structure 91.215 (k)(found on page 59-61 of the Con Plan)**

1. Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.

Under the direction of the Henderson City Council, the Neighborhood Services Department administers the City's housing and community development programs. This department is responsible for the programs funded under the HUD CDBG and HOME programs, the State of Nevada's LIHTF, and the State of Nevada Weatherization and Department of Energy Program funds.

The City of Henderson has supported the development of locally based housing assistance and service providers who can respond more effectively to low-income needs in our community than regional agencies based in Las Vegas. The City also encourages coordination and resource sharing among public and private organizations through strategies such as shared office space, satellite Henderson locations for Las Vegas based organizations and shared services. The City of Henderson has an active CHDO program to assist in developing affordable housing. Some local agencies also provide outreach and assessment services that link individuals in need to agencies that can best meet those needs.

The Community Development Department (CD) plays a vital role in community revitalization activities. The City of Henderson Comprehensive Plan embraces the principles of balanced land uses, quality development, integrated desert environments, connected places, and arts & culture. The Future Land Use Plan provides for a diverse and integrated mix of uses throughout the City, including a balance of residential and non-residential areas to provide opportunities for employment and retail services within or near neighborhoods. CD analyzes the full local situation and integrates planning into the larger regional context pertaining to revitalization efforts. CD has recently drafted a new Development Code to upgrade standards, incorporate sustainability concepts, and provide increased incentives for workforce/affordable housing.

The Henderson Business Resource Center (HBRC) is a business incubator program of the Henderson Chamber of Commerce. Sponsors include several banks & financial institutions, Clark County, and the City of Henderson. The goal of HBRC is creating jobs in the Henderson community, enhancing the entrepreneurial climate, retaining businesses

and diversifying the local economy. Business Counseling is provided through HBRC by organizations such as SCORE, Entrepreneur Life, UNLV's Nevada Small Business Development Center, and Nevada Microenterprise Initiative.

The City of Henderson Redevelopment Agency (RDA) exists to eliminate blight and build in its place a vibrant quality community where public incentives create the market for private investment. The Agency is an important tool in breathing life into areas in need of revitalization, economic development and opportunity.

Four redevelopment areas have been designated within the City, two of which are expected to receive funding to address priority needs identified in this Consolidated Plan. The Downtown redevelopment area contains Henderson's most mature neighborhoods and includes the Water Street District. The Eastside redevelopment area encompasses 4,500 acres including existing residential and commercial areas as well as a 2,200 acre master planned residential development. These areas are blighted by lack of private investment, economic stagnation and physical blight.

The RDAs programs include infrastructure and facility improvement assistance, development incentives in the form of grants, and low-interest loans. The Agency funds a Homeowners Assistance Program which provides grants and low-interest loans to residents living in the Downtown and Eastside Redevelopment Areas. In order to maintain consistency in revitalization efforts this program is administered within the Neighborhood Services Department.

Neighborhood Services and the RDA will partner to apply for a section 108 loan. The City will use the Section 108 Loan pool to fund projects located within Henderson that provide clear economic and community development benefits to low-moderate income persons and the community at large. The Section 108 Loan pool will be another tool to continue to leverage private investments and support public-private partnerships that benefit the targeted geographic areas and the community as a whole. The loan pool funds will be available city-wide with a special emphasis on the designated redevelopment areas and Downtown. The City intends to make funds available for a range of eligible Section 108 activities including special economic development, housing, infrastructure and public facilities.

The Homeowner Assistance Program (HAP) is designed to assist homeowners within the designated Redevelopment Areas maintain, improve and correct code compliance violations and eliminate blight. The

program has been in place for four years. To date the program has served 665 clients and invested \$1,226,000 of which 29.5% are low interest loans the balance grants and the investment was leveraged 26.8% by private investment. The HAP is expected to add an emergency grant component and serve approximately 200 households per year.