



City of Henderson

Draft Annual Action Plan For Fiscal Year 2019-2020



Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The purpose of this Annual Action Plan is to provide a summary of how the City of Henderson intends to use the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds it receives from the US Department of Housing and Urban Development (HUD) for Fiscal Year 2019. The City of Henderson will receive \$1,412,482 in CDBG funds and \$626,704 in HOME funds. The Annual Action Plan also outlines the City's plans for an additional \$2,658,008 from other federal, state, and local funding sources that can be used to support and leverage the CDBG and HOME objectives. The funding from these programs allows the City to provide decent affordable housing, promote suitable living environments, and create economic opportunities for low- to moderate-income residents. The Action Plan details the activities planned for housing and community development during the fiscal year starting July 1, 2019 and ending June 30, 2020.

In addition to the estimated \$1,412,482 in CDBG funds and \$626,704 in HOME funds for fiscal year 2019, the City will use \$852,104 in prior year CDBG funds and \$1,692,027 in prior year HOME funds. The City of Henderson also expects to receive additional grant resources from the State of Nevada.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Henderson will be focusing on providing opportunities for decent affordable housing, suitable living environment, economic opportunity and educational enrichment. Our objectives and outcomes are tied to these four strategies.

Our strategy for decent affordable housing includes:

- Increasing the supply of affordable housing by increasing areas where higher density residential is supported and provide a more diverse affordable housing stock.
- Increase affordable housing options through multifamily rehabilitation and new construction, Tenant based rental assistance, and leveraging housing funding opportunities
- Use HOME funding that we received from Nevada Housing Division to partner with a local nonprofit organization to provide substantial rehabilitation services to low- to moderate-income homeowners in order to maintain current housing costs and reduce energy costs.

- Supporting regional efforts to provide transitional services for the homeless by serving on the various working groups and committees of the local Continuum of Care, as well as participating in regional efforts such as the Homeless Census Count and Project Homeless Connect.
- Assisting owner-occupied homeowners with emergency repair to maintain current affordable housing stock by working with Rebuilding Together Southern Nevada to bring these homes up to code for low-income homeowners to remain housed.
- Work with a local nonprofit to provide homeless prevention services through rental and utility assistance.
- Research community land trust options to sustain affordable housing throughout our community.

Our strategy for sustainable living environment includes:

- Promoting the health and well-being of our residents through Healthy Communities goals and initiatives, such as community gardens and other programs that increase community and residential health.
- Acquire land to develop a community garden to create healthy produce in land desert areas
- Continue street improvement projects to meet ADA criteria, and improve access to main streets and transit
- Continuing to work on a regional level to address homeless issues, as well as provide homeless prevention assistance.
- Improving the accessibility and safety of neighborhoods and public spaces.
- Research the possibility of job placement programs and small business loans.

Our strategy for economic development includes:

- Explore opportunities to apply for a Section 108 Loan to stimulate economic growth and opportunities for businesses and residents.
- Providing funding for child care services to support working parents.
- Research mixed-use market development opportunities.
- Our strategy for educational enrichment:
- Assist tutoring programs in low- to moderate-income areas to increase educational success.
- Provide funding to programs that offer mentoring opportunities for children and young adults.

- Provide funding to programs that increase graduation rates.
- Consider funding technical and trade programs for youth.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects. An evaluation of accomplishments over the past several years reflects very successful performance.

The City of Henderson worked in collaboration with a seven-member committee appointed by City Council to evaluate annual CDBG funding applications. This Program Advisory Committee (PAC) assisted city staff to make sure that the programs selected for the 2019-2020 funding year met the priorities set forth in the 2015-2019 five-year Consolidated Plan.

During a public meeting, staff gave the Program Advisory Committee (PAC) a brief evaluation of past performance, which assisted the committee with their recommendations for future funding. Below is a brief summary of the eight (8) 2018-2019 CDBG sub-recipients' performance:

Anson Foundation Inc.: The organization is successfully providing tutoring assistance to elementary school age children from low- to moderate-income families. The individualized tutoring that the children receive has allowed most of the children to reach (and in many cases exceed) grade level proficiency standards.

Boys and Girls Club: The organization has successfully allowed low- to moderate-income working parents to maintain employment by providing affordable to no cost, before- and after-school childcare.

Club Christ Ministries: The organization has successfully worked with elementary through high school students whose families live in a local housing authority complex. The students are provided tutoring, literacy workshops, mentoring and classes on civic responsibility.

Giving Life Ministries: The organization has successfully provided food pantry and nutritional services to residents who currently live in a food desert.

HopeLink of Southern Nevada: The organization has successfully provided homeless prevention services to low- to moderate-income residents.

Three Square: This organization was unable to meet their goal due to an established partner pulling out of the agreement midway through the funding cycle.

Rebuilding Together: The organization has successfully maintained current affordable housing stock in Henderson by performing critical home repairs for low- to moderate-income homeowners.

City of Henderson Public Works: The City of Henderson’s Public Works Department has been able to successfully utilize CDBG funds to upgrade infrastructure in low-income CDBG eligible neighborhoods in order to increase the safety, sustainability and livability for these areas and its residents.

Through our HOME funds, we were able to assist two (2) residents through our first-time homebuyers’ program and five (5) residents with substantial rehabilitation services.

As happy as we are with the outcomes of many of our sub-recipients, the City of Henderson is still looking for opportunities to increase the number of livable wage jobs in our community. Although our sub-recipients do a wonderful job meeting the needs of our residents, it is the City of Henderson’s mission to provide opportunities so our low- to moderate-income residents will no longer need these support services.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Henderson's Community Development and Services Department follows the adopted City's Citizen Participation Plan to provide all citizens adequate opportunity to participate in the planning, implementation, and assessment of the CDBG and HOME programs. The planning process for the 2019-2020 Annual Action Plan began on September 4, 2018, when an advertisement was published in the local newspaper in English and in Spanish, notifying the public that CDBG applications were available and a technical assistance workshop would be held on September 19, 2018. Applications were due on October 4, 2018, and after staff reviewed the applications for eligibility, they were then released to a citizen-led Program Advisory Committee (PAC) to evaluate the CDBG applications. Staff sent out email communications to all citizens on the disbursement list for CDBG and HOME grant funds. Citizens were invited to attend and provide comments and feedback during all the Program Advisory Committee meetings. Citizens are also notified through public notice of the opportunity to attend and comment during public hearings.

The CDBG PAC is a seven-member citizen-led committee appointed by Mayor and City Council. The committee reviewed the applications, listen to presentations from staff, and discuss their recommendations for funding. The committee's recommendations were included in the Draft Action Plan that was available to the public for a 30-day comment period beginning June 27, 2019 to July 29, 2019.

Information in the Annual Action Plan includes the goals and objectives of the CDBG & HOME programs; the total amount of CDBG & HOME funds available; the role of citizens in program planning, implementation, and assessment; the range of activities which may be undertaken; and the process to be followed in developing the CDBG & HOME application.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The Annual Action Plan is currently out for public review and comment. Comments from the public will be added to this section of the plan at the close of the public comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

The Annual Action Plan is currently out for public review and comment. Comments from the public will be added to this section of the plan at the close of the public comment period.

7. Summary

The City of Henderson's 2019-2020 Annual Action Plan details the activities that will occur during the year to provide decent housing and promote suitable living environments for low- and moderate-income people. Many of these programs have been funded in the past and the agencies met or surpassed their goals while meeting the City's objectives. The Citizen Participation Process allowed the community an opportunity to voice their opinions and participate in the planning process.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	City of Henderson	City of Henderson Community Development and Services
CDBG Administrator	Stacey Youngblood	City of Henderson Community Development and Services
HOPWA Administrator		N/A
HOME Administrator	Gilbert Medina	City of Henderson Community Development and Services
HOPWA-C Administrator		N/A

Table 1 – Responsible Agencies

Narrative (optional)

The City of Henderson continuously works in partnership with other local jurisdictions, nonprofit organizations, healthcare organizations and private stakeholders to engage in outreach and solicit feedback from low- to moderate-income residents to be better able to provide opportunities and resources to them. The City also works with the local Continuum of Care board, as well as our police and fire departments, to assess the needs of our homeless residents.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The City of Henderson consults with several local agencies to improve services for Henderson residents. The City is currently working with the Southern Nevada Regional Housing Authority (SNRHA) on the rehabilitation of Espinoza Terrace which is an 100 unit senior affordable multi-family housing complex. The City is also going to partner with Ovation Development Corporation to secure 11 affordable housing units in a 93-unit fair market rent development. This partnership will help to increase the affordable housing stock in Henderson. \$300,000 in HOME funds and \$200,000 in CDBG funds will be awarded to Rebuilding Together Southern Nevada, a local nonprofit, to provide substantial rehabilitation and emergency repair to low- and moderate-income homeowners with the intention of preserving existing affordable housing stock. In addition, the City will collaborate with other nonprofit organizations to provide social services to low- and moderate-income residents to ensure that these residents have access to affordable childcare, emergency rental and utility assistance, nutritional services, and emergency and transitional shelter. Finally, the City regularly consults with other local jurisdictions on the use of CDBG, HOME, and other Federal and State funds to work collaboratively and make sure that services are not being duplicated.

The City of Henderson participates in regional discussions with community partners to explore the possibility of several models to serve our homeless residents. The City is working with the Nevada Housing Division and local developers to bridge financial gaps to build more affordable housing.

The City of Henderson's Economic Development Division is currently working on a project with the Las Vegas Raiders football franchise to open a practice facility in Henderson which will create entry-level and livable wage jobs for the community. The presence of a National Football League (NFL) franchise practice facility will also serve as an anchor and catalyst for additional economic development in the surrounding areas. The City has also entered into a lease agreement with the Las Vegas Golden Knights professional hockey team to build and operate an indoor skating rink next to City Hall. This project will be a major part in the revitalization of downtown Henderson. The new two-story structure will include two indoor skating rinks, a full-service restaurant, retail space and 5,000 square feet of meeting space. This new complex will increase recreation options for families in this CDBG eligible area and will provide twenty (20) \$500 scholarships awarded annually by Golden Knights sponsors. The development of the new skating complex will increase the foot traffic in the downtown area and will hopefully increase revenue for all businesses in the area.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

While Henderson has never had its own housing authority, the Southern Nevada Regional Housing Authority (SNRHA) benefits all Southern Nevada with regional efforts to improved coordination. This coordination between public housing agencies was enhanced in January 2010 when three local housing authorities merged to become the SNRHA. SNRHA is comprised of the housing authority staff from the housing authorities of Las Vegas, North Las Vegas, and Clark County.

The City of Henderson is currently working with SNRHA to renovate Espinoza Terrace, which is owned by SNRHA and located in Henderson. The City of Henderson will be contributing \$374,526 in HOME funds and \$375,474 in Low Income Housing Trust Funds (LIHTF) provided by the Nevada Housing Division to partner in the rehabilitation of the 100-unit senior housing development.

The City of Henderson is fortunate to have a family resource center in the community. HopeLink of Southern Nevada Family Resource Center is located in one of Henderson's centralized low-income neighborhoods and is accessible to Henderson residents in need of housing and social services. HopeLink Family Resource Center provides residents with a wide variety of services and the city will continue to coordinate with them to provide rental and utility services for low- to moderate-income residents to help prevent them from becoming homeless and to assist newly homeless individuals and families return to stable housing.

In addition, all social service agencies and nonprofit organizations are listed in a database called Nevada 211. This is a statewide effort to provide Nevada residents with information on where they can receive services. The City is also working with the United Way to provide the Emergency Food and Shelter Program (EFSP) to residents who need these resources. The City will continue to refer residents to these resources.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

As a member of the Southern Nevada Homeless Continuum of Care (SNH CoC), the City of Henderson participates as a jurisdictional partner in regional efforts to address homelessness and represents local government on the SNH CoC Board. The SNH CoC addresses the various needs of people experiencing homelessness, including chronically homeless individuals and families, families with children, veterans, unaccompanied youth, and persons at risk of homelessness. The SNH CoC is comprised of one board and seven working groups. Henderson staff actively participates in these working groups and sub-working groups to collaborate with other community stakeholders to bring needed services to our homeless community. The City will continue to work with other local jurisdictions, the housing authority, public health agencies, and other service providers as part of the SNH CoC to explore solutions to address the needs of this vulnerable population.

There has been a lot of momentum behind efforts to end youth homelessness in Southern Nevada over the past year and Henderson participated as a jurisdictional partner in these efforts. The second annual Homeless Youth Summit took place in November 2018, where the Southern Nevada Plan to End Youth Homelessness was introduced to the community. This plan will act as a roadmap for the many partners working together to prevent and end youth homelessness in Southern Nevada. In January 2019, the CoC Governance Ad Hoc Group identified the Youth Working Group an important working group and it becomes one of the seven main working groups. Most recently, members of the Youth Working Group are assisting with an application for a Youth Homelessness Demonstration Project, and Henderson was pleased to provide a letter of support for this grant application. If selected, these funds would ultimately be added to the community's overall CoC allocation and increase the annual renewal demand for the entire CoC.

The SNH CoC is proud to have reached “functional zero” for our homeless veterans. With the ongoing partnership with the Veterans Administration and U.S. Vets – Las Vegas, Southern Nevada currently has enough resources and housing available for all homeless veterans to access the supports they need and want to avoid staying on the street and move quickly to permanent housing. Based on the success of reaching “functional zero” with our homeless veteran population, the SNH CoC strives to reach “functional zero” for families with children, unaccompanied youth, and all homeless individuals.

After successfully rolling out coordinated entry for adults without children, the SNH CoC has now extended its coordinated intake efforts to include families with children, unaccompanied youth, and domestic violence victims. Instead of these populations having to search for assistance through different service providers, coordinated intake allows for a centralized assessment process that will help match the homeless person to the services they need in a faster, more efficient way.

The City of Henderson coordinated efforts between the Henderson Detention Center and Clark County STAR TH-RRH (Stability, Tenancy, Access, Restore for Transitional/Rapid Re-housing) program which will serve frequent users of high cost systems including detention centers, hospitals, and emergency response. The qualifications for participants include a homeless status, high vulnerability, and minimum frequent use measures that looks at the number of bookings or hospitalizations in the past year. Hopefully this program will continue to help this vulnerable population.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

While the City of Henderson does not receive its own allocation of Emergency Solutions Grant (ESG) funds, it does support the work of the Southern Nevada Homeless Continuum of Care (SNH CoC) and plays an active role on the various CoC working groups that review the ESG funding process. The City of Las Vegas, City of North Las Vegas, and Clark County each receive ESG funding, and while they each have

their own individual process to award ESG funds to subrecipients, the three jurisdictions provide regular updates to the CoC Evaluation Working Group on their programs. The CoC Evaluation Working Group also reviews written standards for the ESG programs, and the CoC Monitoring Working Group reviews the performance of ESG subrecipients, so Henderson staff are receiving regular updates and providing input to the recipients of ESG funding.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Southern Nevada Regional Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City works with the Southern Nevada Regional Housing Authority to rehabilitate multi-family housing units. Anticipated outcomes include increasing the availability of affordable housing.
2	Agency/Group/Organization	Southern Nevada Health District
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City partner with the Southern Nevada Health District and other agencies to look at the conditions of the City’s neighborhoods and strategize plans to increase the overall health and livability of these communities.
3	Agency/Group/Organization	Henderson Chamber of Commerce
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City staff worked with representatives from the Henderson Chamber of Commerce to discuss possible economic development activities. Small businesses affiliated with the Henderson Chamber of Commerce and small business incubators were contacted to discuss the needs of small to medium-sized business in Henderson, as well as how to increase the stability of small businesses and create jobs for low-income residents. Staff also consulted with the Chamber on land use and how insufficient housing options reduces economic growth.
4	Agency/Group/Organization	Silver State Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Henderson has been working with Silver State Fair Housing Council to provide fair housing resources to Henderson residents. The anticipated outcome is to get a better understanding of what barriers prevent our residents from finding and /or maintaining affordable housing. The goal is to alleviate those barriers and make sure that housing options are available for all Henderson residents.
5	Agency/Group/Organization	HopeLink of Southern Nevada
	Agency/Group/Organization Type	Services – Housing Services – Homeless Services - Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HopeLink is a nonprofit agency that offers services to low- to moderate- income individuals and families. This agency receives funding for homelessness prevention activities that focus on maintaining housing. They also offer supportive services, such as food and employment assistance, as well as referrals to other assistance programs. The anticipated outcome is to develop better strategies to prevent homelessness and increase rapid rehousing opportunities for homeless families.

6	Agency/Group/Organization	SAFE House
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SAFE House has been a partner of the City of Henderson for many years. Our partnership with the organization has helped us meet the needs of victims of domestic violence. We have been able to introduce collaboration between SAFE House and other nonprofit organizations that the City funds to leverage resources and help residents transition out of shelters and into permanent housing.

Identify any Agency Types not consulted and provide rationale for not consulting

Not applicable.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Southern Nevada Homelessness Continuum of Care Board	The City's goals of helping homeless persons align with the goals of the Continuum of Care. Because of this, the City of Henderson supports the Continuum of Care Plan. As members of the Continuum of Care, we work as partners to address homelessness on a regional level.
Henderson Strong	City of Henderson	The City's goals of helping homeless persons align with the goals of the Continuum of Care. Because of this, the City of Henderson supports the Continuum of Care Plan. As members of the Continuum of Care, we work as partners to address homelessness on a regional level.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

As mentioned above, the City of Henderson worked with nonprofits, other local jurisdictions and the local business community to get a wider perspective of what is currently being done in our community, as well as what are some of the deficits that our city has. It is important to the City of Henderson that we do not operate within a vacuum and that we take into consideration all available information. We are fortunate to have such an incredible interjurisdictional partnership in Southern Nevada. City of Henderson staff participates in and sits on many local boards such as the Continuum of Care. It is through our ongoing outreach and collaborations that we can view problems in a multifaceted way. These partnerships and collaborations also allow us to leverage our limited resources to make a larger impact within our city and our region.

The City collaborated with the newly formed Nevada housing coalition whose mission is to create solutions through community awareness, capacity building and advocacy to ensure housing options for all Nevadans. The coalition was formed in 2018-2019 and brings together collaborations of stakeholders, community leaders and the private sector to address affordable housing issues in the State of Nevada and advance solutions for stable affordable housing throughout each jurisdiction.

In addition to the agencies mentioned above, the City of Henderson participates in the Southern Nevada Consortium Meetings, attended by staff from the City of Las Vegas, the City of North Las Vegas, Clark County Social Services, State of Nevada Housing Division, the local HUD office, and the local applicant for the Continuum of Care. This Consortium meets bi-monthly to coordinate the use of CDBG and HOME funds, as well as ESG and other Federal funds. The agenda for these meetings includes a discussion on community development programs, housing programs, and homeless programs, in addition to planning, cross cutting regulations, and upcoming events. These meetings provide a good opportunity to consult with other jurisdictions on the application process, citizen participation schedules, consolidated plans, homelessness issues, program reporting, and other local issues.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Henderson's Community Development and Services Department relies on the City's Citizen Participation Plan for the CDBG and HOME programs. All the CDBG Program Advisory Committee (PAC) meetings are open to the public, where the public are invited to attend and make comments. These public meetings are held in a wheelchair accessible building and persons with special needs are asked to contact City staff if special accommodations are needed for these meetings. All PAC meetings have an agenda that is posted three business days prior to the meeting at two local recreation centers, a fire station, and the City Hall building. The agendas are also located on the Community Development and Services website. Citizens also have the opportunity to review and comment on all Consolidated Plans,

Action Plans, and Consolidated Annual Performance and Evaluation Reports (CAPER) before they are approved by City Council and submitted to HUD.

To initiate the planning process for the 2019-2020 program year, the City published a notice to the public in the local newspaper announcing the availability of CDBG applications and the date of a technical assistance workshop. The notice was published on September 5, 2018 in English in the Las Vegas Review-Journal and in Spanish in El Tiempo, a Spanish language publication of the Review-Journal. The City also emailed this notice to all the residents and organizations that requested to be on the CDBG notification list. The applications were available from September 4, 2018 to October 4, 2018, on the Community Development and Services website. On September 19, 2018, the City held a technical assistance workshop to offer guidance and answer any questions about the application process. Three (3) non-profit organizations attended.

After reviewing the 2019-2020 applications, the CDBG PAC made their funding recommendations to be included in a Draft Action Plan. The City published an advertisement on June 26, 2019 in the local newspaper to announce that the City of Henderson’s Draft Action Plan was available for review and public comment. The ad stated (in English and in Spanish) that the Draft Action Plan was available in the Community Development and Services Department located in City Hall, and at two (2) local libraries located near areas where CDBG funds were proposed to be used. The City also posted the Draft Action Plan on the City’s website and made copies of the Plan available upon request.

The public comment period for the Draft Action Plan began on June 27, 2019 and ended on July 29, 2019. The public was invited to review the Draft Action Plan and to submit written comments to the Community Development and Services Department.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	7 applications were received in response to the notice published on September 5, 2018	No comments were received.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Non-targeted/broad community	Only three (3) of the 7 nonprofit organizations that applied for the FY19 CDBG funds attended the technical assistance workshop on September 19, 2018.	No comments were received.	No comments were received.	
3	Public Meeting	Non-targeted/broad community	The City of Henderson held three CDBG PAC meetings to discuss the applicants on July 19, 2018, October 31, 2018, and December 5, 2018. All three of these meetings were conducted according to the Nevada Open Meeting Laws to invite citizens to be part of the selection process.	No comments were received.	No comments were received.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The plan is currently out for public comment.	The plan is currently out for public comment.	The plan is currently out for public comment.	
5	Public Hearing	Non-targeted/broad community	Public Hearing will be held at the August 6, 2019 city Council meeting.	Public Hearing will be held at the August 6, 2019 city Council meeting.	Public Hearing will be held at the August 6, 2019 city Council meeting.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The City of Henderson has received \$1,412,482 in CDBG funds and \$626,704 in HOME funds. The City of Henderson will also utilize \$852,104 in prior year CDBG funds and \$1,692,027 in prior year HOME funds. In addition to the City's CDBG and HOME funding, the City also expects resources to be available from the State of Nevada. State funding includes State HOME funds and Low-Income Housing Trust Funds (LIHTF) to be used for the development of affordable housing, Welfare Set-Aside (WSA) for emergency assistance and homelessness prevention, and Tenant-Based Rental Assistance (TBRA) for rent and utility assistance. The State has allocated \$424,256 in State HOME funds, \$121,311 in LIHTF WSA, and \$457,478 in LIHTF for Fiscal Year 2019. The City will contribute \$110,821 of the City's general funds toward regional homeless coordination efforts. Although the City anticipates receiving funding from these other sources, this Annual Action Plan provides information about the projects and programs that will primarily utilize CDBG and HOME funding.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,412,482	\$0	\$852,104	\$	\$0	The City of Henderson will receive \$1,412,482 in CDBG funds this year. During the five-year Consolidated Plan, we projected that we would receive around \$5 million in CDBG funds. This is the fifth and final Action Plan that's tied to our current five-year Consolidated Plan. Historically, the City of Henderson does not receive program income through its CDBG programs. However, HUD has made the determination that program income earned under the NSP program can be transferred to CDBG. Currently the City of Henderson decided to transfer program income from the NSP programs to CDBG.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$626,704	\$395,551	\$1,304,777	\$	\$0	The City of Henderson will receive \$626,704 in HOME funds. The City of Henderson received \$395,551 in program income during the last fiscal year and has an estimated \$1,304,777 in previous year HOME funding. This gives the City an estimated \$2,327,032 to invest in the creation of new affordable housing and the preservation of existing affordable housing stock.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will meet the 25% HOME match requirement by using Low-Income Housing Trust Funds (LIHTF), awarded to the City by the State of Nevada Housing Division. This will be reported in the HOME Match Report (HUD form 40107-A) and submitted with the Consolidated Annual Performance and Evaluation Report (CAPER). The City will also utilize LIHTF to leverage federal funds in the development of affordable housing.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Not applicable.

Discussion

The City will utilize CDBG and HOME funds for housing and community development activities that are in-line with the goals of the 2015-2019 Consolidated Plan. Other funding sources will be utilized in the retention and development of affordable housing, as well as homeless prevention programs.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable/Decent Housing	2019	2020	Affordable Housing Homeless	Henderson Citywide	Affordable Housing	HOME: \$926,704	Homeowner Housing Rehabilitated: 12 Household Housing Unit
2	Homelessness Prevention	2015	2019	Affordable Housing	Henderson Citywide	Affordable Housing homeless services	CDBG: \$115,000	Homelessness Prevention: 140 Persons Assisted
3	Emergency Home Repairs	2015	2019	Affordable Housing	Henderson Citywide	Affordable Housing Services for Seniors and Disable Individuals	CDBG: \$200,000	Homeowner Housing Rehabilitated: 40 Household Housing Unit
4	Youth Services	2015	2019	Non-Homeless Special Needs	Henderson Citywide	Youth Services	CDBG: \$37,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Services	2015	2019	Homeless Non-Homeless Special Needs	Downtown Investment Strategy	Nutritional Services	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit: 400 Persons Assisted
6	Neighborhood Facility Improvements	2015	2019	Non-Housing Community Development	Henderson Citywide	Affordable Housing	CDBG: \$812,986	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 350 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable/Decent Housing
	Goal Description	The City of Henderson will partner with Rebuilding Together Southern Nevada, a nonprofit organization that specializes in rehabilitation. The organization will receive \$300,000 to provide substantial rehabilitation services to owner-occupied homes that are owned by low- to moderate-income Henderson residents. The purpose of this program is to maintain Henderson’s dwindling affordable housing stock. The \$300,000 used in this project will come from previously awarded HOME funds. The \$626,704 in HOME funds received this year will be used in the development of additional affordable housing.

2	Goal Name	Homelessness Prevention
	Goal Description	<p>The City of Henderson has partnered with two non-profit organizations to provide homeless prevention services. HopeLink of Southern Nevada will receive \$50,000 in CDBG funds, as well as an estimated \$300,000 in Low Income Housing Trust Funds (LIHTF) to provide emergency rental and utility assistance to Henderson residents on the verge of becoming homeless.</p> <p>SAFE House will receive \$65,000 in CDBG funding to provide housing services to victims of domestic violence.</p>
3	Goal Name	Emergency Home Repairs
	Goal Description	<p>The City of Henderson will partner with Rebuilding Together Southern Nevada to do minor emergency home repairs. The organization will be awarded \$200,000 in CDBG funds to provide 40 low- to moderate-income homeowners with assistance in covering the cost of emergency repairs that the homeowner otherwise would not be able to afford. The purpose of this program is to help low- to moderate-income homeowners maintain their current affordable housing by preventing the home from going into dilapidation. This program will address code violations and other minor emergency needs.</p>
4	Goal Name	Youth Services
	Goal Description	<p>The City of Henderson will be partnering with the Andson Foundation to provide tutoring services to elementary age children attending school in a CDBG eligible census tract. The organization will receive \$37,000 to pay for state certified teachers to conduct small group and individual homework help and tutoring to help students meet or exceed grade level proficiency.</p>
5	Goal Name	Public Services
	Goal Description	<p>The City of Henderson will be partnering with Giving Life Ministries to provide nutritional services to low-income residents. The organization will receive \$50,000 in CDBG funds to run a food pantry located in one of Henderson’s food deserts. Many low-income residents do not have enough financial resources to maintain the cost of housing and food. This program assists by supplementing the cost of food to help residents maintain housing needs.</p>
6	Goal Name	Sidewalk Improvements
	Goal Description	<p>The City of Henderson has several approved plans for the preservation of and redevelopment of older Henderson neighborhoods. These older neighborhoods are also the areas with the highest low-income residents. The City will utilize an estimated \$812,986 in CDBG funds to support the development of livable and sustainable communities for are low- to moderate-income residents. The city will invest CDBG funds in projects such as community gardens and street improvements to meet ADA criteria and improve neighborhoods safety.</p>

Table 7 – Goal Descriptions

AP-35 Projects – 91.220(d)

Introduction

The list below outlines the programs and activities that the City of Henderson plans to implement during the 2019-2020 funding year. All of the programs and activities meet the goals and priorities of the 2015-2019 Consolidated Plan. Since the City of Henderson receives a limited amount of funding in CDBG and HOME compared to our neighboring jurisdictions, it is important that these funds are leveraged and strategically used to maximize outcomes for our residents. The nonprofit organizations that the City of Henderson partners with provide outstanding services to our low- to moderate-income residents. The City of Henderson does not have a Social Service Department and depends on the community partnerships with local nonprofit organizations to provide these important services to residents.

Projects

#	Project Name
1	Andson Foundation Inc. 19/20
2	Giving Life Ministries 19/20
3	Hopelink of Southern Nevada 19/20
4	Rebuilding Together Southern Nevada 19/20
5	S.A.F.E. House 19/20

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

An obstacle facing the City of Henderson is affordable housing. The City of Henderson is proud that our award-winning communities and neighborhoods are a desirable place to live, and in turn, we benefit from increasing home values. The downside is that our city has become increasingly challenging for low- to moderate-income residents to maintain affordable housing. The City of Henderson has a difficult time attracting developers to create affordable housing options in our city due to the high cost of land. And since the City only receives an average of \$400,000 to \$600,000 a year in HOME funds, it is difficult to broker financial deals with developers to offset the high cost of land. Because of this, many developers would rather go to one of our neighboring jurisdictions where land is less expensive.

AP-38 Projects Summary

Project Summary Information

Table 8 – Project Summary

1	Project Name	Andson Foundation Inc. 19/20
	Target Area	Henderson Citywide
	Goals Supported	Youth Services
	Needs Addressed	Educational Enrichment
	Funding	CDBG: \$37,000
	Description	The Andson Academics program provides no-cost, after-school tutoring and academic support services that help struggling students achieve grade-level proficiency in both math and reading.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	60 elementary age students
	Location Description	Hinman Elementary School - 450 E Merlayne Dr. Henderson, NV 89011 and Taylor Elementary School - 144 Westminster Way, Henderson, NV 89015.
Planned Activities	By offering small group instruction, Andson Academics can accommodate individual learning styles and reach the students who are least likely to receive the remedial academic attention they need. Students will be identified by the teachers and administrators at Taylor and Hinman and will be invited to join the program. Students participating in the program will receive academic supplemental services in reading and math provided by Andson Tutors, who are licensed Clark County School District (CCSD) teachers.	
2	Project Name	Giving Life Ministries 19/20
	Target Area	Henderson Citywide
	Goals Supported	Public Services
	Needs Addressed	Nutritional Services
	Funding	CDBG: \$50,000
	Description	This organization runs a food pantry and provides nutritional services to low income residents.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	The program will serve an estimated 400 low- and extremely low-income households.
	Location Description	416 Perlite St. Henderson, NV 89015.
	Planned Activities	The organization will run a food pantry and provide nutritional services to low-income Henderson residents.
3	Project Name	HopeLink of Southern Nevada 19/20
	Target Area	Henderson Citywide
	Goals Supported	Homelessness Prevention
	Needs Addressed	Affordable Housing Homeless Services
	Funding	CDBG: \$45,000
	Description	This organization provides social services and homeless prevention. They provide employment services, intensive case management, rental and utility assistance and inclement weather shelter.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 90 households will receive services.
	Location Description	178 Westminster Way, Henderson, NV 89015.
	Planned Activities	The organization will run a homeless prevention program that will provide rental and utility assistance to individuals and families on the verge of becoming homeless. The organization also has funding from other sources to provide additional wraparound services which include intensive case management, employment services, and referrals to employment training.
4	Project Name	Rebuilding Together Southern Nevada 19/20
	Target Area	Henderson Citywide
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$200,000
	Description	This organization will provide critical home repairs for low income Henderson homeowners. The purpose of this program is to maintain the existing affordable housing stock in Henderson.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	This project will serve an estimated 36 low-to-moderate income homeowners.
	Location Description	All repairs will be done for homeowners who live within Henderson city limits.
	Planned Activities	This organization will partner with local home repair companies (plumbers, electricians, carpenters, etc.) to provide critical repair services to low-to-moderate income Henderson homeowners. Many of these homes are older and in need of critical repairs such as plumbing, air conditioning, electrical, and many other hazards that make the home unsafe for the resident to live in. Unfortunately, many low-to-moderate income homeowners cannot afford the cost to fix these problems. With the help of this program, the homeowners are able to live in a safe and sustainable environment without an increase in cost. This keeps the home affordable for low-to-moderate income residents.
5	Project Name	S.A.F.E. House
	Target Area	CDBG Eligible Census Tracts
	Goals Supported	Homeless
	Needs Addressed	Homeless Services
	Funding	CDBG: \$65,000
	Description	This program will provide intensive case management to victims of domestic violence.
	Target Date	06/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	The organization will provide services to 50 households fleeing domestic violence.
	Location Description	The location of the shelter and the services that are provided are confidential for the protection of the clients. However, the main office is located at 921 American Pacific Dr. Ste. 300, Henderson, NV 89014
Planned Activities	CDBG funds will support S.A.F.E. House's Emergency Services Program, which will provide shelter and services to 50 adults who are homeless due to domestic violence. CDBG funds will be used to pay for a full-time case manager who will work with the clients to help them move toward self-sufficiency and housing stability	

6	Project Name	COH CDBG Administration 19/20
	Target Area	Henderson Citywide
	Goals Supported	Affordable/Decent Housing Homelessness Prevention Emergency Home Repairs Youth Services Public Services Sidewalk Improvements
	Needs Addressed	Affordable Housing Educational Enrichment Youth Services Homeless Services Nutritional Services
	Funding	CDBG: \$282,496
	Description	These funds will be used to administer and oversee the CDBG program for the City of Henderson.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Between public service and capital improvement activities, the City of Henderson plans to serve an estimated 3000 residents.
	Location Description	The administration of the CDBG program will take place at Henderson City Hall located at 240 Water St. However, the projects themselves will take place throughout Henderson.
	Planned Activities	20% of our CDBG allocation will be utilized to provide administration and oversight of CDBG planned activities.
10	Project Name	COH CDBG Housing Services 19/20
	Target Area	Henderson Citywide
	Goals Supported	Affordable/Decent Housing First-Time Homebuyers Emergency Home Repairs
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$100,00
	Description	These funds will be utilized for housing services in support of the HOME program.

	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This activity will support the housing programs overseen by the City of Henderson, a Homeowner Rehabilitation Program, and an Emergency Repair Program. This activity will also support the processing of loans that have been provided in previous years as these loans meet their affordability periods, require subordinations or payoff information, and other various requests to maintain the loans. This activity also covers other services related to assisting owners, tenants, contractors, and other entities, participating or seeking to participate in housing activities. This project benefits all the low-income families that utilize the City's housing programs.
	Location Description	Program operations will take place at Henderson City Hall located at 240 Water St. However, services will be provided to residents citywide.
	Planned Activities	These funds will be utilized to help support the operating cost and oversight of the HOME programs.
11	Project Name	COH HOME Administration 19/20
	Target Area	Henderson Citywide
	Goals Supported	Affordable/Decent Housing First-Time Homebuyers
	Needs Addressed	Affordable Housing
	Funding	HOME: \$62,670
	Description	These funds will be used for the administration and operational expense to manage the HOME program.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	These funds are directly tied to the administration costs to operate the HOME program.
	Location Description	The administration of the HOME program will take place at Henderson City Hall located at 240 Water St. However, the services will take place citywide.
	Planned Activities	These funds are directly tied to the administration costs to operate the HOME program.
12	Project Name	COH HOME CHDO 19/20
	Target Area	Henderson Citywide

	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$94,005
	Description	These funds will be used exclusively for approved CHDO activities.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	These funds are required to be set aside and only used by an approved CHDO
	Location Description	A location for these funds has not yet been chosen.
	Planned Activities	These funds are required to be set aside and only used by an approved CHDO
14	Project Name	Rebuilding Together Substantial Home Repair 19/20
	Target Area	Henderson Citywide
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$300,000
	Description	These funds will be used to provide substantial home repair services to low-to-moderate income Henderson homeowners. The purpose of the program is to preserve our current affordable housing stock.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	This program will serve an estimated eight (8) low-to-moderate income Henderson homeowners with substantial home renovations
	Location Description	The program can be utilized Henderson citywide.
	Planned Activities	The purpose of this activity is to provide substantial home rehabilitation to low-to-moderate income Henderson residents. This program focuses on repairs to the home that improve health and safety, address code compliance issues, and improve energy efficiency.
15	Project Name	COH HOME Development of Affordable Housing 19/20
	Target Area	Henderson Citywide
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Affordable Housing

Funding	HOME: \$470,029
Description	These funds will be utilized in the development of additional affordable housing units to benefit low-to-moderate income residents.
Target Date	6/30/2020
Estimate the number and type of families that will benefit from the proposed activities	There is not an agreement to develop additional housing units at this time. But we are currently working with Ovations development to develop 11 affordable units in a market rate multifamily complex.
Location Description	178-16-815-004 -- Paseo Verde Pkwy. Henderson NV
Planned Activities	Staff is currently working with Ovations development to develop 11 affordable units in a market rate multifamily complex. Staff continues to look for additional opportunities to improve our stock of affordable housing.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Henderson is located in the Las Vegas Metropolitan area, in the southeast region of the Las Vegas Valley. The City has grown dramatically over the past decade and has a population of more than 300,000 residents within approximately 105 square miles. The City does not have qualified low-income census tracts for utilizing CDBG funds, but the City follows the Quartile Threshold of 32.8%. The City operated under the 43.7% Quartile from the 1990 Census which entitled the City to 10 qualified census block groups. Adjusted for the new threshold of 32.8%, the City has 30 qualified census block groups throughout the City. Our minority population does not meet HUD’s definition of concentrated areas; however, the highest population of minorities is Hispanic and is primarily located in the Downtown Henderson area (Townsite), Pittman area and the Valley View area. These are the areas of major concentration for CDBG projects, as well as the utilization of HOME funding for rehabilitation and first-time homebuyer programming.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Eligible Census Tracts	90
Henderson Citywide	10
Downtown Investment Strategy	0

Target Area	Percentage of Funds
Boulder Highway Opportunity Site	0

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG public service funds will focus primarily on youth and educational services, as well as social services in eligible census tracts. However, all low- to moderate-income individuals citywide will be able to participate in these activities. CDBG capital improvement funds will focus primarily in the Pittman neighborhood, which is a part of Pittman Neighborhood Revitalization Plan. This location has been identified in several City approved planning documents as a location that has one of the highest populations of low- to moderate-income residents.

HOME funds will be focusing on the Pittman area and other low-income areas. The City will work with Rebuilding Together to provide a substantial rehabilitation program. The City also plans to work with this organization, as well as others, to acquire vacant and dilapidated units and rehabilitate them to create additional affordable housing in Pittman and other potential areas throughout the city.

Discussion

During the 2019-2020 funding year, CDBG and HOME funding will focus on meeting the needs of our top three priorities, which are providing affordable and decent housing, youth and educational services, and economic development. The majority of the CDBG projects for this upcoming year are focused on improving the infrastructure for affordable and decent housing. HOME funds will be utilized to maintain and increase affordable decent housing.

Also, during the 2019-2020 funding year, most CDBG capital improvement projects will be located within the Pittman neighborhood as part of Pittman Neighborhood Revitalization Plan. All public service projects will benefit Henderson residents, even if the organizations are located outside of Henderson city limits.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Henderson will utilize CDBG, HOME and LIHTF funds to increase the amount of affordable housing units, as well as help low-income residents maintain their housing. Monitoring of funding

recipients providing rental housing confirmed rental inspections are being properly conducted and the units and complexes met Housing Quality Standards (HQS). The City's affirmative marketing policies and procedures mirror HUD's HOME affirmative marketing requirements and the City monitors funding recipient affirmative marketing activities. Funding recipients maintain Affirmative Marketing Certifications which include the following:

- Ensuring that all potential applicants and the general public have access to Federal Fair Housing laws and affirmative marketing procedures through outreach methods
- Ensuring that all persons, including persons covered by the Fair Housing Act and its amendments, have access to information about program services and available units
- Ensuring record keeping and affirmative action activities
- Assessing and reporting on affirmative marketing activities

The City proactively encourages Section 3 business/contractors, as well as minority and women-owned businesses (MBE/WBE), to participate in City contracting activities. The City posts contracting opportunities on a proprietary website and simultaneously notifies MBE/WBEs of contract opportunities.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	90
The Production of New Units	11
Rehab of Existing Units	140
Acquisition of Existing Units	0
Total	241

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The City is diligently working on maintaining its affordable housing stock by assisting low-income residents with home rehabilitation programs. Programs such as substantial Housing Rehabilitation Program and minor emergency repairs through our partnership with Rebuilding Together will assist residents who do not have the ability or financial resources to maintain decent and affordable housing without the assistance of these programs.

The City of Henderson will also award LIHTF Welfare Set-Aside (WSA) and Tenant-Based Rental Assistance (TBRA) funding to Hopelink of Southern Nevada, Salvation Army, and St. Jude's Ranch to administer a homeless prevention program that will provide rental and utility assistance to extremely low- and low-income individuals and families to help prevent them from becoming homeless. The City will continue to look for ways to increase Henderson's affordable housing stock

The City of Henderson conducted a local market study in April 2017 and found that the median sales price of homes in Henderson had increased. The market study was conducted using data provided by the Greater Las Vegas Association of Realtors. The City studied the price of home sales in March 2017 and found that the median sales price for that month was \$271,000. Calculating 95% of this price, the City requested that HUD increase the median purchase price to \$257,450. The City will conduct this study as necessary and monitor trends in the housing market on an ongoing basis. An increase to the rental unit subsidies and /or separating the City of Henderson from the Clark County -Paradise calculation, would be beneficial to our low- to moderate-income residents. The rental market in Henderson is significantly higher than neighboring jurisdictions.

Over the next year, the City will conduct housing workshops to educate the community of the importance of having a large variety of housing options.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Henderson will continue to partner with the Southern Nevada Regional Housing Authority (SNRHA) to increase and maintain the number of affordable housing units owned and operated by SNRHA throughout the city. Currently, the City of Henderson is working with SNRHA to rehabilitate Espinoza Terrace, which is a senior apartment complex that is owned and operated by SNRHA. By partnering with the local housing authority, the City will be able to leverage limited funds and help keep 100 affordable units in our community. This project is expected to be completed in December 2019.

The SNRHA's Supportive Services Department has a Program Specialist who meets regularly with SNRHA's Resident Councils Organizations to provide leadership, training and financial guidance to help residents succeed in completing their objectives. It is the goal of SNRHA to increase the number of Resident Council Organizations at public housing developments located throughout the Southern Nevada region of Clark County.

Actions planned during the next year to address the needs to public housing

The Southern Nevada Regional Housing Authority (SNRHA) continues to utilize its Capital Fund Program (CFP) for capital improvements. The SNRHA CFP Funds is one of the financing tools to fund comprehensive modernization and new construction under the Rental Assistance Demonstration (RAD) Program and Mixed Finance Program.

In 2015 SNRHA submitted Espinoza Terrace (AMP 404) as part of the first group of its RAD portfolio application. Conditional Housing Assistance Payment (CHAP) were received in March 2017, and in May 2017, the SNRHA submitted a 9% Tax Credit Application for the redevelopment of all 100 senior units. The project received HOME funds in the amount of \$1,000,000 from Clark County and \$750,000 from the City of Henderson. Financing for the project closed in July 2018 and the construction work is currently 35% complete. The SNRHA self-developed this project with construction scheduled for completion in December 2019.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Through 2018, the grant funded Resident Opportunities Self Sufficiency – Family Self Sufficiency (ROSS-FSS) program served 404 voluntary participants alongside 42 Housing Choice Voucher (HCV) mandatory participants. Escrow disbursements through that period totaled \$299,088 to 41 graduates.

Southern Nevada Regional Housing Authority (SNRHA) partners with over 50 agencies through the Program Coordinating Committee (PCC) empowering residents to gain resources and referrals for workforce development and employment training, financial literacy, education, social services, life skills training, healthcare, and more. The purpose of the PCC is to obtain and provide resources to address the challenges faced by FSS participants. Partnerships arrive through letters of agreement and memorandums of understanding (MOU). SNRHA expects to expand its Community Partners program with public, private, and faith-based agencies.

Some highlights in employment skill opportunities come through resident participation in the HUD program titled "Section 3". SNRHA residents are given the opportunity to gain employable

skills as they're hired by local contractors providing services to SNRHA properties in the areas of construction and pest control. Skills obtained through this opportunity allow SNRHA residents to increase income, breaking down a major barrier to homeownership.

T-Mobile partners with SNRHA to provide internet services and tablet computers to 600 residents, allowing access to work search, training, personal financial transactions. SNRHA utilizes two programs allowing residents to access homeownership: Housing Choice Voucher Program and the Public Housing Program. Each program continues to assist low-income families reach the dream of owning a home. The Section 8 Homeownership Program allows FSS Households to use Section 8 vouchers towards a home mortgage payment. Seminars are provided on home purchasing and staff provides credit counseling.

In the future SNRHA hopes to expand self-sufficiency and homeownership for residents, families, and the seniors served utilizing greater support from the private sector and community.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Southern Nevada Regional Housing Authority is not designated as troubled by HUD.

Discussion

SNRHA continues to maintain a safe environment for its residents. The Sherman Gardens and Marble Manor communities have the Safe Village Initiative project. This initiative represents a coalition of community partners that work closely to provide a comprehensive array of resources, as well as to reduce crime, enhance safety, and improve the quality of life in the community. The partners for this initiative include the SNRHA, local criminal justice agencies, social service organizations, faith-based organizations, schools and residents. The intent of the Safe Village Initiative is to improve the outcomes for our communities by working collaboratively, using a broad community approach, and to address the issues that challenge our community at large. Through the Safe Village Initiative, an environment is being created and fostered whereby every person is positively supported by their community, family, and peers, and they are all part of the solution. A unique forum has developed which allows residents to have real access to the resources needed to be safe, healthy, productive and contributing members of the community.

The Casa Grande Transitional Center of the Nevada Department of Corrections is a strong partner of the SNRHA. Casa Grande is a dormitory-style facility built to house non-violent, non-

sex crime inmates who are within 18 months from their parole eligibility date. The main purpose of Casa Grande is to allow these residents the opportunity to seek work and secure permanent housing prior to reintegrating into society. Since its inception, Casa Grande has expanded its programs to include parolees, probation violators, and ex-offenders.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Henderson participates in regional efforts to address the needs of people experiencing homelessness. While Henderson might not have a high number of homeless residents within its own city boundaries, the City works closely with neighboring jurisdictions because there is an understanding that homeless individuals often travel throughout and beyond jurisdictional borders. For that reason, there is cooperation among the local jurisdictions to approach homelessness at a regional level. It is the consensus of the local jurisdictions that by working together and leveraging resources, there are better opportunities to serve the homeless community.

This year the City of Henderson will prioritize homelessness prevention for families and will award CDBG and LIHTF funds to community-based partners to assist with rent and utilities in order to prevent homelessness and maintain permanent housing. The City will continue to participate on the Southern Nevada Homeless Continuum of Care's working groups and ad hoc teams to address regional issues.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

This year the City plans to conduct a homeless survey to evaluate the needs of homeless individuals located in Henderson. The purpose of the survey is to better understand the homeless population in Henderson and to identify the needs for services and the barriers to services that are preventing people from moving out of homelessness. With this information, the City can determine what services are needed in the jurisdiction, what service providers should be engaged to enter into partnerships, and where valuable resources are needed to support the efforts to reduce and end homelessness.

In an effort to address homelessness on a regional level, the City will continue to participate in the annual Point-in-Time Count and Henderson staff will oversee a volunteer deployment site located in Henderson. Working with the SNH CoC Census Working Group, the City plans and prepares for deploying volunteers the night of the census to count all unsheltered individuals in census tracts in and near Henderson. This data is then provided to the CoC to include in their annual report to HUD and the information ultimately impacts the CoC funding that our community receives.

The City will continue to work with the Mobile Crisis and Intervention Team from HELP of Southern Nevada to actively seek-out chronically homeless individuals and families with children to engage them in services. The outreach team routinely visits encampments and has been successful in moving people into programs and housing.

The City of Henderson plans to participate in Project Homeless Connect, an annual event to assist homeless individuals and families gain access to community resources. The purpose of the event is to provide free services to meet the immediate needs of persons experiencing homelessness while helping them transition to a more stable environment. This event brings over 100 providers together in one location to offer services such as medical, dental, vision, food, clothing, hygiene, housing, employment, pet care, and much more. The City will assist in promoting the event by notifying local community partners and advertising in City facilities.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City works with HopeLink of Southern Nevada, a local non-profit organization, that provides hotel vouchers to homeless while coordinating other supportive services for them. The voucher assists homeless persons to obtain temporary hotel accommodations for a short period of time, allowing them an opportunity to seek long-term community resources. The Henderson Police Department assists in these efforts by contacting HopeLink for hotel vouchers and case management for homeless persons encountered during calls for service. These local efforts have been coordinated with regional efforts mentioned above. Combined regional and local efforts enable homeless individuals and families to rebuild their lives.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Henderson is an active member in the Southern Nevada Homeless Continuum of Care Board (SNH CoC Board) and its subcommittees and working groups, as well as being involved in the regional strategic planning effort to eliminate chronic homelessness. The SNH CoC Board has adopted a Southern Nevada Regional Homeless & Housing Plan, otherwise known as Help Hope Home, which provides guidance for regional planning efforts and reports progress toward regionally established goals.

Help Hope Home defines core strategies and details the implementation schedule that we will use to make this change a reality. These strategies and their objectives, along with the activities that support them, form our local agenda to end homelessness in Southern Nevada. Core strategies of the plan are

based on best practices and proven methods that have decreased the incidence of homelessness in communities that are successfully implementing similar plans across the country.

The Continuum of Care process is developed and managed through regional coordination, ensuring funding applicants and funding recipients are coordinating efforts and targeting identified community needs. Protocols are developed through this coordinated effort and inter-local agreements among the jurisdictions document regional commitment to following developed protocols. Utilization of the Homeless Management Information System (HMIS) is now being mandated by other local funding sources which enhances coordination.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City prioritizes assistance for families at imminent risk of becoming homeless. The City collaborates with community-based partners to secure emergency housing and utility resources to help at-risk households maintain existing housing. The City actively participates in regional allocations of United Way Immediate Needs funding, the Emergency Food & Shelter Program, and Low-Income Housing Trust Fund (LIHTF) initiatives to help bring resources to the jurisdiction and its residents.

The City of Henderson partners with HopeLink of Southern Nevada and the United Way. In addition, the City funds emergency nutritional programming for low-income persons and case management efforts to assist individuals and families at imminent risk of homelessness, including victims of domestic violence and homeless pregnant teens. The City also collaborates with community-based partners such as Consumer Credit Counseling Services, Silver State Fair Housing Council, Housing for Nevada, Nevada Bankers Collaborative, and Legal Aid Center of Southern Nevada in providing outreach, education, and counseling assistance to people coping with bankruptcy and foreclosure issues.

Discussion

The City of Henderson plays an active role in the Southern Nevada Homeless Continuum of Care and will continue to work with community partners to address the needs of homeless individuals and families. Funding received by the City of Henderson will be awarded to local nonprofit organizations to assist with homelessness prevention activities, while CoC funding will be used for emergency shelter, transitional housing and permanent supportive housing.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The City of Henderson just completed its approved Comprehensive Plan called Henderson Strong which continues to build on the information gathered from the Regional Analysis of Impediments. The City looked at ways to offer incentive programs for down-payment assistance and to work with developers to construct new affordable housing units. The information that was collected by the Regional Plan has helped us to view housing and the need for housing in a whole new way.

As property values continue to increase, the need for affordable housing has become greater. Although many of the residents that benefit from CDBG and HOME funding are not able to purchase homes, the increase of the housing market has also contributed to the increase of housing prices in the rental market. Currently, the average two-bedroom apartment located within Henderson city limits is \$1,140. A resident who earns \$10 an hour and works 40 hours a week only makes \$1,600 a month before taxes. With most of that person's income going to rent, there is very little left to pay for other expenses such as utilities, transportation and food, not to mention other necessary items for families with children.

The City of Henderson recognizes the needs and importance of affordable housing for our residents. The City prides itself on being a premier community that provides exceptional amenities and an environment for residents to live, work and play. It is important to the City of Henderson that all residents are able to have a decent quality of life and participate in the amenities that the City has to offer.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Henderson adopted the Henderson Strong Comprehensive Plan in July 2017, which is the citywide planning document that communicates the vision, long-term goals and objectives that guide the physical development and orderly management of growth of the City for the next 20 years. Built on a strong foundation of research and community engagement, Henderson Strong will capitalize on the City's strengths and address weaknesses to ensure it remains a premier community.

The Henderson Strong Initiative capitalized on the success and public outreach of the Southern Nevada Strong project, which was a regional planning project lead by the City of Henderson and funded through HUD's Office of Sustainable Communities in 2015. The plan recommendations and public outreach techniques were utilized for the development of the Henderson Strong Comprehensive Plan, with strategies unique to the City of Henderson.

Three goals of the Henderson Strong Comprehensive Plan specifically address removing or ameliorating the negative effects of public policies that serve as barriers to affordable housing. The City is currently examining these strategies for implementation methods and best practices:

- 1) Strive for a diverse mix of land uses that support complete neighborhoods, transit use, aging in place and community health as supported through the Vision Map.
 - Consider transitioning toward a form-based code, which defines the form and general appearance of a building as a primary concern and the land use as secondary. The benefit is that the community can control the physical impact development has on a community while allowing more variety of uses in a smaller area.
- 2) Encourage a variety of well-designed housing choices throughout the city to meet the needs of all residents and with convenient access to goods and services.
 - • Provide affordable housing and workforce housing, particularly for underserved markets that employ quality design principles.
- 3) Consider incentives to stimulate investment and enable preferred types of housing development with the following strategies:
 - Examine current policies and Development Code regulations and identify current barriers to developing desired housing products (such as mixed-use, certain types of multi-family and workforce housing).
 - Update policies and the Development Code, where needed, to implement the principles of the Comprehensive Plan while removing barriers, allowing flexibility and streamlining in the development process.

Additionally, as an implementation item of the 2015 RAI (Regional Analysis of Impediments to Fair Housing), the city has drafted a revised group home ordinance and it was adopted in 2018. The revised ordinance would remove any zoning and compliance barriers for group homes for the disabled and would therefore provide more affordable housing for disabled residents.

Discussion

The City of Henderson has been working diligently on a housing strategy to address our need for affordable housing. The housing and community development strategy will be completed towards the end of 2019. The information gathered during the research portion of the plan will also be used in the development of the 2020-2024 Consolidation Plan. This plan will look at different aspects of housing for all Henderson residents, including zoning laws, providing a variety of housing stock to choose from, and

will look at ways to better connect employment opportunities, transportation and healthcare to housing options.

The City of Henderson is one of the fastest growing cities in the nation. If we don't implement some of the necessary changes now, we will miss our opportunity to plan effectively for the future. We hope that this document can be used to help educate both developers and Henderson residents on the importance of housing choice, affordable housing, and connecting housing to other amenities.

AP-85 Other Actions – 91.220(k)

Introduction

The City of Henderson will collaborate with community partners to provide affordable housing, reduce the number of families at poverty-level, and enhance coordination with public housing, other local jurisdictions and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The largest obstacle the City faces in meeting underserved needs is the limited funding available from federal, state, and local sources. With limited funding, the City must rely on community partners to leverage resources to address priority needs. Although the City of Henderson is always looking to work with community partners, we sometimes must save our limited resources for several years in order to have enough funding to invest in a significant project. The City will continue to identify additional funding resources and community partners to assist with prioritized needs. In addition, the City will continue the collaborative efforts with other jurisdictions to improve services to residents.

As an entitlement recipient of CDBG and HOME funds, the City of Henderson is required to provide business opportunities to minority and women-owned businesses (MBE/WBE) in connection with the activities funded through the CDBG and HOME grants. These requirements are applicable to contractor and subcontractors who are funded in whole or in part with CDBG and HOME funding. To comply with these requirements, the City proactively encourages Section 3 businesses, as well as MBE/WBE firms, to participate in city capital improvement projects. The Section 3 program requires that recipients of certain HUD financial assistance, to the greatest extent possible, provide job training, employment, and other economic opportunities to low- and very low-income residents in connection with projects and activities in their neighborhood. The purpose of this is to give low- and very low-income residents an opportunity to make living wage and increase their work experience, with the intent that this would help those residents leave the cycle of poverty.

Although the City of Henderson is actively encouraging businesses with a Section 3 preference to apply for capital improvement projects, there has been a trend throughout the Greater Las Vegas Valley that most contractors and subcontractors are not applying for or utilizing the Section 3 benefits. We have spoken with our fellow local jurisdictions and they are having similar difficulties finding Section 3 preferred company. Many companies state that the benefits of being a Section 3 preferred company is not worth the hassle and red tape. Because of this, most of the companies simply use their existing labor force to work on federally funded projects instead of hiring new employees and going through the hassle of verifying that the new employees are Section 3 eligible.

Actions planned to foster and maintain affordable housing

CDBG and HOME funds will be used to assist income-qualified residents in maintaining their existing affordable units through the Substantial Rehabilitation and the Emergency Repair programs that will be ran by our community partners Rebuilding Together Southern Nevada.

In addition to the City's allocations of CDBG and HOME funds, the City anticipates utilizing State HOME pass-through funds and the State's Low Income Housing Trust Fund (LIHTF) allocations to assist in the development of affordable housing and emergency rent and utility assistance, as well as HOME or LIHTF funds that might be utilized for a Tenant-Based Rental Assistance program (TBRA), if the need presents itself.

The City has contracted with Silver State Fair Housing Council (SSFHC) to assist with fair housing education and outreach to housing providers and the community. The organization has been in the State of Nevada for 25 years and will assist the City with providing additional resources for residents to obtain guidance on fair housing rights. Silver State Fair Housing Council will conduct classes for housing providers and community residents, maintain a fair housing complaints hotline and assist residents who have been discriminated against.

Actions planned to reduce lead-based paint hazards

The City of Henderson will continue to test homes constructed prior to 1978 for any lead-based paint hazards, including the households participating in the City's Emergency Repair Program and the Substantial Rehabilitation Program. High priority will be given to homes with pregnant women and children under the age of six years. Any home that tests positive for lead-based paint will require remediation and the City will arrange to either abate, stabilize, or provide interim controls for the lead-based paint.

Actions planned to reduce the number of poverty-level families

As previously described, the increase in housing cost in the City of Henderson has made it difficult for low- to moderate-income families to escape the cycle of poverty. According to the Bureau of Labor

Statistics under the US Department of Labor, Nevada is ranked 35th in the nation for unemployment with an unemployment rate of 4.0% in May 2019 and a national unemployment rate of 3.6%. The City of Henderson will continue to promote efforts that incorporate local and regional economic development and supportive services to assist extremely low- and low-income residents achieve self-sufficiency. The City will also continue to encourage CDBG applications from nonprofit agencies for programs that promote self-sufficiency and economic independence.

The Workforce Investment Act of 1998 created a streamlined workforce development system channeling federal funds earmarked for training, apprenticeships and other resources to couple workers with employers. The City will continue to partner with Southern Nevada Workforce Connection (SNWC) who works with relevant agencies and organizations to connect those looking for work with the best resources available so that they can make a difference in their own lives. Workers who need jobs, additional skills or related workforce information, and employers who need skilled workers or assistance with workforce concerns are assisted through SNWC. Through programs such as Adult & Dislocated Worker and Prisoner Reentry, and specific sector-targeted programs such as Green Economy and Healthcare, SNWC works with both employers and job seekers in making appropriate “matches”. A key component of SNWC is Nevada JobConnect, a “one stop” model for employment services. Nevada JobConnect is a significant component in providing outreach, training and job placement services to residents.

Actions planned to develop institutional structure

During the next year, the City of Henderson will continue to work together with other local jurisdictions and nonprofit organizations to maintain an institutional structure. The lead agency, Community Development and Services Department, Long Range Planning and Housing and Grants division, will work on behalf of the City of Henderson to administer the CDBG and HOME funding and will be working closely with other City departments, such as Public Works, Parks & Recreation, Community Development, Economic Development, and the Redevelopment Agency.

In addition to these city departments, other jurisdictions will also be a factor in this process. The City is part of a consortium that includes Clark County, City of Las Vegas, and City of North Las Vegas. This consortium meets on a bi-monthly basis to discuss issues regarding CDBG, HOME, ESG, HOPWA, and other federal programs. These meetings usually cover such topics as the application process, citizen participation schedules, consolidated plans, homelessness issues, program reporting, upcoming events and local issues.

Nonprofit organizations are also an important component of the institutional structure. There are five (5) nonprofit organizations receiving CDBG funding from the City of Henderson for FY 2019, and each of these organizations offers a unique service to the Henderson community.

Actions planned to enhance coordination between public and private housing and social service agencies

While Henderson has never had its own housing authority, the Southern Nevada Regional Housing Authority (SNRHA) benefits all Southern Nevada with their regional efforts and improved coordination. Coordination between public housing agencies was enhanced in January 2010 when three local housing authorities merged to become the SNRHA. SNRHA is comprised of the housing authority staff from the Housing Authorities of Las Vegas, North Las Vegas, and Clark County. The City will continue to collaborate with the SNRHA on public housing needs.

The City of Henderson is fortunate to have the HopeLink of Southern Nevada Family Resource Center located in one of our mature neighborhoods. This agency is accessible to Henderson residents in need of housing and social services. HopeLink provides referrals to a wide variety of complimentary services in Southern Nevada. In addition, social service agencies are better able to coordinate efforts with the Nevada 211 system. This is a statewide effort to provide Nevada residents with the best referral services available. The City will continue to refer residents to these two resources.

Discussion

The City of Henderson Housing and Grants staff has developed policies and procedures to monitor each agency receiving CDBG and HOME funding to ensure compliance with Federal regulations. City staff will conduct either desk reviews or on-site monitoring visits for organizations receiving CDBG and HOME funds. Each CDBG sub-recipient is required to submit a monthly report describing the activities of the program for that month and the number of clients served, including demographic data. Staff will review these reports to monitor the progress being made toward project goals and outcome measurements. Backup documentation is also required with any requests for reimbursement and these documents are reviewed to ensure compliance with CDBG program requirements, including timeliness of expenditures. On-site monitoring visits will be scheduled periodically to review several areas of activity, including client records; organization policies and procedures; accounting systems and records; budget management; property records; timely expenditures; and other Federal requirements. In addition, the City conducts site visits to ensure compliance with Davis-Bacon wage requirements related to construction projects and reviews documentation to ensure requirements are met.

The City has also adopted a HOME monitoring plan for multi-family housing units to ensure compliance with Federal regulations. Desk reviews are completed on an annual basis to determine if performance measures are being met and to identify any potential problems. Compliance reports are required on an annual basis and are inspected during the desk review. On-site monitoring visits are conducted at the multi-family properties and HOME-assisted units are inspected to ensure compliance with housing regulations. Written notification of the results of the monitoring visit will be sent to the property manager, and if necessary, will provide a timeframe for corrective actions.

Sub-recipients will receive training and technical assistance from City staff to guarantee that they understand the program requirements. Technical assistance will be customized and intensified as necessary to support any struggling sub-recipients and bring them into compliance. In the event that technical assistance fails to produce full compliance, written notification will be sent to the agency's leadership and further examination may lead to withholding of funds or a demand for repayment.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The City of Henderson does not anticipate any program income being generated from CDBG projects. However, there is a possibility that the program income generated from the NSP 1 and NSP 3 program will be converted into CDBG program income during the 2019-2020 funding year. The amount of program income generated from the NSP 1 and NSP 3 program is \$30,161.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	90.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will meet the 25% HOME match requirement by using Low-Income Housing Trust Funds (LIHTF), awarded to the City by the State of Nevada Housing Division. This will be reported in the HOME Match Report (HUD form 40107-A) and submitted with the Consolidated Annual Performance and Evaluation Report (CAPER).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

All guidelines and requirements that address resale or recapture, as required in §92.254 of the HOME rule will be followed and a recapture or resale provision (whichever is most appropriate for that project) will be included in all program agreements.

In the case of the recapture provision, the City's HOME agreements state that the applicant agrees that the deferred loan amount shall be due and payable to the City upon sale, transfer, lease or change of ownership of the property during the "Period of Affordability". Recapture of funds upon sale will be limited to "Net Proceeds", if any. The Net Proceeds of a sale are the sale price minus the non-HOME loan repayments and any closing costs.

Upon verification by the City that the applicant is in breach of the terms of the agreement, the City will notify the applicant in writing that they are in breach of the agreement and that the deferred loan amount is immediately due and payable to the City. The applicant shall have ten (10) days to respond to the City's Notice of Breach and the loan must be repaid in full within 90 days from the date of the Notice of Breach.

In the case of the resale provision, the City's HOME agreement states that the applicant agrees to use the unit as the principal resident of an income eligible individual or family and will maintain the affordability period of the HOME assisted units. The period of affordability will be determined based on the amount of HOME funds that have been contributed to the unit. If a homeowner chooses to sell the home prior to the end of the period of affordability, the unit must be sold to income qualified prospective homeowners. The city will define "fair return on investment" as the amount that the home is appraised for at the time of sale. The city will define "affordable to a reasonable range of low-income homebuyers" as the amount that the HOME assistant unit appraises for during the period of affordability.

Depending on the needs of the community and the scope of project, the City may utilize provisions outlined in 92.254(a)(5)(i)(B) for certain housing that may be presumed to meet the resale restrictions.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

When the City utilizes the recapture provisions, it will recoup all or a portion of the direct HOME subsidy to ensure the unit or units remain affordable. These requirements are detailed in the City's Affordable Housing Programs Operating Procedures and included as conditions in HOME funding agreements. Recapture occurs within the affordability period and recaptured funds will be used for additional HOME eligible activities.

When utilizing the resale provision, the City will make sure that the unit is made available for subsequent purchase only to a buyer whose family qualifies as a low-income family and will use the property as the family's principal residence for the duration of the period of affordability.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Henderson does not use HOME funds to refinance existing debt on multifamily housing rehabilitation projects.

Discussion

The purpose of this document is to inform the Department of Housing and Urban Development (HUD) and the citizens of Henderson what the City of Henderson intends to do with the funding that we will receive for the 2019 -2020 funding year. The mission of the City of Henderson is to provide services and resources that enhance the quality of life to those who live, learn, work and play in our city. The City of Henderson strives to be a premier community and cannot accomplish that unless we are providing the same services and resources to our low- to moderate-income residents. The funds that are received from HUD directly help the City to enhance opportunities for our low-income residents. Many of these services would not be possible without funding from HUD.