

## CR-05 - Goals and Outcomes

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

In Fiscal Year 2022/23, the City of Henderson (the city) received \$1,483,555 of Community Development Block Grant (CDBG) and \$785,821 of HOME Investment Partnerships Program (HOME) funds from the Department of Housing and Urban Development (HUD) to develop urban communities by providing decent housing, suitable living environments, and expanding economic opportunities for low- to moderate-income people. Additionally, the city is still administering \$2,367,377 from the CARES Act (CDBG-CV) to prevent, prepare for and respond to the COVID-19 coronavirus. In FY 2022/23, the city utilized the CDBG, HOME, and the CDBG-CV special allocation funds to carry out activities from the 2020-2024 Consolidated Plan and the 2022 Annual Action Plan. There are three priorities identified in these plans: Housing & Human Services, Quality Education and Economic and Workforce Development.

Seven public services programs and one public facilities project received funding from the city to carry out its priorities. HopeLink of Southern Nevada, S.A.F.E. House domestic violence shelter, Rebuilding Together Southern Nevada, and Giving Life Ministries food bank met community needs under the Housing & Human Services priority. Andson Academics, Club Christ, and Spread the Word Nevada met the community needs under the quality education priority and Goodwill of Southern Nevada job training program met the Economic and Workforce development priority. Additionally, the city continued to administer CARES Act funding to five covid related supportive services programs. These programs are the Boys & Girls Clubs, Henderson Homeless Response Team HopeLink of Southern Nevada, Meals on Wheels, and Goodwill of Southern Nevada. The city's Redevelopment Agency is in the process of completing the land sale of an opportunity zone parcel to Nevada Hand. Once the site control is complete, the city, county and other neighboring jurisdictions will be collaborating to fund the housing development of 144 units of approximately 11 units are expected to be HOME affordable units.

On March 7, 2023, Council approved the submission of the HOME ARP Plan, which was subsequently approved by HUD on May 16, 2023, for \$2,523,480. The HOME ARP funds will be used for housing development and support services for permanent supportive housing and will generate an additional 4 HOME affordable units. In addition, on June 20, 2023, Council approved a substantial amendment to the 2022-23 Action Plan. The First Substantial Amendment to the 2022-2023 AAP reallocates \$130,000 in Community Development Block Grant (CDBG) Admin funds and \$260,000 HOME Investment Partnerships Program (HOME) funds to HopeLink to administer a Tenant Based Rental Assistance (TBRA) program pursuant to HOME rehabilitation rules. The funding will benefit low-to moderate-income families to secure permanent housing.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Rental units constructed	Household Housing Unit	55	11	20.00%	11	0	0.00%
Emergency Home Repairs	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	300	99	33.00%	60	35	58.33%
Homeless Prevention	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0			0	0	
Homeless Prevention	Affordable Housing	CDBG: \$	Homelessness Prevention	Persons Assisted	2000	781	39.05%	260	371	142.69%
Housing Rehab Program	Affordable Housing	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	35	9	25.71%			
Job Training/ Expanding Economic Opportunities	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	250	0	0.00%			

Neighborhood Facility Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	1	20.00%	3116	3116	100.00%
Other- Housing and Community Development Admin	Administration	CDBG: \$ / HOME: \$	Other	Other	0	0				
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	494	164.67%	300	494	164.67%
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	2000	1300	65.00%			
Youth Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4798	1900	39.60%	115	119	103.48%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

CDBG funds were allocated to projects and activities that align with the 2020-2024 Consolidated Plan and 2022-2023 AAP. The priority areas are Housing & Human Services, Economic & Workforce Development and Quality Education. While the priorities identified during the public outreach process were selected prior to the pandemic, the pandemic exacerbated the housing, social, economic, health and educational needs facing the community, especially in low- to moderate-income areas. This resulted in a shift of the high priority areas to homelessness prevention and emergency food assistance for the community. In FY 2022/23, to expand resources to those impacted by COVID-19, the city reallocated 150,000 from HopeLink of Southern Nevada Covid Homelessness Prevention Program to Goodwill of Southern Nevada for a job training program. The program provided healthcare training and supportive services to the unemployed and underemployed into high demand healthcare occupations to mitigate the impacts of COVID-19. The Meals on Wheels program exceeded expectations and delivered meals to 790 low-income homebound seniors who are self-quarantined or sheltering in place due to COVID-19. Additionally, \$191,477 of reallocated funds supported the Henderson Homeless Response Team to provide outreach and engagement to 114 unsheltered individuals experiencing homelessness throughout Henderson. Finally, Giving Life Ministries expensed \$30,000 to assist 465 individuals with emergency food throughout the year.

In Fiscal Year 2022/23, the education activity outcomes rebounded significantly with Andson Academic, Club Christ and Spread the Word Nevada tutoring and mentoring programs. All showed academic improvements in language arts, reading and mathematics. Spread the Word Nevada distributed 2,059 books and students at Taylor elementary school and demonstrated an increase of reading words per minute and reading comprehension.

The Housing & Human Services priority preserved affordable housing inventory and prevented residents from becoming homeless. Rebuilding Together Southern Nevada increased the number of repairs and provided 35 health, safety, and accessible repairs and installations in priority to seniors, veterans, and disabled homeowners. HopeLink of Southern Nevada helped 196 clients gain housing stability by providing rental, mortgage, and utility assistance to the community.

In public facilities, the completion of Drake Street Park community garden will aid in the delivery of healthy food including accessible garden

beds, outdoor kitchen and classrooms in an area identified as a food desert to more than 3,116 individuals.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	1,801	0
Black or African American	1,225	0
Asian	193	0
American Indian or American Native	78	0
Native Hawaiian or Other Pacific Islander	88	0
<b>Total</b>	<b>3,385</b>	<b>0</b>
Hispanic	349	0
Not Hispanic	3,036	0

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

### Narrative

The city maintains racial and ethnic composition data on each participant that received services with CDBG and HOME funds. ZoomGrants software system is used to capture racial, ethnic, demographic and income profiles of each participant including the number of extremely low-income, low-income, and moderate-income persons served in each activity. All CDBG and HOME funds are targeted to families at 80% or below HUD's area median income.

According to the reports submitted through ZoomGrants, the demographics of people served with the CDBG funds illustrated in Table 2 is inconsistent with the Henderson population. In the 2020 US Census, White residents are the highest demographic population in Henderson, followed by Asians at 7.83%, and African American at 5.73%. However, African Americans were the second highest population to benefit from CDBG funded programs. Most clients that received benefits from CDBG services reported their ethnicity as Not Hispanic. The city did complete any federal HOME funded projects in Fiscal Year 2022/23, therefore no demographic data is reported for this program.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,784,916	3,088,120
HOME	public - federal	4,299,499	216,143
Other	public - federal	4,302,689	1,150,687

**Table 3 - Resources Made Available**

### Narrative

CDBG resources included \$1,483,555 of 2022/2023 formula grant funds and \$2,301,361 of prior year unexpended funds for a total of \$3,784,916 available CDBG funds of which \$3,088,120 were expended. HOME resources included \$755,821 of 2022/2023 HOME grant funds, \$3,141,675 of unexpended HOME funds from prior years and \$402,003 of program income for a total HOME investment of \$4,299,499 of which \$235,003 were expended. The city received \$2,367,277 of CDBG-CV funding of which \$1,779,209 was available in 2022/2023 to prevent, prepare for, or respond to COVID-19. In 2022/2023, \$1,109,539 of CDBG-CV funds were expended. Additionally, the city received \$2,523,480 of HOME-ARP funds of which \$41,148 were expended in 2022/2023.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Eligible Census Tracts	30	30	
Henderson Citywide	70	70	Within Henderson city limits

**Table 4 – Identify the geographic distribution and location of investments**

### Narrative

The geographic distribution of funds is located within the areas listed above. The Drake Street Park community garden capital improvement project is located in a CDBG eligible area. The CDBG public services programs and activities are distributed throughout eligible census tracts and Henderson citywide. Although, some sub-recipients are located outside of Henderson, they were still restricted to serving only Henderson residents with the funding allocation from the city.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The CDBG and HOME programs are the core funding sources for projects described in the 2020-2024 Consolidated Plan. The city also received funding from the Nevada Housing Division which included HOME Pass Thru and Account for Affordable Housing Trust Funds (AAHTF) to leverage entitlement, affordable housing, and community development projects. \$2,341,548 of CDBG prior and current years funds were leveraged with the Parks and Recreation Department to continue development on Drake Street Park community garden and playground amenities. In 2022/2023 \$184,977 of HOME State Pass Thru funds were used to provide rehabilitation to four (4) owner occupied homes in Henderson.

In addition to CDBG and HOME entitlement funding, in Fiscal Year 2022/2023 the city received funds from the State of Nevada which included: \$174,951 of HOME, \$25,000 of ESG, \$118,162 of Welfare Set-Aside (WSA), and \$441,230 of AAHTF. Available prior year funding from the State of Nevada included: \$374,292 of HOME, \$1,355,911 of AAHTF, \$98,378 of WSA and \$467,002 of ESG-CV.

Welfare Set-Aside (WSA) funds were awarded to HopeLink of Southern Nevada to administer a homeless prevention program in Henderson. As part of the city's response to ending chronic homelessness, \$110,821 of the city's general funds supported Regional Homeless Coordination activities.

The city utilizes State AAHTF funds towards the HOME 25% match requirement. At the start of the Federal Fiscal Year 2022/23, the city had an excess match of \$5,238,424 which was comprised of funds expended for low- to moderate-income multi-family housing units. During the 2022/2023, the city had a match liability of \$0 and contributed \$0 of match, resulting in an excess match of \$5,238,424 to be carried forward into the next year.

The city did not utilize any publicly owned land for affordable housing development in 2022/2023. In the fall of 2020, the City of Henderson worked with the Bureau Land Management (BLM) to reserve three sites in West Henderson. The city is actively working with a through its pipeline to identify an affordable housing project.



<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	5,238,424
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,238,424
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,238,424

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
340,720	61,283	18,860	0	383,143

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	11	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>11</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	11	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	4	0
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>15</b>	<b>0</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The city did not utilize any federal HOME funds to support affordable housing in Fiscal Year 2022/23. The city estimated that one housing development project would be moving forward and provide 11 HOME units. This did not occur within the program year as the city is waiting for the Redevelopment Agency to complete the purchase agreement for project site control. However, the city is working with the State, County, and surrounding jurisdictions to fund two projects in the pipeline. The projects would begin construction in 2024. Although the city did not use HOME funds, the city utilized STATE HOME

pass thru funds for the rehabilitation of four (4) low income housing units. Although the 2022 Annual Action Plan listed 304 new units would be constructed, only 11 units were reserved for affordable housing within the development.

On March 7, 2023, Council approved the submission of the HOME ARP Plan, which was subsequently approved by HUD on May 16, 2023, for \$2,523,480. The HOME ARP funds will be used for housing development and support services for permanent supportive housing and will generate an additional 4 HOME affordable units. In addition, on June 20, 2023, Council approved a substantial amendment to the 2022-23 Action Plan. The First Substantial Amendment to the 2022-2023 AAP reallocates \$130,000 in Community Development Block Grant (CDBG) Admin funds and \$260,000 HOME Investment Partnerships Program (HOME) funds to HopeLink to administer a Tenant Based Rental Assistance (TBRA) program pursuant to HOME rehabilitation rules. The funding will benefit low-to moderate-income families to secure permanent housing.

**Discuss how these outcomes will impact future annual action plans.**

The outcomes resulting from the Tenant Based Rental Assistance Program, AAHTF, and State of Nevada HOME funds increased the number of households supported by rental assistance that is not a part of this Action Plan goal. The city also maintained the current owner-occupied affordable housing stock through its rehabilitation and critical repair programs. The city continues to rely upon the Consolidated Plan, AAP and the Henderson Housing and Community Development Strategy, and other adopted plans to actively implement innovative ways to provide additional affordable housing options with accessibility to goods and services. In addition, the city approved a substantial amendment to the 2016 Action Plan to provide residential rehabilitation for 7 low income homeowners and another substantial amendment to the 2022 Action Plan to implement a Tenant Based Rental Assistance Program that will permanently create units for 15 clients over the next two years. The housing development projects in the pipeline will generate approximately 200 units of which 11 will be HOME funded units.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	970	0
Low-income	235	0
Moderate-income	64	0
<b>Total</b>	<b>1,269</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The majority of the CDBG and CDBG-CV activities were provided to clients that were extremely low income or 30% area median income according to the Department of Housing and Urban development. S.A.F.E. House domestic violence shelter and the Meals on Wheels program is under the presumed benefit category and did not track client income.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

In 2021, the City of Henderson applied for and received \$1.1 million in Emergency Solutions Grant for COVID (ESG-CV) funds from the State of Nevada to assist people experiencing homelessness and to prevent, prepare for, and respond to COVID-19. The city used these funds to create and launch the Henderson Homeless Response Team (HHRT) in partnership with HELP of Southern Nevada, a local non-profit organization, to provide street outreach and emergency shelter services. The HHRT launched in October 2021, and works with a variety of service providers to encourage homeless individuals and families living in places not meant for human habitation to engage in services, including emergency shelter. Between October 2021 to June 2023, the HHRT has engaged with over 400 individuals to offer resources and assess their needs. The HHRT has also housed 95 people in motel units under emergency shelter services since their inception. While all the ESG-CV funds have been expended at this time, and the city continues to operate this program with a combination of other funding sources and will continue to seek additional funding sources to maintain the operation of this program. Each year the city participates in the planning and implementation of the annual Southern Nevada Homeless Census, otherwise known as the Point-In-Time (PIT) Count. In January 2023, Henderson facilitated a volunteer deployment site at one of its centrally located recreation centers to deploy volunteers over the course of the day. After meeting at the site, volunteers paired up and drove to assigned areas to count unhoused individuals and encampments in the Henderson area using a mobile application called Survey 123. The data collected from the Henderson volunteer deployment site was compiled with data from the other sites during the count. The results of the 2023 PIT have not been released yet, but the 2022 PIT data shows 5,645 people experienced homelessness during the count and that more than half were unsheltered. We expect to see an increase in our 2023 PIT data.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The city sub-awarded ESG-CV funds to HELP of Southern Nevada to provide emergency shelter via motel units for those living in places not meant for human habitation. The Henderson Homeless Response Team (HHRT) offers shelter while they engage with people in the field and can transport clients to available units. The HHRT provides clients with hygiene kits, food, and water while they are temporarily housed in the motels, as well as provide regular visits and case management. Program participants are placed on the community queue through coordinated intake and are assessed for housing programs. The process helps to move people out of emergency shelter and into a more stable housing environment. Unfortunately, the lack of available and affordable units in Southern Nevada has made it difficult for emergency shelter clients to move on and are staying in the motels for longer than expected. Hopelink of Southern Nevada also provides emergency shelter to families and individuals



experiencing homelessness through a hotel/motel voucher program. This program provides emergency shelter and case management to assess the clients' needs and help them work towards a more permanent housing situation. When housing has been located, the client exits the motel and continues to receive case management and access to supportive services. In addition to partnering with HELP and HopeLink, the city contributes \$110,821 from its general funds through interlocal agreements for regional homeless coordination efforts for emergency shelter for homeless persons, as well as the HMIS and the annual homeless census. Emergency shelter provides beds at select shelters throughout the year, as well as hotel/motel vouchers for service agencies that don't have shelter beds.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Approximately 371 clients were assisted with case management services through S.A.F.E. House domestic violence shelter and HopeLink of Southern Nevada. 100 percent of the clients at S.A.F.E. House received assistance with services that lead toward self-sufficiency and how to transition out of the shelter. Fourteen transitioned out of the shelter and obtained stable housing. Domestic violence clients often take more time to reach their goals, so they are offered support through case management, groups, and access to other resources to get them closer to self-sufficiency after the violence. They also received financial support, including budgeting assistance, debt consolidation, loan advice, and rental assistance. S.A.F.E. House encourage participants, many for the first time, to discover and explore career paths that leverage their talents and their passions regardless of their education, so they will be UNSHAKEABLE in their recovery and on their journey to financial independence. One of the greatest challenges clients face right now is the high rent costs in the area.

**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**

Local agencies providing homeless services, including HELP and HopeLink of Southern Nevada, utilize HMIS to monitor returns to homelessness and providers can track the recidivism rates of clients who have exited from their programs. The Southern Nevada CoC Grant Coordinator provides technical assistance for projects that have high recidivism rates to problem solve and create solutions for clients exiting the program. Case managers follow up with clients after they exit their program and offer additional case management, life skill development training, income and benefit acquisition assistance,

employment assistance, medical care access, legal assistance, and job training to prevent them from becoming homeless again. Clients are encouraged to discover and explore career paths that leverage their talents and their passions regardless of their education, so they will be UNSHAKEABLE in their recovery and on their journey to financial independence. One of the greatest challenges clients are faced with right now is the high rent costs in the area.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The city, in partnership with Clark County and the other municipalities in Clark County, meet regularly for a Southern Nevada Preservation Roundtables hosted by the Nevada Housing Coalition to identify ways to preserve existing housing stock. The County has also established a housing coordinating group which meets monthly and includes the state, neighboring jurisdictions, and the Housing Authority. This group meets to discuss active projects and funding to ensure coordination. Additionally, a Henderson Councilman is a sitting member of the SNRHA Board of Commissioners. The city participated in the Regional Affordable Housing Forum, hosted by the SNRHA on May 8. The forum included SNRHA, HUD, Members of Congress, and local council members and housing staff from Clark County, Northern Las Vegas, Las Vegas, and Henderson.

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

The city is a member of the Southern Nevada Regional Housing Authority's Program Coordinating Committee (PCC). The PCC consists of local service providers that meet quarterly to discuss strategies to assist SNRHA residents obtain self-sufficiency through sustainable employment and homeownership resources. The city continues to support these efforts, and collaborations. Additionally, the SNRHA is a HUD approved counseling agency and assists residents to purchase a home by utilizing their housing voucher to subsidize mortgage payments.

### **Actions taken to provide assistance to troubled PHAs**

The SNRHA is not a troubled public housing authority.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

The City of Henderson adopted its new Development Code in April 2022 which contains actions to improve the effects on affordable housing development. Section 19.10 includes affordable housing density bonus. This section is written to provide incentives for affordable housing development and decrease the housing deficit for households that cannot afford market -rate rental or for-sale products. The density bonus requires developers to uphold the same external design standards as the market rate units, requires the location of common retailers to be located within a ¼ mile walk and onsite amenities such as fitness centers and pools, are requirements for developers building affordable housing. Additionally, to increase future inventory, the city has reserved three sites with the BLM for future affordable housing development.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City of Henderson recently implemented a co-responder model in the Community Resource and Resiliency Center that pairs a licensed mental health clinician with a law enforcement officer. The clinicians are an addition to the team, which already consists of a Navigator. This team of clinicians, navigators, and law enforcement officers are tasked with responding and assisting individuals in a behavioral health crisis. Through partnerships with local hospitals and community agencies, clinicians and navigators will work directly with individuals and families to assist in discharge planning, connecting individuals to resources and programs that best meet their needs, and follow up with ongoing case management. The objective is to reduce the individual's re-admittance for hospitalization by wrapping them in outpatient services and assisting in ongoing participation. Although, this program is not currently funded by CDBG or HOME, it shows the City leveraging programs to meet underserved needs. Additionally, The City of Henderson established the Henderson Homeless Response Team (HHRT) in October 2021 to provide street outreach and engagement to people experiencing homelessness in Henderson. This team assesses people's needs and connects them to resources, including food, housing, healthcare, and benefits. They engage with people after they have exited the jail and connect them to resources. They also assist people experiencing homelessness to access healthcare and will follow up with them after the person has been discharged from the hospital. The city is also partnering with Clark County to have social workers located at the Henderson Detention Center to assist people while they are exiting the jail with referrals to service providers and connecting them to other resources. City staff is in increasing outreach and collaboration with community stakeholders, to include, state and county agencies, private developers, and non-profits to expand housing options and services for those in need of social service supports. Staff serve as a Nevada Housing Coalition board member advocating for increased affordable housing options and permanent supportive housing services through legislative and policy changes. Additionally, staff also participate on the Southern Nevada Continuum of Care and

its subcommittees. As the city has grown significantly in size and population in short period of time, staff has sought out grant opportunities to increase capacity and service delivery for behavioral health needs for vulnerable communities.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

It was previously estimated that approximately 8,500 Henderson homes were built before 1978, with an estimated 2,000 of these units potentially containing lead-based paint hazards. About 75% of these units are occupied by extremely low, low- and moderate-income households. The Housing Rehabilitation Program is currently being administered by Rebuilding Together Southern Nevada who will identify the pre-1978 homes containing lead-based paint hazards and provide the services as needed to abate or stabilize deteriorated lead-based paint. The city will continue to require testing in homes constructed prior to 1978 for any lead- based paint hazards, including the households participating in the Housing 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 taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Approximately 300 clients were assisted with case management services through HopeLink of Southern Nevada and S.A.F.E. House domestic violence shelter to help them to become self-sufficient. Supplemental funding through the State of Nevada's Trust funds also supported case management services to help transition families from poverty while receiving rental assistance. The city also promotes the Section 3 program and provides incentives to developers who employ residents under this program. The city advertises the program for employment and contracting opportunities for low-income residents to become employed. Additionally, the city allocated \$150,000 to Goodwill of Southern Nevada to launch an economic development program. This program provides job training and supportive services for entry level healthcare careers to help mitigate the impact of Covid –19. There are 5 Henderson residents currently enrolled since its inception.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The city continues to collaborate with other jurisdictions, city departments, Southern Nevada Regional Housing Authority, CoC, non-profit organizations, Silver State Fair Housing Council and Nevada Housing Coalition to carry out the 2020-2024 Consolidated Plan priorities. In addition to the Consolidated Plan, the Henderson Housing and Community Development Strategy and the Henderson Strong Comprehensive Plan are documents adopted by Henderson for institutional structure and neighborhood improvements. The City of Henderson is an active participant in the regional effort to prevent and end homelessness and works with partnering jurisdictions on affordable housing concerns. Local jurisdictions meet bi-monthly as a consortium to share information, resources and provide guidance and assistance when needed. The city serves as a member on the Southern Nevada Homelessness Continuum of Care

as a regional effort to end homelessness. Additionally, the city serves as founding members on the newly formed Nevada Housing Coalition. The goal of this organization is to create sustainable solutions through community awareness, capacity building and advocacy to ensure housing options for all Nevadans.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The Henderson Homeless Response Team launched in October 2021 is an example of the coordination with a variety of service providers. They encourage homeless individuals and families living in places not meant for human habitation to engage in services and emergency shelter. Between October 2021 to June 2022, the HHRT has engaged with 198 individuals, and over 60 people were housed in motel units under emergency shelter services. The City of Henderson continues to work independently, as well as with other local jurisdictions, and social service agencies to address the housing needs of its residents. The city has long standing partnership and has provided grant funding to HopeLink of Southern Nevada non-profit agency for homeless prevention, case management, and utility assistance programs. Through citizen outreach, stakeholders, social services agencies and internal and external working groups, several adopted planning documents were created to guide the coordination of affordable housing. These documents are the Henderson Strong Comprehensive Plan (adopted January 2017), Consolidated Plan (adopted July 2020), and the Henderson Housing and Community Development Strategy (adopted February 2020). Through HopeLink of Southern Nevada, the city provided funding for direct financial assistance to qualified applicants to maintain and obtain affordable rental housing. Additionally, the city has updated its Development Code to remove barriers and develop various affordable housing types.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

In 2019 the local jurisdictions collaboratively completed the 2020 Regional Analysis to Impediments (RAI) to Fair Housing document. This was an update to the 2015-2019 RAI. The city adjusted its rules related to ordinances, zoning, publicly supported housing, homeless, disability and access, and fair housing enforcement. The RAI is incorporated in the City of Henderson 2020-2024 Consolidated Plan. The city currently contracts with Silver State Fair Housing Council, a non-profit organization, that educates the community about fair housing and helps to file complaints when residents feel that they've been discriminated against. In 2022/23, Silver State Fair Housing Council (SSFHC) provided a Reasonable Accommodations & Modification training to local affordable housing professionals that administer CDBG and HOME funding. They also provided trainings for the city's planning commission and received a Proclamation recognizing April as Fair Housing month. SSFHC also raised awareness of housing discrimination. SSFHC also provided a resource distribution and tabling events at city hall during fair housing month in April 2023.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

It is the City of Henderson's policy to comply in all respects with the monitoring requirements of the 2013 HOME Final Rule, 24 CFR Part 92 and CDBG 570.206. The city has developed the following procedures for implementation of monitoring Affordable Rental Development and Affordable Acquisition Resale HOME and CHDO projects to maintain compliance. There are two types of monitoring approaches: On-site and remote. 1). On-site monitoring reviews are essential for high-risk program participants and involves a more in-depth level of review. The scope of on-site monitoring review includes a review of each major activity, expanding the scope if problems become apparent and /or an in-depth review of program compliance based on the monitoring checklist, which includes a review of critical functions. 2). Remote / Desk monitoring activities include evaluating program participant performance reports and information in electronic databases, reviewing audited financial statements, evaluating interim project cost reports, and requesting data from the participant for verification. The city uses a risk analysis to determine its yearly monitoring schedule for HOME projects and compliance of subrecipients. The review will determine if the developer is financially viable and is not in jeopardy of bankruptcy or defaulting on the development as well as the company's financial structure and capacity. Risk analysis involves analyzing available data to identify the possible risks that could prevent the sub-recipient from meeting its program objectives and to determine which programs are most susceptible to problems. The categories that are examined during the monitoring process include financial, physical, management, satisfaction, and services. An example of monitoring multifamily rental developments includes but is not limited to review of tax returns, general ledger, current budget, current cash flow sheet, current balance sheet, current financial statements, operating proforma, replacement reserves, rent rolls, most recent financial audits, OMB Circular A-133 Audit (if required), and the original HOME Loan Agreement. The city has partnered with the State of Nevada Housing Division and the National Development Council to conduct annual monitoring of the city's affordable housing developments. The CDBG program also uses a risk analysis for monitoring subrecipient in the areas of administrative, financial, program monitoring and project monitoring. The city uses remote and on-site monitoring based on a risk analysis. On-site monitoring is conducted based on high risk subrecipients to prevent non-compliance.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

In compliance with the citizen participation plan, the draft CAPER was available for public viewing and comments between August 16, 2023, through August 31, 2023. A Public Hearing to receive comments on the 2021 CAPER was held on September 5, 2023, during the regular city council meeting.

The Caper was posted on the city's website for public viewing and copies are available to the public upon request to the Community Development & Services Department. Notification to review the draft CAPER was published in the Las Vegas Review Journal and El Tiempo Spanish newspapers on August 16, 2023, and email blasts were sent to residents that subscribe to Contact Henderson, a software database that connects residents to receive CDBG information.

Notification of the CAPER was also posted at four physical locations: Henderson City Hall (240 S. Water St.), Multigenerational Center (250 S. Green Valley Pkwy), Whitney Ranch Recreational Center (1575 Galleria Dr) and Fire Station No. 86 (1996 E. Galleria Drive).



**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

As the CARES Act funding starts to diminish, and homelessness prevention continue to be a top priority, the city has enhanced its homeless prevention programs. The city allocated \$130,000 of CDBG and \$260,000 of HOME funds to HopeLink of Southern Nevada to administer a Tenant Based Rental Assistance program to benefit low to moderate income families to secure permanent housing. This funding will provide continuity of services in helping families with rental assistance to prevent homelessness. Additionally, the city allocated \$150,000 to Goodwill of Southern Nevada to launch an economic development program. This program provides job training and supportive services for entry level healthcare careers to help mitigate the impact of Covid –19. There are 6 Henderson residents currently enrolled since its inception in March 2023. There were no other changes to program objectives stated in the 2022/23 Annual Action Plan.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

The city uses a risk analysis to determine its yearly monitoring schedule. In 2022, the onsite monitoring consisted of a review of tenant files and housing quality standards inspections of the grounds and randomly selected units. In addition to onsite monitoring, a financial viability monitoring of the city's multifamily developments was completed by a third-party consultant. This review examined the developer's financial structure, capacity, and the status of repayment obligations. The review also verified fair market rents and vacancy rate operating expenses. Following each review, the consultant prepared a letter to the city detailing the results of their review. The letter contained potential findings or concerns and the current financial standing.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

An Affirmative Fair Housing Marketing Plan (AFHM) is a marketing strategy designed to attract renters and buyers of all majority and minority groups, regardless of sex, handicap, and familial status to assisted rental units and sales of dwellings that are being marketed. Project owners must adopt affirmative marketing procedures and requirements for any housing with five or more HOME-assisted units. Affirmative marketing differs from general marketing activities in that it specifically targets potential tenants and homebuyers who are least likely to apply for the housing and make them aware of available affordable housing opportunities. All applicants are required to make a "good faith effort" to carry out the provisions of the U.S. Department of Housing and Urban Development's Affirmative Marketing requirements set forth in Title 24 subpart H, Section 92.351. Good faith efforts are recorded activities and documented outreach to those individuals identified as least likely to apply. Examples of such efforts include advertising in print and electronic media that is used and viewed or listened to by those identified as least likely to apply; marketing housing to specific community, religious or other organizations frequented by those least likely to apply; developing a brochure or handout that describes facilities to be used by buyers or renters, e.g., transportation services, schools, hospitals, industry, and recreational facilities. The brochure should also describe how the proposed project will be accessible to physically handicapped persons and describes any reasonable accommodations made to persons with disabilities.

### **Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

In 2022/2023, the city received \$61,283 of program income from HOME activities and had \$340,720 of previous year program income. From this income \$18,860 was utilized for administration. At the close of 2022/2023 there was \$373,946 of program income remaining.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k)**  
**(STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	1	0	0	0	0
Total Labor Hours	0				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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**Table 15 – Qualitative Efforts - Number of Activities by Program**

## Narrative