



City of Henderson

2024 Annual Action Plan

July 1, 2024 – June 30, 2025

Executive Summary

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

1. Introduction

The City of Henderson assessed its housing market conditions and community development needs through a citizen participation process to develop the 2020-2024 Consolidated Plan. The consolidated plan provides the framework of priorities for funding received from the Department of Housing and Urban Development for five years. These priorities reflected in each annual action plan describe the activities, projects, and programs for each year. In addition to the consolidated plan, the city utilizes the Henderson Strong Comprehensive Plan and the Housing and Community Development Strategy citywide plans to supplement the activities in the Annual Action Plan. The purpose of this Annual Action Plan (AAP) is to provide a summary of how the City of Henderson intends to use the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds it receives from the US Department of Housing and Urban Development (HUD) for Fiscal Year 2024. The city will receive \$1,618,477 in CDBG funds and \$671,315 in HOME funds. The AAP also outlines the city's plans to leverage additional federal, state, and local funding sources that 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 housing and community development activities for fiscal year starting July 1, 2024, through June 30, 2025. In addition to the \$1,618,477 in CDBG funds and \$671,315 in HOME funds for the fiscal year 2024, the city will have approximately \$4,002,735 in prior years' unallocated HOME funds and an estimated \$315,692 in HOME program income funding to apply to the Housing Development project pipeline. The city has \$170,274.00 of CDBG administration and planning funds from prior years. Additionally, the city received and has fully allocated \$2,367,277 of Coronavirus Aid, Relief, and Economic Security CARES Act (CDBG-CV) funds. Following the acceptance of the city's HOME-ARP allocation plan, the city was awarded \$2,523,480 to provide housing and supportive services to vulnerable populations to prevent homelessness.

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.

During the needs assessment for the 2020-2024 Consolidated Plan, residents indicated that their top priorities are housing and human services, quality education, and creating economic opportunity within the community. This public input generated the city's three priorities and anticipated outcomes.

Priority #1: Housing and Human Services:

- Increase the quantity of affordable housing that meets placemaking objectives
- Assist low- and moderate-income residents remain in their homes
- Invest in the expansion of existing programs and fund new programs and capital improvements to meet the needs of vulnerable populations.

Priority #2: Quality Education:

- Increase preschool seats available to low- and moderate-income Henderson residents
- Enhance student and parental engagement in low- and moderate-income neighborhoods and among low- and moderate-income students
- Improve low- and moderate-income students' proficiency in reading and math
- Improve preparation for ACT test-taking and other college-readiness programs and resources
- Support educational institutions to expand early childhood education and the teaching supply in Henderson

Priority #3: Economic & Workforce Development:

- Prioritize capital improvements to enhance workforce development efforts
- Enhance the role of small businesses and entrepreneurs as leaders in economic diversification and revitalization through microlending, capital improvements, and other programs
- Connect low- and moderate-income residents to higher education opportunities.

In addition to the goals and housing-specific objectives established in the Henderson Strong Comprehensive Plan, the Henderson Housing and Community Development Strategy (HHCDs) provided guidance for updating the city's 2020-2024 Consolidated Plan and corresponding Annual Action Plans. The city will also utilize the city's East Henderson Investment Strategy Plan, which is a city-approved strategic plan for infrastructure projects in the Pittman and Valley View neighborhoods.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Based on the outreach that was conducted in the development of the 2020-2024 Consolidated Plan, residents indicated that their top priorities are housing and human services, quality education, and economic development. However, due to the impact of the coronavirus pandemic and the evaluation of the outcomes from the 2022/23 Consolidated Annual Performance Evaluation Report (CAPER), food security and homeless prevention became priorities for the City of Henderson to meet the needs of vulnerable populations. Listed below are the priority outcomes from program year 2022/23:

Housing and Human Services

- \$30,000 of CDBG funds provided emergency food to 465 households through Giving Life Ministries Food Bank.
- \$300,000 of CDBG funds assisted 35 low-to-moderate income Henderson homeowners correct housing deficiencies essential for basic health, safety, and energy conservation with CDBG funding awarded to Rebuilding Together Southern Nevada
- \$63,850 of CDBG funds supported HopeLink of Southern Nevada case management staffing and assisted 196 individuals through a homeless prevention and self-sufficiency program.
- There were no HOME funded projects in 2022/2023. The city has identified a Housing development project that will be allocated all available HOME funds from various years.

Public Facilities

- \$2,341,549 of CDBG funds was leveraged with the Parks and Recreation Department to develop Drake Street Park, a community park garden installation.

CDBG-CV

- \$1,342,529.71 of covid related funds was spent on activities to prepare for, respond to or mitigate the effects of the coronavirus pandemic.

Economic and Workforce Development

- The city began collaborations with the economic development department on workforce initiatives and removing barriers for jobseekers. In 2022/2023, the city partnered with Goodwill of Southern Nevada on a healthcare economic development project that assisted underserved clients in preparing for employment in the medical field.

Education

- \$40,000 of CDBG funds supported 75 students with tutoring and homework help through Andson Inc., at two afterschool programs located at Robert Taylor and Edna Hinman Elementary Schools.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Henderson's Citizen Participation Plan (CPP) encourages citizen participation in the development process of the CDBG and HOME programs. The CPP provides opportunities for public comments from low- and moderate-income residents in areas where community development funds are utilized. The CPP requires the city to publish a public notice prior to the public hearing and announces the availability of the Annual Action Plan, in the newspaper, on the city website, and provides notification at all the city's certified posting sites.

In accordance with the city's CPP, a public notice was posted in the Las Vegas Review Journal newspaper on April 3, 2024, and the city's website and the Spanish newspaper. Physical copies of the Annual Action Plan were also made available at the Community Development & Services Department, on the first floor of City Hall. The public comment period was open from April 3, 2024, through May 3, 2024 to submit all comments orally or in writing. There were no public comments received. A public hearing was held on May 7, 2024, at the regular City Council meeting to obtain public comment on the 2024 Annual Action Plan and the City Council adopted the plan.

In addition to citizen participation, outreach for the 2020-2024 Consolidated Plan was conducted prior to the COVID-19 pandemic. The needs from the previous outreach remain true; however, may be exacerbated due to the coronavirus pandemic.

Staff collected input from a variety of sources on housing-related issues including non-profit organizations, developers and home builders, public agency staff, elected and appointed officials, the public, and vulnerable residents such as low-income families, seniors, people with disabilities, and other typically hard-to-reach audiences. The consultation process included:

- Stakeholder interviews with various external stakeholders comprised of private, public, and nonprofit community leaders and subject matter experts
- Targeted Focus Groups with nonprofit leaders and CDBG eligible organizations and low-to-moderate income residents and those currently utilizing housing assistance

- Intercept Surveys conducted through onsite attendance at a variety of events to facilitate input from HUD-identified vulnerable populations including the Drake Street Open House event.

The Drake Street Open House provided iPad surveys with questions on revitalizing an existing neighborhood park and input on park amenities. Nearly 150 residents participated in the housing and community development survey and shared detailed insight about existing housing issues. Most respondents were residents from the following zip codes: 89011, 89014, and 89015. The demographics included 22.22% Hispanic, 16% African American, 7% Asian, 61% White, 2% multiracial, and 7% identified themselves as other. Sixty percent of the respondents earned less than \$49,000 a year, 30% earned between \$15,000 and \$29,999, and 22% earned under \$15,000 a year. Sixty percent of respondents were female and 55% were renters. This input helped identify housing and community development goals, policies, and implementation strategies.

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 2024 Annual Action Plan was posted on the City of Henderson's Community Development & Services (CD&S) webpage from April 3, 2024 thru May 3, 2024, to receive citizen comments. A public hearing was held May 7, 2024, to allow citizens to voice their opinions. There were no public comments received.

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

There were no comments that were not accepted.

7. Summary

The City of Henderson continues to follow its Citizen Participation Plan and provides all citizens an opportunity to participate in the planning, implementation, and assessment of CDBG and HOME program activities. This process seeks to support the development of communities that prioritize decent housing, a suitable living environment, and economic opportunities for low- and moderate-income populations.

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		HENDERSON	
CDBG Administrator	HENDERSON		City of Henderson Community Development & Services
HOPWA Administrator			
HOME Administrator	HENDERSON		City of Henderson Community Development & Services
HOPWA-C Administrator			

Table 1 – Responsible Agencies

Narrative (optional)

The Community Development & Services (CD&S) Department is the lead department responsible for administering the CDBG and HOME Entitlement Grants. This department prepares the Consolidated Plan, Annual Action Plans, Consolidated Annual Performance Evaluation Reports (CAPER) and all substantial amendments. Additionally, CD&S staff administers the Request for Application (RFA) process and reviews applications for sub-award recommendations to the Henderson City Council.

Consolidated Plan Public Contact Information

Senta Robinson, Neighborhood Services Grant Specialist, 702-267-2021

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City of Henderson, 240 S. Water Street, MSC 115 Henderson, NV 89015

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

1. Introduction

For Fiscal Year 2024, The city has expanded its collaborations with public and private agencies to address the emerging need of behavioral and mental health services and housing and homeless services. The city is now equipped with a mobile crisis team that includes licensed social workers to respond to non-emergency service calls. This team frequently receives calls for unsheltered individuals and offers services and resources in lieu of incarceration, or hospitals when appropriate for the situation. Additionally, the city has been participating with Southern Nevada Homelessness Continuum of Care in a series of technical assistance meetings to identify opportunities for improvement and building the regions capacity to respond more effectively to the homeless and housing crisis.

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(l))

The city has created a community-based behavioral health strategy to address increasing behavioral health needs. The initiatives include: building the City’s capacity to address mental and behavioral health needs in Henderson; diverting residents experiencing a behavioral health crisis from emergency services, hospitals, jails and other institutional settings; expanding suicide and substance abuse prevention and harm reduction resources and training throughout the city; and reducing and preventing community violence, including homicide, domestic and sexual violence, youth violence and suicide through public health models and partnerships. To support these initiatives, the city has hired a Community Health Program Coordinator to assist in the development, coordination and administration of community health programs that address the needs of at-risk populations with an emphasis in prevention and health equity. Additionally, the City of Henderson has launched mobile crisis intervention teams, staffed licensed mental health clinician, to assist citizens in behavioral health crisis by diverting the individuals to services, as well as providing outreach to our most vulnerable populations.

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.

The City of Henderson is an active participant in the Southern Nevada Homelessness Continuum of Care (CoC). The city’s efforts to address homelessness are coordinated with the regional Continuum of Care Board and the various CoC working groups. The city is represented on the CoC Board, the CoC Steering Committee, the Evaluation Working Group, and the Census Working Group. For the past few years, the CoC has worked with HUD to identify opportunities for improvement and build the regions capacity to

respond more effectively to the homelessness and housing crisis and move toward more person-centered practices.

In addition, the city participates in Southern Nevada Consortium meetings with other local jurisdictions to discuss community development, housing, and homelessness. This group meets bimonthly to report on activities in each jurisdiction and receive updates on regional efforts that address housing and homelessness.

When developing new housing assistance and supportive services programs, the city consults with local CoC members to research best practices and emerging trends. These member organizations include local nonprofits, mainstream service providers, and other municipalities. The city is also an advocate for supporting new and innovative ideas provided by the Housing and Urban Development Technical Assistance (TA) experts. These TA experts present at City Council meetings and private focus groups as new information is gained.

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

The City of Henderson applies for a competitive Emergency Solutions Grant (ESG) Award from the State of Nevada. This ESG is utilized to provide street outreach to unsheltered individuals residing in the city limits. Currently the city has only received 2 competitive ESG awards, and the city plans to continue to apply to add additional resources to street outreach efforts.

The city is also represented on the CoC working groups that provide input on how to allocate ESG funds to local nonprofits, helps to develop performance standards, evaluates outcomes, and develops policies and procedures for the administration of HMIS. The city participates in the CoC Evaluation Working Group which has been tasked with determining CoC funding priorities and overseeing the CoC application process and participates in the evaluation of Clark County's ESG applications and makes funding recommendations to Clark County. The Evaluation Working Group meets monthly and has a standing agenda item to receive ESG updates from Clark County, the City of Las Vegas, and the City of North Las Vegas. The Evaluation Working Group also reviews the ESG written standards and provides feedback to the ESG grantees for their consideration. ESG grantees also work with the CoC Monitoring Working Group to ensure compliance with ESG regulations, and the Monitoring Working Group develops performance standards and reports on subrecipient activities. All ESG grantees and subrecipients are required to utilize HMIS for data tracking and the Monitoring Working Group evaluates that data to ensure this measure is being met.

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

2	Agency/Group/Organization	Southern Nevada Home Builders Association
	Agency/Group/Organization Type	Business Leaders
	What section of the Plan was addressed by Consultation?	Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participation in stakeholder interviews as community leaders and subject matter experts engaged in housing related issues.
3	Agency/Group/Organization	NLV Nevada HAND
	Agency/Group/Organization Type	Nonprofit Affordable Housing Developer
	What section of the Plan was addressed by Consultation?	Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as a subject matter expert and prioritized and identified affordable housing activities.
4	Agency/Group/Organization	Nevada State Housing Division
	Agency/Group/Organization Type	Other government - State
	What section of the Plan was addressed by Consultation?	Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as community leaders and subject matter experts engaged in housing related issues.

5	Agency/Group/Organization	Southern Nevada Health District
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as community leaders and subject matter experts engaged in housing related issues.
6	Agency/Group/Organization	Three Square
	Agency/Group/Organization Type	Non-profit services
	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?	Intercept Surveys were conducted at onsite events to facilitate input from HUD identified low-income vulnerable populations.
7	Agency/Group/Organization	City of Henderson Downtown Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Intercept Surveys were conducted at onsite events to facilitate input from HUD identified low-income vulnerable populations.

8	Agency/Group/Organization	City of Henderson Heritage Park Senior Facility
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Intercept Surveys were conducted at onsite events to facilitate input from HUD identified low-income vulnerable populations.
9	Agency/Group/Organization	BOYS & GIRLS CLUBS OF HENDERSON
	Agency/Group/Organization Type	Services-Children Services-Education
	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?	Intercept Surveys were conducted at onsite events to facilitate input from HUD identified low-income vulnerable populations.
10	Agency/Group/Organization	HOPELINK
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Surveys were sent to the organization to get input from staff as well as clients that benefit from CDBG funds.
11	Agency/Group/Organization	Bureau of Land Management
	Agency/Group/Organization Type	Agency - Management of Public Land or Water Resources Other government - State Other government - Local City of Henderson
	What section of the Plan was addressed by Consultation?	Development Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Since 2020, the City of Henderson has been meeting with the Bureau of Land Management to reserve three sites in West Henderson for affordable housing development. The city is in process of identifying a project and submitting a nomination application to the BLM for approval. Community Development & Services has ongoing communication with the Office Emergency Management in the City to continue building collaboration and relationships with local Community Based Organizations in preparation for any emergency/disaster. These efforts are included in the city's emergency response plan. In addition, the city's planning dept created a community-based recovery plan to reduce the spread of COVID-19 and lessen the impact of the economic crisis. The city consulted with local business leaders, members of the community, non-profits, and faith-based organizations as well as regional, state, and federal partners to develop the plan on how to distribute resources to the region's most vulnerable residents in the case of current and future emergencies. Additionally, the city achieved its accreditation by the Emergency Management Accreditation Program which recognized the ability to bring together personnel, resources, and communications from a variety of agencies and organizations in preparation for and in response to a disaster of any type. The accreditation proves the capabilities of its disaster preparedness and response systems.</p>
12	Agency/Group/Organization	Google
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Development Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The city has been working with Google to identify various areas of need related to broadband/Internet, water conservation, job training etc. Google donated \$150,000 for water conservation to the City of Henderson. This donation helps the city to further its water conservation efforts. The city established a formal partnership with Google in 2019 when they moved their data center to Henderson, NV. Additionally, the city continuously partners and consult with the Southern Nevada Water Authority for direction and strategies to conserve water. With this newly established partnership, the city is consulting with Google on broadband capabilities for all residents in CDBG low-income areas.
13	Agency/Group/Organization	HELP OF SOUTHERN NEVADA
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach worker interviews, consultation with administrative staff, and client feedback.
14	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Outreach worker interviews, consultation with administrative staff, and client feedback.

15	Agency/Group/Organization	City of Henderson
	Agency/Group/Organization Type	Economic Development Department
	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?	Meetings and collaborations on current and future economic development opportunities to remove barriers to poverty.
16	Agency/Group/Organization	Silver State Fair Housing Council
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Development Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Bringing awareness of fair housing to the community, internal staff, and housing professionals through training, fair housing month activities, and monthly posters distributed throughout the City of Henderson.

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

All agencies and organizations impacted were invited to participate in the consolidated planning process.

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	Clark County Nevada	The City of Henderson is an active participant in the regional Southern Nevada Continuum of Care. The goal is to end homelessness and r people experiencing homelessness in its service area.
Regional Analysis of Impediments to Fair Housing	Clark County Nevada	The City of Henderson is an active participant in the regional Continuum of Care. The goals are to end homelessness and are in alignment with the goals of the Help Hope Home plan.
Housing & Community Development Strategy	City of Henderson	The goal of the HCDS is to encourage a variety of well- designed housing choices with differing levels of affordability throughout the city that improve access to transportation options, employment and educational opportunities, healthcare, parks and trails, retail, healthy food options and other amenities and services to meet the needs of all residents.
Henderson Strong Comprehensive Plan	City of Henderson	Henderson Strong is a citywide planning document that guides the physical development and growth in the city over the next 20 years.
Southern Nevada Strong	City of Henderson	Southern Nevada's first federally recognized regional plan for sustainable development to better integrate housing options, employment, quality education, and transportation choices.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City of Henderson continues to collaborate with vulnerable and underserved populations and various nonprofit agencies to gather input on the needs of the community. Additionally, the city serves on a variety of community governing boards including the Continuum of Care, Housing Coalition, the Southern Nevada Housing Consortium, and the United Way Emergency Food and Shelter Board which provides a broad view of regional, state, and local community development and affordable housing needs.

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

Citizen Participation is an essential element of the City's community development process for the Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) programs and activities. The City of Henderson has designed a Citizen Participation Plan (CPP) to provide for and encourage citizen input. The primary goal of the CPP is to provide all citizens adequate opportunity to participate in the planning, implementation, and assessment of the CDBG and HOME programs with special emphasis on low- and moderate-income residents of areas where community development funds are utilized. The city holds a minimum of two (2) public hearings to encourage written or oral comments and feedback on all components of the consolidated plan, action plans, CAPER, and corresponding substantial amendments.

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)
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1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Low to moderate income citizens</p>	<p>A public hearing was held on May 7, 2024, at the regular City Council meeting to obtain public comment on the 2024 Annual Action Plan and for the City Council to consider adopting the plan. A public notice was posted in the Las Vegas Review Journal newspaper on April 3, 2024, and the city's website and the Spanish newspaper. Physical copies of the Plan were also made available at the Community Development & Services Department. The public comment period was open for 30 days to submit all comments orally or in writing.</p>	<p>There were no public comments received during the 2024 Annual Action Plan Public Hearing or during the 30 days public comment period. The public comment period was open from April 3, 2024, through May 3, 2024</p>	<p>There were no public comments received</p>	
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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 Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Low to moderate income citizens</p>	<p>A public hearing was held on August 23, 2022, to obtain public comment on the 2022 Consolidated Annual Performance Evaluation Report (CAPER) and for the Henderson City Council to adopt the plan. The 2022 CAPER was posted on the Henderson Community Development & Services webpage and made available for public comment. Notifications were published in the Review Journal, the El Tiempo Spanish newspaper, and all Henderson certified sites.</p>	<p>There were no public comments received during the 2023 Annual Action Plan Public Hearing or during the 30 days public comment period.</p>	<p>There were no public comments received.</p>	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The CDBG and HOME federal entitlement programs provide financial support for the program needs of low- and moderate-income Henderson residents. The funding supports the goals and priorities outlined in the 2020-2024 Consolidated Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,618,477	0	170,274	1,788,751	1,788,751	CDBG does not have any unallocated prior years funds. CDBG funds will be utilized to leverage additional resources from private, state, and local funds for a variety of activities including public services and public improvements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	671,315	315,692	4,002,735	4,989,742	4,989,742	HOME funds will be used from the current year of 2024 and prior years allocations to finance affordable rental housing development and rehabilitation. Currently, the city has two affordable housing projects in the pipeline that are completing the review process for funding recommendations. The first project is 144 units with Nevada Hand and the second project is 388 units with Ovation.

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 leverage the 25% HOME match requirement by using Affordable Housing Trust Funds (AHTF), 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 maximize grant funding through federal, state, private and nonprofit organizations to carry out its community development priorities listed in the 2020-2024 Consolidated Plan. Some of the leveraged funding from the State of Nevada includes Emergency Solutions

Grant (\$40,000), HOME Pass Thru (\$182,346), Account for Affordable Housing Trust Funds (\$998,288) and Welfare Set-Aside Program (\$160,000).

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

Much of Nevada is federally owned land by the Bureau of Land Management (BLM). The Southern Nevada Public Lands Management Act allows jurisdictions to reserve federal land to be sold at a steep discount for the development of affordable housing. In the fall of 2020, the City of Henderson worked with the BLM to reserve three sites in West Henderson. The city is actively working with a developer who is interested in building a 250-unit family affordable housing project on one of the three lots.

Discussion

The City will utilize CDBG, CDBG-CV, HOME, and Affordable Housing Trust Funds, for housing and community development activities that are aligned with the goals of the 2020-2024 Consolidated Plan. These funds will be leveraged with the Emergency Solutions Grant, HOME Pass Through, Welfare Set Aside, and the retention of owner-occupied housing, and the development and rehabilitation of affordable housing.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable/Decent Housing	2020	2024	Affordable Housing Homeless	CDBG Eligible Census Tracts Henderson Citywide	Housing & Human Services	HOME: \$671,315	Other: 2 Other
2	Homeless Prevention	2020	2024	Affordable Housing	CDBG Eligible Census Tracts Henderson Citywide	Housing & Human Services	CDBG: \$167,963	Public service activities for Low/Moderate Income Housing Benefit: 435 Households Assisted
3	Emergency Home Repairs	2020	2024	Affordable Housing	CDBG Eligible Census Tracts Henderson Citywide	Housing & Human Services	CDBG: \$300,000	Homeowner Housing Rehabilitated: 40 Household Housing Unit
4	Youth Services	2020	2024	Non-Homeless Special Needs	Henderson Citywide	Quality Education	CDBG: \$74,808	Public service activities other than Low/Moderate Income Housing Benefit: 101 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Neighborhood Facility Improvements	2020	2024	Non-Housing Community Development	CDBG Eligible Census Tracts Henderson Citywide	Housing & Human Services	CDBG: \$452,011	Other: 4 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable/Decent Housing
	Goal Description	The City will utilize CDBG, CDBG-CV, HOME, and Affordable Housing Trust Funds, for housing and community development activities that are aligned with the goals of the 2020-2024 Consolidated Plan. These funds will be leveraged with the Emergency Solutions Grant-CV, HOME Pass Thru, Welfare Set Aside, and Emergency Rental Assistance funding to prevent homelessness, retention of owner-occupied housing, and the development and rehabilitation of affordable housing.
2	Goal Name	Homeless Prevention
	Goal Description	The City will use CDBG funds to partner with nonprofit organizations to provide homelessness and prevention services, including emergency rental assistance to Henderson residents. (Projects: HopeLink of Southern Nevada; S.A.F.E. House Domestic Violence Shelter)
3	Goal Name	Emergency Home Repairs
	Goal Description	The City of Henderson will partner with Rebuilding Together Southern Nevada for emergency home repairs and housing rehabilitation. The purpose of this program is to help low-to moderate-income homeowners maintain their current homes by assisting with costly repairs and bring owner occupied homes up to current building codes.

4	Goal Name	Youth Services
	Goal Description	The City of Henderson will provide CDBG public services funds to provide afterschool tutoring and homework help to elementary schools in CDBG eligible areas. (Projects: Andson, Inc., Sunrise Childrens Foundation)
5	Goal Name	Neighborhood Facility Improvements
	Goal Description	The city will provide neighborhood facility improvements to local nonprofit agencies. (Projects: S.A.F.E. House), Giving Life Ministries, Salvation Army and Wells Park.

Projects

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 2024-2025 funding year. The projects are consistent with the goals and priorities of the 2020-2024 Consolidated Plan. CDBG and HOME funds are leveraged and strategically used to maximize outcomes for residents to meet the program priorities. The City of Henderson does not have a social service department and depends on community partnerships with local nonprofit organizations to provide supportive services to low- to moderate-income residents.

Projects

#	Project Name
1	HOME Administration
2	HOME CHDO
3	HOME Development of Affordable Housing
4	CDBG - Program Administration 24/25
5	CDBG - Silver State Fair Housing Council 24/25
6	CDBG - Andson Inc. Andson Academics Free After-School Homework Help & Tutoring 24/25
7	CDBG - HopeLink of Southern Nevada- Henderson Homeless Prevention 24/25
8	CDBG - S.A.F.E. House - Emergency Services Program 24/25
9	CDBG - Sunrise Children's Foundation -HIPPY 24/25
10	CDBG Public Facilities - Giving Life Ministries Food Storage Project 24/25
11	CDBG Public Facilities - S.A.F.E. House Commercial A/C Unit Replacement 24/25
12	CDBG Public Facilities - S.A.F.E. House Plumbing and Bathroom Repair 24/25
13	CDBG Public Facilities - Salvation Army Building & Parking Lot Repavement Program 24/25
14	CDBG Public Facilities - Wells Park Restroom Renovation Project- 24/25
15	CDBG Housing - Rebuilding Together Southern Nevada - 4- Plex Rehabilitation 24/25
16	CDBG - Critical Home Repair RTSNV 24/25

Table 7 - Project Information

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

The results from the community engagement effort that included responses from online surveys, stakeholder interviews, focus groups and the open house event identified the allocation priorities to address underserved needs. Survey respondents ranked affordable rental housing, assisting individuals experiencing homelessness, and educational support for youth as top priorities in the community.

Therefore, the CDBG and HOME funded activities are aligned with these priorities and selected based on these areas.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME Administration
	Target Area	CDBG Eligible Census Tracts Henderson Citywide
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Housing & Human Services
	Funding	HOME: \$67,132
	Description	To provide administration and oversight of the HOME planned activities
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Henderson City Hall: 240 Water Street, Henderson, NV
	Planned Activities	Provide administration and oversight of the HOME planned activities
2	Project Name	HOME CHDO
	Target Area	CDBG Eligible Census Tracts Henderson Citywide
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Housing & Human Services
	Funding	HOME: \$100,697
	Description	This funding is set aside for a Community Housing Development Organization project which a nonprofit organization that has not yet been identified.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	To be determined

	Planned Activities	Planned activities include at least one of the following: acquisition, rehabilitation or new construction of rental housing or homebuyer properties or financial assistance to buyers of HOME-assisted housing developed by the CHDO.
3	Project Name	HOME Development of Affordable Housing
	Target Area	CDBG Eligible Census Tracts Henderson Citywide
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Housing & Human Services
	Funding	HOME: \$503,486
	Description	HOME funds, including program income will be used for multi-family projects to be determined.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Rental housing units for low, very low individuals and/or family households at or below 50% and 60% of the Area Median Income. HOME units may also serve homeless and non-homeless special needs population.
	Location Description	Henderson citywide.
4	Planned Activities	Funding will be used for the design, construction and/or rehabilitation and project management associated with multifamily development.
	Project Name	CDBG - Program Administration 24/25
	Target Area	CDBG Eligible Census Tracts Henderson Citywide
	Goals Supported	Homeless Prevention Emergency Home Repairs Youth Services Neighborhood Facility Improvements
	Needs Addressed	Housing & Human Services Quality Education Economic and Workforce Development
	Funding	CDBG: \$298,695

	Description	National Objective: 24 CFR 570.208(d)(4) Staff costs and expenses required to administer and oversee CDBG programs/subrecipients. Funds will be utilized to contract with Silver State Fair Housing Council for education, outreach, monitoring and documentation of fair housing. The matrix code is General Program Administration (21A).
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The program administration will take place at Henderson City Hall: 240 Water Street, Henderson, NV
	Planned Activities	To provide administration and oversight of the CDBG program administration.
5	Project Name	CDBG - Silver State Fair Housing Council 24/25
	Target Area	Henderson Citywide
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$25,000
	Description	National Objective: 24 CFR 570.206(c) Fair Housing Activities. Matrix code 21D. The administration of fair housing activities subject to the administration cap.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	Silver State Fair Housing Council has two (2) locations: 2920 Jones Blvd Ste 230, Las Vegas, NV 89146 and 110 W. Arroyo St. Ste A, Reno, NV 89509
	Planned Activities	Raise fair housing and discrimination awareness and provide protection against discrimination and unfair housing practices.

6	Project Name	CDBG - Andson Inc. Andson Academics Free After-School Homework Help & Tutoring 24/25
	Target Area	CDBG Eligible Census Tracts
	Goals Supported	Youth Services
	Needs Addressed	Quality Education
	Funding	CDBG: \$29,834
	Description	National Objective: 24 CFR 570.208 (a)(2)(i). The Project will provide free after-school tutoring and homework help in math and language arts at Robert Taylor and Edna Hinman Elementary Schools during the Clark County School District 2023/24 academic school year. The national objective is low to moderate area benefit. The matrix code is youth services (05D).
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 55 low to moderate income elementary school students in CDBG eligible areas will be assisted.
	Location Description	The tutoring sessions are held at Robert Taylor Elementary School, 144 Westminster Way, Henderson, NV 89015(Census Tract 54.22, Block Group 1) and Edna Hinman Elementary School, 450 Merlayne Drive, Henderson, NV 89011(Census Tract 54.39, Block Group 2).
7	Planned Activities	To provide after school tutoring and homework help to improve literacy and mathematics outcomes for students at Hinman and Taylor elementary schools. Academic instruction is provided by Andson Tutors who are licensed Clark County School District teachers. Tutoring sessions are delivered Monday - Thursday from 3:30-4:30 pm.
	Project Name	CDBG - HopeLink of Southern Nevada- Henderson Homeless Prevention 24/25
	Target Area	Henderson Citywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$102,244

	Description	National Objective: 24 CFR 570.208 (a)(2)(i). HopeLink of Southern Nevada will provide funding for two case managers for their emergency rental and utility assistance programs for Henderson residents at risk of becoming homeless. HopeLink works with households to increase their income and maintain self- sufficiency thereby decreasing the need for future rental assistance. The national objective for this CDBG activity is low/limited clientele benefit. The matrix code is Subsistence Payments (05Q).
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	375 low to moderate income eligible individuals will benefit from the proposed activities.
	Location Description	178 Westminster Way, Henderson, NV 89015
	Planned Activities	CDBG funding will be used to fund two (2) FRC Case Management staff positions to expedite homelessness prevention services such as emergency rental, mortgage and utility assistance.
8	Project Name	CDBG - S.A.F.E. House - Emergency Services Program 24/25
	Target Area	CDBG Eligible Census Tracts Henderson Citywide
	Goals Supported	Homeless Prevention
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$65,719
	Description	National Objective: 24 CFR 570.208 (a). The funding for this program will support a full-time Housing Manager position and direct rental payments for 40 clients exiting the domestic violence shelter. 75% of the 40 clients that exit the program will be self-sufficient and will obtain suitable housing. The national objective for this CDBG activity is presumed benefit. The matrix code is services for victims of domestic violence, dating violence, sexual assault, or stalking (05G).
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	60 low to moderate income homeless adults and their children living in the S.A.F.E. House domestic violence shelter.
	Location Description	The domestic violence shelter is located in an undisclosed location but the administrative offices are located at 921 American Pacific Drive #300, Henderson, NV 89014
	Planned Activities	The CDBG funding will support two full time Residential Advocate staff member at the shelter to help clients obtain resources needed to live a post shelter life.
9	Project Name	CDBG - Sunrise Children's Foundation -HIPPY 24/25
	Target Area	CDBG Eligible Census Tracts Henderson Citywide
	Goals Supported	Youth Services
	Needs Addressed	Quality Education
	Funding	CDBG: \$44,974
	Description	This is a homebased preschool program that provides 30 weeks of early literacy curriculum, home visits, and family engagement for 100 students.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	60 low to moderate income english and Spanish speaking preschool children and their parents will benefit from the HIPPY program.
	Location Description	HIPPY is a home based program and will be provided to Henderson preschool children and their parents at various home locations of the students.

	Planned Activities	HIPPY is a home-based preschool education program that uses early literacy curriculum designed to promote children’s cognitive, social, emotional, and physical development. This 30-week program corresponds with a typical school year (August – June); includes weekly home visits (one hour duration), and twice monthly family engagement opportunities. Services are provided in English and Spanish and include assessments that are utilized to determine further developmental needs to build a customized plan for each child served.
10	Project Name	CDBG Public Facilities - Giving Life Ministries Food Storage Project 24/25
	Target Area	CDBG Eligible Census Tracts
	Goals Supported	Neighborhood Facility Improvements
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$45,000
	Description	24 CFR 570.201(c). Matrix code 03E. Installation of an onsite food storage structure to store food products for the emergency assistance food pantry program.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	It is estimated that 350 low income seniors, disabled, veterans, and families that are low to moderate income according to HUD threshold will receive food.
	Location Description	The food pantry is located at Giving Life Ministries, 416 Perlite, Henderson, NV 89015
	Planned Activities	The installation of a secured stand alone prefabricated storage structure bound to a cement slab on the property of Giving Life Ministries.
11	Project Name	CDBG Public Facilities - S.A.F.E. House Commercial A/C Unit Replacement 24/25
	Target Area	Henderson Citywide
	Goals Supported	Neighborhood Facility Improvements
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$18,041

	Description	National Objective: 24 CFR 570.201 (c). The matrix code is 03F. Funds will be used for replacement of two commercial air conditioning systems at the S.A.F.E. House domestic violence shelter.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The shelter is in an undisclosed location. The public office is located at 921 American Pacific Drive #300. Henderson, NV 89014
	Planned Activities	Installation of two commercial air conditioner units for the S.A.F.E. House domestic violence shelter.
12	Project Name	CDBG Public Facilities - S.A.F.E. House Plumbing and Bathroom Repair 24/25
	Target Area	Henderson Citywide
	Goals Supported	Neighborhood Facility Improvements
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$105,336
	Description	National Objective: 24 CFR 570.201 (c). The matrix code is 03F. Funds will be used to repair and replace the plumbing, valves and fixtures of nine bathrooms at the domestic violence shelter due to the overall wear and tear of the systems over time within the facility.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The shelter is in an undisclosed location. The public office is located at 921 American Pacific
	Planned Activities	The replacement of plumbing valves and fixtures to prevent water leaks due to wear and tear in nine upstairs bathrooms at S.A.F.E. House domestic violence shelter.

13	Project Name	CDBG Public Facilities - Salvation Army Building & Parking Lot Repavement Program 24/25
	Target Area	Henderson Citywide
	Goals Supported	Neighborhood Facility Improvements
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$127,960
	Description	National Objective: 24 CFR 570.201(c). The matrix code is 03F. Funds will be used to rehab office space and remove and replace the parking lot asphalt.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	The job location is located at the Salvation Army at 830 E. Lake Mead Pkwy. Henderson, NV 890158. The main office is located at 35 West Owens Ave. Las Vegas, NV 89030.
14	Planned Activities	Rehab office space and remove and replace parking lot asphalt.
	Project Name	CDBG Public Facilities - Wells Park Restroom Renovation Project- 24/25
	Target Area	CDBG Eligible Census Tracts
	Goals Supported	Neighborhood Facility Improvements
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$155,674
	Description	National Objective: 24 CFR 570.208 (a)(1)(i). Funds will be used for park/playground improvements to include recreation and senior centers, and other community projects. The funding will cover costs associated with architectural design, staff, and construction costs. The matrix code is 03F.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	These upgrades will provide an updated and safe playground and park for an estimated 1080 people of which 65.65 percent are low to moderate income individuals
	Location Description	Wells Park is located at 1640 Price Street Henderson, NV 89011
	Planned Activities	Remodel the existng bathroom facilities on the exterior of the Wells Park Building used by patrons. The remodel will include demolition of exiting bathrooms and construction of one (1) accesible single stall restroom, and a minimum of three (3) additional single stall restrooms.
15	Project Name	CDBG Housing - Rebuilding Together Southern Nevada - 4- Plex Rehabilitation 24/25
	Target Area	CDBG Eligible Census Tracts
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$300,000
	Description	National Objective is 570.208 (a)(3). This project is the rehabilitation of a 4 plex housing structure with one-bedroom units. The matrix code is 14A.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The 4 plex will provide four (4) affordable one bedroom multi family housing units. It will house a minimum of four low income individuals.
	Location Description	The 4 plex is located at 489 E. Merlayne Drive, Henderson, NV. The administrative offices of Rebuilding Together Southern Nevada is 611 South Ninth Street.
	Planned Activities	Renovation of the interior and exterior of one-bedroom units in a 4 plex residential property that will be used as affordable housing to veterans of the United States armed forces. Improvement and rehabilitation include heating and air conditioning, interior drywall, electrical plumbing, exterior walkways, stairs, windows and roofing.
16	Project Name	CDBG - Critical Home Repair RTSNV 24/25
	Target Area	Henderson Citywide

Goals Supported	Emergency Home Repairs
Needs Addressed	Housing & Human Services
Funding	CDBG: \$300,000
Description	National Objective: 24 CFR 570.208 (a)(2)(i). Rebuilding Together Southern Nevada provides owner occupied critical home repairs for low- to moderate- income Henderson residents. The program address repairs such as electrical, plumbing, roofing, HVAC/heating, ADA modifications and energy efficiency. The purpose of the program is to help residents remain in their home and maintain the current affordable housing stock. The national objective for this CDBG activity is low/moderate limited clientele benefit. The matrix code is rehabilitation: single unit residential (14A).
Target Date	6/30/2025
Estimate the number and type of families that will benefit from the proposed activities	40 low to moderate-income owner-occupied seniors, veterans, and families.
Location Description	The homes are located throughout Henderson but the main office of Rebuilding Together Southern Nevada is located at 611 S. 9th Street, Las Vegas, NV 89101.
Planned Activities	Funds will be awarded to Rebuilding Together Southern Nevada for critical home repairs for owner-occupied properties. These owners are eligible using the local area median income calculation and can be provided urgent repairs that assist with the owner's safety and well-being. Examples of repairs include roofing, hot water heaters, heating and cooling systems, and Americans with Disability Act interior and exterior improvements. Critical repairs such as replacement of heating and cooling systems, minor roof repair, plumbing and other safety needs.

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 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 335,000 residents within approximately 105 square miles. The city does not have qualified low-income census tracts for utilizing CDBG funds and has been designated as an exception grantee by HUD. Therefore, the city follows the Quartile Threshold of 42.34% which means CDBG activities must benefit 42.34 percent of low-income residents in each service area. There are 45 Census Tract/Block Groups that meet these criteria, and most CDBG funds are distributed in this geographical area.

The City's 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 focus for CDBG projects, as well as the utilization of HOME funding for rehabilitation.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Eligible Census Tracts	70
Henderson Citywide	30

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Most of the CDBG public service funds were awarded to services that are provided in the CDBG eligible areas. They will focus on youth education services, maintaining owner occupancy housing stock, and homeless prevention. Although many of the resources are offered in the CDBG eligible census tracts because they have the highest population of low to moderate income residents, low-to-moderate income individuals citywide can also participate in these activities. CDBG public facilities funds will focus primarily on the Pittman, Valley View, and Downtown Redevelopment neighborhoods.

The development of affordable housing with HOME funds will focus on development of low-income housing units throughout the city to deconcentrate low-income areas. Affordable housing developed with HOME funds will focus on permanent affordable housing for low income, very low and extremely low households.

Discussion

Approximately 70% of the CDBG and HOME funds will be distributed Henderson wide while

approximately 30% will be spent on CDBG eligible census tracts.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

As increases in housing prices outpace income growth, housing continues to be a critical issue for Henderson. Although the City of Henderson has taken actions for many years to address the housing needs of all residents, current effort is not keeping pace with growing housing needs. Changes to the existing programs, new tools, and resources are necessary to create additional housing units, and to keep low- and moderate-income families, seniors, and service workers in the community. The City of Henderson continues to utilize 2023 CDBG/HOME with leveraged State-AHTF funds on the production of new affordable housing units through its Tenant Based Rental Assistance (TBRA) program with HopeLink. In addition, the city continues to provide CDBG public service dollars to support the regional rental assistance funding stream with two case managers to increase access to the program in the City of Henderson and Critical Home Repair with Rebuilding Together. The city is moving forward with three housing development projects in the pipeline.

One Year Goals for the Number of Households to be Supported	
Homeless	75
Non-Homeless	55
Special-Needs	0
Total	130

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	55
The Production of New Units	0
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	100

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The city has just over \$5.8 million in prior years unallocated HOME funds and another \$2.1 million in HOME ARP funding to provide gap financing to support the Permanent Affordable Housing Development. Currently, the city has three projects in the pipeline at various planning stages.

The first is 100 units for the Visions Park Project located in Las Vegas. This project is a collaboration with the Blind Center, the State of Nevada, Clark County, and neighboring jurisdictions. In November 2023, the City Council approved approximately \$1.5 million in State Affordable Housing Trust Funds. Visions

Park is on track to complete financing close and will break ground in April of 2024. Although the project is 100% affordable, the city will have nine (9) affordable units for Henderson residents.

The second housing development project is 144 units for the Sunrise Ranch Project located in Henderson. This project is a collaboration with Nevada Hand, the City of Henderson Redevelopment Agency for land acquisition, state, county, and neighboring jurisdictions. The project will include City of Henderson HOME entitlement funds from multiple years and HOME ARP funds.

The third project in the pipeline is the Coordinated Living West Henderson Project. The project will have approximately 389 units of affordable housing. The city submitted a request for nomination from the Bureau of Land Management to have Coordinated Living, LLC, develop the units. If accepted, this project will move forward sometime in 2025-2026. In addition, the city nominated the project for the 2023 \$19 million state bond cap allocation. The city is considering HOME and State Affordable Housing Trust Funds as a part of the finance package.

AP-60 Public Housing – 91.220(h)

Introduction

The Southern Nevada Regional Housing Authority (SNRHA) is the local public housing agency that serves Southern Nevada. In the City of Henderson, there are three (3) multifamily public housing developments and approximately 41 single-family scattered sites throughout the city. The city collaborates with the SNRHA to identify and leverage funds for new construction or rehabilitation of affordable housing developments for vulnerable populations. In addition, the City and SNRHA are part of a regional collaboration group that includes the state, county, and other Southern Nevada jurisdictions. This regional group has monthly meetings to collaborate on funding opportunities, projects, and general coordination related to housing preservation and programs.

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

The City of Henderson partners with the Southern Nevada Regional Housing Authority to provide referrals for Section 3 employment opportunities to residents in public housing to gain employable skills with local contractors that focus on construction and pest control. The skills obtained through this opportunity allow SNRHA residents to increase their income, which leads to self-sufficiency. The city is also working with SNRHA to identify upcoming housing, infrastructure, and rehabilitation projects to leverage federal and state resources. The city will coordinate affordable housing projects identified through its shared membership of the Regional Housing Coalition and the Southern Nevada Consortium Group which includes local jurisdictions on affordable housing issues. The city will also support the SNRHA sponsored Family Self Sufficiency Program Coordinating Committee (PCC) to gain and offer resources on topics related to workforce development and employment training, senior living, mental health, affordable housing, and more. The purpose of the PCC is to obtain and provide resources to address the challenges faced by FSS participants.

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

The Family Self Sufficiency Program (FSS) offered through SNRHA is an incentive program that encourages resident homeownership. Participants of the program receive escrow credits when reductions in rental subsidies occur. Accumulated credits can be used toward the purchase of a home. The FSS program uses the coordination of public and private resources to enable eligible families to achieve economic independence and self-sufficiency. The FSS Program is designed to promote employment opportunities and increase asset building among families living in assisted housing. The three main features of the FSS Program are: (1) case management; (2) delivery of services; (3) the creation of an escrow account. 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 eligible households to use their Section 8 vouchers towards a home mortgage payment. Attendance at the ongoing empowerment workshops is required to graduate from the program and become a homeowner. The city refers clients to SNRHA's FSS program and Nevada Housing Division as a resource to assist low-income first-time homebuyers since its First-Time Buyers program is currently inactive.

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

Not Applicable

Discussion

The City will continue to look for innovative ways to partner with SNRHA to improve the quality of life and promote self-sufficiency and economic development for families in the City of Henderson.

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

Introduction

The City of Henderson will focus on homeless prevention, street outreach, housing problem solving, and supportive services to reduce and end homelessness. The City will partner with non-profit organizations to provide housing and supportive services that assist with financial stability and economic development to reduce the number of people experiencing homelessness in the community. The City is also committed to methodologies identifying new and innovative methods of service delivery that quickly end an individual's homeless experience, as shared by local experts, regional technical assistance advisors, and CoC emerging trends.

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

The City of Henderson conducted its first independent surveys a part of the annual homeless Point in Time Count (PIT). This research provides a more accurate count of the Henderson population and information on the needs of unsheltered persons. The January 25, 2024 PIT survey resulted in approximately 250 individual surveys completed of the 362 unsheltered counted during this time. The survey collected demographic data and information on the respondents' homelessness experience. The city is still tabulating responses to the survey results to identify the outcomes of the information provided by unsheltered person and assess their needs.

The city partners with HELP of Southern Nevada, a local non-profit organization, to provide street outreach, assessments, case management and emergency non congregate shelter services. The HHRT launched in 2021, and they work in tandem with all service providers to encourage homeless individuals and families living in places not meant for human habitation to engage in services, including emergency shelter. The city continues to identify other funding sources to maintain the operation of this outreach, housing, and case management program.

In addition to working with local non-profits, the city established the Community Resource & Resiliency Center (CRRC) under the Community Development & Services Department. The CRRC will work to reach out to people experiencing homelessness. The CRRC team works with Henderson Police and Fire to establish standards to meet the needs of our citizens, and work with State and private agencies to provide specific services for youth, vulnerable adults, and seniors. When a first responder encounters someone experiencing homelessness, they refer them to the CRRC's Community Assist Program. This program assists in assessing the individual's needs and access to services. The services may range from

housing, supportive services, and family reunification.

Addressing the emergency shelter and transitional housing needs of homeless persons

As part of the Emergency Solutions Grant (ESG) funds from the State of Nevada, the city sub-awarded funds to HELP of Southern Nevada to provide emergency shelter via hotel/motel units for those who are most vulnerable to living in a place not meant for human habitation. The Henderson Homeless Response Team works with other local housing providers and CoC programs to assist clients with immediate housing. Housing funding by the city is prioritized for the elderly, those with physical and mental disabilities, and families living unsheltered. The HHRT provides clients with hygiene kits and food while they are temporarily housed in the motels and the HHRT regularly visits the clients to follow up and provide case management. Program participants are placed on the community queue through coordinated intake and are assessed for housing programs. The HHRT prepares the clients for housing programs until they are assigned a case manager from one of the housing programs. This process helps to move people out of emergency shelter and into a more stable housing environment.

HopeLink of Southern Nevada also provides emergency shelter to families experiencing homelessness through a hotel/motel voucher program. Those experiencing homelessness are housed in a motel and provided case management to assess their needs. When housing needs have been assessed and a housing unit has been located, then the family can leave the motel and move into a more permanent housing situation where case management can continue to provide the supportive services needed to move toward self-sufficiency.

SAFE House is another local non-profit organization that offers emergency shelter for those seeking refuge from interpersonal violence/domestic violence. The shelter is located at an undisclosed and secure facility and clients must call the 24-hour crisis hotline to access services. SAFE House provides basic needs, meals, and laundry onsite, as well as counseling and advocacy services for adults and children.

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 does not have a CoC grant award that assists individuals to quickly access housing and transition to permanent housing. However, the City does partner with a Henderson-based nonprofit for the immediate referral of homeless persons so they can access housing and services. HopeLink of Southern Nevada receives CoC funding for rapid rehousing programs, and also homeless prevention funding from

the City of Henderson and Clark County.

HopeLink ensures that individuals and families with children transition to permanent housing and provide case management to move clients toward independent living. Case management is provided for the duration of the time that the client participates in HopeLink's programs and even after the client has exited the program. Case managers follow up to ensure that clients are not at risk of becoming homeless again after exiting the program.

As mentioned before, Emergency Solutions Grant (ESG) funds from the State of Nevada, the city sub-awarded funds to HELP of Southern Nevada to provide emergency shelter via hotel/motel units for those who are most vulnerable to living in a place not meant for human habitation. The Henderson Homeless Response Team works with other local housing providers and CoC programs to assist clients with immediate housing. Housing funding by the city is prioritized for the elderly, those with physical and mental disabilities, and families living unsheltered. The HHRT provides clients with hygiene kits and food while they are temporarily housed in the motels and the HHRT regularly visits the clients to follow up and provide case management. Program participants are placed on the community queue through coordinated intake and are assessed for housing programs. The HHRT prepares the clients for housing programs until they are assigned a case manager from one of the housing programs. This process helps to move people out of emergency shelter and into a more stable housing environment.

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 of Henderson recently implemented a mobile crisis intervention team staffed with licensed mental health clinicians in the Community Resource and Resiliency Center. The team also consists of a navigator, and in the upcoming year will include peer recovery support specialists. This team of clinicians, navigators, and peers is tasked with responding and assisting individuals in a behavioral health crisis. Through partnerships with local hospitals and community agencies, the team 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.

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. The HHRT will continue operating this coming year and they often conduct outreach near the Henderson Detention Center. 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.

Discussion

As an active participant in the Southern Nevada Homelessness Continuum of Care (SNH CoC), the City of Henderson will continue to partner with other local government agencies and homeless service providers to work towards ending homelessness and will continue to work on local and regional efforts to compassionately address the needs of vulnerable populations.

Utilizing existing CoC partnerships and relationships, the HRT team refers individuals and families to the most appropriate service providers. These providers include youth agencies, domestic violence advocacy agencies, family-focused organizations, and agencies supporting those with chronic illness and health conditions.

Additionally, the city has been participating with Southern Nevada Homelessness Continuum of Care in a series of technical assistance meetings to identify opportunities for improvement and building the regions capacity to respond more effectively to the homeless and housing crisis.

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

Introduction:

To address affordable housing barriers, the City of Henderson amended Title 19 of the Henderson Municipal Code -Henderson Development Code which became effective May 1, 2022. The updated code removed and replaced parts of Section 19 which contained updates to include affordable housing incentives. This update ensures alignment with the vision and goals of the Henderson Comprehensive Plan and applies best practices and is responsive to changes within the Henderson community.

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

In 2024, the city amended sections of its Development Code to reflect changes in the Nevada Revised Statutes to provide affordable housing incentives and to establish standards for Tiny Houses. The intent of these changes is to incentivize affordable housing by reducing fees for development and inspections, expedite affordable housing developments and reduce requirements such as parking requirements for qualifying affordable housing projects. These Code changes directly implement one of the key goals of the Henderson Housing and Community Development (HHCDs) Strategy, which is to increase the supply of quality, affordable housing. Increasing the supply of affordable housing in Henderson is truly a team effort between all of our divisions, including our Neighborhood Services Division who oversees financing to subsidize affordable housing, Office of Public Response working to preserve quality, affordable housing, Long Range Planning for developing our plans and strategies, Current Planning for administering regulations and finding ways to make affordable housing more feasible and the DSC to ensure permitting and construction are according to plan and fees are waived for affordable housing when funding is available.

In 2022, the city updated its 12-year-old Development Code to implement the principles of the Comprehensive Plan and removing barriers, allowing flexibility, and streamlining the development process for affordable housing projects. Parts of the revised Development Code will ensure consistency with the City of Henderson Housing and Community Development Strategy. Specifically, Subsection 19.10.4, entitled Affordable Housing Density Bonus.

Additionally, as an implementation item of the 2015 RAI, the city has revised its group home ordinance which was adopted in 2018. The revised ordinance removes any zoning and compliance barriers for group homes for the disabled and therefore provides more affordable housing for people with

disabilities.

Discussion:

Henderson's quality of life and overall economic vitality depend on the ability of low-moderate income households to live near their workplaces. For example, workers who cannot afford to live near their jobs in Henderson must commute longer distances, contributing to a jobs-housing imbalance that exerts a heavy burden on the regional transportation network and adds to regional and local congestion as a result. In instances where commuting is not possible, workers must choose to forgo their jobs in Henderson altogether, creating a void in the local labor force that prevents the broader community from receiving essential services such as school teaching, healthcare, law enforcement, and security. Impediments to education and childhood development also pose a serious concern, as research suggests that the stresses associated with housing instability has the potential to compromise children's ability to perform in an academic setting.

These factors demonstrate the fundamental importance of housing access and affordability to overall community welfare. The Development Code is a significant step that Henderson has taken to produce and preserve a diversity of affordable housing options that are located near transit, feature quality schools and employment opportunities, and have equitable access to goods and services for all residents who live, learn, work, and play in Henderson.

AP-85 Other Actions – 91.220(k)

Introduction:

In May of 2023, the city formed the Henderson Housing Advisory Committee with purpose of developing strategies and recommendations to serve the current housing needs and gaps. Additionally, the citywide planning documents such as the Henderson Strong Comprehensive Plan and the Housing and Community Development Strategy will help direct and guide the Committee’s efforts on housing challenges. As a foundation to the citywide planning documents, ECONorthwest provided the committee with housing data. Henderson has a shortage of housing options for those earning \$35,000 to \$60,000 per year. Approximately 30% of households are considered “cost burdened”- defined as spending more than 30% of total income on housing—and an estimated 15,000 households spend more than 50% of their annual income on housing. Lower-income renters are particularly affected by this housing market dynamic. Nearly 80% of renter households earning less than \$50,000 per year are considered cost burdened.

Actions planned to address obstacles to meeting underserved needs

The City of Henderson will carry out strategies and actions identified in the HHCDs, Henderson Strong, and the Consolidated Plan. For 2024, the city has identified three affordable housing projects that could potentially, if approved, will add 500 affordable housing units for vulnerable populations. The city is collaborating with local jurisdictions and affordable housing developers on these projects. These projects will integrate mixed price points and product types into larger development projects; prioritize federal, State HOME funds for multifamily rental products; and consider diversity, equity, inclusion, and fair housing in all strategies. The City of Henderson will continue to collaborate with community partners to provide affordable housing, reduce the number of families at poverty-level through workforce development partnerships, and enhance coordination with public housing and social service agencies as well as other local jurisdictions. Additionally, the city is working with a local developer to submit a nomination application to secure a site from the Bureau of Land Management. The City’s Housing Advisory Committee will be supporting the City’s efforts by advocating for these additional affordable housing units.

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 Housing Rehabilitation Program and the Emergency/Critical Repair programs that will be administered by 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 Affordable Housing Trust Fund (AHTF) allocations to assist in the development of affordable housing and emergency rent and utility assistance, as well as for a Tenant-Based Rental Assistance program (TBRA). Finally, the HOME -American Rescue Plan funding will be used as pass through funds to increase the affordable housing needs in Henderson by partnering with a

nonprofit developer to create affordable housing or non-congregate shelter units with a supportive services component.

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 continue to partner with the city and raise awareness in the Henderson community about fair housing, discrimination, reasonable accommodations, and modifications of protected classes. SSFHC will continue to conduct classes for CDBG subrecipients, housing providers, community residents, and City staff, boards and committees. SSFHC maintains a fair housing complaint hotline to assist residents who feel they have been discriminated against.

Actions planned to reduce lead-based paint hazards

The City of Henderson 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 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, a problem that has been exacerbated by the economic impact of the Covid-19 pandemic. According to the Bureau of Labor Statistics under the US Department of Labor, Nevada's unemployment rate is 5.4% vs 63% for Clark County and 5.0% for Henderson. 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 is in process of identifying economic development resources for Henderson underserved residents. The city is in collaborations with its very own economic development department and reaching out to other public and private agencies to partner with. In 2023, the city utilized CDBG-CV special funding to partner with Goodwill of Southern Nevada on a healthcare training program that provided job training and supportive services to students. This program transitioned close to 10 clients out of poverty. The city will continue to partner with Southern Nevada Workforce Connection (SNWC). 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. The economic and workforce development goals include:

- Prioritize capital improvements to enhance workforce development efforts. A workforce center, job training facility, support for regional job training programs that align with economic development goals should all be considered.

- Enhance the role of small businesses and entrepreneurs as leaders in economic diversification and revitalization through microlending, capital improvements, and other programs.
- Connect low- and moderate-income residents to higher education opportunities.

Develop Partnerships that link business with educational needs of low- and moderate-income.

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 City's Community Development & 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 work closely with other City departments, such as Public Works, Parks & Recreation, Community Development, Economic Development, and the Redevelopment Agency.

The city is a member of a consortium that includes Clark County, City of Las Vegas, and City of North Las Vegas. This consortium meets bi-monthly to discuss issues regarding CDBG, HOME, ESG, HOPWA, and other federal programs. These meetings cover each jurisdiction community development projects and strategies to promote decent affordable housing, suitable living environments, and economic opportunities for low- to moderate-income residents using federal community development funds. Nonprofit organizations are also an important component of the institutional structure and will focus on youth education, homeless prevention, self-sufficiency, and critical home repairs.

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 regional efforts and improved coordination. In January 2010 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 affordable housing needs.

HopeLink of Southern Nevada Family Resource Center serves as the social services agency located in Henderson. This agency is accessible to Henderson residents in need of housing and social services. Since the Covid-19 pandemic, the need for housing, homelessness prevention, and wrap around social services has increased and has outpaced services available to residents directly within Henderson city limits. Henderson envisions leveraging CDBG funds to rehab a building and provide office space for agencies to expand its social services network into the city Henderson.

Discussion:

The City of Henderson Housing and Grants staff has developed policies and procedures to monitor agencies receiving federal 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 program activities and the number of clients served, including demographic data. Staff review these reports to monitor progress toward project goals and outcome measurements. Back up documentation is also required for reimbursement requests to ensure compliance with CDBG program guidelines including timeliness of expenditures. On-site monitoring visits are scheduled periodically to review several areas of activity, including client records; 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. Finally, the city entered into an agreement with the National Development Council (NDC). NDC conducts financial monitoring of City-financed affordable housing developments to ensure ongoing financial viability.

The City also supports 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. The City has entered into a cooperative agreement with the State of Nevada Housing Division to conduct the on-site monitoring visits and client file reviews, and inspections of the HOME -assisted units to ensure compliance with housing regulations.

Sub-recipients will receive training and technical assistance from City staff to support compliance with program requirements.

Program Specific Requirements

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

Introduction:

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.	70.00%

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 Affordable Housing Trust Funds 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

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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 Section §92.254 of the HOME Rule, are outlined in the City of Henderson's Affordable Housing Programs Operating Procedures and a recapture provision is included in program agreements. 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". In the event of a voluntary or involuntary sale during the Period of Affordability, the City will recapture the entire amount of direct HOME subsidy that assisted the homebuyer to purchase the property. 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.

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:

The City utilizes recapture provisions to 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.

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 a multifamily housing rehabilitation project.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

NA

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will

narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

