



# **2019 Consolidated Annual Performance and Evaluation Report (CAPER)**

**For the Fiscal Year Ending  
June 30, 2020**

## **CR-05 - Goals and Outcomes**

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

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

The Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) projects were consistent with the 2019 Annual Action Plan (AAP) and the 2015-2019 Consolidated Plan. Despite the coronavirus pandemic, the City of Henderson made progress in two of the three priority areas: 1) Decent affordable housing/Sustainable living environment and 2) Educational Enrichment. There were a total of seven (7) projects and activities: Three public services, one rehabilitation activity, and three ongoing capital improvement projects. Additionally, the City completed the Henderson Housing and Community Development Strategy (HHCDS), a document which encourages a variety of well-designed housing choices throughout the city to improve access to amenities and services.

**DECENT AFFORDABLE HOUSING-** The City provided \$628,770 of CDBG funds to the Pittman Infrastructure Revitalization Project, an improvement activity that improved walkability and infrastructure. The City provided \$200,000 to Rebuilding Together of Southern Nevada (RTSN) to maintain Henderson's older housing stock. RTSN completed 38 critical home repairs and replacements of major systems critical to the health and safety of homeowners. The City provided \$100,000 in HOME funds for the rehabilitation of Highland Village Apartments, a 120-unit multi-family affordable housing complex for low-income families. The rehabilitation consisted of building and site improvements and unit upgrades. Ten affordable housing units were maintained in the complex with the City's funds. The property remains 100% affordable and leverages other incentives. The City provided \$384,885 of leveraged HOME funds to contribute toward units in Imagine Phase II, a 123-unit multifamily mixed rate apartment complex. The City contributed funds for 11 affordable housing units in the Imagine project. Additionally, the Espinoza Terrace public housing rehabilitation project was completed. The City provided \$750,000 of HOME State and Low-Income Housing Trust Funds to rehabilitate the existing 100-unit low-income senior housing development.

**SUSTAINABLE LIVING ENVIRONMENTS –** The City provided \$836,771 of multiple years funding to develop Drake Street Park, a park with playground amenities, and infrastructure improvements. The City provided \$50,000 to Giving Life Ministries who assisted 601 individuals with emergency food products. The City provided \$45,000 of CDBG funding to support a Case Manager for HopeLink of Southern Nevada's Homeless Prevention Program. With the help of HopeLink's Case Manager, 972 families received utility and rental assistance. The City also provided \$190,000 for the reconstruction of the Valley View Recreation Center.

**EDUCATIONAL ENRICHMENT –** The Andson Foundation was awarded \$37,000 and assisted 74 students with tutoring and homework help. Hinman School had an average math score increase of 25.21% and 11.36% average score in language arts. Taylor School had an average increase

of 27.85% in math scores and 89.58% in language arts scores.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	150	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1000	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	0	0.00%			

Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Facade treatment/business building rehabilitation	Business	0	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Brownfield acres remediated	Acre	0	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Rental units constructed	Household Housing Unit	10	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	0	0.00%	12	0	0.00%
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	15	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	30	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	0.00%			

Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	20	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Homelessness Prevention	Persons Assisted	150	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Jobs created/retained	Jobs	20	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Businesses assisted	Businesses Assisted	2	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Housing for Homeless added	Household Housing Unit	0	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	HIV/AIDS Housing Operations	Household Housing Unit	0	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Buildings Demolished	Buildings	0	0	0.00%			
Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	0.00%			

Affordable/Decent Housing	Affordable Housing Homeless	HOME: \$	Other	Other	0	0	0.00%			
Child Care Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	150	0	0.00%			
Emergency Home Repairs	Affordable Housing	CDBG: \$ 200,000 HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	50	38	76.00%	40	38	95.00%
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5	0	0.00%			

Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	25	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0	0.00%			

Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Brownfield acres remediated	Acre	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Rental units constructed	Household Housing Unit	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	0	0	0.00%			



Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	0.00%			

Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0.00%			

Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$45,000	Jobs created/retained	Jobs	25	14				
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Businesses assisted	Businesses Assisted	3	0	0.00%			

Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	HIV/AIDS Housing Operations	Household Housing Unit	0	0	0.00%			

Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Buildings Demolished	Buildings	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	0.00%			
Expanding Economic Opportunity	Non-Homeless Special Needs Non-Housing Community Development Economic Development	CDBG: \$	Other	Other	0	0	0.00%			

Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	30	0	0.00%			

Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Brownfield acres remediated	Acre	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Rental units constructed	Household Housing Unit	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%			

Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	30	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	0	0	0.00%			



Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Homelessness Prevention	Persons Assisted	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	0	0	0.00%			

Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0	0.00%			
Expanding Suitable Living Opportunities	Non- Homeless Special Needs Non-Housing Community Development	CDBG: \$	HIV/AIDS Housing Operations	Household Housing Unit	0	0	0.00%			

Expanding Suitable Living Opportunities	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	0	0	0.00%			
Expanding Suitable Living Opportunities	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	0	0	0.00%			
Expanding Suitable Living Opportunities	Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	0	0	0.00%			
First-time Homebuyers	Affordable Housing	HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%			
Historic Preservation	Non-Housing Community Development	CDBG: \$ / HOME: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1	0	0.00%			

Homelessness Prevention	Affordable Housing	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0	0.00%	0		
Homelessness Prevention	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0	0.00%			
Homelessness Prevention	Affordable Housing	CDBG: \$45,000	Homelessness Prevention	Persons Assisted	500	967		140	967	690.71%
Lead-based Paint Hazards	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	10	0	0.00%			
Lead-based Paint Hazards	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%			
Neighborhood Facility Improvements	Non-Housing Community Development	CDBG: \$190,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	500		350	3816	1,090.29%
Neighborhood Facility Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5	0	0.00%			
Neighborhood Facility Improvements	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		150	0	0.00%

Public Services	Homeless Non-Homeless Special Needs	CDBG: \$50,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	601	120.20%	400	601	150.25%
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	0	0.00%			
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$	Homelessness Prevention	Persons Assisted	100	0	0.00%			
Senior Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	50	0	0.00%			
Services for Disabled	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%			

Sidewalk Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	5	0	0.00%			
Transitional Services for Homeless	Homeless	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	250	0	0.00%			
Transitional Services for Homeless	Homeless	CDBG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	30	0	0.00%			
Transitional Services for Homeless	Homeless	CDBG: \$	Housing for Homeless added	Household Housing Unit	250	0	0.00%			
Youth Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	74	14.80%	60	74	123.33%

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

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

CDBG funds were allocated to projects and activities that align with the consolidated and annual action plan. According to the 2015-2019 Consolidated Plan, the priority areas were 1) Decent affordable housing/ Sustainable living environment 2) Educational Enrichment and 3) Economic Development. During the 2019 program year, the City partnered with three (3) public service agencies, one (1) rehabilitation nonprofit agency, and three (3) capital improvement projects that are in various stages of completion to address the needs of low and moderate

income individuals.

Hopelink of Southern Nevada exceeded expectations by assisting 967 low-to-moderate income individuals by administering a Homeless Prevention Program that assisted families with Case Management services on sustainability and self-sufficiency after receiving rental and utility assistance. Rebuilding Together of Southern Nevada provided free, no cost critical home repair services to 38 low to moderate income homeowners to maintain their current housing. Rebuilding Together of Southern Nevada assisted with minor critical repairs, such as plumbing, heating, air conditioning, roofing, electrical and ADA modifications. The Andson Foundation focused on youth education and academic enrichment by providing tutoring, mentoring and homework help. The Andson Foundation raised student academic test scores for elementary students. The \$65,000 of CDBG funds awarded to S.A.F.E. House, a domestic violence shelter, were not expended and were reallocated to Drake Street Park capital improvement project.

**CAPITAL IMPROVEMENT PROJECTS** – The City provided \$190,0000 of CDBG funding to the City of Henderson Parks and Recreation Department for public improvement of the Valley View Recreation Center. The City also provided \$628,770 of CDBG funds to the Pittman Infrastructure Revitalization Project. This project is an area sidewalk and streetlight improvement activity. The City provided \$836,771 of various program years' funding to the Drake Street Park. The funding will build a park in an underserved area with will include park and playground amenities and will require infrastructure improvements.

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

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

91.520(a)

	CDBG	HOME
White	634	0
Black or African American	305	0
Asian	11	0
American Indian or American Native	6	0
Native Hawaiian or Other Pacific Islander	7	0
<b>Total</b>	<b>963</b>	<b>0</b>
Hispanic	28	0
Not Hispanic	935	0

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

### Narrative

The demographics of people served with the CDBG and HOME funds illustrated in Table 2 is consistent with the Henderson population. In the 2020 US Census, White residents are the highest demographic population in Henderson, followed by Asians 7.83%, and African American 5.73%. However, African Americans were the second highest population to receive higher proportional benefits from CDBG funded programs. Most clients that received benefits from CDBG and HOME services reported their ethnicity as Non-Hispanic. The City of maintains racial and ethnic composition data on each participant that received services with CDBG and HOME funds. The City uses the ZoomGrants software system to capture racial, ethnic, demographic and income profiles of each participant including the number of extremely low-income, low-income, and moderate-income persons served in each activity. All CDBG and HOME funds are targeted to families at 80% or below Area Median Income.



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

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,649,289	1,002,896
HOME	public - federal	2,532,791	512,731
Other	public - federal	3,374,657	1,768,376

**Table 3 - Resources Made Available**

### Narrative

The federal and state funds available for the implementation of projects during the 2019 program year are identified in Table 3. The CDBG resources include \$1,412,482 of CDBG formula grant funds and \$836,771 of unexpended CDBG funds from prior years for a total CDBG investment of \$2,649,289.52. The HOME resources include \$626,704 of HOME grant funds, \$1,432,030.48 of unexpended HOME funds from prior years, \$312,538 of returned funds, and \$161,519.32 of program income for a total HOME investment of \$2,532,791.80. Available HOME and LIHTF resources from the State of Nevada totaled \$3,374,657.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Boulder Highway Opportunity Site	0	0	
Downtown Redevelopment Area	10	10	
Henderson Citywide	90	90	Within Henderson city limits

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

### Narrative

The geographic distribution of funds is located within the areas listed above. The capital improvement projects are located throughout the City with two located in CDBG eligible areas. The public services are distributed throughout the Downtown Investment Strategy area, eligible census tracts and Henderson Citywide. Although, some sub-recipients are located outside of Henderson, they were still restricted to serving only Henderson residents with the funding allocation from the City.

## Leveraging

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

The CDBG and HOME programs are the core funding sources for projects described in the 2015-2019 Consolidated Plan. The City also received funding from the Nevada Housing Division which included HOME State, and Low-Income Housing Trust Funds during the 2019 program year to leverage entitlement, affordable housing, and community development projects. The leveraged projects are listed below:

- \$376,067.95 of HOME funds leveraged \$1,523,932.05 of Nevada State Trust Funds from 2014-2019 to develop 11 affordable housing units in the Imagine Phase II multifamily market rate rental development.
- \$1,241,182 of CDBG prior and current years funds were leveraged with the Parks and Recreation Department to develop Drake Street Park and playground amenities.
- \$190,000 of CDBG funding was leveraged with the Parks and Recreation Department for public improvements of the Valley View Recreation Center.
- \$628,770.00 of CDBG funding was leveraged with the Public Works Department to complete the sidewalk and street improvement activity known as the Pittman Infrastructure Revitalization Project.

In addition to CDBG and HOME entitlement funding, the City of received \$188,463 in State HOME funds and \$144,446.91 in Program Income, \$121,311 in State Low Income Housing Trust Funds (LIHTF) Welfare Set-Aside (WSA) and \$457,478.71 in State LIHTF.

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

The City utilizes STATE LIHTF funds towards the HOME 25% match requirement. At the start of 2019, the City had an excess match of \$3,759,681.22 which was comprised of funds expended for low to moderate income multi-family housing units. During the 2019 HOME year, the City had a match liability of \$20,189.40 and contributed \$1,512,980.41 of match, resulting in an excess match of \$5,252,472.22 to be carried forward into the next year.

The City did not utilize any publicly owned land for affordable housing development in program year 2019.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	3,759,681
2. Match contributed during current Federal fiscal year	1,512,980
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,272,662
4. Match liability for current Federal fiscal year	20,189
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,252,472

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

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

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Table 7 – Program Income

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

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

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

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

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

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

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

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

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

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	90	978
Number of households supported through The Production of New Units	11	0
Number of households supported through Rehab of Existing Units	140	38
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>241</b>	<b>1,016</b>

Table 12 – Number of Households Supported

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

The City exceeded the projected rental assistance outcomes. Hopelink of Southern Nevada, a CDBG subgrantee, assisted families with rental assistance to prevent evictions and homelessness. The COVID-19 pandemic may have exacerbated these needs because of the social, economic, and health crisis facing the community. Highland Village apartments will offer ten (10) HOME units for low and very low-income families upon completion. Additionally, Imagine Phase II will offer 11 affordable housing units in a multifamily market rate rental development. These projects are all under construction and once

completed will support the production of new units, rental units, rehabilitation of existing units, and acquisition of existing affordable housing units.

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

The outcomes resulting from the Highland Village Apartments and Imagine Phase II projects will increase the number of affordable housing units and provide rehabilitation to existing affordable housing units for low income families. The City will also maintain the current owner occupied affordable housing stock through its rehabilitation programs and continue to rely upon the Consolidated Plan, Annual Action Plan and HHCDs to actively seek new and innovative ways to provide additional affordable housing options. The City will continue to develop affordable housing with a variety of options and accessibility to goods and services.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1,481	0
Low-income	193	0
Moderate-income	9	0
<b>Total</b>	<b>1,683</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The majority of CDBG funding was utilized to assist extremely low-income families. The City no longer directly administers the First Time Homebuyer Program and contracts the Housing Rehabilitation Program services to RTSN using Nevada State funds. The HOME funds served low to moderate income families and will be reflected upon the closing of the Imagine Phase II and Highland Village projects. In February 2020, the COVID-19 pandemic occurred and continues to impact the services offered to the community. While the priorities identified in the 2019 Annual Action Plan and the 2015-2019 Consolidated Plan were selected prior to the pandemic, the pandemic may have exacerbated these needs for CDBG assisted services because of the social, economic, and health crisis facing the community. The pandemic reduced the number of people served since many operations were halted and inactive for a period of time. Giving Life Ministries experienced a reduction of families requesting food as people remained in their homes quarantined and fear of the outdoors. The Andson Foundation was directly affected by the pandemic due to the early school closures which resulted in a reduced number students receiving homework help and tutoring as originally stated. The City received 7 applications for CDBG funding in 2019. Three (3) public activities were accepted and exceeded the goal outcome indicators; one housing rehabilitation activity and three activities did not align with the Consolidated Plan and were not funded.





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

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

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

The City of Henderson is committed to the regional efforts to end homelessness and works in a variety of ways to address the needs of homeless persons in the community. As an active member of the Southern Nevada Homelessness Continuum of Care (CoC), the City holds a seat on the CoC Board and is represented on several of the CoC working groups, including the Steering Committee, Governance Ad Hoc Group, Evaluation Working Group, Data & System Improvement Working Group, Census Working Group, and Planning Working Group. Not only does the City contribute staff time to these working groups, but the City also contributes \$110,821 in general funds towards regional efforts to assist people experiencing homelessness. These funds were used to support inclement weather shelter in the winter and summer months, the Homeless Management Information System (HMIS), and the regional homeless census.

Each year the City participates in the planning and implementation of the annual Southern Nevada Homeless Census, otherwise known as the Point-In-Time (PIT) Count. In January 2020, Henderson hosted and oversaw a volunteer deployment site at one of its centrally located recreation centers where volunteers teamed up and drove to assigned areas to count homeless individuals and encampments in the Henderson area. The data from the 2020 Homeless PIT Count shows that Southern Nevada has seen a decrease in the number of people experiencing homelessness as evidenced by a 4% decrease in the number of individuals counted during the PIT count between 2019 and 2020.

While the PIT Count is a collaborative effort in Southern Nevada, the data is not reported at the jurisdictional level and does not offer more qualitative information about the contributing factors to peoples' homelessness or what services they need most. For this reason, the City is partnering with the University of Nevada-Las Vegas to develop and conduct an intercept survey of people experiencing homelessness exclusively in the Henderson area. With this information, the City will better understand the volume of people experiencing homelessness in Henderson, and can begin to determine what services are needed in the jurisdiction, what service providers should be engaged to enter into partnerships, and where valuable resources are needed to support the efforts to reduce and end homelessness. This is especially important during the COVID-19 pandemic as the homeless population is more vulnerable than before. The City planned to conduct the survey in Spring 2020, but the project was delayed due to the pandemic and it will likely be completed in 2021.

In addition to the regional efforts being made to end homelessness, the City also strives to meet people where they are to assess their needs. The Community Development & Services Department (CD&S) will partner with non-profit organizations to operate a mobile crisis intervention team that would be

dedicated to Henderson city limits.

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

While there are no emergency shelters located within the City of Henderson, the City contributes \$110,821 from its general fund budget through interlocal agreements for regional homeless coordination efforts and these funds are used for inclement weather shelter for homeless persons, as well as the HMIS and the annual homeless census. Inclement weather shelter provides overflow beds at select shelters during the winter and summer months, as well as hotel/motel vouchers for service agencies that don't have shelter beds. HopeLink of Southern Nevada was one of the recipients of hotel/motel vouchers for inclement weather and can assist Henderson individuals and families find temporary shelter during winter and summer months. The person or family is placed in emergency housing and connected to a case manager from HopeLink to develop a plan for stable, long-term housing.

In 2019, Clark County proposed moving away from the traditional emergency shelter model that provided overnight assistance and to move towards offering shelter for up to 30-days to address the barriers that were keeping people unsheltered. City staff participated on a review panel along with the other jurisdictions to evaluate proposals from local shelters that were prepared to change their shelter model. HopeLink was one of four agencies that was awarded a contract to continue to provide emergency shelter through motel vouchers. This new model also allows for assistance to be provided all year long, not just in the summer or winter months.

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

As outlined in the Consolidated Plan and Henderson Housing & Community Development Strategy, the City will prioritize homelessness prevention by dedicating efforts to activities that prevent people from becoming homeless and offering service to help those who are already homeless to reenter housing. The City collaborates with community-based partners to offer rent, utility, and/or mortgage assistance to prevent unnecessary homelessness of households experiencing a temporary crisis. Last year the City allocated \$45,000 in CDBG public service funds for staffing support to HopeLink's Homeless Prevention Program, which assisted over 900 people with supportive services, including assistance with rent, utilities, food, clothing, employment, and other services. The City also awarded \$138,023.46 in State funds to HopeLink to administer the Low-Income Housing Trust Fund Welfare Set-Aside (LIHTF WSA) Program to provide short-term rental and utility assistance to households that are at risk of eviction or having their utilities shutoff. The City also awarded State funding in the amount of

\$50,000 to St. Jude's Ranch for Children and \$73,000 to The Salvation Army to offer tenant based rental assistance to low-income families living in Henderson.

CDBG funds also supported programs that aid in preventing homelessness. Giving Life Ministries received \$50,000 for an emergency assistance program that offers nutritional services to low-income people. This program served over 600 low-income households, including 58 homeless individuals.

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

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

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

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

The City provided \$750,000.00 of HOME State and Low Income Housing Trust Funds for the rehabilitation of the Espinoza Terrace project to bring the units up to modern standards including new plumbing, wiring, cabinets, countertops, sinks, tubs, and vanities, painting, flooring and appliances and to increase the living area within units. The project was completed in January 2020. The City also partnered with the Southern Nevada Regional Housing Authority to apply for a Choice Neighborhood Grant for the Hampton Court property to redevelop distressed housing and revitalize neighborhoods. The application was not selected for funding, but the City resubmitted its application in September 2020.

The City also offered a first-time homebuyer's program that residents of public housing could benefit from when ready to become first time buyers and choose to purchase in Henderson. The City also invests the majority of its public service funds into educational and youth services to help the children who currently live in public housing meet and exceed academic standards and increase graduation rates.

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

The City monitors single family homes purchased through the Neighborhood Stabilization Program that are managed by the SNRHA. The City seek active partnerships with SNRHA to improve housing conditions and promote self-sufficiency through economic development.

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

The SNRHA is not a troubled public housing authority .

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

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The actions taken by the City to remove barriers to affordable housing that were listed in the 2015 RAI included: Updating the “residential facility for groups” regulations in the City’s zoning code to ensure compliance with state and federal housing laws; editing the definition of “family unit” to include community residences for people with disabilities in accordance with the Fair Housing Act; and establishing a formal “reasonable accommodation” request process to create a process for residents to request accommodations from City Development Code standards. The City will continue efforts to implement the recommendations of the 2020 RAI and take actions to ameliorate barriers to affordable housing.

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

Henderson provided Low Income Housing Trust Funds, and Tenant-Based Rental Assistance (TBRA) funding to HopeLink, Salvation Army and St Jude’s Ranch for Children. These funds assisted families in crisis, which included families with children, seniors and disabled persons that are considered to have underserved needs. The TBRA Program, which has a case management component, enabled families to move toward self-sufficiency.

Rebuilding Together is worked with existing low-income homeowners to make critical repairs to their homes in order to maintain their homes and bring them into compliance with current building standards.

The City partner with and fund organizations to provide residents with rent, food and utility assistance, thus helping them to maintain their existing housing.

Not only does the City contribute staff time to working groups of the Southern Nevada CoC, but the City also contributed \$110,821 in general funds towards regional efforts to assist people experiencing homelessness. These funds are used to support inclement weather shelter in the winter and summer months, the HMIS, and the regional homeless census.

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

It was previously estimated that approximately 8,500 Henderson homes were built before 1978, with an

estimated 2,000 of these units potentially containing lead-based paint hazards. About 75% of these units are occupied by extremely low, low- and moderate-income households. The Housing Rehabilitation Program is currently being administered by Rebuilding Together Southern Nevada who will identify the pre-1978 homes containing lead-based paint hazards and provide the services as needed to abate or stabilize deteriorated lead-based paint.

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

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Henderson continued to promote efforts that incorporated supportive services to assist extremely low and low-income residents achieve self-sufficiency. The City encourages CDBG & HOME funding applications from non-profit agencies for programs that promote self-reliance and economic independence. CDBG also supported a HopeLink Case Management position that assists families increase their income levels through job placement. The City also promotes the Section 3 program and provides incentives to developers who employ residents under this Program. The City advertises the program for employment and contracting opportunities for low income residents to become employed.

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

Under the direction of the Henderson City Council, the Community Development & Services Department administers the City's housing and community development programs. Community Development & Services is responsible for programs and projects funded under the CDBG and HOME programs, the State of Nevada's Low-Income Housing Trust Funds, and the State of Nevada HOME funds.

The City is an active participant in the regional effort to prevent and end homelessness. The City also works with partnering jurisdictions on affordable housing concerns. Local jurisdictions meet bi-monthly as a consortium to share information, resources and provide guidance and assistance when needed. The City serves as a member on the Clark County Continuum of Care as a regional effort to end homelessness. Additionally, the City serves as founding members on the newly formed Nevada Housing Coalition. The goal of this organization is to create sustainable solutions through community awareness, capacity building and advocacy to ensure housing options for all Nevadans.

The City also encourages coordination and resource sharing among public and private organizations through shared office space, shared services, and satellite locations in Henderson for Las Vegas-based organizations.

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

In 2019, Clark County, and the cities of Las Vegas, Henderson, North Las Vegas Boulder City and Mesquite adopted the 2020 Regional Analysis of Impediments to Fair Housing report (RAI). It identified private and public sector barriers to fair housing choice that may exist against protected classes and recommended actions free of racial, ethnic, familial status, and disability status discrimination. This approach required community participation, consultation, and coordination. Organizational surveys and focus group discussions with agencies serving people with disabilities, public and assisted housing providers and citizens were the primary areas of engagement.

The RAI identified the following impediments to fair housing choice:

- Lack of knowledge of fair housing related laws and fair housing resources exists among the general public and housing providers.
- Economic barriers due to limited supply of adequate and accessible affordable housing especially affect protected classes.
- Subprime lending is on the rise and protected classes are more likely to secure subprime loans.
- Lack of access to transportation options reduces housing and economic opportunities.

The City will continue to work to address barriers to fair housing outlined in the current and previous Regional Analysis of Impediments.

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

In 2019 the local jurisdictions collaboratively completed the 2020 Regional Analysis to Impediments to Fair Housing document. This was an update to the 2015-2019 RAI. The City adjusted its rules related to ordinances, zoning, publicly supported housing, homeless, disability and access, and fair housing enforcement. The Regional RAI is incorporated in the City of Henderson 2020-2024 Consolidated Plan. The City currently subcontracts with Silver State Fair Housing Council, a nonprofit organization, that educates the community about fair housing and helps to file complaints when residents feel that they've been discriminated against. The Silver State Fair Housing Council (SSFHC) provided a Reasonable Accommodations & Modification training to 22 local affordable housing professionals; raised awareness of housing discrimination through general newspaper publication and Henderson Happenings quarterly publication; distributed fair housing materials to all of the City's senior and family community centers. SSFHC planned an outreach strategy with the City during fair housing month, however, all activities were cancelled due to the COVID-19 pandemic. The City refer to strategies identified in the RAI to ameliorate fair housing impediments.



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

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

It is the City of Henderson's policy to comply in all respects with the monitoring requirements of the 2013 HOME Final Rule, 24 CFR Part 92 and CDBG 570.206. The City has developed the following procedures for implementation of monitoring Affordable Rental Development and Affordable Acquisition Resale HOME and CHDO projects to maintain compliance.

There are two types of monitoring approaches: On-site and remote.

1. On-site monitoring reviews are essential for high-risk program participants and involves a more in-depth level of review. The scope of on-site monitoring review includes a review of each major activity, expanding the scope if problems become apparent and /or an in-depth review of program compliance based on the monitoring checklist, which includes a review of critical functions.
2. Remote / Desk monitoring activities include evaluating program participant performance reports and information in electronic databases, reviewing audited financial statements, evaluating interim project cost reports and requesting data from the participant for verification.

The City uses a risk analysis to determine its yearly monitoring schedule for HOME projects and compliance of subrecipients. The review will determine if the developer is financially viable and is not in jeopardy of bankruptcy or defaulting on the development as well as the company's financial structure and capacity.

Risk analysis involves analyzing available data to identify the possible risks that could prevent the sub-recipient from meeting its program objectives and to determine which programs are most susceptible to problems. The categories that are examined during the monitoring process include financial, physical, management, satisfaction and services.

An example of monitoring multifamily rental developments include , but is not limited to review of: tax returns, general ledger, current budget, current cash flow sheet, current balance sheet, current financial statements, operating proforma, replacement reserves, rent rolls, most recent financial audits, OMB Circular A-133 Audit (if required), and the original HOME Loan Agreement.

The CDBG program also uses a risk analysis for monitoring subrecipient in the areas of administrative, financial, program monitoring and project monitoring. The City uses a remote monitoring based on a risk analysis. On -site monitoring will be conducted based on the subrecipients risk and to prevent non-compliance.

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

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

The City maintains information on the CDBG & HOME programs, including drafts and submitted plans and reports, on its website, and provides copies available to the public upon request to the Community Development & Services Department. Due to the COVID 19 pandemic, all public hearings from March 2020 were conducted live via WebEx.

Notice of public hearings were published in the Las Vegas Review Journal in English and Spanish. The CAPER was distributed for public viewing on the City's website and notification of the CAPER was posted at four physical locations: Henderson City Hall (240 S. Water St.), Multigenerational Center (250 S. Green Valley Pkwy), Whitney Ranch Recreational Center (1575 Galleria Dr) and Fire Station No. 86 (1996 E. Galleria Drive) The CAPER was available for public viewing between November 25, 2020 through December 9, 2020. A Public Hearing to receive comments on the 2019 CAPER will be held on December 15, 2020 during the regular City Council meeting.

The City may waive hearing notice requirements in cases where unusual circumstances justify alternative means of notifying the general public. In such situations, shorter notice may be given, and public notices posted in public places may be used in place of a notice published in the newspaper. Each notice of a hearing shall include the time, date, place, and topics and procedures to be discussed.

Notices for public hearings may be run or posted, separately or together, as may be deemed necessary.

Citizen participation in the community development process was conducted on a community-wide basis and actively involved the views and proposals of all citizens, with particular attention to low and moderate income persons and residents of areas where CDBG & HOME activities are proposed or on-going.

Public hearings were held during all phases of the community development process, as outlined herein, to allow citizens to voice opinions and offer proposals concerning the development and performance of CDBG & HOME programs. Any questions that citizens have concerning CDBG and HOME programs will be answered and their comments, suggestions, and/or proposals will be received. Citizens may also express comments and views concerning the community development process or any specific CDBG or HOME project to the City Council at any regularly scheduled meeting.

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

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

The City made no changes to program objectives stated in the 2019 Action Plan and focused on its three primary goals set forth in the Consolidated Plan. In 2019, the CDBG Program Advisory Committee (PAC) voted to move from an open application process to a Request for Application (RFA) to improve the application process in funding year 2020-21. The RFA process communicates the City's priorities, as outlined in the Consolidated Plan, more directly and encourages applications that align with Consolidated Plan priorities. This allows for a more direct approach in recruiting proposals that align with the CDBG Consolidated Plan, Henderson's Comprehensive Plan and the Housing and Community Development Strategy priorities.

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

No, the City of Henderson does not have any open Brownfields Economic Development Initiative (BEDI) grants.

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

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

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

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

The most recent onsite monitoring review was conducted in program year 2018. All 19 of the City's multifamily developments with leveraged HOME Funds were monitored. There were no major issues discovered during the monitoring visits and all 19 developments and units complied with housing quality standards. Due to the low risk factors that resulted from the 2018 monitoring, an onsite monitoring was not conducted in 2019.

The City uses a risk analysis to determine its yearly monitoring schedule. In program year 2018, the onsite monitoring consisted of a review of tenant files and Housing Quality Standards inspections of the grounds and randomly selected units. In addition to onsite monitoring, a financial viability monitoring of the City's 19 multifamily developments was completed by a third-party consultant. This review examined the developer's financial structure, capacity, and the status of repayment obligations. The review also verified fair market rents and vacancy rate operating expenses. Following the review, the consultant prepared a letter to the City detailing the results of their review. The letter contained potential findings or concerns and the current financial standing. The properties monitored were: Capistrano Pines, Horizon Seniors, Portofino, Horizon Pines, Annabelle Pines, Paseo del Prado, Vintage at Seven Hills, George and Lois Brown, Pacific Pines Phase I, II, III, and IV, Major Ave Apartments, Smith Williams, Coronado Drive Apt, Boulder Point, College Villas, Shannon West and Landsman Apartments. All found to be in good standing.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

An Affirmative Fair Housing Marketing Plan (AFHM) is a marketing strategy designed to attract renters and buyers of all majority and minority groups, regardless of sex, handicap and familial status to assisted rental units and sales of dwellings that are being marketed. The City of Henderson, Community Development & Services Department adopted, and project owners must also adopt, affirmative marketing procedures and requirements for any housing with five or more HOME-assisted units. Affirmative marketing differs from general marketing activities in that it specifically targets potential tenants and homebuyers who are least likely to apply for the housing in order to make them aware of available affordable housing opportunities.

This marketing plan and procedure assists the City of Henderson, Housing and Community Development & Services Department, and its recipients and sub-recipients receiving funds. It summarizes AFHM plans and affirmative marketing procedures as required by the U.S. Department of Housing and Urban Development (HUD).

The Affirmative Marketing Plan, requires all applicants do the following:

1. Targeting: Identify the segments of the eligible population. Outreach: Outline and outreach program that includes special measures designed to attract those groups identified as least likely to apply and other efforts designed to attract persons from the total population. Indicators: State the indicators to be used to measure the success of the marketing program. The effectiveness of the marketing program can be determined by noting if the program effectively attracted renters or buyers who are:
  - from the majority and minority groups, regardless of gender, as represented in the population of the housing market area;
  - person with disabilities and their families; and
  - families with children, if applicable.

All applicants are required to make a “good faith effort” to carry out the provisions of the U.S. Department of Housing and Urban Development’s Affirmative Marketing requirements set forth in Title 24 subpart H, Section 92.351. Good faith efforts are recorded activities and documented outreach to those individuals identified as least likely to apply. Examples of such efforts include:

1. Advertising in print and electronic media that is used and viewed or listened to by those identified as least likely to apply; Marketing housing to specific community, religious or other organizations frequented by those least likely to apply; Developing a brochure or handout that describes facilities to be used by buyers or renters, e.g., transportation services, schools, hospitals, industry, and recreational facilities. The brochure should also describe how the proposed project will be accessible to physically handicapped persons and describes any reasonable accommodations made to persons with disabilities.

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

In 2019, the City received \$86,807.44 of program income from HOME activities and had \$74,711.88 of previous year program income. From this income \$8,680.74 was utilized for administration and \$63,529.95 was used for the Ovation multi-family development.

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

N/A