



City of Henderson 2020-2024 Consolidated Plan & 2020 Annual Action Plan

Contents

Executive Summary.....	5
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	5
The Process.....	10
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	10
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)	11
PR-15 Citizen Participation.....	17
Needs Assessment	21
NA-05 Overview	21
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)	22
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)	29
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	32
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)	35
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	36
NA-35 Public Housing – 91.205(b)	38
NA-40 Homeless Needs Assessment – 91.205(c).....	43
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	46
NA-50 Non-Housing Community Development Needs – 91.215 (f)	49
Housing Market Analysis.....	51
MA-05 Overview	51
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	52
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)	56
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	60
MA-25 Public and Assisted Housing – 91.210(b)	63

MA-30 Homeless Facilities and Services – 91.210(c)	66
MA-35 Special Needs Facilities and Services – 91.210(d)	69
MA-40 Barriers to Affordable Housing – 91.210(e)	70
MA-45 Non-Housing Community Development Assets – 91.215 (f)	71
MA-50 Needs and Market Analysis Discussion	77
Strategic Plan.....	79
SP-05 Overview	79
SP-10 Geographic Priorities – 91.215 (a)(1)	81
SP-25 Priority Needs - 91.215(a)(2).....	88
SP-30 Influence of Market Conditions – 91.215 (b)	91
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	93
SP-50 Public Housing Accessibility and Involvement – 91.215(c)	104
SP-55 Barriers to affordable housing – 91.215(h).....	105
SP-60 Homelessness Strategy – 91.215(d).....	106
SP-65 Lead based paint Hazards – 91.215(i)	108
SP-70 Anti-Poverty Strategy – 91.215(j)	109
SP-80 Monitoring – 91.230	110
Annual Action Plan.....	111
AP-15 Expected Resources – 91.220(c)(1,2)	111
AP-20 Annual Goals and Objectives.....	114
AP-35 Projects – 91.220(d)	117
AP-38 Project Summary	118
AP-50 Geographic Distribution – 91.220(f).....	128
AP-55 Affordable Housing – 91.220(g)	130
AP-60 Public Housing – 91.220(h).....	132

AP-65 Homeless and Other Special Needs Activities – 91.220(i)..... 134

AP-75 Barriers to affordable housing – 91.220(j) 136

AP-85 Other Actions – 91.220(k) 139

AP-90 Program Specific Requirements – 91.220(l)(1,2,4) 143

Executive Summary

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

1. Introduction

The Consolidated Plan is required by the Department of Housing and Urban Development (HUD) to help local jurisdictions assess their affordable housing and community development needs and make data-driven place-based investment decisions. This five-year plan provides long-range strategic direction for the federally funded Community Development Block Grant (CDBG) and the Home Investment Partnerships (HOME) programs. The City must complete and submit the Plan to continue to receive these vital resources.

The City of Henderson's 2020-2024 Consolidated Plan and 2020 Annual Action Plan priorities are:

- **Housing and Human Services**
- **Education**
- **Economic and Workforce Development**

These priorities were identified through a public outreach process which included face to face interviews, focus groups, and housing surveys for low to moderate-income citizens, nonprofit service providers, and various stakeholder groups.

The CDBG and HOME programs are the core funding sources for projects described in this Plan. The City receives other federal and state funding that may become available during the five-year period to leverage entitlement, affordable housing, and community development projects.

During the final stages of drafting and finalizing this 2020-2024 Consolidated Plan, the COVID-19 pandemic occurred and continues to impact the final drafting of this plan. While the priorities identified during the public outreach process were selected prior to the pandemic, the pandemic has only exacerbated these needs because of the social, economic, and health crisis facing the world.

The City of Henderson recently completed the Henderson Housing and Community Development Strategy (HHCDs) as an amendment to the Henderson Strong Comprehensive Plan. This planning document expands on Henderson Strong Comprehensive Plan's primary housing goal to "Encourage a variety of well-designed housing choices throughout the city to meet the needs of all residents and with convenient access to goods and services."

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Based on the outreach that was conducted in development of 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 input generated the City's priorities, objectives and anticipated outcomes

The strategy for **Housing and Human Services** includes:

- **Increase the quantity of affordable housing that meets placemaking objectives.** Develop specialized housing types such as mixed income housing, mixed use, transit-oriented developments, and attached single family housing.
- **Assist low- and moderate-income residents remain in their homes.** Maintain the existing affordable housing stock and leverage funds to rehabilitate affordable housing for rent or homeownership.
- **Invest in the expansion of existing programs and fund new programs and capital improvements to meet the needs of vulnerable populations.** Partner with local and regional programs, address homelessness, poverty, addiction, and domestic violence, including expanding or implementing programs or funding capital improvements.

The strategy for **Quality Education** includes:

- **Increase preschool seats available to low- and moderate-income Henderson residents.** This includes capital improvements and rehabilitation of existing facilities.
- **Enhance student and parental engagement in low- and moderate-income neighborhoods and among low- and moderate-income students.** Efforts include improvements to school safety, chronic absenteeism of students and teachers, overcrowding, and parental engagement techniques.
- **Improve low- and moderate-income students' proficiency in reading and math.** Efforts such as programs, tutoring, technical assistance, and training to improve low- and moderate-income student proficiency.
- **Improve preparation for ACT test-taking and other college-readiness programs, and resources.** This priority will improve preparation for college and ACT test scores for college entry.
- **Support educational institutions to expand early childhood education and the teaching supply in Henderson.** Raise awareness of early childhood education, especially for vulnerable populations and provide quality training to early childhood educators

The strategy for **Economic & Workforce Development** includes:

- **Prioritize capital improvements to enhance workforce development efforts.** Develop a workforce center, job training facility, or support job training programs.
- **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 businesses with the educational needs of low- and moderate-income citizens.

Henderson will continue to focus on these broad-based priorities that also align with the City's overarching plans including Henderson's Housing and Community Development Strategy, Henderson's Strategic Plan, the Henderson Strong Comprehensive Plan, Southern Nevada Strong Regional Plan, and the Regional Analysis of Impediments to Fair Housing Choice.

3. Evaluation of past performance

In the 2015-2019 Consolidated Plan, the City made significant progress on its priorities of promoting decent housing, suitable living environment, economic development, and educational enrichment. Listed below are the priority accomplishments:

- Completion of the Espinoza Terrace public housing rehabilitation project. The City provided \$750,000 of Affordable Housing Trust Funds to rehabilitate this existing 100-unit low-income senior housing development.
- The City allocated \$247,900 of CDBG funding for the completion of the Carson Hillcrest infrastructure improvement project that added 10 new streetlight posts, ADA ramps and 800 square feet of wider sidewalks for increased public accessibility. Approximately 200 individuals in the neighborhood will benefit with increased accessibility. The project is located at Carson Way and Hillcrest Drive.
- Rebuilding Together of Southern Nevada completed 145 critical home repairs for low income homeowners through CDBG subrecipient awards of \$778,500 over five years.
- Through CDBG subrecipient awards with HopeLink of Southern Nevada, 3,553 individuals received \$128,578 in rental and utility assistance over 5 years to prevent homelessness.
- The City supported four first-time home buyers with down payment assistance through its First Time Homebuyers Program and 10 homeowners with minor repairs through its Housing Rehabilitation Program. The City administered both programs and provided \$571,952 of HOME funds to homeowners over five years.
- The City contributed \$125,000 per year from its Community Development & Services General Fund for homeless initiatives through the Continuum of Care Board.
- Through the City's partnership with the Andson Afterschool Tutoring program, in 2018, Taylor Elementary School program participants increased math scores by 95% and language arts by 53%. Program participants at Hinman Elementary School increased math scores by 89%. Andson has received \$122,407 of CDBG funding over five years and provided academic tutoring for 736 children.

4. Summary of citizen participation process and consultation process

All outreach was conducted prior to the COVID-19 pandemic. The needs remain true; however, many may be exacerbated, and new needs will be identified over the coming months.

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 engagement efforts included:

- Stakeholder interviews with various external stakeholders comprised of private, public, and nonprofit community leaders and subject matter experts including:
 - - CDBG Program Advisory Committee members
 - Nevada Hand
 - Southern Nevada Home Builders Association
 - Nevada State Housing Division
 - Southern Nevada Health District
- 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. Events included:
 - The Three-Square Grocery Giveaway at Hinman Elementary School
 - Our Savior Lutheran Church Pantry Distribution
 - Heritage Senior Center Outreach
 - Downtown Senior Center Outreach
 - HopeLink Pantry Distribution
 - Acelero Learning Farmers Market
- 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 Americans, 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

The 2020-2024 Consolidated Plan & 2020 Action Plan was originally posted on the City of Henderson's Community Development & Services (CD&S) webpage from March 18 – April 20, 2020 to receive citizen comments. A public hearing was held July 7, 2020 to allow citizens to voice their opinions. There were no comments and the Plan was approved by Henderson City Council. Before submittal to HUD, necessary revisions were made to the Plan. The document will be re-posted on the City's webpage from September 23 – October 1, 2020 for citizens to review revisions to the document. According to HUD's Memo, dated April 1, 2020, entitled: *Availability of Waivers of Community Planning and Development Grant Program and Consolidated Plan Requirements to Prevent the Spread of COVID -19 and Mitigate Economic Impacts Caused by COVID-19* includes a waiver of the 30 day required public comment period for substantial amendments for entitlement recipients, provided that 1) no fewer than five days are provided for public comment and that 2) reasonable notice and the opportunity to comment is provided. Public comments will be given consideration and the Draft will be revised by staff to include a summary of any comments received and reasons the comments/suggestions were not incorporated, if applicable. A public hearing is scheduled for October 6, 2020.

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

Nearly 150 residents participated, sharing their opinions and insights about existing and potential housing issues. The results and key finding from the outreach helped identify housing and community development goals, policies and implementation strategies for the next five (5) years. The public engagement contributed to the priorities of the 2020-2024 Consolidated Plan and HHCDs.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

The following are the agencies/entities 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	City of Henderson Community Development & Services
CDBG Administrator	HENDERSON	City of Henderson Community Development & Services
HOPWA Administrator		N/A
HOME Administrator	HENDERSON	City of Henderson Community Development & Services
HOPWA-C Administrator		N/A

Table 1 – Responsible Agencies

Narrative

To develop the 2020-2024 Consolidated Plan, the Community Development & Services (CD&S) department organized a staff working group comprised of the following departments: Economic Development, Redevelopment, Parks and Recreation, Public Works, City Attorney, and Building Administration. The City Departments also worked collaboratively with partner jurisdictions to develop the 2020 Regional Analysis of Impediments to Fair Housing Choice (RAI). The Department worked with the Continuum of Care and Clark County Social Services to gather the most up-to-date information on the needs of the homeless population. CD&S also gathered input from the Southern Nevada Regional Housing Authority (SNRHA) and various non-profit agencies on affordable housing inventory and community development needs for low to moderate income families. The Consolidated Plan is a comprehensive assessment of existing conditions of what residents have deemed necessary for the next five years.

2020-2024 Consolidated Plan Public Contact Information

City of Henderson
240 Water Street
P.O. Box 95050 MSC 117
Henderson, NV 89009-5050

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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)).

As a part of the consolidated planning process, the City of Henderson participated in a regional effort with Clark County, and the Cities of Las Vegas, North Las Vegas, Boulder City and Mesquite to update the RAI. The 2020 RAI was an update to the ongoing 2015 RAI. It identified private and public sector barriers to fair housing choice that may exist and recommended actions free of racial, ethnic, familial status, and disability status discrimination. The key barriers 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 afford residents with disabilities and equal opportunity to use and enjoy a dwelling. 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.

To proactively respond to changing and growing population and housing needs, the City of Henderson developed the HHCDS. The HHCDS identifies specific techniques and tactics designed to increase the variety of housing options available to residents at all income levels. As a planning document, the HHCDS will guide efforts and encourage more collaboration between housing providers, the private sector and mental health and service agencies. One of the housing trends identified in the HHCDS is permanent supportive housing which pairs supportive services to assist homeless people with a disability achieve housing stability.

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. The City’s efforts and financial resources for homelessness are coordinated with the regional Continuum of Care Board. With the assistance of the Continuum of Care, the City has made significant progress in housing unsheltered chronic homeless individuals as well as working with homeless “street teams” to bring services directly to chronically homeless individuals who are service resistant. The continuous interaction of the street team helps to build trust with the service resistant population with the hope of eventually getting them the services they need.

The City of Henderson is also working on establishing funding sources to assist episodic homeless (which includes many families with children) as well as chronic homeless. The City continues to work with the Continuum of Care to meet the needs of the episodic homeless population. Through this collaboration, the City supports a housing first model which houses individuals first and then provides the services they need to remain permanently housed.

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

The City of Henderson does not receive ESG funding.

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

1	Agency/Group/Organization	CDBG Program Advisory Committee members
	Agency/Group/Organization Type	Community Development Block Grant Program Advisory Committee
	What section of the Plan was addressed by Consultation?	Development Strategy
	How was the Agency/Group/Organization consulted and 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.
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
	How was the Agency/Group/Organization consulted and 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	Nevada Hand
	Agency/Group/Organization Type	Nonprofit Affordable Housing Developer
	What section of the Plan was addressed by Consultation?	Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder Interviews as a subject matter expert. Prioritize and identify 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
	How was the Agency/Group/Organization consulted and 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
	How was the Agency/Group/Organization consulted and 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.
6	Agency/Group/Organization	The Three-Square Food Bank
	Agency/Group/Organization Type	Non-profit Services – Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non- Homeless Special Needs
	How was the Agency/Group/Organization consulted and 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
	What section of the Plan was addressed by Consultation?	Development Strategy
	How was the Agency/Group/Organization consulted and 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

	What section of the Plan was addressed by Consultation?	Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Intercept Surveys were conducted at onsite events facilitate input from HUD identified low-income vulnerable populations.
9	Agency/Group/Organization	Boys and Girls Club of Southern Nevada
	Agency/Group/Organization Type	Services –Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and 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 of Southern Nevada
	Agency/Group/Organization Type	Services-Housing Services -Homeless Services- Employment
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Economic Development
	How was the Agency/Group/Organization consulted and 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.

Table 2 – Agencies, groups, organizations who participated

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

All affected agencies and organizations 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?
Help Hope Home: Southern Nevada Regional Plan to End Homelessness	Clark County	The City of Henderson is an active participant in the regional Continuum of Care. The goals to combat homelessness are in alignment with the goals of the Help Hope Home plan.
Regional Analysis of Impediments to Fair Housing Choice	Clark County	The City of Henderson is one of six entitlement jurisdictions to update the RAI. Its goal is to take actions that help reduce and eliminate existing housing discrimination.
Henderson Housing and Community Development Strategy	City of Henderson	The goal of the HHCDs 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

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City of Henderson's Community Development & Services Department (CD&S) is responsible for HUD CDBG & HOME programs as well as other programs funded under the Nevada Housing Division known as Account for Affordable Housing Trust Funds (AAHTF). These affordable housing programs funded with federal and state funds for low income citizens include housing new construction, neighborhood facility improvements, public services, housing acquisition, housing rehabilitation, economic development, and homeless prevention programs.

To carry out all the requirements placed on funding, the City partners with various organizations that assist in housing or community development programs. These organizations are the Clark County School District (CCSD), the Regional Transportation Commission (RTC), the Clark County Social Services, City of Las Vegas and City of North Las Vegas Neighborhood Services Departments, and Clark County Community Resources Management division. When utilizing State funds Henderson coordinates with the Nevada Department of Business and Industry and Housing Division. The City of Henderson's institutional structure for projects involves various City Departments, including Parks & Recreation, Public Works, and the Henderson Redevelopment Agency, each of which has their own conditions and requirements for individual projects.

Additionally, the City works with 10 non-profit local organizations to coordinate and provide services related to housing, homelessness, nutrition, education, job training, and transportation for the youth, the elderly, persons with disabilities, persons at high-risk, and persons with special needs.

Narrative (optional): The City of Henderson continues to collaborate with low income citizens as well as 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, and Housing Consortium which provides a broad view of community and affordable housing needs.

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation. Summarize citizen participation process and how it impacted goal-setting.

All outreach was conducted prior to the COVID-19 pandemic. The needs outlined in the following sections remain true, however many may be exacerbated, and new needs will be identified over the coming months.

The City of Henderson implemented targeted strategies to both encourage and effectively include citizen participation in the development of the 2020-2024 Consolidated Plan. Citizen input from low- and moderate-income residents, minorities and non-English speaking persons, local and regional organizations, and public housing residents played a primary role in identifying and prioritizing the community development needs identified in this Plan. Five local jurisdictions, the Southern Nevada Regional Housing Authority and the Nevada Housing Division participate in bimonthly Consortium meetings to discuss community development, affordable housing, and homeless initiatives.

Outreach for the 2020-2024 Consolidated Plan Included an online survey created to gather community feedback. Nearly 150 residents participated, sharing their opinions and insight about existing and potential housing related issues. This input as well as input from, stakeholder interviews, various focus groups, and targeted outreach helped identify housing and community development goals, policies and implementation strategies incorporated into the 2020-2024 Consolidated Plan. Stakeholder interviews were conducted via telephone with various external stakeholders comprised of private, public, and nonprofit community leaders and subject matter experts who are engaged in housing related issues. Targeted focus groups were conducted with low-to-moderate income residents and with nonprofit and community leaders, a survey was posted online, and Community Development & Services staff held an open house at Kish Boys and Girls Club located in a CDBG eligible area. Community Development & Services staff also conducted on site intercept surveys to engage the following populations more actively: low income, minorities, non-English speaking, and persons with disabilities.

The information received from the citizen participation outreach helped to shape the City's goals for the next five years. The information received from the citizens participation process changed slightly from the 2015-2019 Consolidated Plan, with the addition of quality education as a top priority. This priority is consistent with the Henderson Strong Comprehensive Plan, and the five-year City Strategic plan. The priorities of housing and human services and economic and workforce development expand on the 2015-2019 Consolidated Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1	Surveys	<p>Low-Moderate Income Individuals and Families</p> <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Seniors</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Residents that are already benefiting from CDBG and HOME funding.</p>	<p>nonprofit partners and their clients, open house events</p> <p>Intercept Surveys vulnerable populations and key audiences.</p>	<p>Survey results show the City should focus on helping people with very low incomes, families, and seniors. Programs to focus on were affordable rental housing, safety programs – such as creating a neighborhood watch, educational support for youth-, down payment assistance for first time home buyers, services for seniors-</p>	<p>There were no comments that were not accepted.</p>	
2	Open House	<p>Low-Moderate Income Individuals and Families</p> <p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Residents of Public and Assisted Housing</p> <p>Residents that are already benefiting from CDBG and HOME funding.</p>	<p>The Consolidated Plan update (60+ surveys collected)</p>	<p>Individual results from open house not collected, data was aggregated into survey results</p> <p>Overall a positive response to City efforts to help low- moderate income residents, seniors, and those with disabilities.</p>	<p>There were no comments that were not accepted.</p>	

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)
3	Low-Moderate Income Focus Groups	<p>Low-Moderate Income Individuals and Families</p> <p>Minorities</p> <p>Residents of Public and Assisted Housing</p> <p>Residents currently benefiting from CDBG and HOME funding.</p>	Two focus groups were conducted with low and moderate-income residents. City residents were recruited and prescreened to ensure participation by a diverse group of people.	Participants shared their candid experiences about finding affordable housing in the City, current challenges, and priorities for the future of the City.	There were no comments that were not accepted.	
4	Nonprofit Focus Group	Numerous representatives from area non-profit agency that provide housing and/or housing related services	Facilitated discussion to identify partnerships and alignment opportunities and gain a better understanding of the types of programs and activities that can be funded through the CDBG program.	Overall positive and supportive of City efforts to bring service providers together to better help CDBG targeted populations.	There were no comments that were not accepted.	

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)
5	Stakeholder Interviews	CDBG PAC Members Service providers	CDBG Program Advisory Committee members; Nevada Hand; Southern Nevada Home Builders Association; Nevada State Housing Division; Southern Nevada Strong; Southern Nevada Health District	Stakeholders were supportive of city efforts to continue to support low-moderate income residents and to find new and better ways to alleviate poverty within the community.	There were no comments that were not accepted.	
6	Staff Working Group	Internal City Staff	Staff from depts: Community Development & Services; Utilities; Engineering; Parks and Recreation; and more	Staff supported CD&S to continue using CDBG funds to better the community and help residents in need.	There were no comments that were not accepted.	
7	Stakeholder Working Group	External Stakeholders	Numerous representatives from area non-profits and for-profit developers, educational institutions, and non-profits that provide housing and/or housing related services	Stakeholders were supportive of city efforts to continue to support low-moderate income residents and to find new and better ways to alleviate poverty within the community.	There were no comments that were not accepted.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Henderson has experienced significant growth in recent decades, ranking among the fastest growing cities in the nation with an annual average growth rate of 3.2% over the past twenty years. As of January 2020, Henderson was the second-largest municipality in Nevada, home to approximately 325,243 people and still growing. The City had been on a strong path to recovery until the current, unprecedented global pandemic, where once again Southern Nevada is the hardest hit in the country, resulting in a disproportionate impact to low- to moderate-income people.

This precipitous growth has increased the level of racial, ethnic, and socioeconomic diversity in Henderson. The percentage of residents who identify as White decreased by nearly 10% from 2000 to 2017. During that same timeframe, the proportion of residents identifying as a racial and/or ethnic minority has steadily increased. Furthermore, as in other areas in the Southern Nevada region, Henderson's population has grown older, as the percent of residents aged over 65 increased from 10% in 2000 to 19% in 2017.

Henderson's excellent quality of life has contributed to a high cost of living. Housing prices are now at or above pre-recession levels, as the median single-family home sale price in Henderson was over \$400,000 in early 2017. The Henderson Housing Market Study, completed in early 2019 by Applied Analysis, found that apartment rents have also climbed steadily, with average market-rate apartment rents now exceeding \$1,100 per month, greater than all other areas across the Southern Nevada region. As a result, Henderson experiences a shortage of housing options affordable to the middle-income households (defined as those earning approximately \$35,000-\$60,000 per year).

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Housing affordability, specifically for renters, is a challenge despite recent increases in rental rates. Approximately half of the County's renter households are cost burdened. Rents would need to drop significantly to be affordable for most renter households.

Single-family detached housing accounts for most of the housing in the City. In 2017, the majority (70%) of the owner-occupied housing stock in the City was single-family detached homes. Data shows that 76% of owner-occupied homes were single-family (attached or detached), with 64% of housing units made up of two- or three-bedroom structures. The share of single-family detached housing increased from 59% to 70% between 2000 and 2014 and the share of attached housing decreased by 10% over the same period.

Homeownership rates have steadily decreased in the City of Henderson from 71% in 2000 to 63% in 2017. More and more citizens are becoming renters. Median contract rent in Henderson increased 38% from 2000 to 2017, from \$857 to \$1,184. The lack of affordable housing has created a cost burden for many residents.

Additionally, a growing number of residents have experienced a severe loss of income due to the COVID-19 pandemic, raising the risk of housing instability and homelessness, and potentially destabilizing existing affordable housing developments due to interruptions in rental income. In response, on March 29, 2020, the State of Nevada issued a moratorium on evictions which is in effect through mid-October.

Demographics	Base Year: 2000	Most Recent Year: 2013	% Change
Population	175,382	261,953	49%
Households	71,150	101,380	42%
Median Income	\$55,949.00	\$64,489.00	15%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2009-2013 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	7,095	6,865	12,290	8,810	66,325
Small Family Households	2,200	1,770	4,045	3,235	33,030
Large Family Households	330	550	945	785	4,855
Household contains at least one person 62-74 years of age	1,400	1,850	2,800	2,095	15,745
Household contains at least one person age 75 or older	925	1,585	2,150	1,070	4,665
Households with one or more children 6 years old or younger	939	1,110	1,755	1,430	8,680

Table 6: Total Households

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	90	20	40	0	150	45	45	0	0	90
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	65	75	25	0	165	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	110	105	260	170	645	20	80	50	10	160
Housing cost burden greater than 50% of income (and none of the above problems)	3,015	2,510	1,345	345	7,215	1,890	1,905	2,435	1,030	7,260
Housing cost burden greater than 30% of income (and none of the above problems)	80	810	2,945	1,885	5,720	175	525	1,810	1,465	3,975
Zero/negative Income (and none of the above problems)	590	0	0	0	590	735	0	0	0	735

Data Source: 2009-2013 CHAS

Table 7 – Housing Problems Table

2. Housing Problems 2 (Households with one or more severe housing problems: lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,280	2,715	1,665	515	8,175	1,955	2,030	2,485	1,040	7,510
Having none of four housing problems	325	1,005	3,920	3,720	8,970	215	1,115	4,215	3,535	9,080
Household has negative income, but none of the other housing problems	590	0	0	0	590	735	0	0	0	735

Data Source: 2009-2013 CHAS

Table 8 – Housing Problems 2

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,200	1,185	1,725	4,110	569	550	1,409	2,528
Large Related	225	220	430	875	85	305	325	715
Elderly	740	1,230	935	2,905	1,000	1,225	1,690	3,915
Other	1,160	895	1,370	3,425	455	460	875	1,790
Total need by income	3,325	3,530	4,460	11,315	2,109	2,540	4,299	8,948

Data Source: 2009-2013 CHAS

Table 9 – Cost Burden > 30%

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,170	940	470	2,580	550	510	825	1,885
Large Related	205	155	70	430	85	295	165	545
Elderly	710	905	360	1,975	885	835	1,055	2,775
Other	1,160	635	495	2,290	415	375	390	1,180
Total need by income	3,245	2,635	1,395	7,275	1,935	2,015	2,435	6,385

Data Source: 2009-2013 CHAS

Table 10 – Cost Burden > 50%

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	175	130	200	160	665	20	70	35	4	129
Multiple, unrelated family households	0	55	70	10	135	0	10	15	0	25
Other, non-family households	0	0	10	0	10	0	0	0	4	4
Total need by income	175	185	280	170	810	20	80	50	8	158

Data Source: 2009-2013 CHAS

Table 11 – Crowding Information – 1/2

Describe the number and type of single person households in need of housing assistance.

Single person households share many of the same cost burden challenges that other households in the city experience. The median contract rent in Henderson has increased 38% from 2000 to 2017, from \$857 to \$1,184. About 37% of all households are cost-burdened (i.e., pay more than 30% of their gross income for housing costs), of which 62% are renter-households and 38% are owner-households.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

According to the data from the 2017 ACS and the Analysis of Impediments to Fair Housing Choice, 34,343 (12.1%) of the population in Henderson are disabled. As the population ages, the disability rate increases. Residents who reported having disabilities often have unique housing needs and may have reduced opportunities to earn income. Therefore, at least 12% of the City's affordable housing inventory will need to accommodate people with disabilities to maintain affordability and long-term housing stability. However, since 2000, the disability rate has decreased.

Victims of Domestic Violence

The City of Henderson has provided financial support to S.A.F.E. House in past years. This organization provides transitional housing for victims of domestic violence and have provided shelter to more than 68,000 people since 1994. This organization has "safe houses" located in Henderson to help house victims while they are assisted with counseling, employment, and permanent housing.

What are the most common housing problems?

Lack of a diverse housing stock and affordability.

According to the 2018 Henderson Housing Market Analysis, most of Henderson's housing stock is single-family detached homes. Residents have very few options in the form of duplexes, triplexes, high-rise apartments, or homes closely located to commercial or industrial areas. Most of the housing stock is in residential areas which require the resident to have transportation to travel to and from their place of employment. For residents that are very low-income and cannot afford their own transportation, they are reliant on public transportation which in some areas does not provide service frequently and requires long commute times. More and more residents are becoming renters. Median contract rent in Henderson increased 38% from 2000 to 2017, from \$857 to \$1,184. The lack of affordable housing has created a cost burden for many residents. In fact, renters in Clark County are more cost burdened than homeowners. Approximately 50% of renters are cost burdened compared to 32% of owners.

Shortage of housing options affordable to middle-income households

Middle-income households in Henderson is defined as those earning approximately \$35,000-\$60,000 per year. Approximately 30% of households are considered "cost burdened"—defined as spending more than 30% of total income on housing (Exhibit 3)—and an estimated 15,000 households spend more than 50% of their annual incomes on housing. Lower-income renters are particularly affected by these

housing market dynamics.

Henderson currently has a shortage of approximately 28 affordable housing options for every 100 middle-income households—defined as those earning approximately \$35,000 - \$60,000 per year. There is not a surplus of affordable units until annual household income reaches approximately \$75,000. By 2028, this shortage is anticipated to grow to 75 units per 100 middle-income households. And in this projection, a surplus of affordable units does not exist until annual household income reaches \$100,000—indicating a higher number of cost-burdened households in Henderson over time.

According to the 2020 RAI, the analysis identified four (4) housing barriers:

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

Are any populations/household types more affected than others by these problems?

In the City of Henderson, low to moderate income residents at 80% of AMI and below are severely affected by the average increase of rent from \$857 a month in 2000 and \$1,184 a month in 2017. Many low- to moderate-income residents cannot afford these rents. Cost burden is a measure of housing affordability, based on HUD's standard that housing is affordable if it costs no more than 30% of the household gross income. While many homeowners are also cost burdened, many cost burdened residents are individuals and families who are renters.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

There are approximately 10,000 households in Clark County with children that are low- and extremely low income paying more than 50% of their income for their housing. Unforeseen financial difficulties, such as an illness or job loss, can create homelessness. Single parent, female-headed households are particularly vulnerable with 26,044 such households living in poverty. An additional 7,522 male-headed households with children present are also living in poverty. These households, as well as formerly homeless families and individuals who are receiving rapid re-housing assistance, need access to permanent affordable housing, affordable childcare, educational opportunities, job training and transportation.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Henderson has an estimated 9,925 households that earn less than 30% of Area Median Income according to American Community Survey data. If coupled with an insufficient support network, these households are likely either experiencing or at risk of experiencing homelessness.

Instability and increased risk of homelessness are associated with a lack of financial, mental, emotional, and physical resources. These missing resources lead to frequent moving, living in the home of another, living in a hotel or motel, and/or living in severely overcrowded housing. Many individuals who are exiting an institution (such as jail or mental health facility) or a system of care (such as foster care) are at increased risk of homelessness. Other areas that could impact stability are prolonged unemployment, deteriorated housing, domestic violence, mental illness, drug or alcohol addictions, death of a family member, abandonment by spouse, non-receipt of child support, medical expenses, and/or other unanticipated emergency expenditures. All these factors may contribute to household instability and increase the risk of homelessness.

Discussion

Housing conditions for low-income renters were limited before the foreclosure crisis began in 2009. According to the 2012-2016 CHAS data, an estimated 33,785 households in the City of Henderson were estimated to be paying for housing they cannot afford. Over 1,740 of these households are low-income households with “worst case” housing needs - families who have incomes at or below 50% of the area median and pay more than half of their income for housing. There are approximately 5,435 households, including both renters and owners, between 0 and 30% of area median income that are cost burdened. Most dwelling units in substandard condition are rental units. Minority homeowner households are more likely to have disproportionately higher levels of housing problems than minority renter households. However, renter households overall have more housing problems, no matter what race or ethnicity.

The special needs population includes elderly and frail elderly, persons with disabilities, and public housing residents. Self-sufficiency is not a realistic goal for certain segments of the special needs population due to age and/or need for services. These households need permanent housing with supportive services, assisted living, transportation, medical services, treatment options and many other social services supports.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Introduction

There are no groups with a disproportionately greater need. As of 2017 the City of Henderson population by race is comprised of 77.2% Caucasian, 5.4% African American, 8.0% Asian and 9.3% either one other race or two or more races. In addition, 15.6% of the population is Hispanic or Latino, regardless of race. For the purposes of the charts below, disproportionately greater need exists when the percentage of people in the category of need, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of people in the category as a whole. Based on that definition, Caucasians have a greater disproportionate need when dealing with housing problems. The second-highest category would be Latinos/Hispanics.

The housing problems indicated in this section are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room (crowding); and 4) Cost burden greater than 30%. The household figures in the tables have at least one of those housing problems and are delineated by race/ethnicity. A difference of 10 percent or more of housing problems between the total population and minority groups indicates a disproportionate need of a minority group. The summary of housing problems by race and ethnicity are presented below.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,490	285	1,325
White	3,695	230	1,005
Black / African American	795	0	140
Asian	420	10	105
American Indian, Alaska Native	10	0	0
Pacific Islander	135	0	0
Hispanic	380	45	60

Data Source: 2009-2013 CHAS

Table 12 – Disproportionately Greater Need 0 - 30% AMI

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,075	790	0
White	4,260	650	0
Black / African American	540	30	0
Asian	265	55	0
American Indian, Alaska Native	90	0	0
Pacific Islander	55	0	0
Hispanic	785	10	0

Data Source: 2009-2013 CHAS

Table 13 – Disproportionally Greater Need 30 - 50% AMI

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,910	3,380	0
White	6,155	2,400	0
Black / African American	670	100	0
Asian	380	244	0
American Indian, Alaska Native	45	4	0
Pacific Islander	15	14	0
Hispanic	1,505	445	0

Data Source: 2009-2013 CHAS

Table 14 – Disproportionally Greater Need 50 - 80% AMI

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,905	3,895	0
White	3,710	2,690	0
Black / African American	310	255	0
Asian	300	245	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	520	570	0

Data Source: 2009-2013 CHAS

Table 15 – Disproportionally Greater Need 80 - 100% AMI

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost burden greater than 30%

Discussion

Housing needs in the City of Henderson are less associated with race and ethnicity than they are with social economic categories. Residents in the very low- and low-income bracket experience far more housing needs and hardships than residents in higher income categories despite their racial or ethnic classification. The second largest population in Henderson is the Latino/Hispanic community, which is approximately 15.6% of the population. This population also experiences housing needs and cost burdens based on their income.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Introduction

There are no racial or ethnic groups that have disproportionately greater needs within Henderson. The information in the tables below was gathered using Comprehensive Housing Affordability Strategy (CHAS) data. The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. Severe housing problems are shared proportionately by all racial and ethnic groups within the City of Henderson.

The housing problems indicated in this section are: 1.) Lacks complete kitchen facilities; 2.) Lacks complete plumbing facilities; 3.) More than 1.5 persons per room; and 4.) Cost Burden greater than 50%. The household figures in the tables have at least one of those housing problems and are delineated by race/ethnicity. If a difference of 10 percent or more in housing problems exist between the total population and minority groups, this would indicate a disproportionate need of a minority group. The summary of housing problems by race and ethnicity are presented below. However, there are no racial or ethnics groups that have disproportionately greater needs of severe housing problems in Henderson.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,235	540	1,325
White	3,535	380	1,005
Black / African American	740	60	140
Asian	395	35	105
American Indian, Alaska Native	10	0	0
Pacific Islander	135	0	0
Hispanic	360	65	60

Table 16 – Severe Housing Problems 0 - 30% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,745	2,120	0
White	3,220	1,690	0
Black / African American	465	105	0
Asian	210	115	0
American Indian, Alaska Native	90	0	0
Pacific Islander	55	0	0
Hispanic	660	135	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,150	8,135	0
White	2,990	5,565	0
Black / African American	255	515	0
Asian	225	400	0
American Indian, Alaska Native	0	49	0
Pacific Islander	15	14	0
Hispanic	635	1,310	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,555	7,255	0
White	1,160	5,250	0
Black / African American	155	400	0
Asian	120	420	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	120	970	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2009-2013 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost burden over 50%

Discussion

Severe Housing problems in the City of Henderson are proportionate with the population of each race and ethnicity groups. The data illustrates that households with lower incomes, regardless of race and ethnicity, experience one to four housing problems. As household income increases, the less likely a family is to experience severe housing problems. Therefore, severe housing problems are more likely to be income-based than race and ethnicity status.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Introduction:

About 37% of all City of Henderson households are cost-burdened (i.e., pay more than 30% of their gross income for housing costs) of which 51% are renter-households and 49% are owner-households. In comparison, 34% of all households in Nevada are cost burdened, with 40% of renter-households and 60% of owner-households being cost-burdened. Cost burden is a measure of housing affordability, based on the HUD standard that housing is affordable if it costs no more than 30% of a household's gross income. In the City of Henderson, the median contract rent has increased by 38% between 2000 and 2017. At the same time, the median income has decreased or stayed the same for most residents. This has created a cost burden for the majority of households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	63,050	19,995	16,980	1,355
White	48,915	14,890	11,755	1,035
Black / African American	2,635	1,034	1,645	140
Asian	4,235	1,055	1,140	105
American Indian, Alaska Native	190	49	120	0
Pacific Islander	220	10	220	0
Hispanic	5,510	2,510	1,920	60

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2009-2013 CHAS

Discussion:

Housing needs in the City of Henderson are less affected by racial and ethnic categories than by income. Residents in the very low- and low-income bracket experience more housing needs and hardships, and are more cost burdened than residents in higher income categories despite their racial or ethnic classification.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

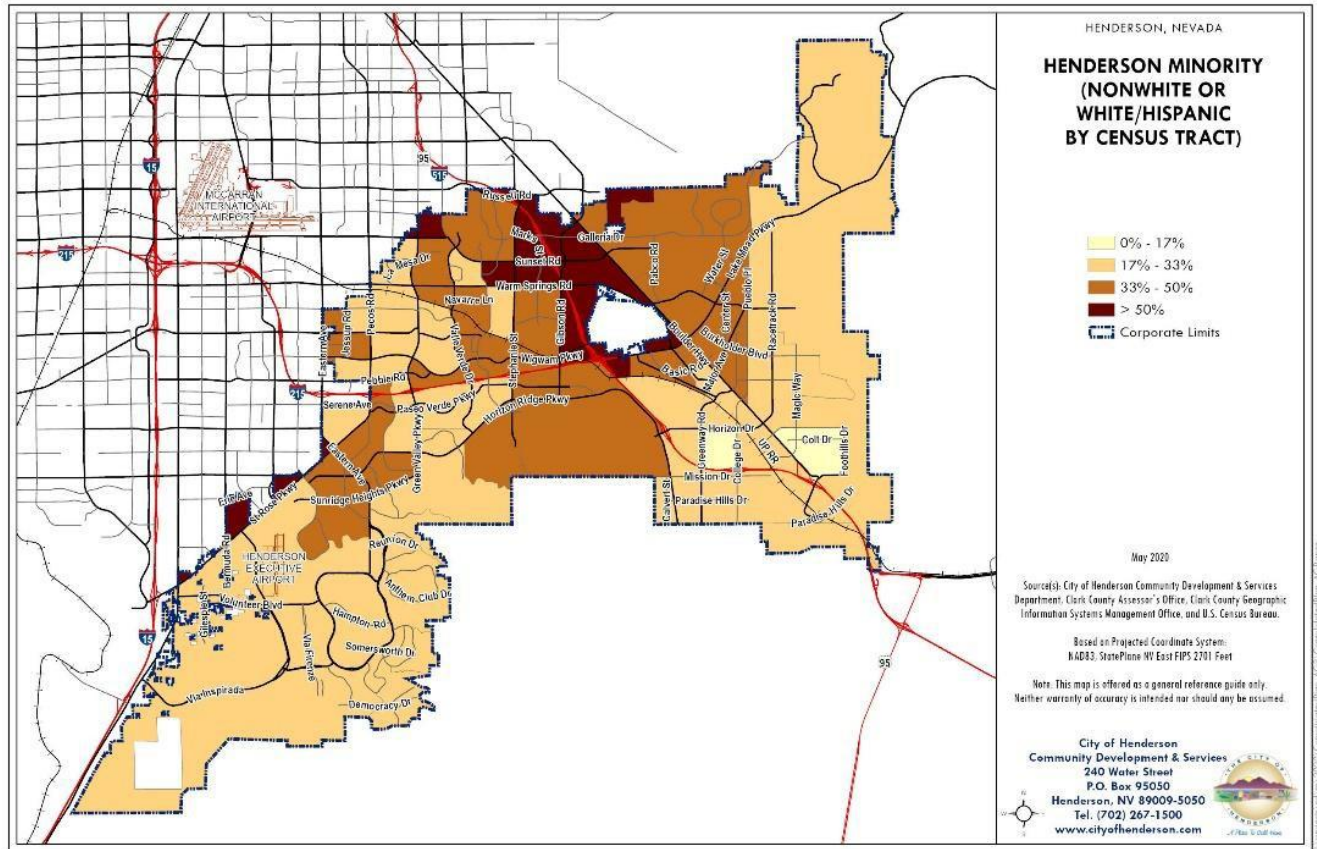
Based on the tables above, there are no racial or ethnic groups that have a disproportionately greater need than other race classifications. The disproportionate needs are income based on categories of low, very low and extremely low-income levels.

If they have needs not identified above, what are those needs?

The findings from the 2020 RAI, shows that the region experienced an increase in diversity across Clark County. Henderson has seen a tripling of Asian households; however, the population remains mostly Caucasian at 77%. Henderson has the lowest poverty rate, at 9%, as compared to other jurisdictions in the area.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the 2015 RAI, there are no concentrations of Hispanic households in Henderson that significantly exceed the proportion of Hispanic households that would be expected in a discrimination - free housing market. The proportion of actual Hispanic households is roughly what would be expected in a free market in just three of the city's 61 census tracts—51.02 (by 2.5 percentage points), 54.22 (by 3 percentage points), and 54.39 (by 1.7 percentage points). The actual proportion of Hispanic households was significantly less than the proportion expected in the absence of discrimination in 32 census tracts, just over half of the city tracts. The actual proportion of Hispanic households was 15 or more percentage points lower than the expected proportion in just two tracts: 53.15 (17.5 percentage points less than expected) and 53.57 (16.9 percentage points less than expected). It is unclear and may require further evaluation as to why the proportion of Hispanic households in Henderson remains about nine percentage points less than would be expected in a discrimination-free housing market.



Map 1 – Henderson Minorities by Census Tract

Unlike many of the other jurisdictions in Southern Nevada, the City of Henderson does not have many large concentrations of minority populations in specific areas or neighborhoods. As seen in the map above, the City of Henderson has areas that have a slightly higher minority population, but nothing significant enough to be considered a high concentration as defined by HUD.

NA-35 Public Housing – 91.205(b)

Introduction

The Southern Nevada Regional Housing Authority (SNRHA) is the public housing and voucher agency for Clark County, Las Vegas, Henderson, North Las Vegas, and Boulder City. SNRHA was created in 2010 as a consolidation of three different housing authorities within the Las Vegas Valley. They were created into one with the hopes of better serving the residents and of benefiting from a single management and funding system. The SNRHA budget for FY2019 is \$153 million. The SNRHA has a housing inventory which includes 19 conventional public housing developments. These units are owned and managed by the SNRHA. Of the 19 developments, 5 are designated senior developments, 5 are designated as elderly/disabled developments and 9 are designated as family developments. The SNRHA currently provides 2,129 public housing units to over 5,000 residents under the conventional public housing program. The table below illustrates the total amount of vouchers for each housing program that is administered by the Southern Nevada Regional Housing Authority throughout Clark County. There are 858 housing choice voucher units located within the City of Henderson. In addition, there are three multifamily public housing developments located in Henderson: Espinoza Terrace, Landsman Garden and Hampton Court.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	2,129	11,962	1,024	7,327	1,419	365	2,007

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,350	12,552	10,322	12,605	10,410	10,851
Average length of stay	0	0	5	5	0	6	0	2
Average Household size	0	0	2	2	3	2	1	3
# Homeless at admission	0	0	3	9	0	5	0	4
# of Elderly Program Participants (>62)	0	0	981	1,863	7	1,749	72	7
# of Disabled Families	0	0	496	2,357	8	2,118	140	34
# of Families requesting accessibility features	0	0	2,731	9,995	64	9,271	312	230
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program Disabled *
White	0	0	1,188	3,203	20	2,834	165	121 49
Black/African American	0	0	1,397	6,533	39	6,201	137	104 27
Asian	0	0	83	113	3	104	4	1 0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	25	64	1	58	4	1	0
Pacific Islander	0	0	38	82	1	74	2	3	2
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	542	1,073	14	997	23	23	10
Not Hispanic	0	0	2,189	8,922	50	8,274	289	207	68
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Southern Nevada Regional Housing Authority (SNRHA) is the public housing and voucher agency for Henderson, Clark County, North Las Vegas, and the City of Las Vegas. According to the SNRHA FY2020 Annual Plan, there are 18,598 families on the public housing waiting list. 90% of families are extremely low-income and 57% are families with children. Over 64% of the families on the waiting list are African American. There are 3,615 families with disabilities on the Public Housing waiting list, which is 19.4% of the households on the list. SNRHA has units designed for persons with mobility, sight, and hearing impairments, referred to as accessible units. The SNRHA has 115 accessible units for people with disabilities. According to the FY2020 Annual Plan, SNRHA will increase the percentage of fully accessible units for disabled tenants as well as develop and implement a strong Affirmative Fair Housing Marketing Plan.

These households need access to areas of opportunity that include transportation, supportive services for their disabled household member, food assistance, education opportunities and access to other mainstream programs.

According to the 2015 RAI, there is an absence of voucher holders living in the southern parts of Henderson and there is a low use of Housing Choice Vouchers in areas of high opportunity. Many tenants of public housing, as well as applicants on the waiting list for public housing, are not able to afford market rate housing. The SNRHA also administers 11,962 Housing Choice Vouchers (also known as Section 8) that allow families to rent in the private market and receive a subsidy towards their rent. This is a Federal program for assisting low- and very low-income families, the elderly, and the disabled to afford decent, safe and sanitary housing in the private market. With this assistance, residents can pay approximately 30-40% of their annual adjusted income toward rent, while the SNRHA pays the remainder.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

According to the 2015 RAI, many of the public housing and housing choice voucher holders come from lower opportunity neighborhoods. As the SNRHA plans for new site locations, developments within higher opportunity neighborhoods would provide a chance for residents to meet some of their most immediate needs. This would provide an excellent opportunity for future review to see if landlords and rental complexes in these higher opportunity areas are accepting Housing Choice Vouchers. During citizen outreach, many residents voiced concerns of not finding Voucher eligible units in higher opportunity areas as well as problems relating to the amounts of rental assistance provided, transportation issues and the application and credit process necessary to rent units in higher opportunity areas. SNRHA could assist by providing counseling services to help find housing in high opportunity areas and conduct outreach to landlords and rental complexes in these areas and encourage them to accept the housing voucher.

How do these needs compare to the housing needs of the population at large

About 37% of all City of Henderson households are cost-burdened (i.e., pay more than 30% of their gross income for housing costs) of which 51% are renter-households and 49% are owner-households, slightly higher than statewide figures. In comparison, the Clark County region's renters are more cost burdened

than homeowners. About 50% of renters are cost burdened compared to 32% of owners. The needs of public housing and housing choice voucher holders mirror those of the population at large as cost burden appears to be the major problem with most low- and moderate-income households.

Discussion

The SNRHA Conventional Housing Program is currently open to veterans only. The Housing Choice Voucher Program is currently closed. With a combined waiting list of nearly 20,000 families, the lack of affordable housing is alarming. This is especially true among African Americans, extremely low-income families and families with disabilities which have the highest percentages on the waiting list. Most of the existing affordable rental housing is affordable to those with incomes between 51% and 80% of AMI. These facts indicate the need to produce more affordable rental units for those with incomes below 50% of AMI.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Henderson is an active member of the Southern Nevada Homelessness Continuum of Care (SNH CoC). Each year the City of Henderson participates in activities to reduce and prevent homelessness, including the participation in the Annual Homeless Census. The 2019 Southern Nevada Homeless Census and Survey was conducted on January 23, 2019 in urban areas and on January 24, 2019 in rural areas within Southern Nevada. This regional effort depended on the collaboration of local governments, homeless service providers, and community volunteers to canvas all of Southern Nevada to count people experiencing homelessness. According to the 2019 Homeless Census and Survey report submitted by the SNH CoC, the most frequently cited causes of homelessness include loss of job or unemployment, substance abuse, mental health issues, asked to leave family or friends' home, or illness/medical issues. In addition, there is the widening gap between income and cost of housing; a problem that is perpetuated by limited amounts of housing assistance. Other factors, such as mental illness, chronic health conditions, substance abuse, and the debilitating effects of trauma, also contribute to factors that are responsible for the presence of homelessness. Efforts are underway, however, to increase the amount and efficacy of relief extended to those experiencing homelessness and to those who are at-risk of becoming homeless.

The SNH CoC is responsible for implementation and evaluation of the *Help Hope Home – Plan to End Homelessness*. Clark County Social Service acts as the CoC Collaborative Applicant who oversees the coordination of the local CoC competition and is responsible for submitting a joint funding application on behalf of all applicants dedicated to serving the homeless in Clark County. Homeless needs are identified through regular meetings of the SNH CoC Board, the Point in Time (PIT) Count, and regular communication between outreach workers, the emergency shelters and supportive housing programs.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

In 2019 it was estimated that 14,114 people will experience homelessness in Southern Nevada at some point that year. The annual estimate of homelessness in Southern Nevada represents approximately 0.6% of the total population of Southern Nevada.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2019 Homeless Census and Survey, there were 119 families experiencing homelessness the night of the PIT count, which equates to 342 individual family members. Survey respondents indicated that the leading causes of homelessness for families was loss of job, divorce, or separation, asked to leave by family or friend, or landlord sold or stopped renting their home. Before experiencing homelessness, 50% of the families were living in a home they rented or owned and 50% were staying with friends or family. At the time they became homeless, 50% of the families reported they were already living in Clark County and 80% of the families reported they were experiencing homelessness for the first time.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

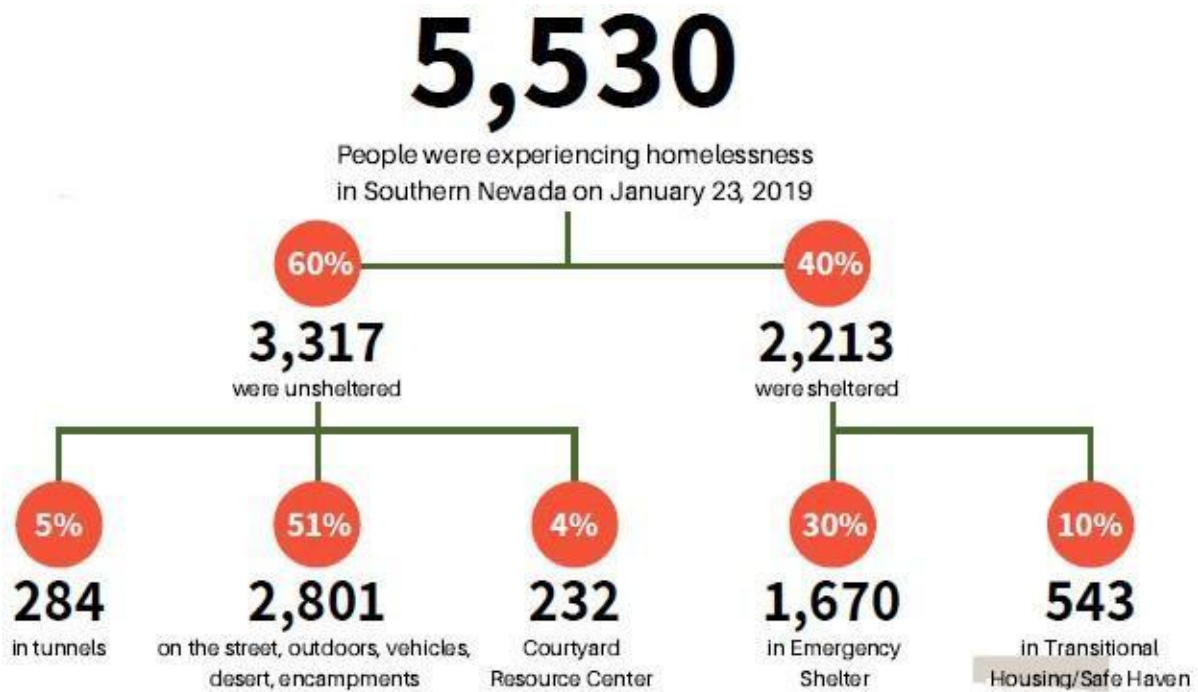
The most recent survey conducted in Southern Nevada showed that individual homeless persons are more likely to be white males over the age of 24. In 2019, 70.8% of survey respondents indicated they were male and 54% of survey respondents identified their racial/ethnic group as White/Caucasian. Black/African American households are also over- represented in the homeless population; they are 11.2% of the overall population but 37% of the homeless population.

Race: *White/Caucasian- 54%; Black/African American- 37%; Asian/Pacific Islander- 2%; American Indian/Alaskan Native- 2%; Other/Multi-Racial- 1%*

Ethnicity: *Hispanic/Latino- 13%; Non-Hispanic/Non-Latino- 87%*

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2019 Southern Nevada Homeless Point-In-Time Count and Survey indicates that between 2018 and 2019, the total amount of homeless persons decreased from 6,083 to 5,530, respectively. In 2019 it was estimated that 14,114 people will experience homelessness in Southern Nevada at some point that year. The annual estimate of homelessness in Southern Nevada represents approximately 0.6% of the total population of Southern Nevada. Some of the key findings from the 2019 Homeless PIT and Survey are shown here:



(Source: 2019 Southern Nevada Homeless Census Report)

Discussion:

By spring 2020, a growing number of residents have experienced a severe loss of income due to the COVID-19 pandemic, raising the risk of housing instability and homelessness, and potentially destabilizing existing affordable housing developments due to interruptions in rental income

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

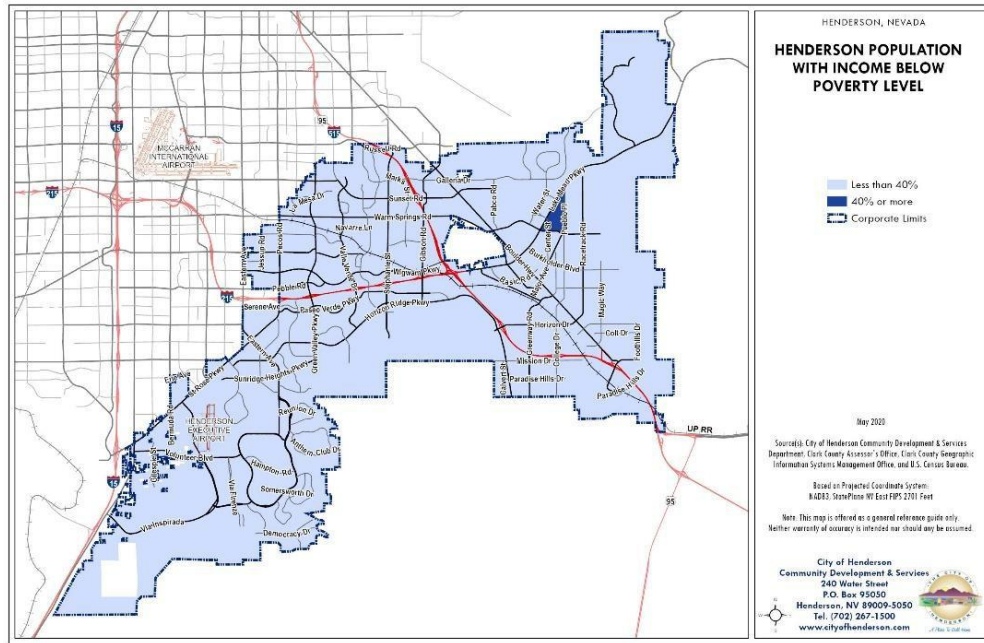
Introduction:

The special needs population includes elderly and frail elderly, persons with disabilities, persons with alcohol and other addictions, persons diagnosed with AIDS and related diseases, and public housing residents. Self-sufficiency is not a realistic goal for certain segments of the special needs population due to age and/or need for services. These households need permanent housing with supportive services, assisted living, transportation, medical services, treatment options and many other social services supports. There are consistent patterns between the special needs' population and the increased risk for homelessness because of lack of adequate housing facilities. The access to mainstream resources for these populations has a well-defined intake system. The main issue is one of capacity and adequate funding. There is a paucity of services for people with addictions.

Describe the characteristics of special needs populations in your community:

The City of Henderson is home to approximately 325,243 residents and continues to grow. The City's population has grown older, as the percent of residents aged over 65 increased from 10% in 2000 to 19% in 2017. Since 2000, the percentage of the population with a disability has decreased from 16.1% to 12.1%, which is consistent with the regional trends. Henderson has several census tracts with very low household incomes. These areas are the neighborhoods to the southwest of the intersection of Boulder Highway and Lake Mead Parkway and to the northeast of that same intersection. The 2017 ACS 5-year estimate for median household income for Henderson was \$66,939, which has increased from \$55,949 in 2000.

Additionally, the City has several census tracts in the eastern portion of the City where more than 20% of the population is 150% or more below poverty. Some (again surrounding the intersection of Lake Mead Parkway and Boulder Highway) are higher than 30% of the population. The 2017 ACS estimates are that 9.1% of Henderson residents are living below the poverty level. This number has increased from 5.6% in 2000.



Map 2: Population with Income Below Poverty Level

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these populations include a lack of affordable, permanent housing. Another need is employment that pays a living wage. Special needs populations typically work with a case manager or other staff with a service agency, who will help to coordinate housing and services. They do not provide this assistance in a service delivery system, where cooperation is a long-standing value. These needs were determined by working with community partners, that deliver these supportive services directly to residents. These support agencies report back to the city what the needs are for the vulnerable populations living in Henderson.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2020 RAI there was a total of 439 new diagnoses of HIV in Clark County in 2017. In 2017 there were 154 new diagnosis of Stage 3 (AIDS). Data was not available for the total number of persons living with Stage 3 (AIDS). The City of Henderson does not receive HOPWA funding to provide housing for individuals living with AIDS and HIV. However, other jurisdictions close to the City of Henderson do receive these funds and offer housing options for these individuals and their families.

Discussion:

The City of Henderson continues to seek ways to benefit the special needs populations. Henderson is part of the AARP network of age-friendly communities and has recently adopted the Age-Friendly Action Plan. With these efforts, Henderson is committed to allow its residents to age in place by providing a safe and secured community with affordable and appropriate housing. The elderly population of residents age 65 and older makes up around 19% of the total population. Within the county, the City of Henderson has a slightly older median age than the rest of the county. Programs

being considered to assist the aging community by improving affordability and accessibility are possibly providing property tax relief programs for low-income older homeowners, increasing access to retrofit through deferred loans and grant programs, connecting residents to services to help them age in place and avoid hospitalization and/or nursing home care, and continuing to support in developing and maintaining affordable housing options.

As with the elderly population, many in the special needs population would greatly benefit from additional affordable housing. The City of Henderson will continue to look for ways to increase affordable housing stock for special needs residents and low- to moderate-income residents. With the recent completion of the HHCDs, Henderson supports senior housing and assisted living.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Annie E. Casey Foundation studies show that low socioeconomic standards are relevant for children's subsequent educational outcomes. This include limited access to quality education. Therefore, one of Henderson's priorities is quality education and providing public access to preschool opportunities. For nearly 30 years the Valley View Recreation Center (VVRC) has been home to the only licensed preschool program operated by the City of Henderson. The program started small in only one classroom and has expanded into seven classrooms and now serves nearly 200 3,4 and 5-year-old children each year.

How were these needs determined?

Three focus groups were held by the Southern Nevada Food Council in August of 2019 with Henderson low-income residents. There was also a collaborative outreach event also held in August 2019 at the Drake Street Boys & Girls Club. This event saw roughly 150 citizens, including children. Various city staff prepared presentation materials and were onsite to inform and engage residents regarding the Drake Street Park Plan and efforts underway, healthy lifestyle preferences, and the 202-2024 Consolidated Plan update.

Describe the jurisdiction's need for Public Improvements:

One of the needs for public improvement is park facilities in low- to moderate-income neighborhoods. The City has identified the Valley View neighborhood as needing park amenities. As a result, Drake Street Park, a 3.5 acre site identified through the City's Comprehensive Plan as a food desert and in need of public improvements, will be built utilizing CDBG funding. The park will include a community garden and other amenities.

According to the 2015 RAI provided by Southern Nevada Strong, within the Boulder Highway Opportunity Site, which is a CDBG-eligible census tract, pedestrian safety was a recurring theme, with incomplete sidewalks, limited crosswalks with short signal times, frequent jaywalking, and issues where pedestrians are often trapped at the median between traffic flows. Citizens in the area stated that they would like to see improvements to the area's transportation infrastructure to support more active uses along the corridor, including investments in improvements to the rights-of-way by the City of Henderson.

Citizens also stated that they would like to see new multi-use paths, dedicated bike lanes, and sidewalks connect the site to surrounding neighborhoods and developments. New neighborhood pedestrian/bike connections provide increased connectivity for residents in the older neighborhoods to new amenities at the site. Shared bike/bus lanes along Boulder Highway help to calm the highway and provide a more functional rapid transit corridor.

How were these needs determined?

UNLV students conducted interviews with people who live, work and commute through the Boulder Highway Corridor about the challenges on the corridor. Additional outreach was conducted through the outreach for the 2020-2024 Consolidated Plan and the HHCDs and Southern Nevada Strong.

Describe the jurisdiction's need for Public Services:

During the outreach phase and community engagement process, the following needs were determined from survey results and focus groups: homeless services, affordable rental housing, educational support for youth, services for seniors, employment training, tutoring and academic services for low/mod income children to be successful in school, convenient affordable transportation. As the City of Henderson continues to grow in population and diversity, the needs for robust public services is ever present. Many of the services that are needed by residents of the City of Henderson can be provided through subrecipient agreements and partnerships with non-profit organizations that specialize in supportive services. The City of Henderson provides CDBG funding and resources that low-income citizens require to become self-sufficient and exit out of poverty.

How were these needs determined?

Outreach for the 2020-2024 Consolidated Plan included surveys with low- and moderate-income families and to clients of public service funded non-profit programs, focus groups and interviews with nonprofit organizations. These needs have also been consistently mentioned by residents in other planning efforts, such as the Pittman Neighborhood Revitalization Plan, the City's Comprehensive Plan, Henderson Strong, and outreach events for the Drake Street Park.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Henderson Housing Market Study was conducted to assess the current and projected housing and economic market conditions for the City of Henderson. This study, along with the City's Consolidated Plan, Henderson Strong Comprehensive Plan in concert with the Southern Nevada Strong Regional Plan and the RAI is envisioned as a tool for informing future decisions about housing development in Henderson.

Henderson has a shortage of housing options that are affordable to middle-income households, households which earn approximately \$35,000 to \$60,000 per year. These households include teachers, nurses, and university faculty and staff, to name a few.

- 35% percent of Henderson households face a shortage of a range of housing options.
- 30% of Henderson households are housing cost burdened, which is defined as spending more than 30% of total income on housing.

If current trends hold over the next decade, this shortage is projected to expand, significantly impacting households across all income levels.

- Henderson currently has a shortage of approximately 28 affordable housing units for every 100 middle-income households.
- By 2028, the shortage will grow to 75 units per 100 middle-income households, causing more Henderson residents to become housing cost burdened.

In recent years, single family and multifamily residential permits are reporting increased activity suggesting strong current and future demand for new housing in the region.

Our market analysis was conducted prior to the COVID-19 pandemic, but we expect that the housing market will be greatly impacted over the next five years.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Henderson’s traditionally suburban development pattern needs to transform to respond to the growth and diversification it has experienced. Single-family homes comprise approximately 70% of Henderson’s 128,000 housing units, creating a low-density pattern of development that foregoes denser, more land-efficient housing options that could significantly increase supply while also reducing costs for both renters and buyers alike. As a result, Henderson experiences a shortage of housing options affordable to middle-income households—defined as those earning approximately \$35,000-\$60,000 per year. This encompasses a range of residents who work as teachers, nurses, police officers, firefighters, and university faculty and staff. Approximately 30% of households are considered cost burdened - defined as spending more than 30% of total income on housing.

Henderson must work 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. Currently the City of Henderson has 10,500 acres of developable land planned for single family residential and nearly 2,000 acres planned for multi-family residential that could be developed for affordable, missing middle housing. The vision of Henderson’s housing future 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.

Clark County residential properties by number of units

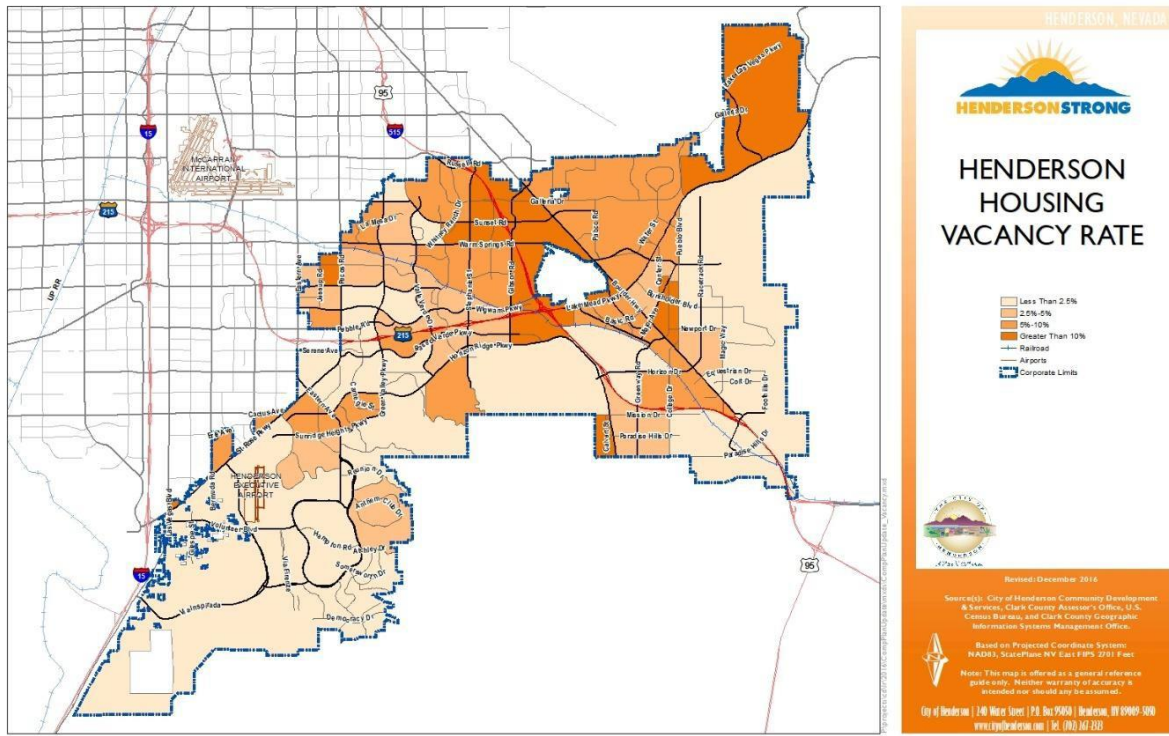
Property Type	Number	%
1-unit detached structure	516,822	59%
1-unit, attached structure	42,240	5%
2-4 units	68,429	8%
5-19 units	138,905	15%
20 or more units	84,724	10%
Mobile Home, boat, RV, van, etc	26,497	3%
Total	877,617	

Table 25 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

There was neighborhood decline with an increase in unit vacancies in Southern Nevada from 2014-2017. The percent of vacant units in Southern Nevada is higher than the United States as a whole, in part because of the relatively large number of homes that serve as second or vacation homes. In 2017, 15% of housing units were vacant, compared with 12% nationally in 2017. The substantial number of vacant units is concerning, as vacant units become vandalized or dilapidated, attract crime, contribute to neighborhood decline, and pose a threat to public safety. Additionally, the cost burden of inspecting vacant units and mitigating unsafe conditions falls on local governments, which are already overburdened. Data from UNLV identifies nine zip codes in metropolitan Clark County that are at critically high risk for housing-related health hazards. Most of these falls under already identified vulnerable areas.

Vacancy Rates



Map 3: Henderson Housing Vacancy

Clark County Unit Size by Tenure

	2000		2017	
	Number	%	Number	%
Total Occupied Units	512,253	100	749,858	100
1 person household	125,473	25	211,490	28
2 person household	175,189	34	244,194	33
3 or more person household	211,591	41	294,174	39

Table 26 – Unit Size by Tenure

Data Source: 2014-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

For decades, the City has supported a variety of housing programs that have both allowed people to stay in their homes and increased the number of affordable housing units. Over the past 20 years, approximately 20 multi-family and single-family housing developments citywide have leveraged affordable housing incentives through state and federal funding sources, of which 13 are for low-income seniors (totaling 1,886 units), five are for low-income families (totaling 423 units) and three are public housing communities (totaling 200 units) owned and operated by the Southern Nevada Regional Housing Authority (SNRHA). In addition to these larger projects, 38 scattered sites have also been

funded through the Neighborhood Stabilization Program, which allocates federal funds from the Housing and Economic Recovery Act.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City of Henderson is not currently anticipating seeing any loss of affordable housing inventory within the next five years.

Does the availability of housing units meet the needs of the population?

Outreach for the 2020-2024 Consolidated Plan revealed residents are concerned about the need for more affordable housing. It could be inferred from this that there is a needs gap for the population. A study conducted by Applied Analysis showed that 35% of Henderson residents cannot find affordable housing options. According to the study, these are “middle-low income earners,” making up to \$50,000 a year, sometimes referred to as the missing middle. 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. These factors demonstrate the fundamental importance of housing access and affordability to overall community welfare. Moving forward, Henderson must work 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. Currently the City of Henderson has 10,500 acres of developable land planned for single family residential and nearly 2,000 acres planned for multi-family residential that could be developed for affordable, missing middle housing.

Describe the need for specific types of housing:

Within Henderson, there is a shortage of a variety of housing choices. Most of the housing stock is single-family housing, which makes it difficult for low- to moderate-income families to find affordable housing. The City of Henderson, as well as the region, is in need of more mixed-use properties, such as townhomes, condos and apartments, located either attached to or incorporated in commercial and industrial use areas that provide more efficient public transportation and employment opportunities for low- to moderate-income individuals and families.

Single-family detached housing accounts for most of the housing in Henderson and Clark County. In 2017, the majority (85%) of the owner-occupied housing stock in Clark County was single-family detached homes, with 91% of owner-occupied homes were single-family (attached or detached). The overall share of single-family detached housing increased from 57% to 64% between 2000 and 2017. The share of attached housing in Clark County decreased by 7% over the same period. In 2017, about two-thirds of renters lived in attached housing and one-third in single-family detached housing. Since 2000, rental of single-family housing increased, from 19% to 40% of rental units in 2017.

Discussion

Residential choice means the choice of both a housing *location* and a housing *type*. Factors relating to location include affordability of the neighborhood (housing stock plus cost of living), travel times (to work, shopping, recreation, education), neighborhood characteristics, quality of public services (especially, for many families, schools), and tax rates. Housing type comprises many attributes, the most important of which are structure type (e.g., single-family, multi-family) and size, lot size, quality and age, price, and tenure (own/rent).

Because it is impossible to maximize all these services and simultaneously minimize costs, households must, and do, make tradeoffs. What they can get for their money is influenced by both economic forces and government policy. Different households will value what they can get differently. They will have different preferences, which in turn are a function of many factors like income, age of the head of the household, number of people and children in the household, number of workers and job locations, number of automobiles, and so on.

It is important to analyze different kinds of community assets and whether neighborhoods across the Southern Nevada region have equal access to those assets as well as an equal quality of assets.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing prices in Henderson have steadily increased between 2010 and 2017. The graph below shows that Henderson's housing prices increased gradually between 2010 and 2013. Between 2013 and late 2014 there was a sharp increase that has since leveled off.

Cost of Housing in Henderson

	Base Year: 2010	Most Recent Year: 2011	% Change
Median Home Value	257,300	212,300	-17%
Median Contract Rent	1,036	1,048	0%

Table 27 – Cost of Housing

Rent Paid	Number	%
Less than \$500	11,478	3
\$500-999	146,009	42
\$1,000-1,499	132,838	39
\$1,500-1,999	41,805	12
\$2,000 or more	13,575	4

Table 28 - Rent Paid

Data Source: 2013-2017 ACS

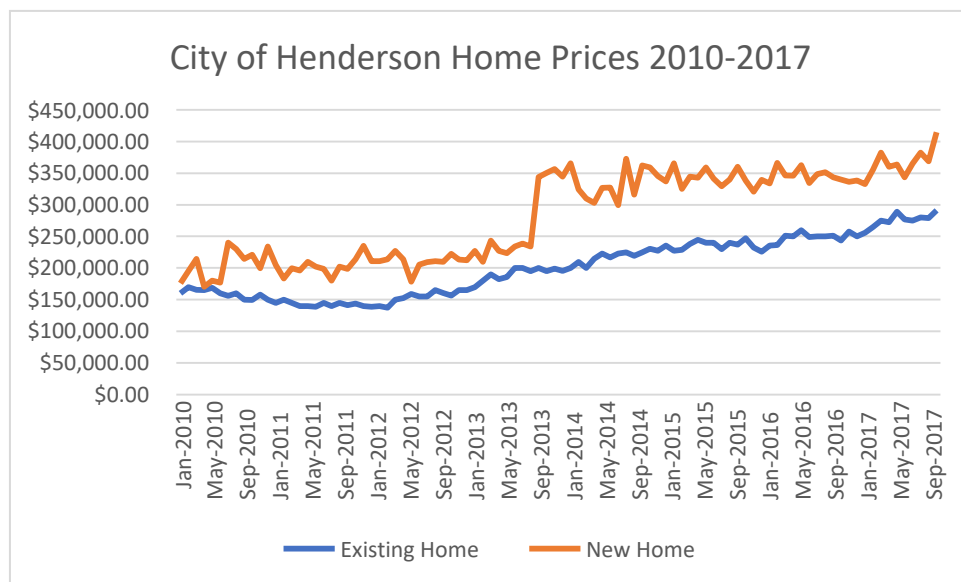


Chart 1: Housing Cost from 2010 to 2017

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	490	No Data
50% HAMFI	1,410	1,555
80% HAMFI	8,680	6,435
100% HAMFI	No Data	11,265
Total	10,580	19,255

Table 29 – Housing Affordability

Data Source: 2009-2013 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	630	769	954	1,389	1,673
High HOME Rent	630	769	947	1,085	1,191
Low HOME Rent	577	618	742	858	957

Table 30 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

An individual making minimum wage at \$8.25 an hour will make an average of \$17,160 a year before taxes. If the individual spends 30% of their monthly income on housing expenses, they will pay \$429 a month in rent. Only 3% of all rental contracts are under \$500 a month. This means that the majority of extremely low- and low-income individuals and families are required to pay 40% to 50% of their gross monthly income for housing. In contrast, 42% of the rental contracts are between \$500 and \$999 a month and 39% of rental contracts are between \$1000 and \$1499 a month. This means that 81% of the rental market is geared towards moderate- and above-income individuals and families.

How is affordability of housing likely to change considering changes to home values and/or rents?

As in most places, affordable housing is linked to the housing market. Demonstrated in the data above, as median home values increase so does median contract rents. Since Nevada was one of the hardest hit states during the recession and housing crisis, it has taken longer to bounce back. As the housing market continues to grow in strength, prices will increase, making affordability an issue for lower income and even middle-income households.

Henderson experiences a shortage of housing options affordable to middle-income households, defined as those earning approximately \$35,000-\$60,000 per year. This encompasses a range of residents who work as teachers, nurses, police officers, firefighters, and university faculty and staff. 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 incomes on housing. Lower-income renters are particularly affected by these housing market dynamics; nearly 80% of renter households earning less than \$50,000 per year are considered cost burdened.

If current trends hold over the next decade, this shortage is projected to expand, significantly impacting households across all income levels. Henderson currently has a shortage of approximately 28 affordable housing options for every 100 middle-income households (households which earn approximately \$35,000 to \$60,000 per year), and a surplus of affordable units does not exist until annual household income reaches approximately \$75,000. By 2028, the shortage is anticipated to grow to 75 units per 100 middle-income households, and a surplus of affordable units does not exist until annual household income reaches or exceeds \$100,000, thereby increasing the number of cost-burdened households in Henderson over time. Today, households in Henderson earning less than \$50,000 in annual income (35% of Henderson households) face a shortage of affordable housing options. Over the next decade, this shortage is projected to widen and increase affordability pressures for more households. As incomes rise, households become less susceptible to affordability concerns since they can afford any unit at 30 percent of their income level or below.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME subsidized rental units have become very important in creating and maintaining affordable housing for extremely low- and low-income residents. Fair market rent for a one-bedroom unit is \$791.

Currently high HOME rents are \$791 and low HOME rents are \$657 a month. An individual making minimum wage would be forced to pay over 60% of their monthly income towards their housing expenses if paying fair market rent rates. This information has impacted the strategy to preserve affordable housing greatly. The City of Henderson has not been able to identify a Community Housing Development Organization, and probably never will, which reduces the City's ability to effectively deploy a portion of HOME funds that otherwise would go toward affordable housing programs and projects. Southern Nevada has few affordable housing developers and is opting to work more with private developers to integrate affordable units within a market rate project, which also deconcentrates poverty. Since the CHDO designation is only for non-profits and requires an overhaul of their boards, there is no interest in a CHDO designation among the non-profits that could earn this designation. The City will continue to work with private developers to preserve the current affordable housing stock and aggressively work towards creating new affordable housing.

Discussion

Renter households are the most likely to be cost-burdened. Cost burden is a measure of housing affordability, based on the HUD standard that housing is affordable if it costs no more than 30% of a household's gross income. Approximately 37% of all Clark County households are cost-burdened (i.e., pay more than 30% of their gross income for housing costs), with 50% of renter-households and 26% of owner-households being cost-burdened.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Single-family detached housing accounts for most of the housing in Clark County. In 2017, the majority (64%) of the housing stock in Clark County was single-family detached homes. The share of single-family detached housing increased from 59% to 64% between 2000 and 2017. The share of attached housing in Clark County decreased by 5% over the same period.

In 2017, about 60% of renters lived in attached housing and 40% in single-family detached housing. Since 2000, rental of single-family housing increased, from 19% to 50% of rental units in 2017. Most of the housing stock in Henderson is 30 years old or less. Often older homes make up a large portion of the affordable housing inventory. The City has therefore prioritized assisting low-income owner-occupants to maintain their existing affordable housing through emergency repairs and rehabilitation support.

The City will concentrate on providing funding in the form of grants and low-interest loans to rehabilitate a higher number of units in the older neighborhoods to help insure low-income people from all categories are supported in keeping their homes in good repair. The City has also placed a priority on improving energy efficiency in the older existing housing stock.

Definitions

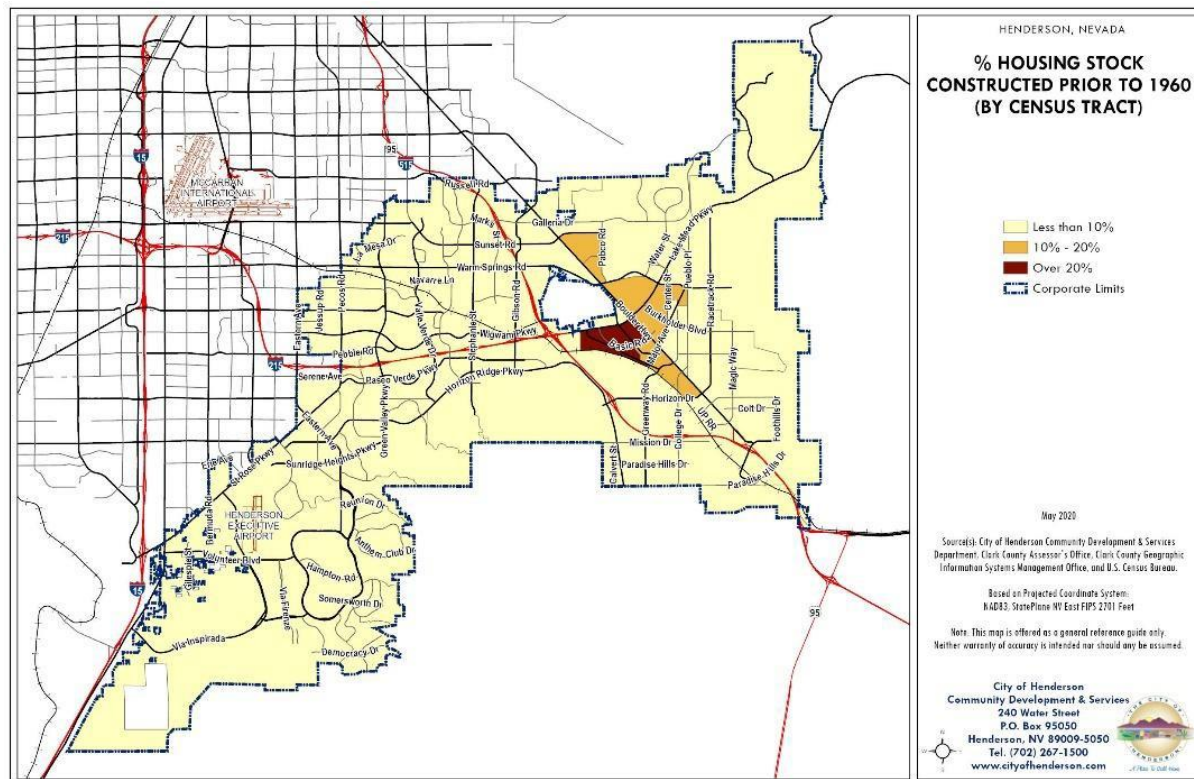
The map below shows the neighborhoods that have a concentration of housing stock constructed prior to 1960. These areas are found in the urban core where the urban areas began and very much mirror the low-income and minority concentration areas. These areas are more prone to urban decay due to the older age of the housing stock and it is important to make sure code enforcement standards are being adhered to and that safety and blight do not become further issues in these areas. Code enforcement in these areas are limited because many of the low- to moderate - income owners cannot afford to make improvements to their homes. For residents living in rental housing, the owners are not motivated to make improvements.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With at least 1 of 4 housing problems	140,460	36%	168,070	52%
None of housing problems	242,470	63%	148,355	46%
Cost burden not available, no other problems	3,670	1%	7,030	2%
Total	386,600		323,460	

Table 31 - Condition of Units

Data Source: 2009-2013 ACS



Map 4: % Housing Stock Constructed Prior to 1960

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	165,624	42%	110,602	31%
1980-1999	168,719	43%	166,598	47%
1950-1979	57,545	14%	73,161	21%
Before 1950	3,313	1%	4,296	1%
Total	395,201		354,657	

Table 32 – Year Unit Built

Data Source: 2014-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	67,815	18%	78,420	22%
Housing units built before 1980 with children present	7,844	2%	15,935	5%

Table 33 – Risk of Lead-Based Paint

Data Source: 2012-2016 ACS (Total Units) 2012-2016 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 34 - Vacant Units

Need for Owner and Rental Rehabilitation

Most of the housing stock in Henderson was constructed within the last 30 years. The older housing stock is primarily owned and occupied by individuals and families of low- to moderate-income. Rehabilitation programs and services such as the Emergency Repair Program and the Homeowner Rehabilitation Program will help to maintain these units as affordable housing. The City of Henderson prioritizes maintaining existing affordable housing stock as well as leveraging funds to rehabilitate affordable housing for rent or homeownership.

Estimated Number of Housing Units Occupied by Low- or Moderate- Income Families with LBP Hazards

Common sources of lead hazards include chips from interior/exterior paint in homes built before 1978, soil, especially in dense urban areas and playgrounds, and household dust & debris from buildings built pre-1978 undergoing remodeling or renovation. Of the nearly 125,000 housing units in the City, approximately 8,500 were built before 1978. We estimate over 2,000 of these units may contain lead-based hazards and most of those units (75%) are occupied by extremely low, low, and moderate-income households.

Discussion

According to data from American Factfinder, provided by the United States Census Bureau, only 14.8% of the owner-occupied homes in Henderson, Nevada in 2017 had mortgages that were under \$1,000 a month. Most of the housing stock is not considered affordable to purchase by low- to moderate-income residents. This also affects the rental market, because most owners who are renting their home will rent the home for the amount they owe in the monthly mortgage. This, in turn means purchasing and leasing a home are both unaffordable. Low- to moderate-income families are forced to move into multi-family units. Although the City of Henderson does not currently have any areas of large concentrations of low- to moderate-income families, if this trend continues certain areas of the City with higher concentrations of low- to moderate-income families could start to emerge.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Southern Nevada Regional Housing Authority (SNRHA) is the public housing and voucher agency for Clark County, Las Vegas, Henderson, North Las Vegas and Boulder City. SNRHA was created in 2010 as a consolidation of three different housing authorities within the Las Vegas Valley. They were created into one with the hopes of better serving the residents and of benefiting from a single management and funding system. Various SNRHA housing developments and scattered site properties (single family homes) are located throughout Clark County and are part of the Conventional Public Housing Programs. These properties are composed of designated senior, elderly/disabled, and family properties. Over the past 20 years, approximately 20 multi-family and single-family housing developments citywide have leveraged affordable housing incentives through state and federal funding sources, of which 13 are for low-income seniors (totaling 1,886 units), five are for low-income families (totaling 423 units) and three are public housing communities (totaling 200 units) owned and operated by the SNRHA. In addition to these larger projects, 38 scattered sites have also been funded through the Neighborhood Stabilization Program, which allocates federal funds from the Housing and Economic Recovery Acts. The SNRHA currently owns 2,129 units of conventional public housing in Clark County and houses over 5,000 people under the public housing program.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	2,129	11,962	1024	7,327	1,419	365	2,007
# of accessible units	115								
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

SNRHA operates 24 public housing developments and 2129 units of low rent inventory. In Henderson, the Regional Housing Authority owns and operates three public housing complexes. Espinoza Terrace is a 100-unit property that consists of one to two-bedroom apartments opened in 1973. Hampton Court is a 100-unit complex comprised of one to three-bedroom units built in 1969 and acquired by the housing authority in 1977. Landsman Gardens consists of 100 units ranging from two to five bedrooms, built in 1971. Both Espinoza Terrace and Landsman Gardens have undergone major renovation through Rental Assistance Demonstration (RAD) conversions.

Espinoza Terrace is located at 171 West Van Wagenen Street, Henderson NV, 89015. In 2015 the SNRHA submitted Espinoza Terrace as part of the First Group of its RAD portfolio. The project received HOME Funds allocation in the amount of \$1M from Clark County and \$750k from the City of Henderson. The project rehabilitation, which was completed in February 2020, consisted of the rehabilitation of the existing 100-unit low-income senior development. The goals of the rehabilitation included: removing hazardous lead- and asbestos- containing materials to bring units up to modern standards including new plumbing, wiring, cabinets, countertops, sinks, tubs and vanities, painting, flooring and appliances. To increase the living area within units, small bump-outs to exterior walls and/or repurposed storage spaces. To meet or exceed energy conservation requirements, and lower future utility costs for the tenants, new vinyl dual-pane windows and new exterior doors were installed. Tankless hot water heaters were added to the units. Lighting and landscaping were improved throughout the complex for security purposes. Water consumption was reduced throughout the complex by replacement of lawn areas with low maintenance rock and desert landscaping with the addition of low-flow faucets and commodes.

Landsman Gardens is located at 750 Major Street, Henderson, NV 89015. In 2014, the SNRHA converted Landsman Gardens a 100-unit family public housing development in the Valley View neighborhood of Henderson to Project Based Section 8. Landsman Gardens is the first FHA-financed project in the nation to close under the Rental Assistance Demonstration (RAD) program. Construction was completed in December 2014. The property renovations included comprehensive modernization of all the units. This included upgrading the on-site Administrative Building and Learning Center where the SNRHA and local service organizations provide a variety of programs to residents such as after- school activities for youth, financial literacy, and resource referrals to nutrition and wellness programs. Landsman Gardens is an important housing asset for the Las Vegas Valley that includes a complement of scarce two-, three-, four-, and five-bedroom units, serving large families. Through the RAD program, the development will be preserved in the long term for a new generation of families in need of decent, safe and affordable housing.

Hampton Court is located at 1030 Center St, Henderson, NV 89015. In 2015, SNRHA submitted a RAD portfolio application for several of their housing inventory in two separate groups. Hampton Court is in the 2nd group. The first group included 10 Housing Authority complexes totaling 844 public housing units and is underway. Hampton Court is within the 2nd group of RAD conversions with 7 complexes totaling 564 public housing units. RAD application properties listed in group 2 were under review and consideration for submission in late 2019.

Public Housing Condition

Public Housing Development	Average Inspection Score
NV018002404 Hampton Court	95

Table 36 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

As a result of the Southern Nevada Regional Housing Authority's extensive redevelopment activities, many family developments are included as considerations for demolition and/or disposition. It is not expected that all developments be demolished or disposed of, however, revitalization efforts may include all remaining family developments. The SNRHA is considering all public housing properties for demolition or disposition through mixed-finance or conversion under the Rental Assistance

Demonstration Program. In the City of Henderson, Landsman Gardens has been disposed of as part of the RAD and Espinoza Terrace was disposed of as part of the RAD Program Conversion. Hampton Court is pending RAD conversion.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

As indicated in the SNRHA Annual Plan and Five-Year Action Plan, the SNRHA will explore and implement various models of mixed financing with innovative partnerships to assist with the re-development and/or modernization of public housing developments. Options will include, but not be limited to, HOPE VI, Choice Neighborhood Initiatives (CNI), Rental Assistance Demonstration (RAD) Program, Capital Fund Financing Program (CFFP), Low Income Housing Tax Credits (LIHTC), various bond types and other leveraging options as identified in HUD's Transforming Public Housing Plan.

Discussion:

Under RAD the U.S. Department of Housing and Urban Development (HUD) allows housing authorities to rehabilitate and preserve their aging public housing developments using a variety of public and private affordable housing resources including tax-exempt bonds supported by project-based rental assistance, Federal Low-Income Housing Tax Credits and Public Housing Capital Funds (CFP).

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Henderson is an active participant in the Southern Nevada Homelessness Continuum of Care (SNH CoC). In 2015, Clark County Social Service, on behalf of the SNH CoC, contracted with HomeBase, a national technical assistance provider on homelessness, to perform a gaps analysis of Southern Nevada's homeless response system. This analysis evaluated the current system, identified existing gaps, and made recommendations designed to improve the overall system of care to better address the needs of the homeless population in Southern Nevada. The Gaps Analysis reviewed all components of homeless housing and services, community engagement, and system governance, in terms of accessibility, availability and coordination. It also considered the overall functioning of the system as a whole and identifies strategies to improve system-level effectiveness and efficiency.

One of the findings of the 2015 Gaps Analysis was that the existing stock of homeless housing is insufficient to serve the existing homeless population. Feedback from consumers, from providers, and from key stakeholders all underscored the fact that homeless housing is scarce in the Southern Nevada region, that waiting lists are long, and that too many people remain homeless.

The facilities and housing in Henderson are provided by Hopelink of Southern Nevada and SAFE House.

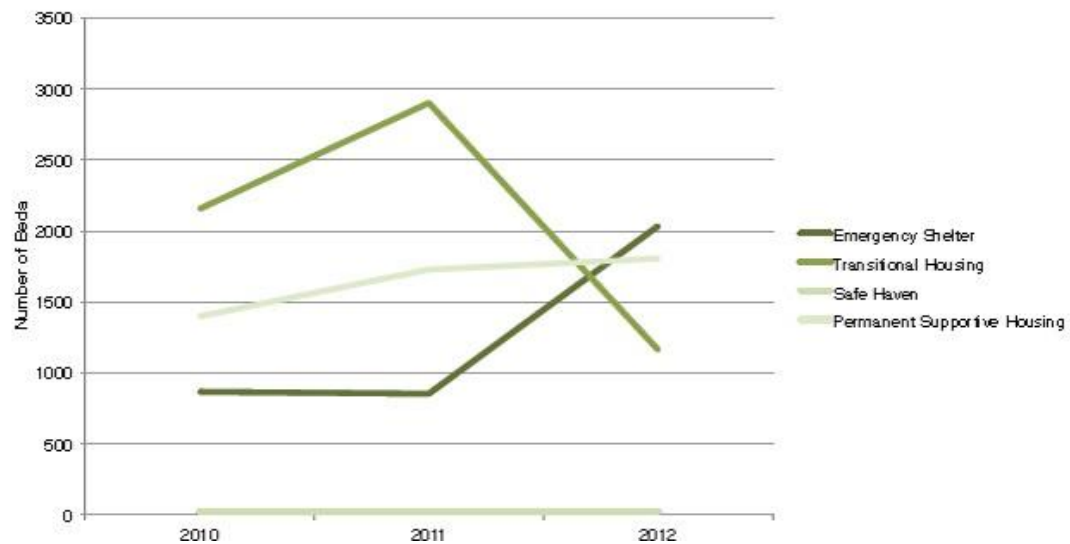
Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	177	0	354	0
Households with Only Adults	0	7	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 37 - Facilities and Housing Targeted to Homeless Households

Housing and Shelter Inventory Trends*		
Type	% Change 2012-2013	% Change 2013-2010
Year-Round Emergency Shelter	-6%	+101%
Transitional Housing	-11%	-50%
Safe Haven	0%	0%
Permanent Supportive Housing	+13%	+45%
Total Beds (ES, TH, SH & PSH)	-1%	+14%

* Does not include beds under development in the calculation. For emergency shelter, includes seasonal and overflow beds.



Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Mainstream services are offered by nonprofit organizations to ensure that people experiencing homelessness are accessing necessary services when eligible. Agencies are using the SSI/SSDI Outreach, Access, and Recovery (SOAR) database to connect clients to SSI/SSDI benefits and helping them navigate the process. The CoC continues to expand relationships with Workforce Connections, the Workforce Investment Act service provider, and they have become an active member in the CoC. The Homeless Management Information System (HMIS). HMIS is a web-based data management tool that provides client and service tracking and reporting. Communities that receive federal funding for homeless programs and services are required to track their data in HMIS.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Services that specifically address the needs of people experiencing homelessness in Henderson include Giving Life Ministries, HELP of Southern Nevada, HopeLink of Southern Nevada, and SAFE House. Giving Life Ministries provides nutritional services to low-income people and people experiencing homelessness. They also help with identification and bus passes when available. HELP of Southern Nevada offers outreach services and housing assistance. HELP also operates one of the few facilities for unaccompanied youth at their homeless youth center. HopeLink of Southern Nevada is a Family Resource Center that offers services to families with children. They offer a wide array of supportive services and housing assistance. SAFE House is one of the few facilities specific for persons experiencing interpersonal/domestic violence and their children. SAFE House offers housing and basic needs, as well as counseling and advocacy for those experiencing homelessness as a result of domestic violence.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Henderson is not prioritizing programs for special needs groups as defined by HUD but will be funding programs to support other groups, such as victims of domestic violence and youth in the juvenile justice system.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

While the City of Henderson is not prioritizing programs for special needs groups in this 2020-2024 Consolidated Plan, the priorities to fund programs for housing and human services, quality education, and economic and workforce development will serve all Henderson residents.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City of Henderson does not have a housing authority of its own, but partners with the Southern Nevada Regional Housing Authority. Most programs that offer supportive housing to individuals returning from mental and physical institutions are provided by SNRHA.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Henderson is not prioritizing programs for special needs groups as defined by HUD but will be funding programs to support other groups, such as victims of domestic violence and youth in the juvenile justice system.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Henderson is not prioritizing programs for special needs groups as defined by HUD but will be funding programs to support other groups, such as victims of domestic violence and youth in the juvenile justice system.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

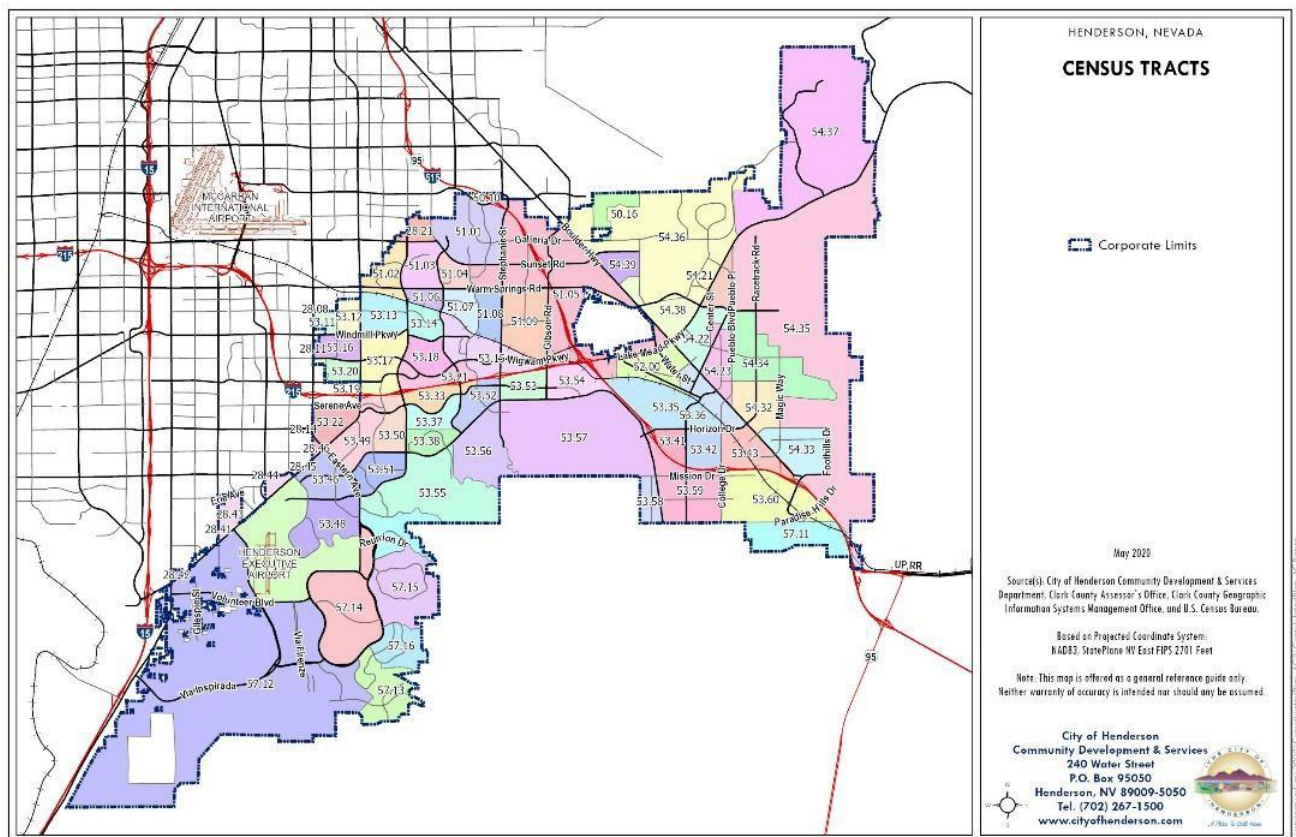
Public policies that have a negative effect on affordable housing development have been diminished over the years. The City has revised their residential zoning districts to comply with removing potential housing impediments. The City has also updated density regulations in order to avoid unintentionally limiting housing choices. This is also addressed in the RAI.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

One of the priorities in the 2020-2024 Consolidated Plan is economic and workforce development. The goal is to partner with private businesses to match job skills, job training, and education with employment opportunities for low income residents. The City of Henderson will partner with Goodwill Industries of Southern Nevada, Inc. for job training opportunities. Goodwill provides career coaching services, job training, supportive services, and job placement into livable wage jobs for vulnerable populations.

Census Tracts for City of Henderson



Map 5: Census Tracts

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	559	93	1	0	0
Arts, Entertainment, Accommodations	29,660	16,505	29	23	-6
Construction	6,331	5,056	6	7	1
Education and Health Care Services	12,341	11,417	12	16	4
Finance, Insurance, and Real Estate	6,515	5,527	6	8	1
Information	1,761	1,027	2	1	0
Manufacturing	3,643	3,901	4	5	2
Other Services	2,945	2,534	3	4	1
Professional, Scientific, Management Services	8,619	4,621	8	6	-2
Public Administration	0	0	0	0	0
Retail Trade	14,428	13,331	14	19	5
Transportation and Warehousing	4,707	1,064	5	1	-3
Wholesale Trade	3,565	2,391	3	3	0
Total	95,074	67,467	--	--	--

Data Source: 2009-2013 ACS (Workers), 2013 Longitudinal Employer-Household Dynamics (Jobs)

Table 38 - Business Activity

Labor Force

Total Population in the Civilian Labor Force	138,192
Civilian Employed Population 16 years and over	123,418
Unemployment Rate	10.69
Unemployment Rate for Ages 16-24	24.07
Unemployment Rate for Ages 25-65	7.50

Data Source: 2009-2013 ACS

Table 39 - Labor Force

Occupations by Sector	Number of People
Management, business and financial	29,064
Farming, fisheries and forestry occupations	5,640
Service	14,330
Sales and office	34,700
Construction, extraction, maintenance and repair	8,578
Production, transportation and material moving	5,573

Data Source: 2009-2013 ACS

Table 40 - Occupations by Sector

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	81,951	71%
30-59 Minutes	29,957	26%
60 or More Minutes	3,947	3%
Total	115,855	100%

Data Source: 2009-2013 ACS

Table 41 – Travel Time

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,198	1,075	3,018
High school graduate (includes equivalency)	26,584	3,660	7,257
Some college or Associate's degree	37,400	3,851	10,545
Bachelor's degree or higher	35,008	2,197	7,544

Data Source: 2009-2013 ACS

Table 42 - Educational Attainment by Employment Status

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	192	180	427	869	1,401
9th to 12th grade, no diploma	2,110	2,003	2,148	3,664	3,055
High school graduate, GED, or alternative	6,156	7,791	9,993	19,731	12,042
Some college, no degree	8,189	9,123	10,835	20,150	10,018
Associate's degree	1,014	2,390	2,831	6,601	2,480
Bachelor's degree	1,802	7,430	7,407	14,176	6,321
Graduate or professional degree	81	2,841	4,204	8,936	5,357

Data Source: 2009-2013 ACS

Table 43 - Educational Attainment by Age

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	27,089
High school graduate (includes equivalency)	32,291
Some college or Associate's degree	40,250
Bachelor's degree	51,679
Graduate or professional degree	67,758

Data Source: 2009-2013 ACS

Table 44 – Median Earnings in the Past 12 Months

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Henderson has a diverse economy including manufacturing, big box stores, medium size casino hotels, local and federal governments, and hospitals. The largest sectors are Arts, Entertainment and Accommodations, Retail Trade, and Educational and Health Services, accounting for 55% of the jobs in Henderson.

Employer	Number of Employees
HENDERSON HOSPITAL	500 to 599 employees
CAPTION CALL LLC	500 to 599 employees
ST ROSE DOMINICAN HOSPITAL	600 to 699 employees
FIESTA HENDERSON CASINO HOTEL	600 to 699 employees
SUNSET STATION HOTEL & CASINO	1000 to 1499 employees
BARCLAYS SERVICES LLC	1000 to 1499 employees
M RESORT, THE	1000 to 1499 employees
GREEN VALLEY RANCH STATION CASINO	1500 to 1999 employees
ST ROSE DOMINICAN – SIENA	2000 to 2499 employees
CITY OF HENDERSON	2500 to 2999 employees

Source: Nevada Department of Employment, Training and Rehabilitation, 2019

Describe the workforce and infrastructure needs of the business community:

The neighborhoods with low-income and high poverty levels are the same neighborhoods with a higher percent of the population without a High School or College degree. These neighborhoods with the lowest median income and highest percentage below poverty level also have the highest unemployment rate. These are some of the same neighborhoods that also have a high level of disability and female-headed households as well as low educational attainment levels.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Valley Health System built Henderson Hospital, the primary tenant for the Union Village project in Henderson. The \$1.6 billion project encompasses a total of 228 acres near the Boulder Highway. Plans for the project include a retail center, residential apartments, a senior care center and a cultural center. The entire Union Village project, including the hospital, is expected to create more than 17,000 jobs and generate more than \$158 million in tax increment revenue. Construction on the village started in 2015 and is expected to be completed by the end of 2021. The Raiders training facility and corporate headquarters opening in West Henderson, is predicted to bring 250 new jobs to run various types of facility operations. Haas Automation is building a tools manufacturing facility in West Henderson as well. It is expected to create 2,500 jobs in skilled manufacturing, engineering and technology over the next 10 years. Goodwill Industries is expected to provide job training and employment opportunities to 50 Henderson low income citizens.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Currently, it is estimated that 11.8 % of the population age 25 and over in this area had earned a Graduate or Professional School Degree and 31.7% had earned a bachelor's degree. In comparison, for the United States, it is estimated that for the population over age 25, 11.7% had earned a Graduate or Professional School Degree and 30.6% had earned a bachelor's degree. This relatively high level of educational attainment corresponds to higher proportion of white-collar jobs and lower unemployment for the City as a whole. The same areas that have lower educational attainment have higher levels of unemployment and lower skilled, lower paying jobs.

One of the priorities in the 2020-2024 Consolidated Plan is economic and workforce development. The goal is to partner with private businesses to match job skills, job training, and education with employment opportunities for low income residents. The City of Henderson will partner with Goodwill Industries of Southern Nevada, Inc. The program provides career coaching services, job training, supportive services, and job placement into livable wage jobs for vulnerable populations.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Henderson has put economic development and workforce development in the top three priorities for the 2020-2024 Consolidated Plan. The City of Henderson supports the College of Southern Nevada in their expansions and supports the local business bureau. All of these efforts will continue as the City begins to create more opportunities for small businesses and microloan and job retention programs. The City will also explore the possibility to expanding the support of regional job training programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The revitalization of Henderson's redevelopment areas can be coordinated with the 2020-2024 Consolidated Plan as many of the designated, eligible areas align with the CDBG-eligible areas. Redevelopment efforts depend on the successful development of new, quality affordable and mixed-income housing products. The redevelopment plans in the Downtown Redevelopment Area and in the Eastside Redevelopment Area propose mixed use and transit-oriented development which depends on a variety of housing options for success. CDBG funding could be used to catalyze housing developments as part of a larger redevelopment strategy. Partnering in redevelopment areas to stack CDBG with business attraction and development incentives will allow the City to maximize results in specific locations.

Supportive programs, initiatives and investments will align with economic target sectors identified

through the 2020-2024 Consolidated Plan, Henderson Strong Plan, and the HHCDs (housing, schools, and amenities). As for industry-based recruitment efforts, the Economic Development Department prioritizes healthcare, education, and biotech industries, which align with the regional Comprehensive Economic Development Strategy (CEDS). The Henderson Strong Comprehensive plan also prioritizes economic development, with a whole chapter dedicated to economic development, with goals and In addition to place-based efforts in the redevelopment areas, a wider range of housing options and transit options are critical components to a comprehensive economic development strategy. Workers and companies in the target industries are looking for walkable urban lifestyles, a great education for their children, a wide range of housing options near mass transit and cultural and recreational amenities that align with their sensibilities. Any initiatives to support the local food movement, healthy, active living and recreation, walkable urban spaces, transit and educational initiatives to improve pre-school to high school education would align with the local economic target sectors and attraction efforts.

Discussion

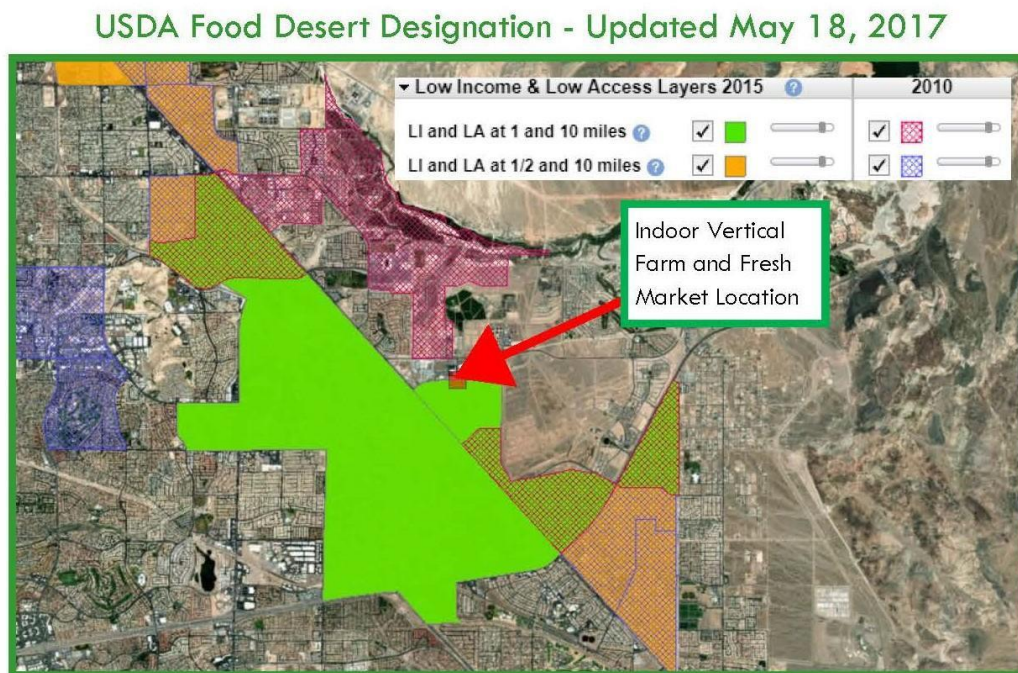
Aligned land use and infrastructure plans will help to meet the needs of residents. Matching land use and infrastructure plans with the needs of economic target sectors and the psychographic profiles of the largest demographic segments—millennials and baby-boomers—will enable the City to offer the range of housing, employment and recreational amenities to meet the needs of multiple generations and allow them to stay in the City of Henderson.

Coincidentally, baby-boomers and millennials are looking for similar conveniences in their choice for where to live. For example, a variety of housing options near transit will support millennials, who are less interested in driving, as well as aging seniors as they become less able to drive independently. Proximity of community assets in a more compact pattern helps economic development by creating a vibrant atmosphere while offering the convenience of time and distance for all generations to remain in Henderson.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The area surrounding the intersection of Lake Mead Parkway and Boulder Highway has a large percentage of housing stock constructed prior to 1960. In addition, there is a food desert located in the area to the southeast of Boulder Highway and Lake Mead Parkway. A food desert is defined by the USDA as a census tract in which at least 33% of the population, or a minimum of 500 people, live more than one mile from a supermarket or large grocery store.

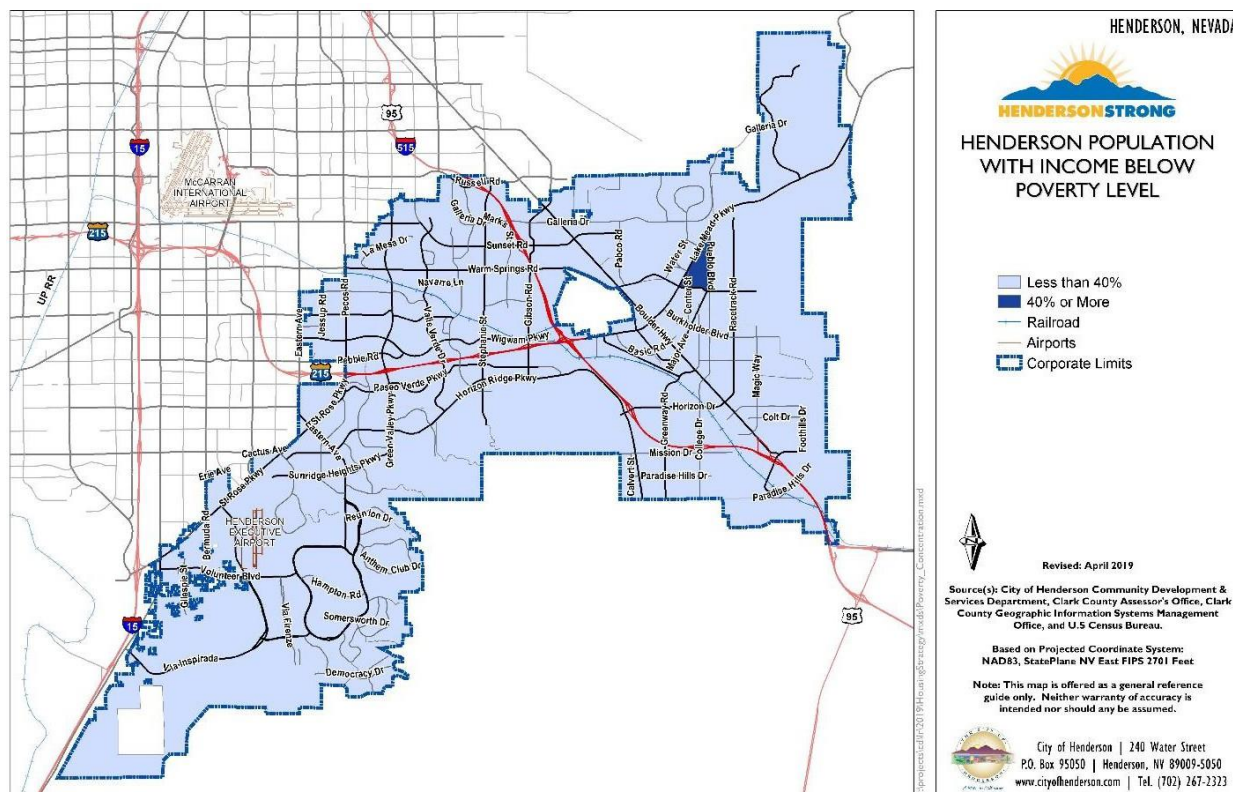


source: USDA Economic Research Services, <https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas.aspx>

Map 6: USDA Food Desert Designation

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

In Henderson, there is one census tract that has 40% or more of families living below the national poverty level. This was determined using a unit of measure developed by the Center for Urban Research and Urban Education at Rutgers University. These research organizations at Rutgers studies concluded that concentration of poverty is a neighborhood or census tracts where 40% of more of the residents fall below the federal poverty threshold. However, there is not a racial/ethnic concentration in this area. This census tract has a distributed representation of City of Henderson demographics and does not meet the HUD definition of a racial/ethnic concentration.



Map 7: Henderson Population with Income Below Poverty Level

What are the characteristics of the market in these areas/neighborhoods?

The housing values and contract rents for these areas are lower than other areas of Henderson, with an average rent of \$800 -\$1,000 for a one-bedroom apartment. The city average rent for a one bedroom is \$1,300-\$1,500. There are also many houses for rent in the area, with a going rate of roughly \$1,500.

Are there any community assets in these areas/neighborhoods?

Within the census tract there is a Salvation Army, Brown Junior High School, Morrell Park, and a public housing complex of approximately 100 units. Just outside the census tract but still within the community, there is C.T. Sewell Elementary School with a school park, Clark County Social Services, a fire station, and a Boys and Girls Club.

Are there other strategic opportunities in any of these areas?

As the City continues to bolster efforts to aid those residents living in poverty, the City will apply for the HUD Choice Neighborhood Initiatives Planning Grant to revitalize the SNRHA Hampton Court Neighborhood. The City will also pursue additional services and assets for children and families, including a preschool in this specific area and other educational programs to increase opportunities and student engagement.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Henderson will continue to serve low- to moderate-income residents citywide for the next five years of the Consolidated Plan. Based on the outreach that was conducted in development of the 2020-2024 Consolidated Plan, residents indicated that their top priorities are housing and human services, promoting quality education, and creating economic opportunity within the community. The City's objectives and outcomes were based on this input from the community and were designed to address them.

During the preparation of the 2020-2024 Consolidated Plan the world was impacted by the COVID-19 pandemic. While the City continued to formulate and finalize a response plan to the pandemic, many of the needs outlined in this 2020-2024 Consolidated Plan continue while some are exacerbated by the social, economic, and health crisis facing the world.

The strategies for **Housing & Human Services** include:

- **Increase the quantity of affordable housing that meets placemaking objectives.** Develop specialized housing types such as mixed income housing, mixed use, transit-oriented developments, and attached single family housing.
- **Assist low- and moderate-income residents remain in their homes.** Maintain the existing affordable housing stock and leverage funds to rehabilitate affordable housing for rent or homeownership.
- **Invest in the expansion of existing programs and fund new programs and capital improvements to meet the needs of vulnerable populations.** Partner with local and regional programs, address homelessness, poverty, addiction, and domestic violence, including expanding or implementing programs or funding capital improvements.

The strategy for **Quality Education** includes:

- **Increase preschool seats available to low- and moderate-income Henderson residents.** This includes capital improvements and rehab of existing facilities.
- **Enhance student and parental engagement in low- and moderate-income neighborhoods and among low- and moderate-income students.** Efforts including improvements to school safety, chronic absenteeism of students and teachers, overcrowding, parental engagement techniques.
- **Improve low- and moderate-income students' proficiency in reading and math.** Efforts such as programs, tutoring, technical assistance and training to improve low- and moderate-income student proficiency.
- **Improve preparation for ACT test-taking and other college-readiness programs, and resources.** This aspect of the priority is meant to improve preparation for college, ACT test scores for college entry.

- **Support educational institutions to expand early childhood education and the teaching supply in Henderson.** Raising awareness of early childhood education, especially for vulnerable populations.

The strategy for **Economic & Workforce Development** includes:

- **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.

Henderson will continue to focus on these broad-based priorities that also remain in alignment with the City's overarching plans including Henderson's Housing and Community Development Strategy, Henderson's Strategic Plan, the Henderson Strong Comprehensive Plan, Southern Nevada Strong Regional Plan, and the RAI.

The majority of CDBG funds are used for capital improvement projects. Investing these funds in the Downtown Redevelopment Area, the East Henderson Investment Area, and Boulder Highway Opportunity Site will help strengthen the infrastructure, safety, and overall livability and accessibility, and housing upgrades of these areas.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	Downtown Redevelopment Area
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The Downtown Redevelopment Area is in the eastern part of the City of Henderson. The outlined area covers approximately 500 acres, which is generally bounded by Lake Mead Parkway on the north, Major Avenue to the South, Boulder Highway to the east and Van Wagenen Street to the west. Majority of this area is in CDBG eligible census tracts 52.22 and 53.36.
	Include specific housing and commercial characteristics of this target area.	<p>The Downtown Redevelopment Area covers a wide and diverse demographical area:</p> <ul style="list-style-type: none"> • Approximately 4,000 residents and 290 businesses in the area. • Approximately 70% of the population is under the age of 55. • 36% of the population is between the ages of 18 and 44. • The median income for the area is approximately \$44,024, which is less than the national average. • 37.2% of properties are owner occupied, making 63% of the residents in the area renters. <p>As a mature downtown area, the public infrastructure has seen many changes over the years to accommodate growth and change. Public utilities in place today meet and/or exceed the requirements for the area, which will allow for more development in the near future. As development increases in the future to meet the goals of the Downtown Investment Strategy, the City's Utility Services Department will have to analyze future capacities which may require system upgrades.</p>

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	This area is a designated Redevelopment Area as allowed by State law. During the development of the Downtown Investment Strategy plan, two outreach sessions for residents and two outreach sessions for businesses were held to get input on the strengths and weaknesses of the downtown area from both the perspective of residents and the perspective for businesses. A third outreach session was held as an open forum to provide details of the plan and get input from both residents and business owners.
	Identify the needs in this target area.	The downtown area is one of the largest concentrated areas of low-income residents. CDBG funding has been used in the past to repair and rehab the Downtown Recreational Center to comply with ADA regulations and to offer the residents in this lower economic area some of the similar amenities that are found in the City's higher economic areas. Also located in this area is one of the City's lowest achieving elementary schools. CDBG funding has been awarded to non-profit organizations to offer no-cost tutoring and educational enrichment programs to help increase the overall academic performance of schools located in lower income areas and provide the residents in this community the resources that they would otherwise not be able to afford for their children.
	What are the opportunities for improvement in this target area?	Over the next five years, Community Development & Services will work closely with the Redevelopment Agency to meet the needs of the residents of the downtown area. CD&S plans to invest more CDBG funding into both the Downtown and Eastside Redevelopment Areas.
	Are there barriers to improvement in this target area?	A potential barrier to improving the downtown area is attracting businesses to open in the target area. The neighborhoods surrounding the downtown area are some of the oldest neighborhoods in Henderson and some of the most economically challenged neighborhoods. In order to spur economic development, the City will need to address this barrier.
2	Area Name:	Eastside Redevelopment Area
	Area Type:	Local Target Area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

	Identify the neighborhood boundaries for this target area.	<p>The boundaries include the Boulder Highway Corridor, and the Eastside Redevelopment Area, which is composed of residential and commercial neighborhoods.</p> <p>The six subareas are: five neighborhoods in the Eastside Redevelopment Area (residential Pittman and Valley View, mixed residential and industrial Northwest Sunset Corridor, and master planned Cadence and Union Village).</p>
	Include specific housing and commercial characteristics of this target area.	Besides the Cadence and Union Village areas, housing is some of the oldest in Henderson, built in the early 50s to late 70s. The area has a variety of uses from wide auto-oriented corridors such as Boulder Highway and Lake Mead Parkway, to historic neighborhoods in Valley View and Pittman, including the City's oldest park, Wells Park. The area also includes a large industrial and commercial corridor along Sunset Road.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	The Redevelopment Agency circulated a 20-question survey throughout East Henderson at 10 pop-up events and community gatherings from the end of July through September of 2018. Questions assessed factors affecting quality of life: education, public safety and health care facilities; access to retail and commercial services; and desired enhancements that would improve their neighborhood.
	Identify the needs in this target area.	Some of the needs include rehab of blighted properties, crime prevention, homelessness prevention, more residential land use, and an update to overall land uses.
	What are the opportunities for improvement in this target area?	Eastside Redevelopment Area has a strong sense of community, trails, parks, and open spaces, and proximity and access to region, and general affordability. This all lends itself to areas of opportunity, such as job opportunities, better code enforcement, neighborhood-scale retail, and neighborhood-scale amenities.
	Are there barriers to improvement in this target area?	The biggest barrier to improvement is recovering from 2008 financial crisis. They area was seeing development and investment, but that activity all but came to a halt. Given the COVID-19 economic depression, this will once again be an area that will see slow investment.
	3	
	Area Name:	Boulder Highway Opportunity Site
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	

	<p>Identify the neighborhood boundaries for this target area.</p>	<p>The Boulder Highway Opportunity Site consists of 34 acres of land at the four corners of the Gibson and Broadbent intersection at the northern boundary of the City of Henderson. Most of this opportunity site is in the CDBG eligible census tracts 54.36 block group 2.</p>
	<p>Include specific housing and commercial characteristics of this target area.</p>	<p>The Boulder Highway Corridor has been the focus of revitalization efforts by the City for the past 15 years. The area currently serves as a high-speed arterial road, characterized by older strip commercial development and undeveloped acreage that is set back from the highway. The Investment Strategy describes the corridor as a "mature transportation corridor, with limited new investment, fragmented ownership, and distinct concentrations of commercial and service areas." Most uses are auto related, with older housing stock and an increasing number of new residential developments. Past planning efforts have resulted in community conversations and a rezoning effort to encourage transit-oriented, mixed-use development along the corridor.</p>
	<p>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</p>	<p>The outreach results from this planning effort indicated the following priorities:</p> <p>Safety Concerns: Citizen participation comments indicate that the area would benefit from safety improvements such as improved lighting and more crosswalks. Jaywalking was a significant issue and it was suggested that some physical improvements might be needed to curtail these activities and improve safety for all users. Safety concern markers most often reflected crime, vehicle/pedestrian conflicts and the need for crosswalks.</p> <p>Transportation and Public Transit Improvements: There were suggestions to increase bus service by adding new routes and additional bus stops and make the area more bike friendly. Light rail was mentioned along with a “park and ride” closer to Galleria Dr. to facilitate commuter express transit. A majority (81%) of transit improvement markers focused on bus service, including additional routes and stops and improvements to stops and shelters.</p> <p>Parks and Recreation: There were suggestions to add a pool/splash pad and more trails near the wetlands park.</p> <p>Community Services: There were suggestions to provide childcare and mental health services.</p> <p>Access Issues: There were several suggestions to improve access, connecting I-215 to the I-515 and connecting Sloan to the Las Vegas Valley.</p>

	Identify the needs in this target area.	<p>In the Boulder Highway Opportunity Site area (which is a CDBG eligible census tract), pedestrian safety was a recurring theme, with incomplete sidewalks, limited crosswalks with short signal times, frequent jaywalking, and issues where pedestrians are often trapped at the median between traffic flows.</p> <p>Citizens in the area stated that they would like to see improvements to the areas transportation infrastructure to support more active uses along the corridor, including investments in improvements to the right-of-way by the City of Henderson.</p> <p>Citizens also stated that they would like to see new multi-use paths, dedicated bike lanes, and sidewalks connect the site to surrounding neighborhoods and developments. New neighborhood pedestrian/bike connections provide increased connectivity for residents in the older neighborhoods to new amenities at the site. Shared bike/bus lanes along Boulder Highway help to calm the highway and provide a more functional rapid transit corridor.</p>
	What are the opportunities for improvement in this target area?	Provide neighborhood-serving amenities, such as shopping and plazas, integrated into a housing development. This area should provide access for all travel modes, including transit, automobiles, biking, and walking. Citizen participation called for improvements to public transit, including increased bus service, more/better bus stops, and possibly light rail. This area is ideal as a neighborhood center.
	Are there barriers to improvement in this target area?	Financial resources continue to be a barrier for most of the revitalization plans. The Boulder Highway Opportunity Site is an excellent location for upgraded public transportation. The RTC has recently completed a Boulder Highway transportation plan which includes enhanced bus rapid transit service. One of the overall strategies for this area is to develop more efficient public transportation that will link the rest of the low-income areas in Henderson to better employment opportunities, as well as amenities and services. Finding the funding to pay for such a large endeavor has been difficult. The City of Henderson is actively working with the Regional Transportation Commission (RTC) to prioritize funding opportunities to implement this plan.
4	Area Name:	Henderson Citywide
	Area Type:	Within Henderson city limits
	Other Target Area Description:	Within Henderson city limits
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	

	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The boundaries of this target area are the City of Henderson city limits.
	Include specific housing and commercial characteristics of this target area.	The City of Henderson is widely known for having large master planned communities that are supported by retail and shopping locations, parks and open spaces and schools. The City of Henderson is largely a residential community and is comprised of 70% residential land use and approximately 30% non-residential areas.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Community surveys were sent to community partners and sub-recipients receiving CDBG funding. The surveys were then given to their clients and residents benefiting from services funded by CDBG. Online surveys, focus groups, and an open house were held for both targeted populations and the community. The surveys indicated that housing & human services, education, and economic & workforce development were all deemed important to Henderson residents.
	Identify the needs in this target area.	The City of Henderson will target four areas, Downtown Redevelopment Area, Eastside Redevelopment Area, Boulder Highway Opportunity Site, and Henderson Citywide to make the most significant impact for the low- to moderate-income residents.
	What are the opportunities for improvement in this target area?	As with many cities in the United States, the City of Henderson is concerned with increasing the affordability, accessibility, and sustainability of housing for residents. Increasing the quantity of affordable housing for low- to moderate-income residents, as well as maintaining the existing affordable housing, is a top priority.
	Are there barriers to improvement in this target area?	Barriers include the lack of financial resources to significantly affect the needs of low- to moderate-income residents. The City of Henderson historically receives around \$1.2 million a year in CDBG funding and around \$600,000 a year in HOME funding. With that, only around \$150,000 of CDBG can be used for public services. Although, there are many nonprofit organizations that provide beneficial services to residents, the City is unable to adequately fund many of these nonprofits to dramatically change the circumstances of low- to moderate-income residents. Therefore, the City of Henderson is looking into strategically targeting three areas to invest a majority of CDBG and HOME resources into, to yield a more beneficial return for low-to-moderate income residents.

Table 45 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The Downtown Redevelopment Area, Eastside Redevelopment Area, Boulder Highway Opportunity Site, and Henderson Citywide are areas that will be invested in to better serve low- to moderate- income residents. By providing affordable housing options, stronger economic opportunities, and better educational options for residents in these key areas over the next five years, opportunities to help low- to moderate-income residents to increase their overall income, as well as increase the residents' ability to sustain affordable housing will expand.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Housing & Human Services
	Priority Level	High
	Description	It is estimated that about 37% of all Clark County households are cost-burdened (i.e., pay more than 30% of their gross income for housing costs). Fifty percent of renter-households and 26% of owner-households are cost-burdened. In the city of Henderson there has been a 70% increase in the cost of housing between 2000 and 2017. Because of this, affordable housing has become more difficult for residents to obtain. It is necessary to retain current affordable housing stock as well as increase it to meet the needs of low- to moderate-income residents.
	Population	Extremely Low Low-Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Veterans Victims of Domestic Violence Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	Henderson Citywide
	Associated Goals	Affordable/Decent Housing Transitional Services for Homeless Homelessness Prevention Lead-based Paint Hazards Sidewalk Improvements Neighborhood Facility Improvements Emergency Home Repairs Historic Preservation Services for Disabled Senior Services
	Basis for Relative Priority	The need for this priority in Henderson is to reduce the amount of low- to moderate-income residents who are cost-burdened due to the high cost of housing in both rental properties and in homeownership.

2	Priority Need Name	Quality Education
	Priority Level	High
	Description	Henderson residents consistently rank education as a top community priority and the City has responded by actively supporting student achievement at local schools. The Henderson Community Education Advisory Board (HCEAB) initiatives include pre-kindergarten enrollment, elementary reading achievement, middle school mathematics achievement, chronic absenteeism, high school graduation, ACT scores, and postsecondary enrollment and/or completion. Since 2015, the City has provided \$5.5 million in Education Set-Aside Funds and Marijuana Business Licensing Revenue to public schools in the community. These funds are used for items that improve and preserve educational facilities, increase technology resources and pre-kindergarten skills assessments, as well as provide for enhanced curriculum, learning specialist positions and special education assistants. The City also actively partners with community representatives and non-profit organizations to further educational outcomes and is committed to sustaining involvement in children's education.
	Population	Extremely Low Low-Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Veterans Victims of Domestic Violence Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	Downtown Redevelopment Area Eastside Redevelopment Area Boulder Highway Opportunity Site
	Associated Goals	Expanding Suitable Living Opportunities Public Services Youth Services
	Basis for Relative Priority	Through the City's Comprehensive Plan and Strategic Planning processes, the quality of a public education was identified a high priority by residents and confirmed by the Mayor and City Council.

3	Priority Need Name	Economic and Workforce Development
	Priority Level	High
	Description	Economic development in the target areas will attract more businesses to those areas, which in turn will create more job opportunities for the residents living in these areas. The City of Henderson’s Economic Development Department recruits a variety of businesses to the target areas which will not only provide goods and services for the adjacent neighborhoods but will also provide employment opportunities.
	Population	Extremely Low Low-Moderate Large Families Families with Children Public Housing Residents Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development
	Geographic Areas Affected	Downtown Redevelopment Area Eastside Redevelopment Area Boulder Highway Opportunity Site
	Associated Goals	Expanding Economic Opportunities
	Basis for Relative Priority	The City of Henderson actively recruits opportunities to attract diverse businesses and employers to the Henderson area in order to assist low- to moderate-income residents to gain access to livable wage jobs.

Table 46 – Priority Needs Summary
Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>Due to the COVID 19 pandemic, Nevada’s unemployment rate was 6.3% in March 2020 and rose to 28.2% in May. According to the Department of Employment and Training and Rehabilitation, Nevada is ranked ninth among states with the percentage increase in unemployment from January to April 2020. Therefore, the need for rental assistance has increased substantially. Although, there is a moratorium on evictions due to the coronavirus, residents will still need to make arrangements with landlords and mortgage companies for repayment.</p> <p>The need for the TBRA rental assistance program is critical during this transition period. Prior to the COVID-19 pandemic, many American workers were still struggling to make ends meet. For millions of households, housing costs account for more than half of the household’s monthly income. These cost pressures put a strain on households, leaving little for other necessities like food, health care, transportation, and childcare. In addition, spending a disproportionate share of income on housing stifles economic growth as these households restrict their spending not only on other important necessities, but also on non-essential goods and services. Overall, 14.6% of all U.S. households (17.4 million households) were severely housing cost burdened in 2017. Severely cost burdened households are those that spend more than half of their income on housing costs. Renter households are more than twice as likely to be housing cost burdened than owner households. In 2017, 23.7% of all renter households were severely burdened compared to 9.5% of all owner households. This is the case in Henderson as well because the majority of low- to moderate-income residents are paying 50% or more of their gross monthly salary in housing costs, the need for a tenant-based rental assistance will most likely increase.</p>
TBRA for Non-Homeless Special Needs	<p>Most of the special need’s population is presumed to be extremely low- to low-income households. Nearly eight in ten extremely low-income working households, and over a third of very low-income working households are severely housing cost burdened. The number of severely cost burdened households would be even higher without federal housing programs that target assistance to extremely low- and very low-income households. Most federal affordable housing programs cap rent payments for households at 30% of household income so that lower-income households will have money in their budget for other necessities. Because of this, the need for tenant-based rental assistance for non-homeless special needs households will increase as well.</p>

New Unit Production	During the development of the HHCDs, research was conducted on strategies that help to stimulate housing production and diversification that have been tested across the country. The City researched ideas to determine which ideas would be appropriate for in Henderson. The emerging housing ideas that will be furthered explored for unit development include: Inclusionary zoning, affordable housing trust fund, increasing density, land trust, adaptive reuse, employer assisted housing, accessory dwelling units, Southern Nevada Public Lands Management Act (SNPLMA), and permanent supportive housing. Today, households in Henderson earning less than \$50,000 in annual income (35% of Henderson households) face a shortage of affordable housing options. Over the next decade, this shortage is projected to widen and increase affordability pressures for more households. Average home prices continue to increase. According to the Henderson Housing Market Study, the median home cost is \$291,000. This price point is out of reach for many Henderson residents, and it will be important to advocate for more affordable price points for lower income residents.
Rehabilitation	With the median costs for single-family homes on the rise, it is important to maintain the current affordable housing stock by providing rehabilitation services for low to moderate income residents in order to help them to remain in their homes. According to the Henderson Housing Market Study, the median existing home cost is \$291,000.
Acquisition, including preservation	The Las Vegas Valley which includes unincorporated Clark County, City of Las Vegas, North Las Vegas, and Henderson is surrounded by land that is owned by the Bureau of Land Management (BLM). The City of Henderson is actively working with developers to either maintain or provide additional affordable housing through Southern Nevada Public Lands Management Act (SNPLMA) provisions for affordable housing and acquisition of older multi-family housing. SNPLMA provides for direct land sales for affordable housing projects. Section 7(b) of SNPLMA allows federal land in Nevada to be sold at less than fair market value for affordable housing purposes, if the housing serves low-income families. Such lands shall be made available only to State or local governmental entities. Only those proposed projects which commit 50%, or more, of living space to affordable housing shall be considered by BLM to be a project for affordable housing purposes under SNPLMA.

Table 47 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Henderson expects to receive over \$2 million in CDBG & HOME funds annually. Due to the COVID-19 pandemic, the City was granted \$868,938 in CDBG-CV funds in round 1 and \$1,498,339 in round 3 to prevent, prepare for, and/or respond to the crisis. The City also benefits from additional state and federal funding including, but not limited to, the following:

- State of Nevada HOME Pass Thru
- State of Nevada Account for Affordable Housing Trust Funds (AAHTF)
- State of Nevada Welfare Set-Aside

In addition, the City is applying for a Choice Neighborhood Planning Grant and State of Nevada ESG-CV funds and anticipates that additional CDBG-CV funds will be made available. The City's COVID-19 response is still being formulated as additional funds are still incoming with future rounds of the CARES Act funding.

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-CV1 CDBG-CV3	Public Federal	Public Services	\$868,938 \$1,498,339			\$868,938 \$1,498,339	\$0	Funds to prevent, prepare for, and/or respond to the COVID-19 crisis.
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Fair Housing	\$1,477,113	\$37,695.11	\$1,646,393	\$3,161,201	\$5,908,452	CDBG funds will be utilized for a variety of activities including public services and public improvements.
HOME	Public - Federal	Acquisition Homeowner rehab Multifamily rental New Construction Multifamily rental rehab New construction for ownership TBRA	\$693,948	\$89,308	\$2,020,751	\$2,804,007	\$2,775,792	HOME funds will be used to finance affordable rental housing development and rehabilitation. State AAHTF funds will be utilized to provide tenant-based rental/utility assistance and fund multi-family housing development. HOME Pass Thru funds will be leveraged to increase affordable housing and maintain existing units.

Table 48 - Anticipated Resources

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

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

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

The City of Henderson has had discussions with the development community about the possibility of developing affordable housing to provide additional housing choices for our residents on city-owned land at the corner of Boulder Highway and Gibson Road. In addition, there is federally owned land in the currently developing West Henderson area that could be reserved for affordable housing development under a provision of the Southern Nevada Public Lands Management Act (SNPLMA), an area where land costs might otherwise make affordable housing development challenging to bring to market.

Discussion

The City will utilize CDBG and HOME funds for housing and community development activities that are aligned with the goals of the 2020-2024 Consolidated Plan. Other funding sources will be utilized in the retention and development of affordable housing, as well as homeless prevention programs.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Henderson – Community Development & Services Department	Government Agency	Community Development: public facilities Community Development: neighborhood improvements Community Development: public services Planning	Jurisdiction
City of Henderson – Public Works Department	Government Agency	Community Development: public facilities Community Development: neighborhood improvements	Jurisdiction
City of Henderson – Parks & Recreation Department	Government Agency	Community Development: public facilities	Jurisdiction
Southern Nevada Regional Housing Authority	PHA	Public Housing	Region
Southern Nevada Homelessness Continuum of Care	Regional organization	Homelessness	Region
Silver State Fair Housing Council	Nonprofit organization	Affordable housing - rental	Jurisdiction
Andson Foundation	Nonprofit organization	Community Development: public services	Region
Giving Life Ministries	Nonprofit organization	Community Development: public services	Region

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
HELP of Southern Nevada	Nonprofit organization	Homelessness	Region
HopeLink of Southern Nevada	Nonprofit organization	Community Development: public services	Region
Rebuilding Together Southern Nevada	Nonprofit organization	Community Development: public services	Region
Salvation Army	Nonprofit organization	Community Development; public services	Region
St Jude's Ranch for Children	Nonprofit organization	Community Development; public services	Region

Table 49 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The Consolidated Plan, HHCDs, and Henderson Strong are the guiding documents that provide the strength in the institutional structure for neighborhood improvements in Henderson for low income residents. These documents provide the framework for community development and affordable housing strategies.

Some of the gaps in delivering services are the rapid change in the housing market. The City of Henderson struggles to create more affordable housing due current market conditions. Housing prices are now at or above pre-recession levels, as the median existing single-family home sale price in Henderson was \$291,000 in early 2017. The Henderson Housing Market Study, completed in early 2019, found that apartment rents have also climbed steadily, with average market-rate apartment rents now exceeding \$1,100 per month in Henderson, greater than all other areas across the Southern Nevada region. Adding more staff with housing finance expertise may help close this gap.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	

Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other			

Table 50 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction:

According to the RAI there was a total of 439 new diagnoses of HIV in the county in 2017. In 2017 there were 154 new diagnosis of Stage 3 (AIDS). Data was not available for the total number of persons living with Stage 3 (AIDS). The City of Henderson does not receive funding for the Housing Opportunities for Person with AIDS (HOPWA) Program, but the City of Las Vegas does and offers housing options for these individuals and their families to prevent homelessness.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Henderson continues to investigate ways that will benefit special needs populations, including expanding partnerships with non-profit agencies to strengthen service delivery. The City recently partnered with St. Jude's Ranch for Children to provide financial assistance for low-income households in need of rental assistance. This organization serves abused, abandoned, and neglected children and youth in Southern Nevada and will help serve single parents with children or families with

housing needs. The City has also partnered with the Salvation Army to provide financial assistance with low-income households in need of rental assistance.

In addition to these two newer partnerships, the City will continue to work with HopeLink of Southern Nevada and Rebuilding Together Southern Nevada to provide services to special needs populations. HopeLink is a State-designated Family Resource Center that offers a variety of services to the community, including rent and utility assistance, assistance with basic needs such as food and clothing, as well as referrals for child care, healthcare, mental health, substance abuse treatment and life skills classes. The City also has a longstanding partnership with Rebuilding Together to assist low-income seniors, veterans, and disabled persons with critical home repairs. This organization works to keep people housed in a healthy and safe environment.

Some of the gaps of the service delivery system include the lack of resources located in Henderson. Most service providers are located outside of Henderson city limits and require people to travel further to access resources. The City will continue to work on expanding partnerships with service providers to bring more resources to Henderson. In addition, there is also a lack of a diverse housing stock and affordability that limits housing choice for Henderson residents. The City will continue to work to address these gaps.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Southern Nevada Homelessness Continuum of Care will address gaps in services targeted to the homeless population by:

- Expanding case management capacity and quality
- Using peer mentoring to supplement case management support
- Providing more outreach and engagement and establishing system-wide standards
- Establishing a homeless court to focus on the legal needs of the homeless population

The Silver State Fair Housing Council and the City will bridge the gaps in providing fair housing educational and outreach services targeted to populations of protected classes and the community by:

- Exploring options for coordinating transportation across the region
- Locate affordable housing along transportation routes
- Support fair housing training and education opportunities throughout the region, specifically for rental properties that will be directed to housing service providers, management companies, and rental residents.
- Ensure training opportunities for rental residents to clearly inform this population of their rights and responsibilities, particularly as it relates to disabilities. Ensure these trainings are offered in English and Spanish.

SP-45 Goals Summary – 91.215(a)(4)

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	Henderson Citywide	Affordable Housing	HOME \$2,081,844	Rental Units Constructed 55 Units
2	Homeless Prevention	2020	2024	Affordable Housing	Henderson Citywide	Affordable Housing Homeless Services	CDBG \$132,375	Homeless Prevention 2,000 Households Served
3	Emergency Home Repairs	2020	2024	Affordable Housing	Henderson Citywide	Affordable Housing Services for Seniors and Disabled persons	CDBG \$1,200,000	Critical Home Repairs 300 Households Served
4	Housing Rehab Program	2020	2024	Affordable Housing	Henderson Citywide	Affordable Housing	HOME/ HOME-St \$1,500,000	Homeowner Housing Rehabilitated 35 Households Served
5	Youth Services	2020	2024	Non- Homeless Special Needs	Henderson Citywide	Youth Services	CDBG \$680,364	Public service activities other than Low/Moderate Income Housing Benefit 4798 Youth Served
6	Public Services	2020	2024	Homeless Non-Homeless Special Needs	Henderson Citywide	Nutritional Services	CDBG \$100,000	Public service activities other than Low/Moderate Income Housing Benefit 2,000 Households Served
7	Job Training/ Expanding Economic Opportunities	2020	2024	Non- Housing Community Development	Henderson Citywide	Economic Development	CDBG \$780,000.00	Jobs created/retained 250 People Served
8	Neighborhood Facility Improvements	2020	2024	Non-Housing Community Development	Henderson Citywide	Youth Services	CDBG \$1,617,644	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit 5 Public Facility

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable/Decent Housing
	Goal Description	<p>The City of Henderson will partner with developers to construct 55 affordable rental units using HOME funds. The City anticipates construction projects over the next five years that will provide new affordable housing to low-income families. The City is actively recruiting developer partners for an affordable housing development and working to reserve BLM land for additional sites.</p> <p>The City of Henderson is also working with for profit developers on affordable housing projects. The City is actively recruiting a partner for the Boulder Highway Opportunity Site.</p>
2	Goal Name	Homeless Prevention
	Goal Description	The City of Henderson has partnered with nonprofit organizations to provide homeless prevention services. HopeLink of Southern Nevada will receive \$26,475 in CDBG funds as well as an estimated \$322,241 in Affordable Housing Trust Funds (AAHTF) to provide emergency rental and utility assistance to Henderson residence on the verge of becoming homeless.
3	Goal Name	Emergency Home Repairs
	Goal Description	The City of Henderson will partner with Rebuilding Together Southern Nevada for emergency home repairs. The organization will be awarded \$300,000 in CDBG funds to provide 60 low-to-moderate income homeowners with assistance in covering the cost of critical repairs that the homeowner otherwise could not afford. The purpose of this program is to help low- to moderate-income homeowners maintain their current homes by assisting with costly repairs. This program will also assist homeowners to address compliance with Henderson Municipal Code or the 2018 International Building code and other minor emergency needs.
4	Goal Name	Housing Rehab Program
	Goal Description	The City of Henderson has partnered with Rebuilding Together Southern Nevada, a nonprofit organization, that specializes in home rehabilitation. The organization will receive \$300,000 in HOME State funds to provide substantial home repair services to owner-occupied homes. The purpose of these programs is to rehabilitate affordable housing for homeownership, including performing energy upgrades on homes to meet local codes and home energy rating improvements while maintaining Henderson's dwindling affordable housing stock.
5	Goal Name	Youth Services

Goal Description	<p>The City of Henderson will partner with the Andson Foundation to provide tutoring services to elementary age children attending school in a CDBG eligible census tract. The organization will receive \$41,000 to pay for state certified teachers to conduct small group and individual homework help and tutoring to help students meet or exceed grade level proficiency.</p> <p>The City will partner with Boys and Girls Clubs Southern Nevada (BGCSN) in three Henderson Clubhouses located in CDBG eligible areas to provide online American College Test (ACT) Preparation for high school youth. BGCSNV will receive \$34,530 to facilitate a one- year comprehensive, online ACT preparation course that gives youth individualized instruction to prepare for the ACT testing.</p> <p>The City of Henderson will partner with Club Christ Launching Leaders to provide tutoring, literacy coaching, educational enrichment activities mentoring and character development to students whose families live in the Landsman Gardens public housing development. The organization will receive \$16,609 to work with low- to moderate-income students from elementary through high school to increase their educational and civic skill set to break the cycle of poverty.</p> <p>The City of Henderson will partner with Iron Sharpens Iron Mentoring Program. Inc. to provide a 12-week mentoring and intervention program for male youth ages 9-18 in Southern Nevada. Youth are referred to the program by the Clark County School District and/or the Juvenile Justice System. Youth and first-time offenders are given an opportunity to participate in the ISIM deterrence program. ISIM will receive \$27,952 of CDBG funding.</p> <p>The City of Henderson will partner with Jobs for Nevada Graduates (JNG), a youth mentoring program that prepares 60 low- to moderate-income students at Basic High School in Henderson for post graduate self-sufficiency activities that lead to employment. The program will receive \$15,000 in CDBG funding to help prepare students for high demand career pathways such as a 4-year college entry, military service, apprenticeship programs, community college enrollment or job training programs. Students attending the programs are expected to demonstrate improvements in graduation rates, attendance rates, grade point average and obtain full time placement in a career path.</p> <p>Spread the Word will partner with City of Henderson in advancing child literacy by placing books in the hands and homes of low- income children. Spread the Word will administer a Kids to Kids and Books to Buddies program in an elementary school for kids in K-5th grade in a CDBG eligible area. Kids to Kids provides a wide variety of levels and titles for students to choose their own book based on their interests each month. These books become part of their personal home library to keep, read, and re-read with their family. Spread the Word will receive \$35,000 of CDBG funding.</p>
-------------------------	---

6	Goal Name	Public Services
	Goal Description	The City of Henderson will be partnering with Giving Life Ministries to provide nutritional services to low income residents. The organization will receive \$25,000 in CDBG funds to operate a food pantry located in one of Henderson's food deserts. Many low-income residents do not have enough financial resources to maintain the cost of housing and food. This program assists by supplementing the cost of food to help residents maintain housing needs
7	Goal Name	Job Training/ Expanding Economic Opportunities
	Goal Description	The City of Henderson will partner with Goodwill Industries of Southern Nevada, Inc on an extension to an economic development program called Mobile Career Coach for Henderson residents ages 18 or older. The program targets Henderson residents currently receiving temporary assistance for needy families and victims of domestic violence. The program provides career coaching services, job training, supportive services, and job placement into livable wage jobs.
8	Goal Name	Neighborhood Facility Improvements
	Goal Description	<p>Drake Park is a 3.5-acre site located in a community which is deficient in parks and has also been identified through the City's Comprehensive Plan (Henderson Strong) as a food desert. The park will be an amenity for the community and the food desert will be addressed through the addition of a community garden as a resource to the park. .</p> <p>The City is seeking to develop a project known as The HOME -Henderson Outdoor Multi-Play Environment Adaptive Park known as HOME field. The project would provide for design and construction of a therapeutic and inclusion services center for visitors of all abilities and improvements to the existing 35-acre park site including ADA improvements and enhancements to the existing athletic fields. This will be the first park location designed to serve people with disabilities in Southern Nevada.</p>

Table 52: Goals Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Henderson will provide funds to Rebuilding Together to administer a Homeowner Rehabilitation Program for low-income families. This program helps to maintain existing affordable housing and will assist approximately seven low-income homeowners per year.

HOME funds will also be used for the acquisition, new construction and/or rehabilitation of multifamily properties. The City is actively recruiting developer partners.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

All public housing properties have been certified to follow Uniform Federal Accessibility Standards (UFAS), Section 504 and ADA Title II. The Southern Nevada Regional Housing Authority (SNRHA) also provides reasonable accommodations to address needs from residents.

Activities to Increase Resident Involvements

Public housing residents' involvement is critical to ensure that their needs are met. Successful resident involvement is based upon information and dialogue. Some of the activities to increase resident involvement are as follows:

- Active resident councils
- Meetings to seek resident input
- Engaging community partners to host onsite meetings/events
- Staff to have regular and ongoing contact with residents
- Engage residents in volunteering with community efforts
- Provide tangible and meaningful services
- Provide positive recognition of resident participation

Is the public housing agency designated as troubled under 24 CFR part 902?

No, SNRHA is not designated as troubled by HUD.

Plan to remove the 'troubled' designation - NA

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

As many entities across the nation have found, strict lot size requirements and density caps can result in an increase in home prices. The same may be true for architectural standards. To ensure an adequate supply of homes in a wide range of pricing the City must ensure its requirements and standards result in the high-quality neighborhoods desired without unnecessarily impacting affordability.

The 2020 RAI suggests that there is an economic barrier, due to a limited supply of adequate and accessible affordable housing. There is also a lack of access to transportation options, which reduces and create barriers to housing and economic opportunities. The City of Henderson has amended and updated its Development Code to decrease barriers to fair housing as outlined in the 2020 RAI.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

There are multiple, approaches available to the City of Henderson to help reduce the various barriers to affordable housing. The City has revised its residential zoning districts and density regulations to remove barriers to housing choice.

Regionally, the RAI suggests:

To address disproportionate housing problems and economic barriers:

- During the grant allocation process, give special considerations to rental housing development which includes at least 10% accessible units
- Consider updates to Development Code that encourage single-family housing which includes universal design.
- Provide homebuyer education using HUD approved counselors. Ensure training is available in Spanish and English.

To address lack of access to transportation options reducing housing and economic opportunities:

- Explore options for coordinating transportation across the region
- Locate affordable housing along transportation routes.

The City of Henderson will continue to refer to the 2020 RAI to remove barriers to affordable housing options.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Henderson partners with HELP of Southern Nevada, a local non-profit organization, for outreach services. HELP's Mobile Crisis Intervention Team (MCIT) conducts interventions, abatements, and health and safety checks throughout all jurisdictions in Clark County. 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.

In addition to working with local non-profits on outreach to people experiencing homelessness, the City's Police and Fire Departments also contact people experiencing homelessness. When a first responder encounters someone experiencing homelessness, they will refer them to the Fire Department's Community Assist Program. This program assists in assessing the individual's needs and getting them connected to services that meet their needs, including housing, supportive services, or family reunification.

Addressing the emergency and transitional housing needs of homeless persons

There are two non-profit organizations located within the City of Henderson that assist with emergency shelter for people experiencing homelessness. HopeLink of Southern Nevada provides emergency shelter to families and individuals 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 or individual can leave the motel and move in to 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.

While the City does not directly fund rapid rehousing programs, HopeLink of Southern Nevada does receive CoC funds and general funds from Clark County to operate a rapid rehousing program in Henderson. HopeLink ensures that families with children transition to permanent housing and provide case management to move families toward independent living. Case management is provided for the duration of the time that the family participates in HopeLink's programs and even after the family has exited the program. Case managers follow up to ensure that families are not at risk of becoming homeless again after exiting the program.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Rising housing costs and a lack of affordable housing have made it harder for low-income individuals and families to access housing or maintain their existing housing. According to the 2019 Gap Report by the National Low-Income Housing Coalition (NLIHC), Nevada has the greatest shortage of affordable housing among States in the Nation with only 19 affordable and available rental homes for every 100 extremely low-income renter households. More specifically, Las Vegas only has 14 affordable and available units for every 100 units. The National average is 37 units.

Knowing that this gap exists, the City of Henderson focuses on homelessness prevention programs in order to keep low-income individuals and families housed and off the streets. The City has a long-standing partnership with HopeLink of Southern Nevada to provide a variety of services to low-income individuals and families at their Family Resource Center. HopeLink assists with housing, family supportive services, and financial stability assistance. Their housing programs include emergency shelter assistance, rapid re-housing, and rent and utility assistance. The City awards State and Federal grant funds to HopeLink to administer Homeless Prevention programs that aid with rent and utility assistance.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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.

How are the actions listed above related to the extent of lead poisoning and hazards?

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.

How are the actions listed above integrated into housing policies and procedures?

The Housing Rehabilitation Program will provide a Lead Based Paint Hazard Reduction Grant to eligible applicants through Rebuilding Together Southern Nevada. The grant is offered to owner occupied households that qualify as low- and moderate-income homeowners. This grant will not be secured by a deed of trust to real property, nor will it have to be paid back.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Henderson assists extremely low and low-income residents by funding programs that focus on education and economic and workforce development. Receiving a high-quality education can give students more opportunities to exit poverty. Workforce training and job creation directly impact income.

Andson Foundation, Boys & Girls Club, Club Christ Ministries, Iron Sharpens Iron, and Spread the Word Nevada are all programs that focus on education and target low-income families. The Andson Academics program provides no cost after-school tutoring and academic support services. The Boys and Girls Club provides ACT preparation. Club Christ Ministries provides tutoring, literacy coaching, educational enrichment activities mentoring and character development to students. Iron Sharpens Iron is a more targeted organization, as it is a male mentoring program for youth that are in the Juvenile Justice system. Spread the Word is a youth mentoring program that advances child literacy. All these programs seek to pay special attention to students so that they can be more successful in the classroom and beyond.

Programs that focus on economic and workforce development are Goodwill Industries of Southern Nevada and Jobs for Nevada Graduates. Goodwill Industries of Southern Nevada provides career coaching services, job training, supportive services, and job placement into livable wage jobs. Goodwill is also partnering with Safe House, an organization that provides transitional housing for victims of domestic violence. Having a stable job can provide financial independence for anyone escaping domestic violence. Jobs for Nevada Graduates prepares high school seniors for high demand career pathways after graduation. In the Las Vegas valley, that can mean careers in manufacturing, service industry, hotel management, or even mining and resources management. Having viable career options for students who do not attend college is important to the health of the local economy.

The combination of these various programs offers low-income Henderson residents' opportunities to better their situations. These programs offer services that are often lacking in communities with high poverty rates.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Increasing an individual's income by helping them get a living wage job means that individual is spending no more than 30% of their income towards rent. Higher wages mean families can also have more options when trying to decide a place to live. Education programs give students more confidence and mentors that can help guide them when they are looking to move out on their own. The City of Henderson is also researching different programs and policies such as inclusionary zoning and the creation of a community land trust to further help residents secure affordable housing.

SP-80 Monitoring – 91.230

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

The City of Henderson implements and abides by the federal standards in the monitoring manual provided by HUD. As a recipient of CDBG financial assistance, the City is responsible for administering CDBG projects in accordance with all applicable state, federal, and program requirements. The Community Development & Services Department of the City of Henderson has the responsibility to ensure that CDBG subrecipients are carrying out their projects in accordance with these requirements. The City of Henderson's goal is to assist and support CDBG subrecipients in complying with HUD's requirements and successfully implementing projects and activities from start-up through closeout.

When the City of Henderson monitors a subrecipient, a CDBG monitoring checklist is utilized. During the monitoring visit, the organization's financial records, client program files, policies and procedures, employee handbooks, Section 504 assessments, and advertisement practices are reviewed.

Subrecipients are entered into a monitoring matrix according to their past performance and how well they are following federal regulations. Subrecipients that are meeting program goals are placed on a monitoring schedule for a site visit every other year or two years. Subrecipients that are performing well but have had a few concerns are added to an annual or bi-annual monitoring schedule with periodic technical assistance. Subrecipients that are rated with concerns in meeting program goals are placed on an annual monitoring schedule with ongoing technical assistance from City staff.

Each subrecipient is required to submit a monthly report that include the number of clients served and clients' race, ethnicity, and income status. This is submitted as a form of monthly desk monitoring to review and assist the organization before major problems occur.

Annual Action Plan

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

Introduction

In the 2020 program year, the City of Henderson received \$1,477,113 in CDBG funds and \$693,948 in HOME funds. The City of Henderson will also utilize \$1,646,393 in prior year CDBG funds and \$2,020,751 in prior year HOME funds. Through a Substantial Amendment to the 2019 Action Plan the City received \$868,938 in round 1 CDBG-CV funds to prevent, prepare for, and/or respond to the COVID-19 crisis. The City has also been awarded \$1,498,339 in round 3 CDBG-CV funding. In addition to CDBG and HOME funding, the City also expects resources to be available from the State of Nevada. State funding includes State HOME funds and Account for Affordable Housing Trust Funds (AAHTF), formerly known as LIHTF, to be used for the development of affordable housing, Welfare Set Aside (WSA) for emergency assistance and homeless prevention, and Tenant Based Rental Assistance (TBRA) for rent and utility assistance. The State has allocated \$332,909 in State HOME funds, \$122,241.48 in AAHTF WSA and \$461,036.09 in AAHTF for Fiscal Year 2020/2021. The City will contribute \$110,822 of the City's general fund toward regional homeless coordination efforts. Although the City anticipates receiving funding from these sources, this Annual Action Plan provides information about the projects, programs and activities that will primarily utilize CDBG and HOME funding. In addition, the City will apply for the HUD Choice Neighborhood Planning Grant to develop a revitalization plan to assist with upgrades of the SNRHA property Hampton Court and the surrounding Valley View neighborhood. There is a City-owned parcel in the neighborhood that could be utilized to develop a pre-school and will be included in the plan.

Expected Resources

	Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	\$868,938 \$1,498,339	Amount Available Remainder of ConPlan \$	
CDBG-CV1 CDBG-CV3	Public Federal	Public Services	\$868,938 \$1,498,339			\$868,938 \$1,498,339	\$0	Funds to prevent, prepare for, and/or respond to the COVID-19 crisis.
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Fair Housing	\$1,477,113	\$37,695.11	\$1,646,393	\$3,161,201	\$5,908,452	CDBG funds will be utilized for a variety of activities including public services and public improvements.
HOME	Public - Federal	Acquisition Homeowner rehab Multifamily rental New Construction Multifamily rental rehab New construction for ownership TBRA	\$693,948	\$89,308	\$2,020,751	\$2,804,007	\$2,775,792	HOME funds will be used to finance affordable rental housing development and rehabilitation. State AAHTF funds will be utilized to provide tenant-based rental/utility assistance and fund multi-family housing development. HOME Pass Thru funds will be leveraged to increase affordable housing and maintain existing units.

Table 53: Expected Resources

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

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

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

One of the strategies on leveraging funding is to work to align housing, community development and redevelopment grant funds with existing City plans, including the City's Comprehensive Plan, *Downtown Investment Strategy* and *East Henderson Investment Strategy*, *Pittman Revitalization Plan*, *Boulder Highway Opportunity Site Strategy* and the City's *Economic Development Strategy*. The City will advertise the Boulder Highway Opportunity Site to targeted developers interested in creating a community that is anchored by quality, affordable housing options.

Additionally, the City is developing a relationship with the Clark County School District to staff and manage one of the classrooms allowing for increased partnership and alignment with CCSD Pre-K programs as well as collaboration with surrounding CCSD K-5 schools to ensure that more children are prepared for success as they enter Kindergarten.

Discussion

The City will utilize CDBG and HOME funds for housing and community development activities that are aligned with the goals of the 2020-2024 Consolidated Plan. Other funding sources will be utilized in the retention and development of affordable housing, as well as homeless prevention programs.

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	2021	Affordable Housing Homeless	Henderson Citywide	Housing & Human Services	HOME \$520,461 CDBG: \$60,000	Rental Units Constructed 11
2	Homeless Prevention	2020	2021	Affordable Housing	Henderson Citywide CDBG Eligible Census Tract	Housing & Human Services	CDBG \$26,475	Homeless Prevention 100
3	Emergency Home Repairs	2020	2021	Affordable Housing	Citywide CDBG Eligible Census Tract	Housing & Human Services	CDBG: \$300,000	Homeowner Housing Rehabilitated 60
4	Youth Services	2020	2021	Non- Homeless Special Needs	Citywide CDBG Eligible Census Tract	Housing & Human Services Quality Education Economic & Workforce Development	CDBG: \$170,091	Public service activities other than Low/Moderate Income Housing Benefit 350
5	Public Services	2020	2021	Homeless Non-Homeless Special Needs	Citywide CDBG Eligible Census Tract	Housing & Human Services	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit 400
6	Job Training/ Expanding Economic Opportunities	2020	2021	Non- Housing Community Development	Citywide CDBG Eligible Census Tract	Economic & Workforce Development	CDBG: \$195,713	Jobs created/retained 50
7	Neighborhood Facility Improvements	2020	2021	Non-Housing Community Development	Henderson Citywide	Housing & Human Services	CDBG: \$404,411	Public facility or infrastructure activities other than low/moderate income housing benefit 2 facilities

Table 54 – Goals Summary

Goal Descriptions

Affordable Housing

Previous and current year HOME, HOME Pass Thru and AAHTF funds will be used in the development of additional affordable housing projects.

Homeless Prevention

The City of Henderson will partner with HopeLink of Southern Nevada to provide homeless prevention services. They will receive \$26,475.00 in CDBG funds as well as \$86,894 of CDBG-CV and \$122,241 of State AAHTF Welfare Set-Aside funds to provide emergency rental and utility assistance to Henderson residents on the verge of becoming homeless. Other nonprofit agencies may be selected to receive Trust Funds to offer homeless prevention services.

Critical/Emergency Home Repairs

The City of Henderson will partner with Rebuilding Together Southern Nevada for critical/ emergency home repairs. The organization will be awarded \$300,000 in CDBG funds to provide 60 low-to-moderate income homeowners with assistance in covering the cost of critical repairs that the homeowner otherwise could not afford. The purpose of this program is to help low-to-moderate income homeowners maintain their current homes by assisting with costly repairs. This program will address Henderson Municipal or the 2018 International Building code and other minor emergency needs.

Housing Rehab Program

The City of Henderson partnered with Rebuilding Together Southern Nevada, a nonprofit organization that specializes in home rehabilitation. In program year 2019, the organization received \$300,000 in HOME State Pass Thru funds to provide substantial home repair services to owner-occupied that are owned by low-to-moderate income Henderson residents. The purpose of this program is to preserve owner occupied housing by performing energy upgrades on homes to meet local codes and home energy rating improvements while maintaining Henderson's affordable housing stock.

Youth Services

The City of Henderson will partner with the Andson Foundation to provide tutoring services to elementary age children attending school in a CDBG eligible census tract. The organization will receive \$41,000 to pay for state certified teachers to conduct small group and individual homework help and tutoring to help students meet or exceed grade level proficiency.

The City will partner with Boys and Girls Clubs Southern Nevada (BGCSN) in three Henderson Clubhouses located in CDBG eligible areas to provide online American College Test (ACT) Preparation for high school youth. BGCSNV will receive \$34,530 to facilitate a one- year comprehensive, online ACT preparation course that gives youth individualized instruction to prepare for the ACT testing.

The City of Henderson will partner with Club Christ Launching Leaders to provide tutoring, literacy coaching, educational enrichment activities mentoring and character development to students whose families live in the Landsman Gardens public housing development. The organization will receive \$16,609 to work with low to moderate income students from elementary through high school to increase their educational and civic skill set to break the cycle of poverty.

The City of Henderson will partner with Iron Sharpens Iron Mentoring Program, Inc. (ISIM) to provide a 12-week mentoring and intervention program for male youth ages 9-18 in Henderson. Youth are referred to the program by the Clark County School District and/or the Juvenile Justice System. Youth are first-time offenders and given an opportunity to participate in the ISIM divergence program. ISIM will receive \$27,952 of CDBG funding.

The City of Henderson will partner with Jobs for Nevada Graduates (JNG), a youth mentoring program that prepares 60 low to moderate income students at Basic High School in Henderson for post-graduate self-sufficiency activities that lead to employment. The program will receive \$15,000 in CDBG funding to help prepare students for high-demand career pathways such as a 4-year college entry, military service, apprenticeship programs, community college enrollment or job training programs. Students attending the programs are expected to demonstrate improvements in graduation rates, attendance rates, grade point average and obtain full-time placement in a career path.

Spread the Word will receive \$35,000 and partner with City of Henderson in advancing child literacy by placing books in the hands and homes of low-income children. Spread the Word will administer a Kids to Kids and Books to Buddies program in an elementary school for kids in K-5th grade in a CDBG-eligible area. Kids to Kids provides a wide variety of levels and titles for students to choose their own books based on their interests each month. These books become part of their personal home library to keep, read, and re-read with their family.

Public Services

The City of Henderson will partner with Giving Life Ministries to provide nutritional services to low-income residents. The organization will receive \$25,000 in CDBG funds to operate a food pantry located in one of Henderson's food deserts. Many low-income residents do not have financial resources to maintain the cost of housing and food. This program assists by supplementing the cost of food to help residents maintain housing needs.

Job Training/Expanding Economic Opportunities

The City of Henderson will partner with Goodwill Industries of Southern Nevada, Inc. on an extension to an economic development program called Mobile Career Coach for Henderson residents ages 18 or older. The program targets Henderson residents currently receiving temporary assistance for needy families and victims of domestic violence. Goodwill Industries of Southern Nevada will receive \$195,713 to provide career coaching services, job training, supportive services, and job placement into livable wage jobs.

Neighborhood Facility Improvement

Drake Park is a 3.5-acre site located in a community which is deficient in parks and has also been identified through the City's Comprehensive Plan (Henderson Strong) as a food desert. The park will be an amenity for the community and the food desert will be addressed through the addition of a community garden as a resource to the park.

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 2020-2021 funding year. All the programs and activities meet the goals and priorities of the 2020-2024 Consolidated Plan. CDBG and HOME funds are leveraged and strategically used to maximize outcomes for residents in meeting the program priorities. The nonprofit organizations that the City of Henderson partners with provide supportive services to low- to moderate-income residents. The City of Henderson does not have a social service department and depends on the community partnerships with local nonprofit organizations and Clark County Social Services to provide these important services to residents.

Projects

#	Project Name
1	Andson Foundation
2	Boys & Girls Club
3	Club Christ
4	Giving Life Ministries
5	Goodwill Industries of Southern NV
6	HopeLink of Southern NV
7	Iron Sharpens Iron, Inc
8	Jobs for NV Graduates
9	Spread the Word Nevada
10	Rebuilding Together of Southern Nevada
11	Drake Street Park
12	COH CDBG Administration
13	COH CDBG Housing Services
14	COH HOME Administration
15	COH HOME Development of Affordable Housing

Table 55 – Project Information

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

During the development of the 2020-2024 Consolidated Plan, nearly 150 residents participated, sharing their opinions and insights about existing and potential housing issues. This input coupled with what was gathered via the HHCDs planning process, stakeholder interviews, various focus groups, and targeted outreach helped to identify the allocation priorities to address underserved needs. Survey takers agree that City of Henderson should prioritize low income/vulnerable residents in creating and maintaining housing affordability and assisting those who are experiencing homelessness. Housing Affordability was a major burden for families when seeking housing in Henderson. Survey results show the City should focus on housing for low income residents, families and seniors. In addition, survey respondents ranked affordable rental housing and educational support for youth as top priorities in the community. Therefore, the broad priorities of Housing and Human Services, Education and Economic and Workforce Development were developed. The CDBG and HOME funded activities are aligned with these priorities and were selected based on these areas.

AP-38 Project Summary

1	Project Name	Andson Foundation
	Target Area	Citywide
	Goals Supported	Youth Services
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Quality Education
	Funding	CDBG: \$41,000
	Description	Provides no cost after-school tutoring and academics support services that will help students achieve grade level proficiency in both mathematics and literacy. During state-mandated COVID-19 restrictions, these services will be offered virtually. The national objective is low to moderate area benefit. The matrix code is youth services (05D).
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	75 low- to moderate-income students
	Location Description	Hinman Elementary School- 450 E. Merlayne Dr. Henderson, NV 89011/Robert Taylor Elementary School - 144 Westminster Way, Henderson, NV 89015
2	Planned Activities	Will offer small group instruction to accommodate individual learning styles. Students will be identified by teachers and administrators and invited to join the program. Students participating in the program will receive academic supplemental services in mathematics and literacy. Academic instruction is provided by Andson Tutors who are licensed Clark County School District teachers.
	Project Name	Boys & Girls Club
	Target Area	Citywide
	Goals Supported	Youth Services
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Educational Enrichment
	Funding	CDBG: \$34,350
	Description	On-line ACT (American College Test) preparation for Henderson high school students. This program provides participants with the content of live test preparation courses along with online delivery to give youth individualized instruction and improvement on the ACT Tests. Program evaluations will assess the number of times participants utilize the online course, practice drills and tests. Measurable outcomes will show that 50% of

		participants demonstrate an increase in pretest to post test scores and 50% of participants will receive a score higher than 17.7 which is the average score of Nevada's high school seniors. The national objective for this CDBG activity is low to moderate area benefit. The matrix code is youth services (05D).
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	75 low- to moderate-income Henderson high school students
	Location Description	Mary & Sam Boyd Clubhouse, 1608 Moser Drive, Henderson, NV/ John C. Kish Clubhouse, 401 Drake Street, Henderson, NV/ Donald Reynolds Clubhouse, 2980 Robindale Road, Henderson, NV
	Planned Activities	Three Henderson clubhouses will provide a comprehensive online ACT preparation course for low- to moderate-income youth by trained Youth Development Specialists. Youth will have access to the ACT preparation course for one year to retake and improve testing scores.
3	Project Name	Club Christ
	Target Area	Citywide
	Goals Supported	Youth Services
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Quality Education
	Funding	CDBG: \$16,609
	Description	Provides tutoring, literacy coaching, educational enrichment activities mentoring and character development to students whose families live in the Landsman Gardens public housing development or surrounding community. The organization works with low- to moderate- income students from elementary through high school and helps increase their educational and civic skill set to break the cycle of poverty. Measurable outcomes include elementary students reading on or above grade level, improvement on site word knowledge, and improved daily attendance. The national objective for this CDBG activity is low to moderate area benefit. The matrix code is youth services (05D).
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	40 low- to moderate-income students
	Location Description	The Henderson Learning Center, located in Landsman Gardens 760 N Major Ave. Henderson, NV 89015,

	Planned Activities	Will provide literacy and mathematics programs, tutoring and mentorship, and civic leadership skills to low- and moderate-income students. Students will build critical thinking and analytical skills through the thinkLaw curriculum. As part of the program, Club Christ intended for students to participate in field trips and experiences; however, due to COVID-19, this piece of the program is being reviewed
4	Project Name	Giving Life Ministries
	Target Area	Citywide
	Goals Supported	Public Service
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$25,000
	Description	Many low-income residents do not have enough financial resources to maintain the cost of housing and food. Giving Life Ministries will operate a food pantry located in one of Henderson's food deserts. This program assists by supplementing the cost of food to help residents maintain housing needs. The national objective for this CDBG activity is low/mod limited clientele benefit. The matrix code is food bank (05W).
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	400 low- to moderate-income residents
	Location Description	416 Perlite St. Henderson, NV 89015
	Planned Activities	The organization will operate a food pantry and provide nutritional services to low-income Henderson residents.
5	Project Name	Goodwill Industries of Southern Nevada
	Target Area	Citywide
	Goals Supported	Job Training/Expanding Economic Opportunities
	Goal Outcome Indicator	Jobs created/retained
	Needs Addressed	Economic Development
	Funding	CDBG: \$195,713
	Description	Expansion of the Mobile Career Coach Program to include residents from Henderson ages 18 years or older currently receiving Temporary Assistance for Needy Families (TANF) or living in a domestic violence shelter. 60% will be enrolled in job skills training and placed into employment upon completion of training. During state-mandated COVID-19 restrictions, these services will be offered virtually. Additionally, due to the pandemic and the subsequent increase in unemployment, two new sites were added – Hopelink and the Henderson

		Goodwill Retail Store. The national objective for this CDBG activity is low/mod limited clientele benefit. The matrix code is employment training (05H).
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	50 low- to moderate-income residents
	Location Description	Goodwill will provide their mobile services at Henderson's Nevada State Welfare Office targeting clients receiving TANF, SAFE House Domestic Violence Shelter, HopeLink of Southern Nevada and the Goodwill Retail Store in Henderson.
	Planned Activities	The Mobile Career Coach will work with residents of Henderson (4) four days per week providing support services, job training and job placement. Once a client is enrolled, they are contacted weekly by the Mobile Career Coach until they are placed into employment. Goodwill provides follow up services up to (1) one year after the individual is placed into employment. The Nevada State Welfare Office, SAFE House Domestic Violence Shelter, HopeLink of Southern Nevada and the Goodwill Retail Store in Henderson will supply office space at their respective locations to conduct work readiness workshops and career counseling.
6	Project Name	HopeLink of Southern Nevada
	Target Area	Citywide
	Goals Supported	Homeless Prevention
	Goal Outcome Indicator	Homeless Prevention
	Needs Addressed	Affordable Housing Homeless Services
	Funding	\$26,475
	Description	Emergency rental and utility assistance to Henderson residents at risk of becoming homeless. Will work 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.
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	200 low- to moderate-income residents
	Location Description	178 Westminster Way, Henderson, NV 89015
	Planned Activities	CDBG funding will be used to fund a portion of a Case Manager Supervisor's salary who will work to provide emergency rental and utility assistance to residents at risk of becoming homeless.

7	Project Name	Iron Sharpens Iron, Inc
	Target Area	Citywide
	Goals Supported	Youth Services
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$27,952
	Description	Male mentoring program for disadvantaged male youth ages 9-18 in Southern Nevada. Youth are referred to the program by the Clark County School District and/or the Juvenile Justice System and are first time offenders. Youth are given an opportunity to participate in the ISIM divergence program. Goals of the program include 65% of the youth enrolled will complete the 12-week intervention program. During state-mandated COVID-19 restrictions, these services will be offered virtually. The national objective for this CDBG activity is low /mod limited clientele benefit. The matrix code is youth services (05D).
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	48 low-to moderate-income youth
	Location Description	Citywide
	Planned Activities	ISIM provides as 12-week group mentoring program that consists of referrals, counseling and case management to youth and parents.
8	Project Name	Jobs for Nevada Graduates
	Target Area	Basic High School
	Goals Supported	Youth Services
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Quality Education
	Funding	\$15,000
	Description	Youth mentoring program that will help low to moderate-income at-risk students at Basic High School in Henderson and prepare them for high demand career pathways after high school. JNG will prepare students for a 4-year college entry, military service, apprenticeships, community college enrollment or job training programs. Students attending the programs are expected to demonstrate improvements in graduation rates, attendance rates, grade point average and obtain full time placement in a career path. During state-mandated COVID-19 restrictions, these services will be offered virtually. The national objective for this CDBG activity is

		low /mod limited clientele benefit. The matrix code is youth services (05D).
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	60 low- to moderate-income at-risk students at Basic High School
	Location Description	Basic High School: 400 Palo Verde Dr, Henderson, Nevada
	Planned Activities	JNG is a youth mentoring program that provides educational enrichment for at-risk high school students and prepares them for a career pathway after successful completion of high school.
9	Project Name	Spread the Word Nevada
	Target Area	Robert Taylor Elementary School
	Goals Supported	Youth Services
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Quality Education
	Funding	\$35,000
	Description	Youth mentoring program that advances child literacy by placing books in the hands and homes of low-income children. Spread the Word will administer a Kids to Kids and Books to Buddies program for kids in K-5th grade in a CDBG eligible area. The national objective for this CDBG activity is low to moderate area benefit. The matrix code is youth services (05D).
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	900 low to moderate income elementary students
	Location Description	Robert Taylor Elementary School, 144 Westminster Way, Henderson, NV 89015/John C Kisch Boys and Girls Club, 401 Drake Street, Henderson, NV 89015
10	Planned Activities	Spread the Word is a mentoring program that improves literacy for elementary school children from K-5th grade.
	Project Name	Rebuilding Together of Southern Nevada
	Target Area	Citywide
	Goals Supported	Emergency Home Repair
	Goal Outcome Indicator	Homeowner Housing Rehabilitated
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$300,000
	Description	Emergency home repairs for low- to moderate- income Henderson residents. The purpose of the program is to help residents stay 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	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	60 low-to moderate- income owner occupied residences
	Location Description	Rebuilding Together: 611 S. 9th Street, Las Vegas, NV 89101
	Planned Activities	Emergency repairs such as replacement of heating and cooling systems, minor roof repair, plumbing and other safety needs.
11	Project Name	Drake Street Park
	Target Area	Citywide
	Goals Supported	Neighborhood Facility Improvements
		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit 1 facility
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$404,411
	Description	Drake Street Park is a 3.5-acre site located in a community which is deficient in parks and has also been identified through the City's Comprehensive Plan (Henderson Strong) as a food desert. The park will be an amenity for the community and the food desert will be addressed through the addition of a community garden as a resource to the park. In addition, new playground improvements and amenities will also be a part of this project. The City has allocated funding from previous year Action Plans. In total, \$1,241,182 will be allocated to the Drake Street Park. The national objective for this CDBG activity is low/moderate income area benefit. The matrix code is Parks/Recreational Facilities (03F).
	Target Date	January 2022
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 3,116 people within a 10-minute walk of Drake Street Park
	Location Description	401 Drake Street, Henderson (APN # 179-08-802-005)
	Planned Activities	Installation of a community garden and playground amenities.
12	Project Name	CDBG Program Administration
	Target Area	Citywide
	Goals Supported	Affordable/Decent Housing; Homeless Prevention; Emergency Home Repairs; Youth Services; Public Services; Economic Opportunities Neighborhood Facility Improvements;
	Needs Addressed	Housing & Human Services; Quality Education; Economic

		& Workforce Development
	Funding	CDBG: \$295,423
	Description	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	June 30, 2021
	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 CDBG planned activities.
13	Project Name	CDBG Housing Services
	Target Area	Citywide
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Affordable Housing
	Funding	\$60,000
	Description	Costs supporting activities eligible for the HOME program, to include preparing work specifications, inspections, loan processing, and other services related to assisting individuals, households, developers & contractors participating in or seeking to participate in the HOME program. The matrix code is Housing Services (14J).
	Target Date	June 30, 2021
	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	Monitoring, reconveyance and payoffs of existing HRP and FTB loans.
14	Project Name	HOME Program Administration
	Target Area	Citywide
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Housing & Human Services
	Funding	\$173,487
	Description	Staff costs and expenses required to administer and oversee HOME programs/subrecipients. According to HUD's Memo, dated April 10, 2020, entitled: <i>Availability of Waivers and Suspensions of the HOME Program Requirements in Response to COVID-19 Pandemic</i> the provisions limiting administrative costs to 10% were

		suspended to enable PJ's to expend up to 25% of their allocations.
	Target Date	June 30, 2021
	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
15	Project Name	HOME Development of Affordable Housing
	Target Area	Citywide
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Affordable Housing
	Funding	\$520,461
	Description	HOME funds, including program income will be used for multi-family projects.
	Target Date	June 30, 2021
	Estimate the number and type of families that will benefit from the proposed activities	Rental housing units for very-low income 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 populations.
	Location Description	Citywide
	Planned Activities	Acquisition, new construction and/or rehabilitation of multifamily properties

Table 56: Project Summary

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

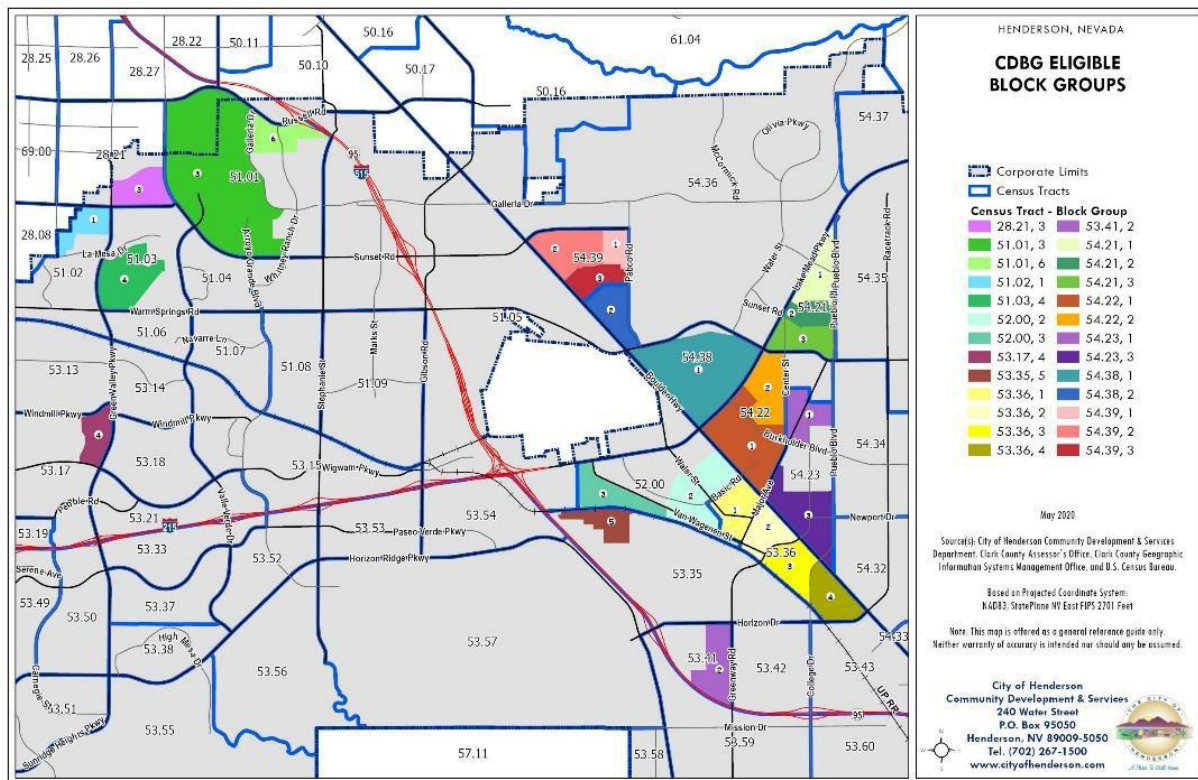
During the development of the 2020-2024 Consolidated Plan, nearly 150 residents participated, sharing their opinions and insights about existing and potential housing issues. This input coupled with what was gathered via the HHCDs planning process, stakeholder interviews, various focus groups, and targeted outreach helped to identify the allocation priorities to address underserved needs. Survey takers agree that City of Henderson should prioritize low income/vulnerable residents in creating and maintaining housing affordability and assisting those who are experiencing homelessness. Housing Affordability was a major burden for families when seeking housing in Henderson. Survey results show the City should focus on housing for low income residents, families and seniors. In addition, survey respondents ranked affordable rental housing and educational support for youth as top priorities in the community. Therefore, the broad priorities of Housing and Human Services, Education, and Economic and Workforce Development were developed. The CDBG and HOME funded activities are aligned with these priorities and were selected based on these areas.

An obstacle facing the City of Henderson is affordable housing. The City of Henderson is proud that this award-winning community and neighborhoods are a desirable place to live however, home values are steady inclining. It has become increasingly challenging for low to moderate income residents to maintain affordable housing.

AP-50 Geographic Distribution – 91.220(f)

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

The City of Henderson is in the Las Vegas Metropolitan area, in the southeast region of the Las Vegas Valley. The City has grown to a population of more than 300,000 residents within approximately 105 square miles. The City does not have qualified low-income census tracts for utilizing CDBG funds, but the City follows the Quartile Threshold of 32.8%. The City operated under the 43.7% Quartile from the 1990 Census which entitled the City to 10 qualified census block groups. Adjusted for the new threshold of 32.8%, the City has 30 qualified census block groups throughout the City. 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.



Map 8: CDBG Eligible Block Groups

Geographic Distribution

Target Area	Percentage of Funds
Downtown Redevelopment Area	10%
Boulder Highway Opportunity Sites	0%
Henderson Citywide	80%
Eastside Redevelopment Area	10%

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG Public Service Funds will focus primarily on Housing and Human Services, Education and Economic Development & Workforce Development in eligible census tracts. However, low- to moderate-income individuals citywide can participate in these activities. Pittman is addressed in the Pittman Neighborhood Revitalization Plan. This location has been identified in several City approved planning documents as a location that has one of the highest populations of low- to moderate-income residents.

HOME funds will focus on increasing the quantity of affordable housing units at the 80% of AMI price range and that meet placemaking objectives. The City will work with Rebuilding Together to provide a substantial rehabilitation program in the community. The City also plans to work with this organization, as well as others, to acquire vacant and dilapidated units and rehabilitate them to create additional affordable housing throughout the city.

Discussion

During the 2020-2021 funding year, CDBG and HOME funding will focus on meeting the needs of the top three priorities, which are Housing and Human Services, Education, and Economic Development & Workforce Development. CDBG capital improvement projects for this upcoming year are focused on park improvements and developing community gardens. HOME funds will be utilized to maintain and increase affordable, decent housing. Also, during the 2020-2021 funding year, most CDBG capital improvement projects will be located within the Pittman or Valley View neighborhoods. All public service projects will benefit Henderson residents, even if the organizations are located outside of Henderson city limits.

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Henderson will utilize CDBG, HOME and State-AAHTF funds to increase the amount of affordable housing units, as well as help low-income residents maintain their housing. Annual monitoring of multifamily units confirmed rental inspections are being properly conducted and the units and complexes met Housing Quality Standards (HQS). The City's Affirmative Marketing policies and procedures mirror HUD's HOME Affirmative Marketing requirements and the City monitors funding recipient Affirmative Marketing activities. Funding recipients maintain Affirmative Marketing Certifications which include the following:

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

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

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	168
Special-Needs	
Total	168

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through (by Program Type)	
Rental Assistance	90
The Production of New Units	11
Rehab of Existing Units	67
Acquisition of Existing Units	0
Total	168

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

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

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

The City of Henderson conducted a local market study in April 2019 and found that the median sales price of homes in Henderson had increased. The median home price in the City of Henderson is \$291,000 vs \$280,000 in Clark County Nevada. In 2019, the City requested that HUD increase the median purchase price to \$257,450 for Henderson. The City will monitor trends in the housing market on an ongoing basis. An increase to the rental unit subsidies and /or separating the City of Henderson from the Clark County -Paradise calculation, would be beneficial to low- to moderate-income residents. The rental market in Henderson is significantly higher than neighboring jurisdictions. In 2019, the state increased the market rate for its program in consideration of Henderson's housing market.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Henderson will continue to partner with the Southern Nevada Regional Housing Authority (SNRHA) to increase and maintain the number of affordable housing units owned and operated by SNRHA throughout the city. The City of Henderson partnered with SNRHA to rehabilitate Espinoza Terrace, which is a senior apartment complex that is owned and operated by SNRHA. By partnering with the local housing authority, the City leveraged funds and helped keep 100 affordable units in the community. This project was completed in January 2020.

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

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

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

Hampton Court is located at 1030 Center Street, Henderson, NV 89015. In 2015, SNRHA submitted a RAD portfolio application for several of its housing inventory in two separate groups. Hampton Court is in the second group. The first group include 10 housing authority complexes totaling 844 public housing units and is underway. Hampton Court is within the second group of RAD conversions with 7 complexes totaling 564 public housing units. RAD application properties listed in group 2 was under review and consideration for submission in late 2019.

In 2015 SNRHA submitted Espinoza Terrace (AMP 404) as part of the First Group of its RAD portfolio application. The SNRHA submitted in May 2017 a 9% Tax Credit Application for the Re-development of all 100 senior units. The project received Trust Funds allocation in the amount of \$1MIL from Clark County and \$750K from City of Henderson. Total tax credits in the amount of \$1M were awarded by the Nevada Housing Division. Financing closed in July 2018 and the construction work was completed in January 2020.

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

Through September of 2019, the grant funded Family Self Sufficiency (FSS) program served over 500 voluntary participants alongside 42 Housing Choice Voucher (HCV) mandatory participants. Escrow disbursements through that period totaled \$510,938 to 54 graduates. SNRHA partners with over 50 agencies through the Program Coordinating Committee (PCC) empowering residents to gain resources and referrals for workforce development and employment training, financial literacy, education, social services, life skills training, healthcare, and more. The purpose of the PCC is to obtain and provide resources to address the challenges faced by FSS participants. Partnerships arrive through letters of agreement and Memorandums of Understanding (MOU). SNRHA expects to expand its Community

Partners program with public, private, and faith-based agencies.

Some highlights in employment skill opportunities come through resident participation in the H.U.D. program titled “Section 3”. SNRHA residents are given opportunities to gain employable skill as they’re hired by local contractors providing services to SNRHA properties in the areas of construction and pest control. Skills obtained through this opportunity allow SNRHA residents to increase income breaking down a major barrier to home ownership.

SNRHA utilizes two programs allowing residents to access home ownership: 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 Section 8 vouchers towards a home mortgage payment. Seminars are provided on home purchasing and staff provides credit counseling.

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

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

SNRHA is not designated as troubled by HUD.

Discussion

The City of Henderson continues to partner with SNRHA to provide additional resources for residents living in public housing. The City will apply for the HUD Choice Neighborhood Initiatives Planning Grant to revitalize the SNRHA Hampton Court Neighborhood. The City will also pursue additional services and assets for children and families, including a preschool in this specific area and other educational programs to increase opportunities and student engagement.

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

Introduction

The City of Henderson will focus on homelessness prevention and supportive services to reduce and end homelessness. The City will partner with non-profit organizations to provide supportive services programs that assist with financial stability and economic development, as well as housing services, to reduce the number of people experiencing homelessness in the community.

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

The City of Henderson will partner with HELP of Southern Nevada, a local non-profit organization, for outreach services. HELP's Mobile Crisis Intervention Team (MCIT) conducts interventions, abatements, and health and safety checks throughout all jurisdictions in Clark County. 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.

In addition to working with local non-profits on outreach to people experiencing homelessness, the City's Police and Fire Departments work with residents. When a first responder encounters someone experiencing homelessness, they will refer them to the Fire Department's Community Assist Program. This program assists in assessing the individual's needs and getting them connected to services that meet their needs, whether that be housing, supportive services, or family reunification.

Addressing the emergency and transitional housing needs of homeless persons

There are two non-profit organizations located within the City of Henderson that assist with emergency shelter for people experiencing homelessness. HopeLink of Southern Nevada provides emergency shelter to families and individuals 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 or individual can leave the motel and move in to 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.

While the City does not directly fund rapid rehousing programs, HopeLink of Southern Nevada does receive CoC funds and general funds from Clark County to operate a rapid rehousing program in Henderson. HopeLink ensures that families with children transition to permanent housing and provide case management to move families toward independent living. Case management is provided for the duration of the time that the family participates in HopeLink's programs and even after the family has exited the program. Case managers follow up to ensure that families are not at risk of becoming homeless again after exiting the program.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Rising housing costs and a lack of affordable housing have made it harder for low-income individuals and families to access housing or maintain their existing housing. According to the 2019 Gap Report by the National Low-Income Housing Coalition (NLIHC), Nevada has the greatest shortage of affordable housing among States in the Nation with only 19 affordable and available rental homes for every 100 extremely low-income renter households. More specifically, Las Vegas only has 14 affordable and available units for every 100 units. The National average is 37 units.

Knowing that this gap exists, the City of Henderson focuses on homelessness prevention programs to keep low-income individuals and families housed and off the streets. The City has a long-standing partnership with HopeLink of Southern Nevada to provide a variety of services to low-income individuals and families at their Family Resource Center. HopeLink assists with housing, family supportive services, and financial stability assistance. Their housing programs include emergency shelter assistance, rapid re-housing, and rent and utility assistance. The City awards State and Federal grant funds to HopeLink to administer Homeless Prevention programs that aid with rent and utility assistance.

Discussion

As an active participant in the Southern Nevada Homelessness Continuum of Care (SNH CoC), the City of Henderson will continue to work with other local government agencies and homeless service providers to work towards ending homelessness. In addition to participating in the SNH CoC, the City is also a participant of the AB73 Working Group to Address Homelessness and will be part of the process to develop a regional plan to address homelessness. This plan will be approved by all participating governing bodies and will be submitted to the Nevada State Legislature in October 2020.

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

Introduction:

According to the 2015 RAI, the key barriers to affordable housing and fair housing choice included: updating the “residential facility for groups” regulations in the City’s zoning code to ensure compliance with state and federal fair 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 afford residents with disabilities an equal opportunity to use and enjoy a dwelling. Efforts to implement the recommendations of the current 2020 RAI and promote fair housing through the creation of well-designed housing options for all Henderson residents are key priorities for Henderson planning efforts and are reflected in the City’s Strategic Plan and the Henderson Strong Comprehensive Plan.

For decades, the City of Henderson has supported and continues to support a variety of housing programs that have both allowed people to stay in their homes and increased the number of affordable housing units. Over the past twenty years, approximately 20 multifamily and single-family housing developments citywide have leveraged affordable housing incentives through State and Federal funding sources, of which 13 are for low-income seniors (totaling 1,886 units), five are for low-income families (totaling 423 units) and three are public housing communities (totaling 200 units) owned and operated by the Southern Nevada Regional Housing Authority (SNRHA). In addition to these larger projects, 38 scattered sites have also been funded through the Neighborhood Stabilization Program, which allocates Federal funds from the Housing and Economic Recovery Acts.

Though they have helped improve community welfare in the past, these efforts are insufficient to respond to Henderson’s current and future housing needs. The City’s current housing programs have not been designed to respond to evolving market conditions, and future projections, or alignment with the City’s Comprehensive Plan and Strategic Plan. Given Henderson’s diversifying demographics and the housing market pressures associated with these changes, the HHCDs proposes informed, data-driven policies that will better respond to current conditions but also allow for flexibility as the market changes.

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

The City of Henderson adopted the Henderson Strong Comprehensive Plan in July 2017, which is a citywide planning document that communicates the vision, long-term goals and objectives that guide the physical development and orderly management of growth of the City for the next 20 years.

Henderson Strong Comprehensive Plan capitalized on the success and public outreach of the Southern Nevada Strong project, which was a regional planning project lead by the City of Henderson and funded through HUD's Office of Sustainable Communities in 2015.

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

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

The City is currently updating its policies and the Development Code to implement the principles of the Comprehensive Plan and removing barriers, allowing flexibility, and streamlining the development process for affordable housing projects.

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.

More recently, the City adopted the HHCDs which is a policy and planning document that supports diverse housing options, including mixed-income developments; high quality, affordable family, senior, and workforce housing; and housing located near convenient access to transit, educational and employment opportunities, existing and proposed city parks, trails, and other important amenities. This document serves as an implementation tool for the goals and housing specific objectives established in the Comprehensive Plan. It will also offer guidance for complying with Federal and State housing requirements.

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. Moving forward, Henderson must work 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:

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

Actions planned to address obstacles to meeting underserved needs

The largest obstacle the City faces in meeting underserved needs is affordable housing and the increase of housing prices. As a result, Henderson experiences a shortage of housing options affordable to the middle-income households, – defined as those earning approximately \$35,000-\$60,000 per year. This encompasses a range of residents who work as teachers, nurses, police officers, firefighters, and university faculty and staff. Approximately 30% of households are considered “cost burdened” – defined as spending more than 30% of total income on housing. An estimated 15,000 households spend more than 50% of their annual incomes on housing. Lower-income renters are particularly affected by these housing market dynamics; nearly 80% of renter households earning less than \$50,000 per year are considered cost burdened. Henderson currently has a shortage of approximately 28 affordable housing options for every 100 middle-income households (households which earn approximately \$35,000 to \$60,000 per year), and a surplus of affordable units does not exist until annual household income reaches approximately \$75,000; by 2028, the shortage is anticipated to grow to 75 units per 100 middle-income households, and a surplus of affordable units will not exist until annual household income reaches \$100,00, thereby increasing the number of cost-burdened households in Henderson over time absent significant income growth.

In July 2017, the City of Henderson adopted the Henderson Strong Comprehensive Plan – a citywide planning document that communicates the vision, long-term goals and objectives that guide the physical development and orderly management of growth of the City for the next 20 years. The HHCDs was adopted in May 2020. Engagement efforts from these planning processes, coupled with the preliminary direction provided in previous plans, helped to form a coherent vision for Henderson’s housing future, stated succinctly as follows:

Encourage a variety of well-designed housing choices with differing levels of affordability throughout the city and 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 residents. The guiding principles are:

- Achieve the primary housing goal of Henderson Strong--increase housing choice in Henderson.
- Collaborate with the private sector.
- Align strategies and funding to achieve multiple goals.
- Ensure effective stewardship of resources.
- Expect quality design.
- Pursue innovative capital project ideas that energize the community.
- Encourage self-sufficiency.
- Build healthy, complete communities.
- Celebrate diverse cultures, people, and lifestyles.
- Prioritize homelessness prevention.

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 the community partner Rebuilding Together of 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 (AAHTF) 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).

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 housing providers, community residents, and City staff. SSFHC maintains a fair housing complaints hotline to assist residents who 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 Substantial Rehabilitation Program. High priority will be given to homes with pregnant women and children under the age of six years. Any home that tests positive for lead-based paint will require remediation and the City will arrange to either abate, stabilize, or provide interim controls for the lead-based paint.

Actions planned to reduce the number of poverty-level families

As previously described, the increase in housing cost in the City of Henderson has made it difficult for low- to moderate-income families to escape the cycle of poverty. According to the Bureau of Labor Statistics under the US Department of Labor, Nevada's unemployment rate is 3.3% vs 3.5% for Henderson and Clark County Nevada. 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. For the 2020-2021 funding cycle, Goodwill Industries of Southern Nevada, Inc. will administer a Henderson Employment program to provide intense case management and job placement leading to self-sufficiency. As one of its priorities, the City will continue to encourage CDBG applications from nonprofit agencies for programs that promote self-sufficiency and economic independence.

The Workforce Investment Act of 1998 created a streamlined workforce development system channeling federal funds earmarked for training, apprenticeships, and other resources to couple workers with employers. The City will continue to partner with Southern Nevada Workforce Connection (SNWC) who works with relevant agencies and organizations to connect those looking for work with the

best resources available so that they can make a difference in their own lives. Workers who need jobs, additional skills or related workforce information, and employers who need skilled workers or assistance with workforce concerns are assisted through SNWC. Through programs such as Adult and Dislocated Worker and Prisoner Reentry, and specific sector-targeted programs such as Green Economy and Healthcare, SNWC works with both employers and job seekers in making appropriate “matches”. A key component of SNWC is Nevada JobConnect, a “one stop” model for employment services. Nevada JobConnect is a significant component in providing outreach, training, and job placement services to residents. 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 lead agency, 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 will be working closely with other City departments, such as Public Works, Parks & Recreation, Community Development, Economic Development, and the Redevelopment Agency.

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

Nonprofit organizations are also an important component of the institutional structure. There are ten (10) nonprofit organizations receiving CDBG funding from the City of Henderson for 2020, and each of these organizations offers a unique service to the Henderson community.

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

While Henderson has never had its own housing authority, the Southern Nevada Regional Housing Authority (SNRHA) benefits all Southern Nevada with regional efforts and improved coordination. Coordination between public housing agencies was enhanced in January 2010 when three local housing

authorities merged to become the SNRHA. SNRHA is comprised of the housing authority staff from the Housing Authorities of Las Vegas, North Las Vegas, and Clark County. The City will continue to collaborate with the SNRHA on public housing needs.

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

Discussion:

The City of Henderson Housing and Grants staff has developed policies and procedures to monitor 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 activities of the program for that month and the number of clients served, including demographic data. Staff will review these reports to monitor the progress being made toward project goals and outcome measurements. Supplemental documentation is also required with any requests for reimbursement and these documents are reviewed to ensure compliance with CDBG program requirements, including timeliness of expenditures. On-site monitoring visits will be scheduled periodically to review several areas of activity, including client records; organization policies and procedures; accounting systems and records; budget management; property records; timely expenditures; and other Federal requirements. In addition, the City conducts site visits to ensure compliance with Davis-Bacon wage requirements related to construction projects and reviews documentation to ensure requirements are met. Finally, the City entered into an agreement with the National Development Council. They conduct financial monitoring of the affordable housing developments that the City has financed 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. On-site monitoring visits are conducted at the multi-family properties and HOME-assisted units are inspected to ensure compliance with housing regulations. Written notification of the results of the monitoring visit will be sent to the property manager, and if necessary, will provide a timeframe for corrective actions.

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

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

Introduction:

The City of Henderson does not anticipate any program income being generated from CDBG projects. However, there is a possibility that the program income generated from the NSP 1 and NSP 3 program will be converted into CDBG program income during the 2020 funding year. The amount of program income remaining from the NSP 1 and NSP 3 programs is \$37,695.11.

Community Development Block Grant Program Reference 24 CFR 91.220(l)(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	\$37,695.11
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.	
5. The amount of income from float-funded activities	0
6. Total Program Income	\$37,695.11

Other CDBG Requirements

1. The amount of urgent need activities	0
---	---

HOME Investment Partnership Program
Reference 24 CFR 91.220(l)(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 Evaluation Report (CAPER).

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

All guidelines and requirements that address resale or recapture, as required in §92.254 of the HOME rule, 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.

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

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.