

City of Henderson 2021 Annual Action Plan

Annual Action Plan

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

1. Introduction

The purpose of this Annual Action Plan (AAP) is to provide a summary of how the City of Henderson intends to use the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds it receives from the US Department of Housing and Urban Development (HUD) for Fiscal Year 2021. The City of Henderson will receive approximately \$1,497,628 in CDBG funds and \$696,260 in HOME funds. The AAP also outlines the City's plans to leverage additional federal, state, and local funding sources that can be used to support and leverage the CDBG and HOME objectives. The funding from these programs allows the City to provide decent affordable housing, promote suitable living environments, and create economic opportunities for low- to moderate-income residents. The Action Plan details the activities planned for housing and community development during the fiscal year starting July 1, 2021 and ending June 30, 2022.

In addition to the estimated \$1,497,628 in CDBG funds and \$696,260 in HOME funds for fiscal year 2021, the City will use approximately \$250,00 in prior years unallocated CDBG funds and \$2,186,988 in prior years unallocated HOME funds and an estimated \$241,988 in HOME program income funding. The City of Henderson also expects to receive additional grant resources from the State of Nevada.

2. Summary of the objectives and outcomes identified in the 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, 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.**
- **Assist low- and moderate-income residents remain in their homes.**
- **Invest in the expansion of existing programs and fund new programs and capital improvements to meet the needs of vulnerable populations.**

The strategy for **Quality Education** includes:

- **Increase preschool seats available to low- and moderate-income Henderson residents.**
- **Enhance student and parental engagement in low- and moderate-income neighborhoods and among low- and moderate-income students.**

- **Improve low- and moderate-income students' proficiency in reading and math.**
- **Improve preparation for ACT test-taking and other college-readiness programs, and resources.**
- **Support educational institutions to expand early childhood education and the teaching supply in Henderson.**

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

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

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

Outreach was conducted prior to the COVID-19 pandemic. The needs remain true; however, 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 2021-2022 Annual Action Plan was originally posted on the City of Henderson’s Community Development & Services (CD&S) webpage from March 15 – April 13, 2020 to receive citizen comments. A public hearing was held April 20, 2021 to allow citizens to voice their opinions. There were no comments received.

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

There were no comments that were not accepted.

7 Summary

The 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 and AAP, 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.

Consolidated Plan Public Contact Information

Senta Robinson

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

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

1. Introduction

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.

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 does not receive ESG Funds but applied for funding in December 2020 for program year 2020-2021.

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	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 to 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/Continuum of Care	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.

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 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.

AP-12 Participation – 91.105,91.200 ©

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>The City should focus on programs for very low-income families and seniors. Programs include affordable rental housing, safety programs – such as creating a neighborhood watch, educational support for youth-, down payment assistance for first time home buyers.</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 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; Public Works; Parks and Recreation.	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.	

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

Introduction

In the 2021 program year, the City of Henderson will receive \$1,497,628 in CDBG funds and \$696,260.00 in HOME funds. The City of Henderson will also utilize approximately \$250,000 in prior year unallocated CDBG funds, \$2,186,494 in prior year unallocated HOME funds and an estimated \$241,988 in HOME

program income. In addition to CDBG and HOME funding, the City also expects to leverage these resources with additional funding to be available from the State of Nevada. 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.

During the final stages of drafting this 2021-2022 Annual Action Plan, the COVID-19 pandemic continues to impact this plan. While the priorities identified during the public outreach process were selected prior to the pandemic, the pandemic has exacerbated these needs because of the social, economic, and health crisis facing the world resulting in a disproportionate impact to low- to moderate-income people. The pandemic has forced public school closures, and many school-aged youth have experienced learning losses and increased social isolation. There are plans to gradually begin allowing students to return to the classrooms with traditional learning styles.

Expected Resources

Program	Funds	Uses of Funds	Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total	Expected Amount Available Remainder of ConPlan \$	Narrative Description
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services Fair Housing	\$1,497,628	\$0	\$250,000	\$1,747,628	\$4,427,640	CDBG funds will be utilized for a variety of activities including public services and public improvements.
HOME	Public - Federal	Acquisition Admin and Planning Homeowner rehab Multifamily rental New Construction Multifamily rental rehab New construction for ownership TBRA	\$696,260	\$241,988	\$185,088 (2016) \$400,180 (2017) \$610,739 (2018) \$470,028 (2019) <u>\$520,461 (2020)</u> \$2,186,495 (TOTAL)	\$3,124,744	\$2,088,780	HOME funds will be used to finance affordable rental housing development and rehabilitation.

Table 1: 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), 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).

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*.

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

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

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	2021	2022	Affordable Housing Homeless	Henderson Citywide	Housing & Human Services	\$3,055,118 (HOME) \$476,068 (HOME State)	Rental Units Constructed - 11 Household Housing Units (HOME Development Affordable Housing Project) Homeowner Housing Rehabilitated – 9 Household Housing Units (Program TBD?)
2	Homeless Prevention	2021	2022	Affordable Housing	Henderson Citywide	Housing & Human Services	\$56,199 (CDBG) \$42,640 (CDBG)	Homelessness Prevention - 200 Persons Assisted (HopeLink of Southern Nevada) Homelessness Prevention - 40 Persons Assisted (S.A.F.E. House)
3	Emergency Home Repairs	2021	2022	Affordable Housing	Henderson Citywide	Housing & Human Services	\$300,000 (CDBG)	Homeowner Housing Rehabilitated - 60 Household Housing Units (Rebuilding Together Southern Nevada)

4	Youth Services	2021	2022	Non- Homeless Special Needs	Henderson Citywide and CDBG Eligible Census Tracts	Quality Education	\$40,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 75 Persons Assisted (Andson Foundation)
							\$13,096 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 36 Persons Assisted (Club Christ)
							\$15,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 60 Persons Assisted (Jobs for Nevada Graduates)
							\$23,547 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 900 Persons Assisted (Spread the Word Nevada)
5	Public Services	2021	2022	Homeless Non- Homeless Special Needs	Citywide	Housing & Human Services	\$52,648 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 300 Persons Assisted (Giving Life Ministries)

6	Neighborhood Facility Improvements	2021	2022	Non-Housing Community Development	CDBG Eligible Census Tracts	Housing & Human Services	\$909,322 (CDBG)	Public facility or infrastructure activities other than low/moderate income housing benefit 3116 Persons Assisted (Drake Street Park
----------	--	------	------	---	--------------------------------	-----------------------------	---------------------	--

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable/Decent Housing
	Goal Description	Using HOME funds, 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. 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. (Projects: HOME Development Affordable Housing Project)
2	Goal Name	Homeless Prevention
	Goal Description	The City will use CDBG funds to partner with nonprofit organizations to provide homeless prevention services, including emergency rental assistance to Henderson residents on the verge of becoming homeless. (Projects: HopeLink of Southern Nevada; S.A.F.E. House)
3	Goal Name	Emergency Home Repairs
	Goal Description	The City of Henderson will partner with Rebuilding Together Southern Nevada for emergency home repairs. 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. (Projects: Rebuilding Together Southern Nevada)
4	Goal Name	Youth Services
	Goal Description	Using CDBG public service funds, the City will provide assistance for programs benefitting youth through quality educational programs. (Projects: Andson Foundation; Club Christ; Jobs for Nevada Graduates; Spread the Word Nevada)
5	Goal Name	Public Services
	Goal Description	The City of Henderson will be partnering with non-profit organizations to provide nutritional services to low-income residents. Many low-income residents do not have enough financial resources to maintain the cost of housing and food. The goal is to supplement the cost of food to help residents maintain housing needs. (Project: Giving Life Ministries)
6	Goal Name	Neighborhood Facility Improvements
	Goal Description	The City of Henderson will partner with the Parks & Recreation department to improve parks and/or recreational facilities in low-income neighborhoods. The installation of a community garden and its infrastructure at Drake Street Park, a 3.5 - acre site located in a community which has been identified through the City's Comprehensive Plan as a food desert. Amenities such as playground equipment, a shade structure, and splash pad will be added to the parks landscape for low to moderate income families

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 2021-2022 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 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. The nonprofit organizations partnering with the City will provide supportive services to low- to moderate-income residents.

Projects

#	Project Name
1	Andson Foundation
2	Club Christ
3	Drake Street Park
4	Giving Life Ministries
5	HopeLink of Southern NV
6	Jobs for NV Graduates
7	S.A.F.E. House
8	Spread the Word Nevada
9	Rebuilding Together of Southern Nevada
10	COH CDBG Administration
11	COH CDBG Public Facilities/Capital Improvement Project
12	COH HOME Administration
13	COH HOME Development of Affordable Housing

Table 3 – 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 gathered, together with other input received via the HHCDs planning process, stakeholder interviews, various focus groups, and targeted outreach helped to identify the allocation priorities to address underserved needs. Survey respondents generally 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	CDBG Eligible Census Tracts
	Goals Supported	Youth Services
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Quality Education
	Funding	CDBG: \$40,000
	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, 2022
	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
	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.

2	Project Name	Club Christ
	Target Area	CDBG Eligible Census Tracts
	Goals Supported	Youth Services
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Quality Education
	Funding	CDBG: \$13,096
	Description	Provides mentoring, tutoring, leadership development, student internships and 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, 2022
	Estimate the number and type of families that will benefit from the proposed activities	36 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 student internships, field trips and experiences; however, due to COVID-19, this piece of the program is being reviewed

3	Project Name	Giving Life Ministries
	Target Area	Henderson Citywide
	Goals Supported	Public Services
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$52,648
	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, 2022
	Estimate the number and type of families that will benefit from the proposed activities	300 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.

4	Project Name	HopeLink of Southern Nevada
	Target Area	Henderson Citywide
	Goals Supported	Homeless Prevention
	Goal Outcome Indicator	Homeless Prevention
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$56,199
	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 (05Q).
	Target Date	June 30, 2022
	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.

5	Project Name	Jobs for Nevada Graduates
	Target Area	Henderson Citywide
	Goals Supported	Youth Services
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Quality Education
	Funding	CDBG: \$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, 2022
	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.

6	Project Name	S.A.F.E. House
	Target Area	Henderson Citywide
	Goals Supported	Homeless Prevention
	Goal Outcome Indicator	Homeless Prevention
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$42,640
	Description	The funding for this program will support a full-time Residential Advocate position and direct rental payments for 40 clients exiting the domestic violence shelter. 75% of the 40 clients that exit the program will be self-sufficient and will have obtained suitable housing. The national objective for this CDBG activity is presumed benefit. The matrix code is services for victims of domestic violence, dating violence, sexual assault or stalking (05G).
	Target Date	June 30, 2022
	Estimate the number and type of families that will benefit from the proposed activities	40 low-to moderate-income residents
	Location Description	Citywide
	Planned Activities	Salary for a full time Residential Advocate position to provide case management services.

7	Project Name	Spread the Word Nevada
	Target Area	CDBG Eligible Census Tracts
	Goals Supported	Youth Services
	Goal Outcome Indicator	Public service activities other than low/moderate-income housing benefit
	Needs Addressed	Quality Education
	Funding	CDBG: \$23,547
	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, 2022
	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. Edna Hinman Elementary School, 450 Merlayne Drive, Henderson, NV 89015
	Planned Activities	Spread the Word is a mentoring program that improves literacy for elementary school children from K-5th grade.

8	Project Name	Rebuilding Together Southern Nevada
	Target Area	Henderson Citywide
	Goals Supported	Emergency Home Repair
	Goal Outcome Indicator	Homeowner Housing Rehabilitated
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$300,000
	Description	Critical 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, 2022
	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	Critical repairs such as replacement of heating and cooling systems, minor roof repair, plumbing and other safety needs.

9	Project Name	CDBG Program Administration
	Target Area	Henderson 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: \$295,176
	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, 2022
	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.

10	Project Name	CDBG Drake Street Park Public Facilities Project
	Target Area	CDBG Eligible Census Tract
	Goals Supported	Neighborhood Facility Improvements, Housing and Human Services
	Needs Addressed	Public Facility or Infrastructure Activities other than low /moderate income housing benefit
	Funding	CDBG: \$909,322
	Description	The installation of a community garden and its infrastructure at Drake Park, a 3.5 -acre site located in a community which has been identified through the City's Comprehensive Plan as a food desert. Amenities such as playground equipment, a shade structure, and splash pad will be added to the parks landscape for low to moderate income families
	Target Date	June 30, 2022
	Estimate the number and type of families that will benefit from the proposed activities	The estimated number will serve people up to 1.5 miles from the identified location.
	Location Description	401 Drake Street, Henderson (APN # 179-08-802-005)
	Planned Activities	Public facilities or park improvements

11	Project Name	HOME Program Administration
	Target Area	Henderson Citywide
	Goals Supported	Affordable/Decent Housing
	Needs Addressed	Housing & Human Services
	Funding	HOME: \$69,626
	Description	TBD.
	Target Date	June 30, 2022
	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

12	Project Name	HOME Development Affordable Housing Project
	Target Area	Henderson Citywide
	Goals Supported	Affordable /Decent Housing
	Needs Addressed	Affordable Housing, Housing & Human Services
	Funding	HOME: \$3,055,118
	Description	HOME funds, including program income will be used for multi-family projects.
	Target Date	June 30, 2022
	Estimate the number and type of families that will benefit from the proposed activities	Rental housing units for low, very low individuals and/or family households at or below 50% and 60% of the Area Median Income. HOME units may also serve homeless and non-homeless special needs population.
	Location Description	Citywide
	Planned Activities	Acquisition, new construction and/or rehabilitation of multifamily properties

Table 4: Project Summary

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

Nearly 150 residents participated in the development of the 2020-2024 Consolidated Plan by, sharing their opinions and insights about existing and potential housing issues. This input 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 respondents generally agree that the 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 indicate that 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.

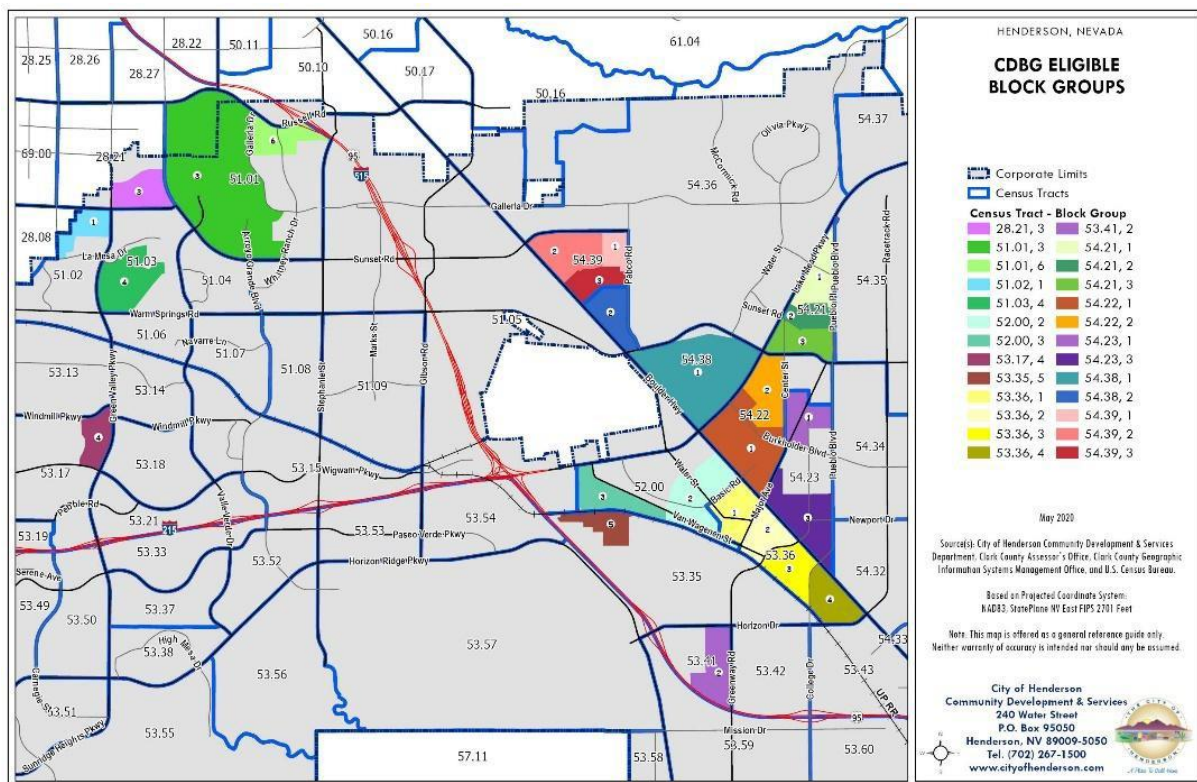
An obstacle facing the City of Henderson is affordable housing. The City of Henderson is proud that this award-winning community and neighborhoods are a desirable place to live however, home values are rising. It has become increasingly difficult for low to moderate income residents to find and maintain access to 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 part of the Las Vegas Valley. The City has grown to a population of more than 300,000 residents situated within approximately 105 square miles. The City utilizes CDBG and HOME funds for projects and programs operated citywide. However, the majority of CDBG-funded infrastructure and facility projects are targeted to the most-needy neighborhoods: those census tracts where 43.63% or more of the residents are low- or moderate-income. This percentage represents the minimum percentage of low- and moderate-income persons that must reside in the service area of an area benefit activity for the activity to be assisted with CDBG funds. There are 45 Census Tract/Block Groups that meet this criteria.

The City's minority population does not meet HUD's definition of concentrated areas; however, the highest population of minorities is Hispanic and is primarily located in the Downtown Henderson area (Townsite), Pittman area and the Valley View area. These are the areas of major focus for CDBG projects, as well as the utilization of HOME funding for rehabilitation.



Geographic Distribution

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

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

CDBG Public Service Funds will focus primarily on the three Priority Needs as identified in the 2020-24 Consolidated Plan: Housing and Human Services, Education, and Economic Development & Workforce Development in eligible census tracts. Public service (including youth services) activities are eligible to all low- to moderate-income individuals citywide. Neighborhood facility improvement projects are usually eligible based on a low-to-moderate income area (area benefit), which for the City of Henderson means that the service area for these projects must be primarily residential and have at least 43.63% low-to-moderate income persons that reside there.

HOME funds will focus on increasing the quantity of affordable housing units at the 80% of AMI price range. The City will work with Rebuilding Together of Southern Nevada 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. Affordable housing programs and activities are available to income eligible persons citywide.

Discussion

During the 2021-2022 funding year, CDBG and HOME funding will focus on Housing and Human Services, Education, and Economic Development & Workforce Development priorities. CDBG capital improvement projects for the upcoming year are focused on public facilities, park improvements, and continuing the development of community gardens. HOME funds will be utilized to maintain and increase affordable, decent housing. Also, during the 2021-2022 funding year, most CDBG capital improvement projects will be located within the Pittman, Valley View or other CDBG eligible 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 conducted properly and the units and complexes meet HUD's Housing Quality Standards (HQS) and Uniform Physical Condition Standards. The City's Affirmative Marketing policies and procedures mirror HUD's HOME Affirmative Marketing requirements and the City monitors funding recipients' 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/WBE's of contract opportunities.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	11
Special-Needs	
Total	11

Table 6 - One Year Goals for Affordable Housing by Support Requirement

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

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

Discussion

The City has over \$3 million in HOME funds to provide gap financing to support the acquisition and rehabilitation/construction of affordable rental housing with a local Community Housing Development Organization (CHDO). While a site and project is yet to be determined, the City estimates that approximately 11 units can be developed with the amount of HOME funds available.

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 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 Fund is one of the financing tools used 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 and is currently under review for a RAD conversion and rehabilitation.

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

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

SNRHA utilizes two programs allowing residents to access homeownership: Housing Choice Voucher Program; and the Public Housing Program. Each program continues to assist low-income families reach the dream of owning a home. The Section 8 Homeownership Program allows eligible Households to use 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 seniors by 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. Although the City was not selected for the HUD Choice Neighborhood Initiatives Planning Grant to revitalize the SNRHA Hampton Court Neighborhood, the City will continue to pursue opportunities to increase the quality of life for residents living in SNRHA properties such as funding for building improvements, supportive services and educational programs that increase 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 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 is partnering with the University of Nevada-Las Vegas (UNLV) to develop a survey tool and conduct a survey of the homeless population located in Henderson. This research will not only provide a more accurate count of the population but will also provide information on the needs of unsheltered persons. The survey will be conducted in Spring 2021 and the report with findings should be complete by Fall 2021. The City expects the results of this survey to assist in making data-informed decisions about future funding and programs.

The City of Henderson applied for Emergency Solutions Grants (ESG-CV) funds from the State of Nevada and plans to partner with HELP of Southern Nevada, a local non-profit organization, for mobile 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. The City does not currently have a mobile crisis intervention team in the area so this would fill a gap in services.

In addition to working with local non-profits, the City's Community Resource & Resiliency Center (CRRC) was recently established as a division under the City Manager's office and the CRRC will work to reach out to people experiencing homelessness. The CRRC team is working with Henderson Police and Fire to establish standards to meet the needs of our citizens and are working with State and private agencies to provide specific services for youth, vulnerable adults, and seniors. When a first responder encounters someone experiencing homelessness, they will refer them to the CRRC'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 into a more permanent housing situation where case management can continue to provide the supportive services needed to move toward self-sufficiency.

To help with these efforts, the City applied for Emergency Solutions Grants (ESG-CV) funding from the State of Nevada and plans to subaward the funds to HopeLink to provide additional resources for emergency shelter.

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 currently fund rapid rehousing programs, the City applied for Emergency Solutions Grants (ESG-CV) from the State of Nevada and plans to subaward funds to Hopelink of Southern Nevada for rapid rehousing services. Hopelink also receives Continuum of Care (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 2020 Gap Report by the National Low-Income Housing Coalition (NLIHC), Nevada has the greatest shortage of affordable housing of any state with only 18 affordable and available rental homes for every 100 extremely low-income renter households. More specifically, the City of Las Vegas only has 14 affordable and available units for every 100 units. The national average is 36 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 rehousing, 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 also participated in the AB73 Working Group to Address Homelessness to develop a regional plan to address homelessness. This plan was approved by all participating governing bodies and was submitted to the Nevada Legislature in October 2020. The City will continue to work on local and regional efforts to compassionately address the needs of vulnerable populations.

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

Introduction:

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.

According to the 2015 Regional Analysis of Impediments, 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.

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

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.
 - Seek developers willing to build master planned communities that emphasis diversity in land uses.
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.

The recently adopted Henderson Housing and Community Development Strategy (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. One of the diverse housing options mentioned in the plan was Accessory Dwelling Units (ADUs) and small size housing. The City Council held a special workshop to discuss the feasibility of adding language to the development code that would encourage these housing

types. The result of the workshop is including language in the City's updated development code, tentatively adopting summer 2021, that will allow ADUs in almost all of the residential districts.

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 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 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. The City is also seeking to construct a mixed income, market rate multifamily units in West Henderson.

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, a problem that has been exacerbated by the economic impact of the Covid-19 pandemic. According to the Bureau of Labor Statistics under the US Department of Labor, Nevada's unemployment rate is 9.2% vs 10.4% for Clark County, which includes Henderson. The City of Henderson will continue to promote efforts that incorporate local and regional economic development and supportive services to assist extremely low- and low-income residents achieve self-sufficiency. For the 2020-2021 funding cycle, Goodwill Industries of Southern Nevada, Inc. administered 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 City's Community Development & Services Department, Long Range Planning and Housing and Grants division, will work on behalf of the City of Henderson to administer the CDBG and HOME funding and 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 eight (8) nonprofit organizations receiving CDBG funding from the City of Henderson for fiscal year 2021-2022, 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 (NDC). NDC conducts financial monitoring of City-financed affordable housing developments to ensure ongoing financial viability.

The City also supports a HOME monitoring plan for multi-family housing units to ensure compliance with Federal regulations. Desk reviews are completed on an annual basis to determine if performance measures are being met and to identify any potential problems. Compliance reports are required on an

annual basis and are inspected during the desk review. The City is entering into a cooperative agreement with the State of Nevada Housing Division to conduct the on-site monitoring visits and client file reviews, and inspections of the HOME -assisted units to ensure compliance with housing regulations.

Sub-recipients will receive training and technical assistance from City staff to support compliance with program requirements. Technical assistance will be customized and intensified as necessary to support sub-recipients and bring them into compliance.

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 2021 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	\$241,987.72
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	\$241,987.72

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 Section §92.254 of the HOME Rule, are outlined in the City of Henderson's Affordable Housing Programs Operating Procedures and a recapture provision is included in program agreements. The City's HOME agreements state that the applicant agrees that the deferred loan amount shall be due and payable to the City upon sale, transfer, lease or change of ownership of the property during the "Period of Affordability". In the event of a voluntary or involuntary sale during the Period of Affordability, the City will recapture the entire amount of direct HOME subsidy that assisted the homebuyer to purchase the property. Recapture of funds upon sale will be limited to "Net Proceeds", if any. The Net Proceeds of a sale are the sale price minus the non-HOME loan repayments and any closing costs.

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.