

HENDERSON™



City of Henderson 2022 Annual Action Plan

July 1, 2022- June 30, 2023

2022 Annual Action Plan

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

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 2022. The City of Henderson will receive \$1,483,555 in CDBG funds and \$755,821 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, 2022 and ending June 30, 2023.

In addition to the \$1,483,555 in CDBG funds and \$755,821 in HOME funds for fiscal year 2022, the city will have approximately \$2,844,601 in prior years unallocated HOME funds and an estimated \$272,826 in HOME program income funding. The City will have approximately \$80,000 in prior year 2021 CDBG funds. Additionally, the City received \$2,367,277 of CDBG-CV funds all of which has been allocated. Following the acceptance of the City's HOME-ARP allocation plan, the City will be awarded \$2,523,480 to perform activities that benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations.

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 public input generated the City's three priorities and anticipated outcomes.

Priority #1: Housing and Human Services:

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

Priority #2: Quality Education:

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

Priority #3 Economic & Workforce Development:

- Prioritize capital improvements to enhance workforce development efforts
- Enhance the role of small businesses and entrepreneurs as leaders in economic diversification and revitalization through microlending, capital improvements, and other programs

- Connect low- and moderate-income residents to higher education opportunities

As well as an implementation tool for the goals and housing specific objectives established in the Henderson Strong Comprehensive Plan, the Henderson Housing and Community Development Strategy (HHCDS) provided guidance for updating the City's 2020-2024 Consolidated Plan and guides corresponding Annual Action Plans.

Evaluation of past performance

HUD's Office of Community Planning and Development (CPD) seeks to support the development of communities that prioritize decent housing, a suitable living environment, and economic opportunities for low- and moderate-income populations. However, due to the impact of the coronavirus pandemic, food security and homeless prevention became priorities for the City of Henderson to meet the needs of vulnerable populations. Listed below are the priority accomplishments from FY 2020-2021:

- \$376,068 of HOME funds leveraged \$1,523,932 of Nevada State Trust Funds to develop 11 affordable housing units in the Imagine Phase II multifamily market rate rental development
- \$100,000 of HOME funds were leveraged to develop 10 affordable housing units in the Highland Village Apartment rental development. The 123-unit complex remains 100% affordable housing
- \$1,241,182 of CDBG prior and current year funds were leveraged with the Parks and Recreation Department to initiate a multi-year development of Drake Street Park, a 3.5-acre park with playground amenities and a community garden in an area designated as a food desert
- HopeLink of Southern Nevada assisted 217 households with rental and utility assistance
- With CDBG funding, Giving Life Ministries provided emergency food products to 450 households
- With CDBG funding, Three Square Food Bank initiated a Mobile Food Distribution Program at four public schools located in low-income areas

Each year, the City of Henderson reports its progress to HUD in meeting the five year and the annual goals in the Consolidated Annual Performance and Evaluation Report (CAPER). The 2020-2021 CAPER is available for review at the City of Henderson Community Development & Services department and on the City's website at:

<https://www.cityofhenderson.com/government/departments/community-development-and-services/housing/community-dev-block-grant-cdbg/consolidated-plan-process>

Summary of citizen participation process and consultation process

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

In accordance with the City's CPP, a Public Notice was posted in the Las Vegas Review Journal newspaper on March 13, 2022, and the City's website and the Spanish newspaper. Physical copies of the Annual Action Plan were also made available at the Community Development & Services Department, on the first floor in City Hall. The public comment period was open for 30 days to submit all comments orally or in writing. If comments were received, they were included in the final submission of the Annual Action Plan to HUD. A public hearing was held on April 19, 2022, at the regular City Council meeting to obtain public comment on the draft 2022 Annual Action Plan and for the City Council to consider adopting the proposed plan.

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

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

- Stakeholder interviews with various external stakeholders comprised of private, public, and nonprofit community leaders and subject matter experts
- Targeted focus groups with nonprofit leaders and CDBG eligible organizations and low-to-moderate income residents and those currently utilizing housing assistance
- Intercept surveys conducted through onsite attendance at a variety of events to facilitate input from HUD-identified vulnerable populations including the Drake Street Open House event.

The Drake Street Open House provided iPad surveys with questions on revitalizing an existing neighborhood park and input on park amenities. Nearly 150 residents participated in the housing and community development survey and shared detailed insight about existing housing issues. Most respondents were residents from the following zip codes: 89011, 89014, and 89015. The demographics included 22.22% Hispanic, 16% African 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.

Summary of public comments

The 2022-2023 draft Annual Action Plan was originally posted on the City of Henderson's Community Development & Services (CD&S) webpage from March 13 thru April 12, 2022, to receive citizen comments. A public hearing was held April 19, 2022, to allow citizens to voice their opinions. There were no comments received.

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

There were no comments that were not accepted.

Summary

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

PR-05 Lead & Responsible Agencies 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
HOME Administrator	HENDERSON	City of Henderson Community Development & Services

Table 1 – Responsible Agencies

Narrative

The Community Development & Services (CD&S) Department is the lead agency responsible for administering the CDBG and HOME Entitlement Grants. CD&S is also responsible for preparation of the Consolidated Plan, Annual Action Plans and Consolidated Annual Performance Evaluation Reports (CAPER). Additionally, CD&S staff administers the Request for Application (RFA) process and prepares applications for the Program Advisory Committee (PAC) review and makes subaward recommendations to the Henderson City Council.

Consolidated Plan Public Contact Information

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

Introduction

For Fiscal Year 2022, staff will remain committed to the priorities of housing and human services, education, and workforce development. The focus remains on vulnerable populations including youth that have fallen behind academically due to the pandemic, homelessness prevention, food insecurities, the development of affordable housing, and maintaining existing low to moderate income housing stock. These priorities are based on collected input from a variety of sources on housing related issues from 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)).

To develop the 2020-2024 Consolidated Plan and Annual Action Plans, staff organized a working group comprised of internal and external partners. The internal departments were Economic Development, Redevelopment, Parks and Recreation, Public Works, City Attorney, and Building Administration. External partners included the Southern Nevada Homelessness Continuum of Care Board, Clark County Social Services, the Southern Nevada Regional Housing Authority, and various non-profit agencies addressing affordable housing inventory and community development needs for low-to moderate-income families.

Because of the emergence of many mental health issues due to the pandemic, which significantly impacted school aged youth, the City is developing a plan to identify and partner with healthcare providers to expand mental health resources and programs. One of the City's strategies in the Henderson Strong Plan is to provide mental health support in connecting minority and disadvantaged groups such as homeless, mentally impaired, low -income and marginalized groups. Additionally, the city has created a community-based behavioral health strategy with goals of expanding social/emotional learning for students and families and increasing behavioral health capacity in partnership with the region and state entities.

To proactively respond to changing and growing population and housing needs, the City of Henderson developed the Henderson Housing & Community Development Strategy (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 guides efforts and encouraged collaboration between housing providers. Additionally, the Henderson Strong comprehensive plan in part, address mental health and mental health service agencies. One of the housing trends identified in the HHCDS is to link permanent supportive housing with mental health services for homeless people with disabilities to 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 (CoC). The City's efforts to address homelessness are coordinated with the regional Continuum of Care Board and the various CoC working groups. The City is represented on the CoC Board, the CoC Steering Committee, the Evaluation Working Group, and the Census Working Group.

In addition, the City also participates in Southern Nevada Consortium meetings with Clark County, City of Las Vegas, City of North Las Vegas, and the State of Nevada to discuss community development, housing, and homelessness. This group meets bimonthly to report on activities in each jurisdiction and receive updates on regional efforts to address homelessness.

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

While the City of Henderson does not receive a direct allocation of ESG from HUD, the City is represented on the CoC working groups that provide input on how to allocate ESG funds, help to develop performance standards, evaluate outcomes, and develop policies and procedures for the administration of HMIS. The City participates on the CoC Evaluation Working Group that has been tasked with determining CoC funding priorities and overseeing the CoC application process, but also participates in the evaluation of Clark County's ESG applications and makes funding recommendations to Clark County. The Evaluation Working Group meets monthly and has a standing agenda item to receive ESG updates from Clark County, City of Las Vegas, and City of North Las Vegas. The Evaluation Working Group also reviews the ESG written standards and provides feedback to the ESG grantees for their consideration. ESG grantees also work with the CoC Monitoring Working Group to ensure compliance with ESG regulations, and the Monitoring Working Group develops performance standards and reports on subrecipient activities. All ESG grantees and subrecipients are required to utilize HMIS for data tracking and the Monitoring Working Group evaluates that data to ensure this measure is being met.

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 and prioritized and identified affordable housing activities
4	Agency/Group/Organization	Nevada State Housing Division
	Agency/Group/Organization Type	Other government- State
	What section of the Plan was addressed by Consultation?	Development Strategy
	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?	Participated in stakeholder interviews as community leaders and subject matter experts engaged in housing related issues
6	Agency/Group/Organization	Three-Square
	Agency/Group/Organization Type	Non-profit Services – Services-Children, Elderly, 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?
Continuum of Care/ Help Hope Home: Southern Nevada Regional Plan to End Homelessness	Clark County	The City of Henderson is an active participant in the regional Continuum of Care. The goals to combat homelessness are in alignment with the goals of the Help Hope Home plan.
Regional Analysis of Impediments to Fair Housing Choice	Clark County	The City of Henderson is one of six entitlement jurisdictions to update the RAI. Its goal is to take actions that help reduce and eliminate existing housing discrimination.
Henderson Housing and Community Development Strategy	City of Henderson	The goal of the HHCDs is to encourage a variety of well- designed housing choices with differing levels of affordability throughout the city that improve access to transportation options, employment and educational opportunities, healthcare, parks and trails, retail, healthy food options and other amenities and services to meet the needs of all residents.
Henderson Strong Comprehensive Plan	City of Henderson	Henderson Strong is a citywide planning document that guides the physical development and growth in the city over the next 20 years.
Southern Nevada Strong	City of Henderson	Southern Nevada's first federally recognized regional plan for sustainable development to better integrate housing options, employment, quality education, and transportation choices.

Table 3 -Other local/regional/federal planning efforts

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 the Southern Nevada Housing Consortium which provides a broad view of regional, state, and local community development 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 were 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 bi-monthly 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 onsite 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 2020-2024 Consolidated Plan which identified housing and human services, education, and economic and workforce development as the top priorities. Additionally, the 2020-2024 Consolidated Plan included CDBG public service allocation recommendations from the CDBG Program Advisory Committee. The Citizen Participation Plan provides for a public hearing to allow citizens to voice opinions orally or in writing. The draft was made available for public comment from March 18, 2020, through April 20, 2020, with a public hearing originally scheduled for April 21, 2020. The public hearing was postponed due to COVID-19 restrictions. Staff made the draft available for further public comment from June 23, 2020, through June 29, 2020, with the public hearing on July 7, 2020.

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
1	Surveys	Low-Moderate Income Individuals and Families Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Nonprofit partners and their clients, open house events Intercept Surveys vulnerable populations and key audiences	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 homebuyers	None
2	Open House	Very Low Income Families and Seniors Minorities Non-English Speaking – Specify other language: Spanish Residents of Public and Assisted Housing	The Consolidated Plan update (60+ surveys collected)	Individual results from open house not collected Data was aggregated into survey results. Overall, a positive response to City efforts to help low-moderate income residents, seniors, and those with disabilities	None

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons
3	Low-Moderate Income Focus Groups	Low-Moderate Income Individuals and Families Minorities Residents of Public and Assisted Housing	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	None
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	None

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons
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	None
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	None
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	None

Table 4 – Citizen Participation Outreach

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

Introduction

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

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	\$1,483,555	\$0	\$80,000	\$1,563,555	\$2,995,256	CDBG funds will be utilized to leverage additional resources from private, state, and local funds for a variety of activities including public services and public improvements
HOME	Public - Federal	Acquisition Admin and Planning Homeowner rehab Multifamily rental New Construction Multifamily rental rehab New construction for ownership TBRA	\$755,821	\$272,826	\$185,088 (2016) \$400,180 (2017) \$610,739 (2018) \$470,028 (2019) \$520,347 (2020) \$522,195 (2021) <u>\$272,826 (PI)</u> \$2,981,403 (TOTAL)	\$4,010,050	\$1,392,520	HOME funds will be used from current year of 2022 and prior years allocations to finance affordable rental housing development and rehabilitation

Program	Funds	Uses of Funds	Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total	Expected Amount Available Remainder of ConPlan \$	Narrative Description
Other -CV -CDBG	Public - Federal	Prevent, prepare for, and/or respond to COVID -19 crisis	N/A	\$0	\$300,000	\$300,000	\$0	Used to prevent, prepare for, and/or respond to COVID -19 crisis Anticipate that \$300,000 of CDBG-CV funds will be re-allocated
Other-HOME-ARP	Public-Federal	Perform activities that benefit qualifying individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations	N/A	\$0	\$0	\$0	\$2,523,480	Will be amending the 2020 Action Plan to accept HOME-ARP funds

Table 5: Expected Resources – Priority Table

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

The City will leverage the 25% HOME match requirement by using Affordable Housing Trust Funds (AHTF), awarded to the City by the State of Nevada Housing Division. This will be reported in the HOME Match Report (HUD form 40107-A) and submitted with the Consolidated Annual Performance and Evaluation Report (CAPER).

The City will maximize grant funding through federal, state, private and nonprofit organizations to carry out its community development priorities listed in the 2020-2024 Consolidated Plan. Some of the leveraged funding from the State of Nevada includes Emergency Solutions Grant-CV (\$1,134,400), HOME Pass Thru (\$182,770), Account for Affordable Housing Trust Funds (\$441,230) and Welfare Set-Aside Program (\$118,162). Additionally, the City will utilize federal United States Treasury Emergency Rental Assistance Program (\$7,702,744) funding.

One of the strategies on leveraging funding is to align housing, community development and redevelopment grant funds with existing city plans, including Henderson Strong Comprehensive Plan, Henderson Housing and Community Development Strategy, Pittman Revitalization Plan and Boulder Highway Opportunity Site 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 on one of the three lots.

Discussion

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

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable/Decent Housing	2020	2024	Affordable Housing Homeless	City of Henderson	Housing & Human Services	\$2,000,000 (HOME)	Rental Units Constructed - 11 Household Housing Units (HOME Development Affordable Housing Project)
2	Homeless Prevention	2020	2024	Affordable Housing	City of Henderson	Housing & Human Services	\$63,850 (CDBG) \$44,595 (CDBG)	Homelessness Prevention - 220 Persons Assisted (HopeLink of Southern Nevada) Homelessness Prevention - 40 Persons Assisted (S.A.F.E. House)
3	Emergency Home Repairs	2020	2024	Affordable Housing	City of Henderson	Housing & Human Services	\$300,000 (CDBG)	Homeowner Housing Rehabilitated - 60 Household Housing Units (Rebuilding Together Southern Nevada)

4	Youth Services	2020	2024	Non- Homeless Special Needs	City of Henderson 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 – 25 Persons Assisted (Club Christ)
							\$30,992 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 15 Persons Assisted (Spread the Word Nevada)
5	Public Services	2020	2024	Homeless Non-Homeless Special Needs	City of Henderson	Housing & Human Services	\$30,000 (CDBG)	Public service activities other than Low/Moderate Income Housing Benefit – 300 Persons Assisted (Giving Life Ministries)
6	Neighborhood Facility Improvements	2020	2024	Non-Housing Community Development	City of Henderson CDBG Eligible Census Tracts	Housing & Human Services	\$744,311 (CDBG)	Public facility or infrastructure activities other than low/moderate income housing benefit

Table 6 – 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 304 affordable rental units. The City anticipates construction projects over the next five years that will provide new affordable housing to low-income families. The City of Henderson is 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 and Housing Rehabilitation
	Goal Description	The City of Henderson will partner with Rebuilding Together Southern Nevada for emergency home repairs and Housing Rehabilitation. The purpose of this program is to help low-to moderate-income homeowners maintain their current homes by assisting with costly repairs and bring owner occupied homes up to current building codes. (Projects: Rebuilding Together Southern Nevada)
4	Goal Name	Youth Services
	Goal Description	Using CDBG public service funds, the City will aid with programs benefitting youth through quality educational programs. (Projects: Andson Foundation; Club Christ; Spread the Word Nevada)
5	Goal Name	Public Services
	Goal Description	The City of Henderson will partner 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 and/or the Public Works department to improve parks and/or recreational facilities in low-income neighborhoods or infrastructure projects.

AP-35 Projects – 91.220(d)

Introduction

The list below outlines the programs and activities that the City of Henderson plans to implement during the 2022-2023 funding year. The projects are consistent with the goals and priorities of the 2020- 2024 Consolidated Plan. CDBG and HOME funds are leveraged and strategically used to maximize outcomes for residents to meet the program priorities. The City of Henderson does not have a social service department and depends on community partnerships with local nonprofit organizations to provide supportive services to low- to moderate-income residents.

Projects

#	Project Name
1	CDBG Andson Foundation
2	CDBG Club Christ
3	CDBG Giving Life Ministries
4	CDBG HopeLink of Southern NV
5	CDBG S.A.F.E. House
6	CDBG Spread the Word Nevada
7	CDBG Rebuilding Together of Southern Nevada-Critical Repair
8	CDBG Downtown Recreation Center Public Facilities Project
9	CDBG Drake Street Public Facilities Project
10	CDBG Morrell Park Public Facilities Project
11	CDBG Wells Park Public Facilities Project
12	CDBG Program Administration
13	HOME Program Administration
14	HOME Development of Affordable Housing
15	CDBG Public Facilities Projects

Table 7 – Project Information

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

During the development of the 2020-2024 Consolidated Plan, the broad priorities of Housing and Human Services, Education and Economic and Workforce Development were developed. The CDBG and HOME funded activities were selected because they aligned with these priorities. 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.

AP-38 Project Summary

1	Project Name	CDBG 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	National Objective: 24 CFR 570.208 (a)(2)(i). The Andson Foundation provides no cost after-school tutoring and academic support services that will help elementary 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, 2023
	Estimate the number and type of families that will benefit from the proposed activities	75 low- to moderate- income students
	Location Description	Hinman Elementary School- 450 E. Merlayne Dr. Henderson, NV 89011/Robert Taylor Elementary School - 144 Westminster Way, Henderson, NV 89015
2	Planned Activities	Andson Foundation will offer small group instruction to elementary school age students to accommodate individual learning styles. Students will be identified by teachers and administrators and invited to join the program. Students participating in the program will receive academic supplemental services in mathematics and literacy. Academic instruction is provided by Andson Tutors who are licensed Clark County School District teachers.
	Project Name	CDBG 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	National Objective: 24 CFR 570.208 (a)(2)(i). Club Christ provides mentoring, tutoring, leadership development, and student internships to school-age students whose families live in the Landsman Gardens Public Housing Development or the surrounding community. Club Christ 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, 2023
	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	Club Christ 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, eligible Club Christ students will participate in student internships, field trips and experiences are contingent on COVID-19 restrictions.
3	Project Name	CDBG 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: \$30,000
	Description	National Objective: 24 CFR 570.208 (a)(2)(i). 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 areas that is designated as a food desert. 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, 2023
	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	CDBG HopeLink of Southern Nevada
	Target Area	Henderson Citywide

	Goals Supported	Homeless Prevention
	Goal Outcome Indicator	Homeless Prevention
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$63,850
	Description	National Objective: 24 CFR 570.208 (a)(2)(i). HopeLink of Southern Nevada will provide emergency rental and utility assistance to Henderson residents at risk of becoming homeless. HopeLink works with households to increase their income and maintain self-sufficiency thereby decreasing the need for future rental assistance. The national objective for this CDBG activity is low/limited clientele benefit. The matrix code is Subsistence Payments (05Q).
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	220 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 provide emergency rental and utility assistance to residents at risk of becoming homeless.
5	Project Name	CDBG 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: \$44,595
	Description	National Objective: 24 CFR 570.208 (a). 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 obtain suitable housing. The national objective for this CDBG activity is presumed benefit. The matrix code is services for victims of domestic violence, dating violence, sexual assault, or stalking (05G).
	Target Date	June 30, 2023
	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.
6	Project Name	CDBG 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: \$30,992 CDBG allocations was \$2,111 less for public service
	Description	National Objective: 24 CFR 570.208 (a)(2)(i). Spread the Word Nevada is a 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 Books to Buddies program for kids in kindergarten - 5th grade in a CDBG eligible area. The funding will also support a paid tutor to increase the number of youths in the program. The national objective for this CDBG activity is low to moderate area benefit. The matrix code is youth services (05D).
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	15 low to moderate income elementary students.
	Location Description	Robert Taylor Elementary School, 144 Westminster Way, Henderson, NV 89015
	Planned Activities	Spread the Word is a mentoring program that improves literacy for elementary school children from K-5th grade.
7	Project Name	CDBG 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	National Objective: 24 CFR 570.208 (a)(2)(i). Rebuilding Together Southern Nevada provides owner occupied critical home repairs for low- to moderate- income Henderson residents. The program address repairs such as electrical, plumbing, roofing, HVAC/heating, ADA modifications and energy efficiency. The purpose of the program is to help residents remain in their home and maintain the current affordable housing stock. The national objective for this CDBG activity is low/moderate limited clientele benefit. The matrix code is rehabilitation: single unit residential (14A).
	Target Date	June 30, 2023
	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. 9 th 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.
8	Project Name	CDBG Downtown Recreation Center Public Facilities Project
	Target Area	CDBG Eligible Census Tract
	Goals Supported	Neighborhood Facility Improvement
	Goal Outcome Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$110,000
	Description	National Objective: 24 CFR 570.208 (a)(1)(i). Funds will be used for park/playground improvements to include recreation and senior centers, and other community projects. The funding will cover costs associated with architectural design, staff, and construction costs. The matrix code is 03F
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	67 low to moderate income households
	Location Description	105 W. Basic Rd, Henderson, NV
	Planned Activities	Removal of existing rock wall to add an office which would provide classroom space renovations for programming
9	Project Name	CDBG Drake Street Public Facilities Project
	Target Area	CDBG Eligible Census Tract
	Goals Supported	Neighborhood Facility Improvement
	Goal Outcome Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$300,000
	Description	National Objective: 24 CFR 570.208 (a)(1)(i). Funds will be used for park/playground improvements to include recreation and senior centers, and other community projects. The funding will cover costs associated with architectural design, staff, and construction costs. The matrix code is 03F.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	3116 low to moderate income households

	Location Description	401 Drake Street (APN#179-08-802-005)
	Planned Activities	Installation of a community garden and infrastructure to an identified food desert. Amenities such as playground equipment, a shade structure, and splash pad will be added to the landscape for low-to moderate- income households.
10	Project Name	CDBG Morrell Park Public Facilities Project
	Target Area	CDBG Eligible Census Tract
	Goals Supported	Neighborhood Facility Improvement
	Goal Outcome Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$79,311
	Description	National Objective: 24 CFR 570.208 (a)(1)(i). Funds will be used for park/playground improvements to include recreation and senior centers, and other community projects. The funding will cover costs associated with architectural design, staff, and construction costs. The matrix code is 03F.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	890 low to moderate income households
	Location Description	500 Harris Street, Henderson, NV
11	Planned Activities	Park renovations for infrastructure, lighting, water conservation for the baseball fields, multi-use fields, playground, picnic ramadas, skate park, and greenspace.
	Project Name	CDBG Wells Park Public Facilities Project
	Target Area	CDBG Eligible Census Tract
	Goals Supported	Neighborhood Facility Improvement

	Goal Outcome Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
	Needs Addressed	Housing & Human Services
	Funding	CDBG \$175,000
	Description	National Objective: 24 CFR 570.208 (a)(1)(i). Funds will be used for park/playground improvements to include recreation and senior centers, and other community projects. The funding will cover costs associated with architectural design, staff, and construction costs. The matrix code is 03F.
	Target Date	June 30, 2023
	Estimate the number and type of families that will benefit from the proposed activities	1080 low to moderate income households
	Location Description	1608 Moser Drive, Henderson, NV 89011
	Planned Activities	Rehabilitation at the public restrooms in the park to create all inclusive (all gender) single stall restrooms to better serve the public.
12	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;
	Goal Outcome Indicator	N/A
	Needs Addressed	Housing & Human Services, Quality Education
	Funding	CDBG: \$296,711
	Description	National Objective: 24 CFR 570.208(d)(4) Staff costs and expenses required to administer and oversee CDBG programs/subrecipients. Funds will be utilized to contract with Silver State Fair Housing Council for education, outreach, monitoring and documentation of fair housing. The matrix code is General Program Administration (21A).
	Target Date	June 30, 2023
	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 Program Administration

13	Project Name	HOME Program Administration
	Target Area	Henderson Citywide
	Goals Supported	Affordable/Decent Housing
	Goal Outcome Indicator	N/A
	Needs Addressed	Housing & Human Services
	Funding	HOME: \$75,582
	Description	These funds will be used for the administration and operational expense to manage the HOME program (21A) TBD.
	Target Date	June 30, 2023
	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
14	Project Name	HOME Development Affordable Housing Project
	Target Area	Henderson Citywide
	Goals Supported	Affordable /Decent Housing
	Goals Outcome Indicator	Rental units constructed Rental units rehabilitated
	Needs Addressed	Affordable Housing, Housing & Human Services
	Funding	HOME: \$3,934,468
	Description	HOME funds, including program income will be used for multi-family projects.
	Target Date	June 30, 2023
	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	City of Henderson
	Planned Activities	Funding will be used for the design, construction and/or rehabilitation and project management associated with multifamily development.
15	Project Name	CDBG Public Facilities Projects
	Target Area	CDBG Eligible Census Tracts, Henderson Citywide
	Goals Supported	Neighborhood Facility Improvements
	Goals Outcome Indicator	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
	Needs Addressed	Housing & Human Services
	Funding	CDBG: \$80,000
	Description	The City will partner with Parks & Recreation and the Public Works department to improve parks and/or recreational facilities in low income neighborhoods or infrastructure projects.

	Target Date	No target date
	Estimate the number and type of families that will benefit from the proposed activities	3116 persons assisted
	Location Description	CDBG eligible census tracts
	Planned Activities	Invest in the expansion of existing programs and fund new programs and capital improvements that meet the needs of vulnerable populations.

Table 7: Project Summary

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

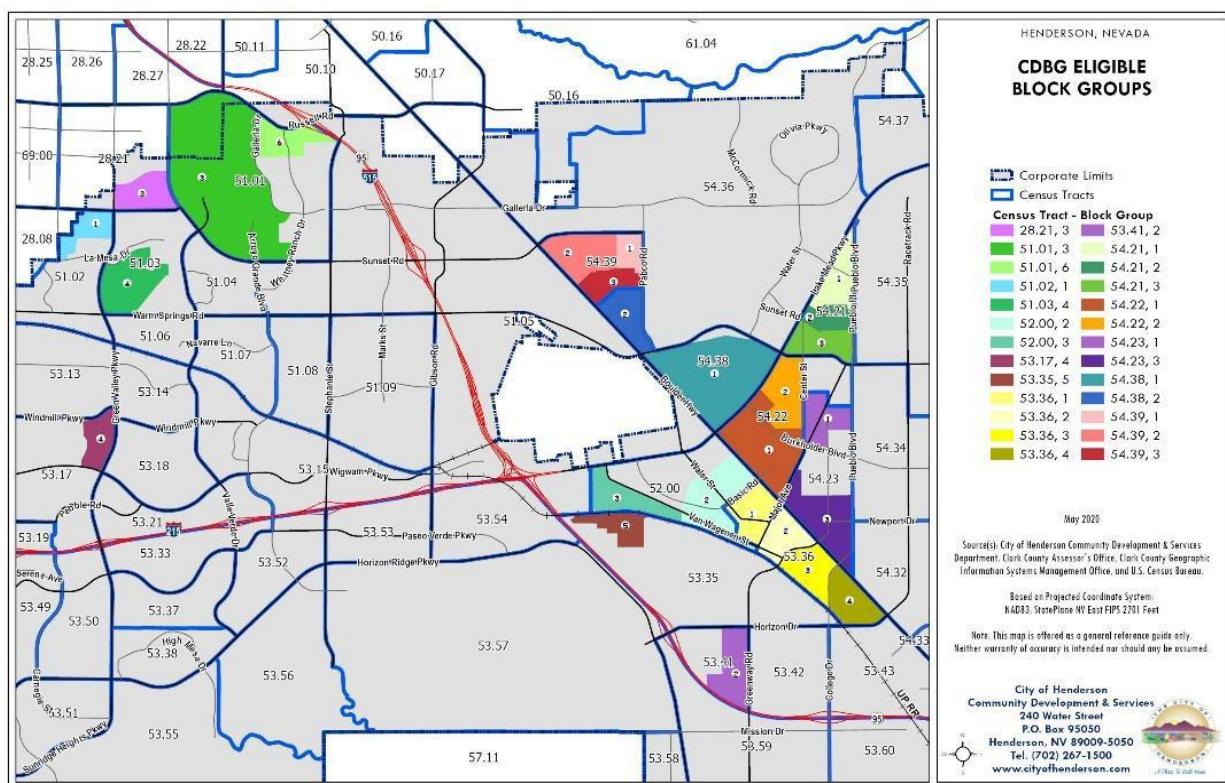
Nearly 150 residents participated in the development of the 2020-2024 Consolidated Plan by, sharing their opinions and insights about existing and potential housing issues. This input was gathered via the HHCDs planning process, stakeholder interviews, various focus groups, and targeted outreach helped to identify the allocation priorities to address underserved needs. Survey respondents generally agree that the City of Henderson prioritize low income/vulnerable residents in creating and maintaining housing affordability and assisting those who are experiencing homelessness. Housing affordability is a major burden for families when seeking housing in Henderson. Survey results indicate that the city focus on housing 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-50 Geographic Distribution – 91.220(f)

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

The City of Henderson is in the Las Vegas Metropolitan area, in the southeast region of the Las Vegas Valley. The city has grown dramatically over the past decade and has a population of more than 300,000 residents within approximately 105 square miles. The city does not have qualified low-income census tracts for utilizing CDBG funds and has been designated as an exception grantee by HUD. Therefore, the city follows the Quartile Threshold of 42.34% which means CDBG activities must benefit 42.34 percent of low-income residents in each service area. There are 45 Census Tract/Block Groups that meet these criteria.

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



Map 1: CDBG Eligible Block Groups

Geographic Distribution

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

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

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

Discussion

Approximately 70% of the CDBG and HOME funds will be distributed Henderson wide while approximately 30% will be spent on CDBG eligible census tracts.

AP-55 Affordable Housing – 91.220(g)

Introduction

As increases in housing prices outpace income growth, housing has become a critical issue for Henderson. Although the City has taken actions for many years to address the housing needs of all residents, current effort is not keeping pace with growing housing needs. Changes to existing programs, and new tools and resources, are necessary to create additional housing and keep low- and moderate-income families, seniors, and service workers in the community. The City of Henderson will utilize CDBG, and HOME, leveraged with State-AHTF funds on the production of new affordable housing units for non-homeless households within the 2022 program year. The City will partner with local housing developers to construct 304 affordable rental units using HOME funds.

Henderson at Raiders Way, NV Henderson Apartments, L.P. (known as RISE Residential Construction, L.P.) intends to build an affordable housing community comprised of 304 new living units marketed to families earning 60% or less of the area median family income. Included in the 304 units, there will be sixteen (16) rent restricted units.

One Year Goals for the Number of Households to be Supported	
Homeless	
Non-Homeless	304
Special-Needs	
Total	304

Table 9 - 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	304
Rehab of Existing Units	
Acquisition of Existing Units	
Total	304

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

Discussion

The City has over \$3 million in prior years unallocated HOME funds to provide gap financing to support the acquisition and rehabilitation and construction of affordable rental housing with housing developers. While a site has been identified, the City estimates that approximately 11 units can be developed with the amount of HOME funds available.

The City will provide financial support to RISE Residential Construction, L.P with \$2,000,000 in HOME funds and \$1,000,000 in AHTF to close the financial gap for the development. The sixteen (16) Affordable Units in the project consist of: Four (4) Studio HOME units, four (4) one-bedroom HOME units, two (2) two-bedroom HOME units and one (1) three-bedroom HOME unit which must be rented at

or below the then applicable HOME, or 60% AMI rent levels and 20% of the units must be rent at or below the then applicable Low HOME rent rate; and One (1) Studio AHTF unit, one (1) one-bedroom AHTF unit, two (2) two-bedroom AHTF units, and one (1) three-bedroom AHTF unit. These AHTF units must be rented at the then applicable Housing Trust Funds Program rents.

The City anticipates construction projects over the next five years that will provide new affordable housing to low-income, very low and extremely low-income households.

AP-60 Public Housing – 91.220(h)

Introduction

For decades, the City has supported a variety of housing programs that have both allowed people to stay in their homes and increased the number of affordable housing units. Over the past 20 years, approximately 20 multi-family and single-family housing developments citywide have leveraged affordable housing incentives through state and federal funding sources, of which 13 are for low-income seniors (totaling 1,886 units), five are for low-income families (totaling 423 units) and three are public housing communities (totaling 200 units) owned and operated by the Southern Nevada Regional Housing Authority (SNRHA). In addition to these larger projects, 41 scattered sites located in Henderson have also been funded through the Neighborhood Stabilization Program, which allocates federal funds from the Housing and Economic Recovery Acts.

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

The City of Henderson will continue to participate with the Southern Nevada Regional Housing Authority to ensure coordination in the development of the 2025-2029 Consolidated Plan and Actions Plans. The City will coordinate affordable housing projects identified through its shared membership of the Regional Housing Coalition and the Southern Nevada Consortium Group which encompass local jurisdictions on affordable housing issues. The City will also support the SNRHA sponsored Family Self Sufficiency Program Coordinating Committee (PCC) 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 are confirmed 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 HUD program titled “Section 3”. SNRHA residents are given opportunities to gain employable skills as they are 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.

Additionally, the City will continue to seek approval of the Choice Neighborhood Planning Grant through HUD to revitalize the Hampton Court public housing development located in Henderson.

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

The Family Self Sufficiency Program (FSS) is the main incentive that encourages resident homeownership. Participants of the program receive escrow credits when reductions in rental subsidies occur. Accumulated credits can be used toward the purchase of a home. The FSS program uses the coordination of public and private resources to enable eligible families to achieve economic independence and self-sufficiency. The FSS Program is designed to promote employment opportunities and increase asset building among families living in assisted housing. The three main features of the FSS Program are: (1) case management; (2) delivery of services; (3) the creation of an escrow account.

SNRHA utilizes two programs allowing residents to access homeownership: Housing Choice Voucher Program; and the Public Housing Program. Each program continues to assist low-income families reach the dream of owning a home. The Section 8 Homeownership Program allows eligible Households to use their Section 8 vouchers towards a home mortgage payment. Ongoing empowerment workshops are required to graduate from the program and become a homeowner. The City's refers clients to SNRHA's FSS program as a resource to assist low-income first-time homebuyers since its program is currently inactive.

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

SNRHA is not designated as troubled by HUD.

Discussion

The City of Henderson continues to partner with SNRHA to provide additional resources for residents living in public housing. The City applied for the HUD Choice Neighborhood Planning Grant to revitalize the neighborhood of SNRHA's Hampton Court. Although the City was not selected as a finalist for grant funding, 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 in the neighborhood.

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 partnered 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 was conducted between May 2021 through November 2021 and the report with findings will be completed by Spring 2022. 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 received \$1,134,400 in funding to assist those experiencing homelessness and to prevent, prepare for, and respond to COVID-19. The City partnered with HELP of Southern Nevada, a local non-profit organization, for street outreach and emergency shelter services. The Henderson Homeless Response Team (HHRT) launched in October 2021, and they work in tandem with all service providers to encourage homeless individuals and families living in places not meant for human habitation to engage in services, including emergency shelter. The ESG-CV funds will expire September 30, 2022, and the City is exploring additional funding sources to maintain the operation of this program.

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

As part of the Emergency Solutions Grant (ESG-CV) funds from the State of Nevada, the city sub awarded funds to HELP of Southern Nevada to provide emergency shelter via hotel/motel units for those who are most vulnerable to living in a place not meant for human habitation. The Henderson Homeless Response Team can offer shelter while they engage with people in the field and are able to transport clients to available units. The HHRT provides clients with hygiene kits and food while they are temporarily housed in the motels and the HHRT regularly visits the clients to follow up and provide case management. Program participants are placed on the community queue through coordinated intake and are assessed for housing programs. The HHRT prepares the clients for housing programs until they are assigned a case manager from one of the housing programs. This process helps to move people out of emergency

shelter and into a more stable housing environment.

HopeLink of Southern Nevada also provides emergency shelter to families 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.

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

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

The City received Emergency Solutions Grants (ESG-CV) from the State of Nevada and sub awarded 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 individuals and families with children transition to permanent housing and provide case management to move clients toward independent living. Case management is provided for the duration of the time that the client participates in HopeLink's programs and even after the client has exited the program. Case managers follow up to ensure that clients are not at risk of becoming homeless again after exiting the program.

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 2021 Gap Report by the National Low-Income Housing Coalition (NLIHC), Nevada has the greatest shortage of affordable housing of any state with only 20 affordable and available rental homes for every 100 extremely low-income renter households. More specifically, the Las Vegas-Henderson-Paradise, NV only has 16 affordable and available units for every 100 units. The national average is 37 units.

Knowing that this gap exists, the City of Henderson focuses on homelessness prevention programs to keep low-income individuals and families housed and off the streets. The City has a long-standing partnership with HopeLink of Southern Nevada to provide a variety of services to low-income individuals

and families at their Family Resource Center. HopeLink assists with housing, family supportive services, and financial stability assistance. Their housing programs include emergency shelter assistance, rapid re-housing, and rent and utility assistance.

Discussion

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

The City of Henderson amended Title 19 of the Henderson Municipal Code -Henderson Development Code which became effective May 1, 2022. The updated code removed and replaced parts of Section 19 which contained updates to include affordable housing incentives. This update ensures alignment with the vision and goals of the Henderson Comprehensive Plan and applies best practices and is responsive to changes within the Henderson community since the Development Code update which was adopted on January 19th, 2010.

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

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

1. Increase housing diversity and affordability while preserving and enhancing the unique character of the City's neighborhoods.
2. Decrease the housing deficit for households that cannot afford market rate rental or for sale housing products.
3. Applicability. An Increase in the maximum residential density is allowed for proposed developments in a multi-family or mixed-use zoning district. The approval may be granted administratively.
4. Density Bonus Incentives: As an incentive to provide affordable housing, an applicant may request a density bonus if the proposed development includes certain affordable housing components and pre-established amenities.
5. Availability. All affordable housing units shall be made available concurrently with the market rate units for single phase developments. For multi-phased developments, the Director may determine adequate availability of affordable housing units.
6. Dispersion. On-site affordable units shall be reasonably dispersed throughout the development to avoid clustering of affordable units.
7. Access. Occupants of affordable units shall have access to all on-site amenities available to market rate units.
8. Design Standards. Affordable housing exteriors shall be designed identically to market rate units. Affordable units may have different interior finishes, features and appliances if the affordable units are functionally equivalent to the market -rate units and the interior components are durable, good quality, and consistent with federal, State, and local standards for new housing
9. Locational Amenities. Projects requesting an increase in density must be located within ¼ mile walk, from transportation, medical, retain and other common amenities.
10. On-Site Amenities. Projects requesting an increase in density must provide predetermined onsite amenities.

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

Discussion:

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

Henderson has a shortage of housing options for those earning \$35,000 to \$60,000 per year. Approximately 30% of households are considered “cost burdened”- defined as spending more than 30% of total income on housing—and an estimated 15,000 households spend more than 50% of their annual income on housing. Lower-income renters are particularly affected by this housing market dynamic. Nearly 80% of renter households earning less than \$50,000 per year are considered cost burdened.

Actions planned to address obstacles to meeting underserved needs

The City of Henderson will carry out strategies and actions identified in the HHCDs, Henderson Strong, and the Consolidated Plan. For 2022-2023, the City will integrate mixed price points and product types into larger development projects; prioritize federal, State HOME funds for multifamily rental products; and consider diversity, equity, inclusion, and fair housing in all strategies.

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

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 (AHTF) allocations to assist in the development of affordable housing and emergency rent and utility assistance, as well as for a Tenant-Based Rental Assistance program (TBRA). Finally, the HOME -American Rescue Plan funding will be used as pass thru funds to increase the affordable housing needs in Henderson by partnering with a nonprofit developer to create affordable housing or non-congregate shelter units with a supportive services component.

The City has contracted with Silver State Fair Housing Council (SSFHC) to assist with fair housing education and outreach to housing providers and the community. The organization has been in the State of Nevada for 25 years and will assist the City with providing additional resources for residents to obtain guidance on fair housing rights. Silver State Fair Housing Council will continue to partner with the city and raise awareness in the Henderson community about fair housing, discrimination, reasonable accommodations, and modifications of protected classes. SSFHC will continue to conduct classes for CDBG subrecipients, housing providers, community residents, and City staff. 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 Housing Rehabilitation Program. High priority will be given to homes with pregnant women and children under the age of six years. Any home that tests positive for lead-based paint will require remediation and the city will arrange to either abate, stabilize, or provide interim controls for the lead-based paint.

Actions planned to reduce the number of poverty-level families

As previously described, the increase in housing cost in the City of Henderson has made it difficult for low- to moderate-income families to escape the cycle of poverty, a problem that has been exacerbated by the economic impact of the Covid-19 pandemic. According to the Bureau of Labor Statistics under the US Department of Labor, Nevada's unemployment rate is 5.4% vs 63% for Clark County and 5.0% for Henderson. The City of Henderson will continue to promote efforts that incorporate local and regional economic development and supportive services to assist extremely low- and low-income residents achieve self-sufficiency. For the 2022-2023 funding cycle, S.A.F.E. House domestic violence shelter and HopeLink of Southern Nevada will continue to administer programs to provide intensive case management and job placement leading to self-sufficiency for victims of domestic violence. 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. 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 work closely with other City departments, such as Public Works, Parks & Recreation, Community Development, Economic Development, and the Redevelopment Agency.

The City is a member of a consortium that includes Clark County, City of Las Vegas, and City of North Las Vegas. This consortium meets bi-monthly to discuss issues regarding CDBG, HOME, ESG, HOPWA, and other federal programs. These meetings cover each jurisdiction community development projects and strategies to promote decent affordable housing, suitable living environments, and economic opportunities for low- to moderate-income residents using federal community development funds. Nonprofit organizations are also an important component of the institutional structure. There are seven (7) nonprofit organizations receiving CDBG funding from the City of Henderson for fiscal year 2022-2023. These organizations focus on youth education, homeless prevention, self-sufficiency, critical home repairs 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 progress toward project goals and outcome measurements. Back up documentation is also required for reimbursement requests to ensure compliance with CDBG program guidelines including timeliness of expenditures. On-site monitoring visits 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(I) (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(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$272,826
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	\$272,826

Other CDBG Requirements

1. The amount of urgent need activities	0
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HOME Investment Partnership Program Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will meet the 25% HOME match requirement by using Affordable Housing Trust Funds awarded to the City by the State of Nevada Housing Division. This will be reported in the HOME Match Report (HUD form 40107-A) and submitted with the Consolidated Annual Performance and 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.