

ACTION PLAN

Annual Action Plan includes the [SF 424](#) and is due every year no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Executive Summary 91.220(b)

1. The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

The Consolidated Plan describes the community priorities and strategic direction anticipated for the 2010-2014 planning period. This Annual First-Year Action Plan details activities recommended for housing and community development implementation for fiscal year July 1, 2010 through June 30, 2011. The Community Development Block Grant (CDBG) and the HOME Investment Partnerships (HOME) Programs are the primary funding sources for the described activities, although over \$3 million in funding from other sources supporting CDBG & HOME outcomes in fiscal year 2010-2011.

Objectives and Outcomes

The City proposes using FY 2010 funds to continue to promote community housing and economic development to benefit the City's low and moderate income persons. The City obtained citizen input on priority needs and developed its objectives and outcome measures based upon the needs identified in the 2010-2014 Consolidated Plan. The City seeks to meet the following objectives:

- Availability/Accessibility of Decent Housing
- Affordability of Decent Housing
- Sustainability of Decent Housing
- Availability/Accessibility of Suitable Living Environment
- Affordability of Suitable Living Environment
- Sustainability of Suitable Living Environment
- Availability/Accessibility of Economic Opportunity
- Affordability of Economic Opportunity
- Sustainability of Economic Opportunity

The projects and activities proposed in this Action Plan will be carried out by the City and its community-based partners and we seek to achieve the following outcomes:

- Increase affordable housing opportunities and improve existing housing stock for low income households
- Provide assistance to nonprofit organizations providing benefits to very-low and low income persons

- Provide prevention assistance for those at risk of homelessness
- Provide public facility, public works, and infrastructure improvements to facilitate neighborhood preservation
- Support economic development and microenterprise development

Past Performance

Availability/Accessibility of Decent Housing – HOME & other funds have been used to create 110 units of affordable housing, and another 46 units are under construction. Funding was provided to assist 1147 households (including victims of domestic violence) to transition from homelessness to stable housing.

Affordability of Decent Housing – HOME & ADDI funds have been used to assist 15 first-time homebuyers

Sustainability of Decent Housing – HOME, CDBG, State and other funds have been used to make repairs to 868 homes of low income residents to help them remain in their homes and reduce ongoing housing expenses. Implementation of a new property maintenance code will help preserve neighborhoods and CDBG funds assisted 1317 residents with code compliance.

Availability/Accessibility of Suitable Living Environment – CDBG funds helped purchase bags of food for 10,964 households in need last year. Two neighborhood recreation centers received necessary rehabilitation. Last year CDBG funds helped 13 visually impaired residents access services and over the past three years over 3800 rides were made available to seniors to assist them in remaining independent in the community.

Sustainability of Suitable Living Environment – CDBG funds provided new streets & sidewalks in the Pittman neighborhoods. Last year 1524 households received emergency housing and utility assistance to help them maintain their existing housing. Over the past three years 15 houses were evaluated for lead-based hazards and remediation assistance was provided when necessary.

Availability/Accessibility of Economic Opportunity – CDBG funds were used to subsidize before & after school programs to help the parents of 45 children continue working last year.

Sustainability of Economic Opportunity – CDBG funds have provided training and technical assistance to 21 entrepreneurs writing business plans and establishing microenterprises over the past two years.

Citizen Participation 91.220(b)

2. Provide a summary of the citizen participation and consultation process (including efforts to broaden public participation in the development of the plan.
3. Provide a summary of citizen comments or views on the plan.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

A Technical Assistance Workshop was conducted on October 13, 2009 and organizations are encouraged to contact Neighborhood Services for support. The Neighborhood Services website includes detailed guidance for groups developing proposals as well as links for additional guidance.

An announcement of the public review and comment period for the City of Henderson's First-Year Action Plan was published in both English and Spanish in the Las Vegas Review Journal on February 25, 2010. The announcement stated the Action Plan was available at City Hall in the Neighborhood Services Department, at the three public libraries geographically situated closest to the CDBG eligible census tracts within the City, on the City's website, and that copies would be made available upon request. In addition to this announcement, community-based organizations that participated in the collaborative development of the Consolidated Plan and organizations who submitted First-Year CDBG funding applications were emailed announcements of the availability of the Action Plan for review and comment.

The public review and comment period began February 25, 2010 and closed March 29, 2010, as stated in the announcement. The announcement included instructions for citizen's to submit comments in writing to the Neighborhood Services Department and that all written comments and comments received during the public hearing would be included in the Plan document, whether or not the comments were accepted and/or acted upon. A public hearing was conducted on April 20, 2010. Notice of the public hearing was published in the Las Vegas Review Journal on February 25, 2010 and the City Council Public Hearing Agenda was published on April 15, 2010.

No citizen comments were submitted during the public comment period or during the public hearing on the Plan.

Resources 91.220(c)(1)) and (c)(2)

5. Identify the federal, state, and local resources (including program income) the jurisdiction expects to receive to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

In addition to the City's CDBG & HOME allocations the City's HOME funding will leverage \$175,000 in State HOME funds and \$367,289 in State Low Income Housing Trust Funds (LIHTF) used to help fund affordable single and multi-family residential development. \$650,000 in local Redevelopment Authority funding will be coordinated with existing City housing programs to assist local residents to maintain affordable housing. LIHTF funds will be utilized in satisfying HOME match requirements.

\$88,860 of State Low Income Housing Trust Fund (LIHTF) Welfare Set-Aside funding will support homeless prevention activities. Additional McKinney Vento Homeless Assistance Act funds support Henderson Allied Community Advocates dba HopeLink as the organization received an original Continuum of Care (CofC) award in the amount of \$471,554 and two years ago received an expansion grant of \$315,986. The organization recently received notice of a one-year renewal of the expansion grant. \$153,000 in City General Funds will support Regional Homeless Coordination activities, which is part of our participation in the regional response to ending chronic homelessness.

The City's Weatherization Program will utilize a combined \$1,241,552 of State Weatherization funding, including US Department of Energy (DOE) & American Recovery and Reinvestment Act Stimulus funding, and State of Nevada Department of Energy funds, and \$54,000 in State Low Income Home Energy Assistance (LIHEA) funding. \$325,370 in base DOE and Fund for Energy Assistance and Conservation (FEAC) funds will also be used for Weatherization.

6. Explain how federal funds will leverage resources from private and non-federal public sources. Identify whether Neighborhood Stabilization Program funding is being used to address priority needs.

In addition to CDBG and HOME funding, the City of Henderson has been allocated \$3,205,044 of Federal and \$850,819 of State Neighborhood Stabilization Program (NSP) funding. These funds are being utilized to purchase foreclosed homes and assist low moderate income families to purchase affordable homes. Owner-occupants living in formerly foreclosed homes will help prevent blight and stabilize neighborhoods.

The American Recovery and Reinvestment Act of 2009 (ARRA) allocated another \$304,711 of CDBG-R funding to Henderson. These funds are being used for infrastructure improvements in an older neighborhood and creating/preserving local jobs.

Annual Objectives 91.220(c)(3)

7. Provide a summary of specific objectives that will be addressed during the program year.

All objectives and activities described in this Action Plan correspond to local identified needs and objectives listed in the Consolidated Plan.

DH -1 New or Improved Availability/Accessibility of Decent Housing

New senior rental housing will be developed
Existing units will be purchased & rehabbed as affordable units
Formerly homeless persons will be assisted to stable housing
Acquire lots for future affordable housing construction

DH-2 New or Improved Affordability of Decent Housing

First-time buyers will receive assistance in purchasing a home

DH-3 New or Improved Sustainability of Decent Housing

Assist owner-occupants to maintain affordable housing
Survey homes of historic significance
Provide energy efficiency home improvements

SL-1 New or Improved Availability/Accessibility of Suitable Living Environment

Support nutritional programs for people in need
Improve community facilities for residents
Assist expansion of facility for the disabled
Provide for new/expanded services for disabled persons
Assist transportation for seniors to maintain independence

SL-3 New or Improved Sustainability of Suitable Living Environment

Improve the safety & livability of neighborhoods
Help prevent homelessness
Evaluate and remove lead-based hazards in homes

EO-1 New or Improved Availability/Accessibility of Economic Opportunity

Support quality childcare to support working parents

EO-3 New or Improved Sustainability of Economic Opportunity

Assist the development of microenterprises

Description of Activities 91.220(d) and (e)

8. Provide a summary of the eligible programs or activities that will take place during the program year to address the priority needs and specific objectives identified in the strategic plan.

DESCRIPTION OF 2010-2011 ACTION PLAN FUNDED ACTIVITIES				
Objective	Activity	CDBG	HOME	OTHER
New senior rental housing will be developed	Nevada HAND will construct 60 new units		100,000	500,000
Acquire lots for future construction of affordable housing	Habitat for Humanity will be assisted in acquiring 6 building lots	40,000		160,000
Existing units will be purchased & rehabbed as affordable units	CHDO partner will acquire & rehabilitate 3 units		171,252	
Formerly homeless persons will be assisted to stable housing	S.A.F.E. House will assist 187 victims of domestic violence	24,000		
	The Shade Tree will assist 2500 persons to housing programs	5,000		
	Women's Development Center will transition 14 to stable housing	10,000		
	Catholic Charities Marian will transition 15 senior women	2,500		
First-time homebuyers will receive assistance in purchasing a home	COH First time homebuyer program will assist 3 families		100,000	
Assist owner-occupants to maintain affordable housing	COH Emergency Repair will assist 15 households	30,000		
	COH Low-Income Owner Rehab will assist 10 households		100,000	
	Rebuild Together will repair 2 houses	5,000		
	Weatherization Programs will assist 261 households			1,620,922
	RDA Homeowner Assistance will help 75 households			650,000
	Survey 30 homes for historical significance			7,500
Support nutritional programs for people in need	Nathan Adelson will provide 1200 home delivered meals	3,000		
	Giving Life Ministries will provide 10,000 bags of food	35,000		
Improve community facilities for residents	Replace the pool deck - Wells Park Pool	45,000		
	Rehabilitate the Pool House - BMI Pool	45,000		
	Rehabilitate the Vending Area - Valley View Rec Center	25,000		
Assist expansion of facility for disabled	Opportunity Village will expand its Walters Henderson Campus	200,000		
Provide new or improved services for disabled	Blind Center will transport 12 residents for program participation	5,000		
	Foundation for Positively Kids will provide family respite services	9,526		
Assist transportation for seniors to maintain independence	St. Rose Helping Hands will purchase a bus to support 4,000 rides	24,500		
Improve the safety & livability of neighborhoods	Public Works will improve the Trailer Estates neighborhood	252,110		
Help prevent homelessness	HopeLink will provide emerg. housing assistance for 1200 people	57,000		118,860
Evaluate and remove lead-based hazards in homes	COH will provide outreach & testing on 5 older homes		4,000	
Support quality childcare to support working parents	Boys & Girls Clubs will provide before. after school programming	9,000		
Assist the development of microenterprises	NV Sm. Business Dev Center will establish 6 microenterprises	27,500		

Describe the outcome measures for activities in accordance with Federal Register Notice dated March 7, 2006, i.e., general objective category (decent housing, suitable living environment, economic opportunity) and general outcome category (availability/accessibility, affordability, sustainability).

Availability/Accessibility of Decent Housing –

- 286 affordable senior housing units will be developed
- 3 housing units will be acquired and rehabbed as affordable
- 2497 homeless individuals will be assisted to transitional services
- 6 lots will be acquired for new affordable housing development

Affordability of Decent Housing –

- 3 households will be assisted in homeownership

Sustainability of Decent Housing –

- 102 owner-occupants will be assisted to maintain housing
- 30 houses will be surveyed for historical significance
- 261 housing units will receive energy efficiency upgrades

Availability/Accessibility of Suitable Living Environment –

- 11,200 people will be assisted with community-based services
- 3 community facilities will be upgraded
- 1 facility serving disabled persons will receive assistance
- 27 disabled persons will be assisted with services
- 4000 rides will be provided to seniors in need

Sustainability of Suitable Living Environment –

- 2 neighborhoods will receive safety & livability improvements
- 150 households will receive homeless prevention services
- 5 homes will be evaluated for lead-based hazards

Availability/Accessibility of Economic Opportunity –

- 45 families will be assisted with quality/affordable daycare

Sustainability of Economic Opportunity –

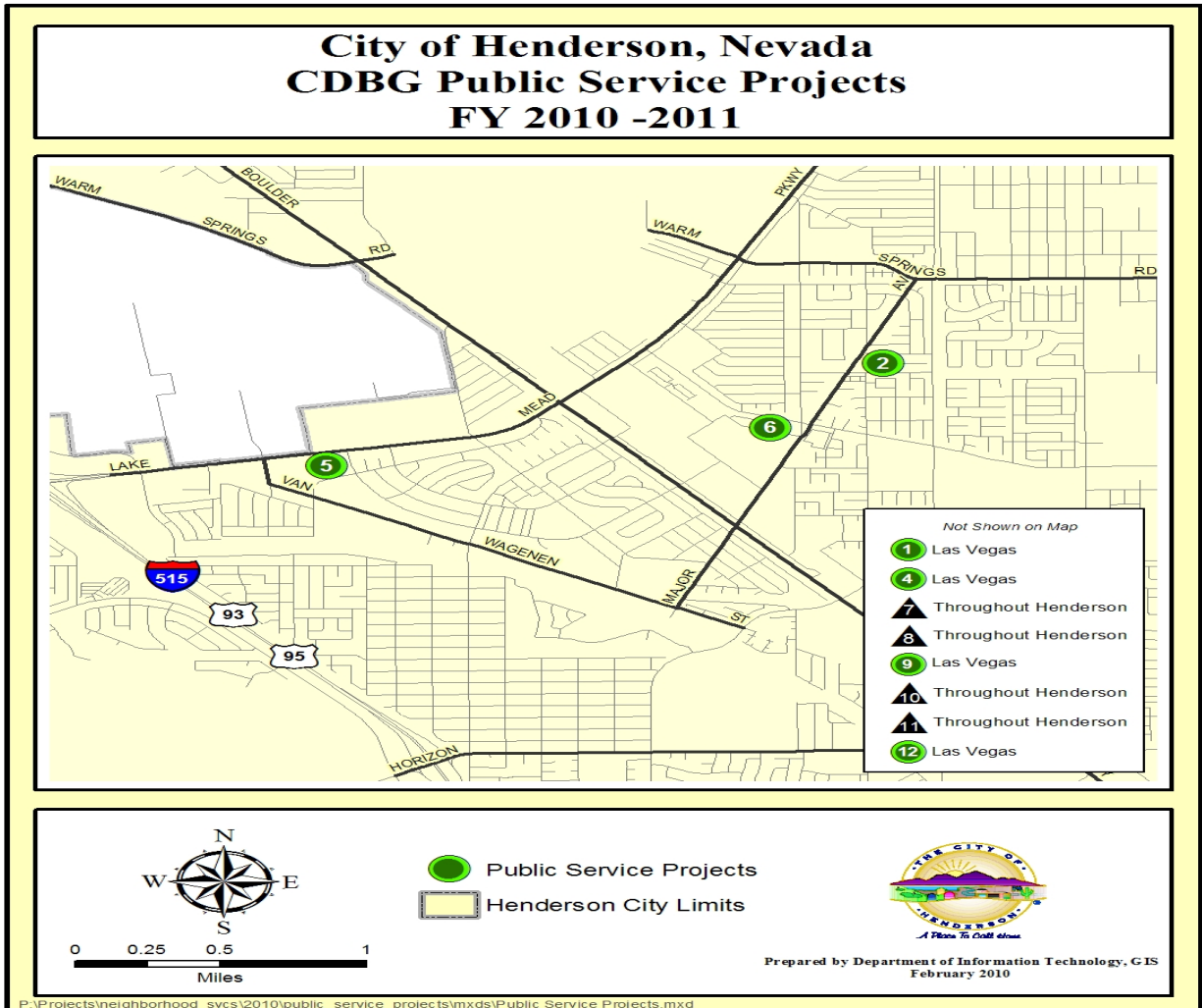
- 6 microenterprises will be developed

Geographic Distribution/Allocation Priorities 91.220(d) and (f)

9. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

CITY OF HENDERSON CDBG PUBLIC SERVICE PROJECTS 2010-2011

1. Blind Center of Nevada – Back to Work (throughout Henderson)
2. Boys & Girls Club of Henderson – Worm Catcher
3. Public Service Contingency Project – (throughout Henderson)
4. Catholic Charities of Southern Nevada - Marian Residence Program
5. Giving Life Ministries – Emergency Assistance Program
6. HopeLink – Homeless Prevention
7. Nathan Adelson Hospice – Meal Delivery Program (throughout Henderson)
8. S.A.F.E. House – Emergency Shelter Programs (throughout Henderson)
9. The Shade Tree – Shelter Programs (throughout Henderson)
10. St. Rose Dominican Helping Hands – Senior Transportation 9throughout Henderson)
11. Foundation for Positively Kids – Medical Respite Program (throughout Henderson)
12. Women’s Development Center –Transitional & Permanent Housing (throughout Henderson)

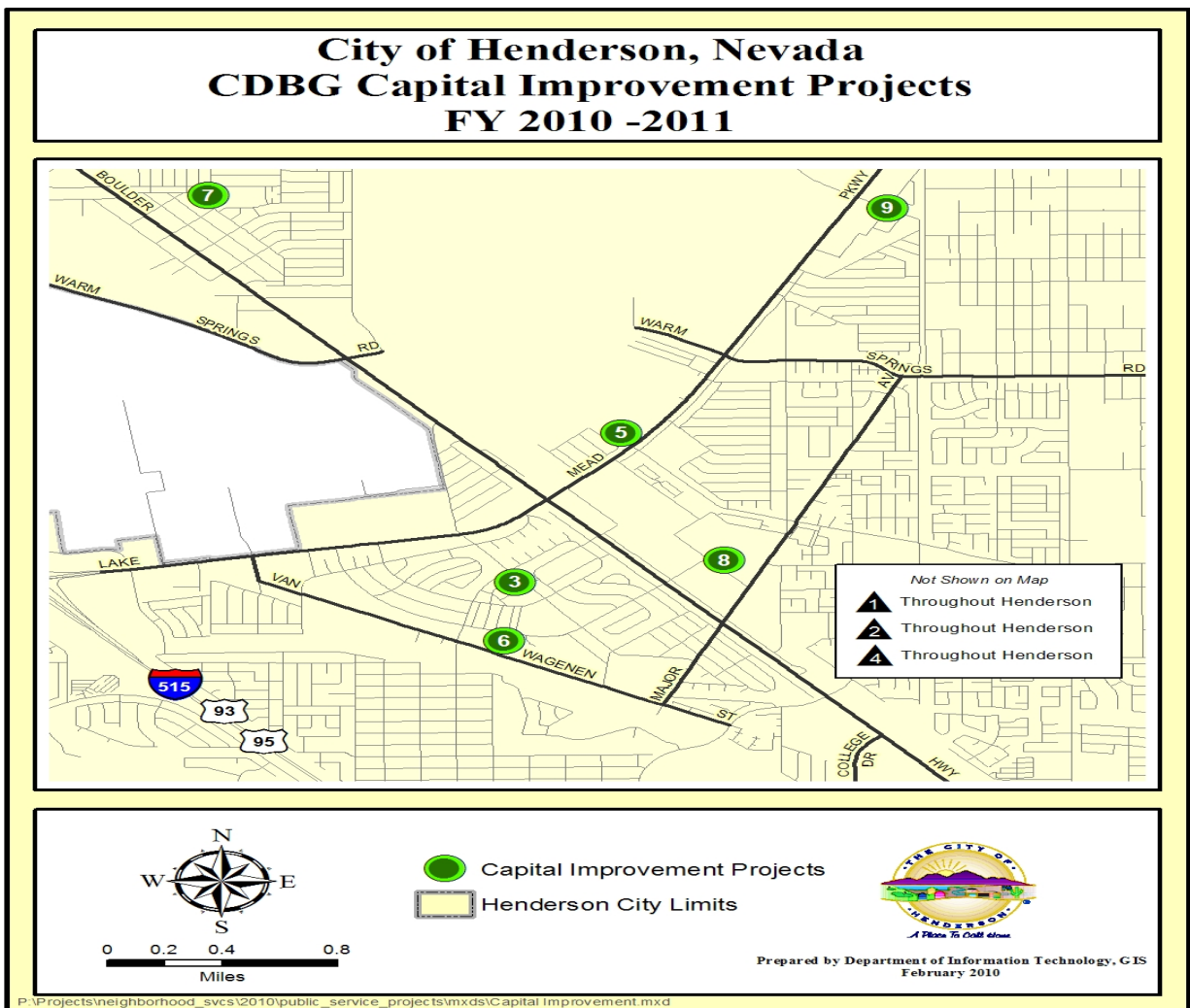


CITY OF HENDERSON

CDBG CAPITAL IMPROVEMENT, REHABILITATION AND ECONOMIC DEVELOPMENT PROJECTS

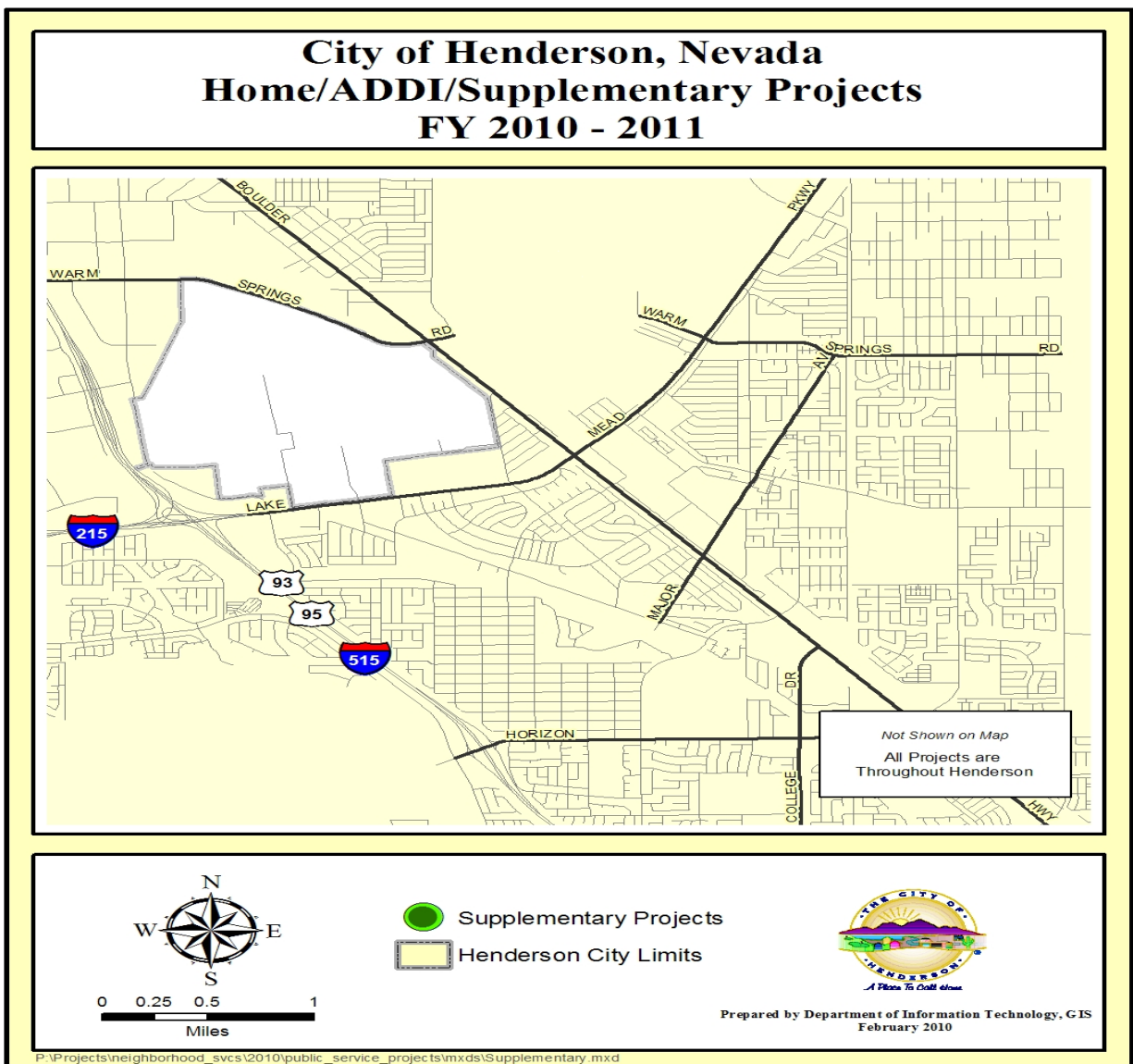
2010-2011

1. COH – Emergency Repair (throughout Henderson)
2. COH – Low-Interest Rehabilitation (throughout Henderson)
3. Nevada Small Business Development Center – Microenterprise Development
4. Rebuilding Together – home rehabilitation (throughout Henderson)
5. Opportunity Village – Henderson Campus expansion
6. COH Parks & Rec – BMI Pool House Improvements
7. COH Parks & Rec – Wells Pool Deck Replacement
8. COH Parks & Rec – Valley View Center Vending Area Improvements
9. COH Public Works – Trailer Estates Phase 1 Improvements



CITY OF HENDERSON HOME/ADDI/SUPPLEMENTARY PROJECTS 2010-2011

1. CHDO – Affordable Housing Development (throughout Henderson)
2. COH – First Time Homebuyer Program (throughout Henderson)
3. Pacific Pines – 60 units of Senior Rental Housing
4. COH – Homeowner Rehabilitation Program (throughout Henderson)
5. COH – Weatherization Program (throughout Henderson)
6. Welfare Set-Aside Program Funds (throughout Henderson)
7. COH – Acquire affordable building lots (throughout Henderson)



10. Describe the reasons for the allocation priorities, the rationale for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) during the next year, and identify any obstacles to addressing underserved needs.

Citizen input prioritized ranking of community needs and the City renewed commitment to some priorities identified in the last Planning process which have not been adequately addressed. The City did not allocate investments geographically. Investments were allocated during the Annual Action Plan process with investments primarily allocated in CDBG eligible census tracts and Redevelopment Areas of the City. The City receives a small amount of funding to address multiple large-scale priorities. Without additional leveraging from strong community partners many projects do not move forward. Projects with available tax credits from the State are not able to sell the credits at projected values leaving significant gaps in development budgets. Negative public attitudes toward multi-family affordable developments are sometime obstacles.

Annual Affordable Housing Goals 91.220(g)

11. Describe the one-year goals for the number of households to be provided affordable housing through activities that provide rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units using funds made available to the jurisdiction. The term affordable housing shall be defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

ANNUAL HOUSING COMPLETION GOALS			
ANNUAL AFFORDABLE RENTAL HOUSING GOALS	EXPECTED NUMBER COMPLETED	RESOURCES UTILIZED	
		CDBG	HOME
Production of new units	286		100,000
Total Rental Goals	286		
ANNUAL AFFORDABLE OWNER HOUSING GOALS			
Acquisition of existing units	3		171,252
Rehabilitation of existing units	363	35,000	100,000
Homebuyer Assistance	3		100,000
Total Owner Goals	369		
Total Annual Housing Goal	655		

Public Housing 91.220(h)

12. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

The City will continue its collaboration with the Regional Housing Authority to encourage homeownership. The City is in active collaboration with the Housing Authority on utilization of the Neighborhood Stabilization Program funding. The Housing Authority is already actively assisting resident's transition to homeownership. The Section 32, Public Housing Homeownership plan for 56 units was approved and underway. The Authority and the City continues collaborative efforts with Habitat of Humanity to develop housing opportunities for residents. The Authority continues to implement the HCV Homeownership program and interface the program with Section 32 and FSS programs. The Authority also administers a Section 8 Homeownership program in accordance with HUD provisions.

13. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

The Authority is not designated "troubled".

Homeless and Special Needs 91.220(i)

14. Describe, briefly, the jurisdiction's plan for the investment and use of available resources and describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness.

The City will provide funding to community-based partners who will provide transitional services in assisting homeless individuals and households to achieve stable housing. These partners include SAFE House, The Shade Tree, Women's Development Center and Catholic Charities Marian Residence. The City will continue commitment to the Regional Homeless Coordination effort, including allocating funding.

The City is invested in regional efforts to eliminate chronic homelessness, including the regional Continuum of Care (CoC) collaborative. The City will support the regional Mobile Crisis and OUTREACH Teams actively seeking-out chronically homeless individuals & families with children to engage them in services. The team routinely visits encampments and is successful in moving people into programs and housing. The CoC has a 70 unit Shelter + Care project to provide immediate shelter and wrap-

around services for chronically homeless individuals who wish to access services.

15. Describe specific action steps to address the needs of persons that are not homeless identified in accordance with 91.215(e).

The City will provide funding to community-based partners who will provide supportive services to assist persons and households that are not homeless but require housing and supportive services. These partners include St. Rose Helping Hands, Blind Center of Nevada, Nathan Adelson Hospice Meal Delivery, Accessible Space Supportive Housing, and Foundation for Positively Kids.

16. Homelessness Prevention—Describe planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

The City will provide assistance for families at imminent risk of becoming homeless. The City will collaborate with community-based partners to secure emergency housing and utility resources for residents to help at-risk households maintain existing housing. The City will actively participate in regional allocations of United Way Immediate Needs funding, the Emergency Food & Shelter Program, the Homeless Prevention Rapid Re-housing Program and LIHTF initiatives to help bring resources to the jurisdiction and its residents. The City will partner in the Volunteer Income Tax Assistance (VITA) collaborative to help low income families maximize tax refunds and assist households to remain self-sufficient. The City will fund emergency nutritional programming for low income persons and case management efforts to assist individuals and families at imminent risk of homelessness, including victims of domestic violence and homeless pregnant teens.

Barriers to Affordable Housing 91.220(j)

17. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Henderson places a high priority on participation in the Regional approach to evaluate tools to address the lack of affordable housing on a macro scale, in addition to collaborating with stake holders and brainstorming options for affordable housing.

The City has funded a CHDO and will expand utilization of scarce resources, and has developed a partnership with Consumer Credit Counseling Service. These efforts will expand over the plan year to assist in removing barriers to affordable housing.

The City has partnered with new home developers who are requesting density increases with the goal of reserving a portion of units as affordable, for up to 80% of Area Median Income (AMI) and a portion of units as workforce for up to 120% AMI.

The City has identified land to be withheld from BLM auctions which could be utilized for construction of affordable housing. Although the existing soft housing market and the location of these parcels on the fringes of the City may not make this activity successful in the near-term, long term results will be realized from this initiative.

In the area of public policy, major opposition to efforts to adopt inclusionary zoning policies within the community have led to establishment of a committee which is examining and recommending a density bonus for including affordable and workforce housing in planned developments. The City of Henderson has adopted a local ordinance which would protect low income renters from apartment-to-condominium conversions. Protections include both counseling and financial assistance for affected residents. The Neighborhood Services Department is a participant in both of these efforts.

Other Actions 91.220(k)

18. Describe the actions that will take place during the next year to address obstacles to meeting underserved needs, foster and maintain affordable housing, evaluate and reduce the number of housing units containing lead-based paint hazards, reduce the number of poverty-level families develop institutional structure, enhance coordination between public and private agencies (see 91.215(a), (b), (i), (j), (k), and (l)).

Inadequate funding is always an obstacle to meeting underserved needs in the community, however Henderson does attempt to leverage funds or locate funding from other grant sources whenever possible. The City recruits for-profit and nonprofit developers as partners to increase the supply of affordable housing. The cost of construction and the high cost of comprehensive case management work throughout the homeless cycle are both huge and funding sources are inadequate. There are no transitional housing units scheduled for construction at this time however, funding sources are being researched that could assist with this effort in the future.

19. Describe the actions to coordinate its housing strategy with local and regional transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

The City will collaborate with the RTC on the strategies as described in response #72 in the Consolidated Plan above.

PROGRAM SPECIFIC REQUIREMENTS

CDBG 91.220(I)(1)

1. Identify program income expected to be received during the program year, including:
 - amount expected to be generated by and deposited to revolving loan funds;
 - total amount expected to be received from each new float-funded activity included in this plan; and
 - amount expected to be received during the current program year from a float-funded activity described in a prior statement or plan.
2. Program income received in the preceding program year that has not been included in a statement or plan.
3. Proceeds from Section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in its strategic plan.
4. Surplus funds from any urban renewal settlement for community development and housing activities.
5. Any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
6. Income from float-funded activities.
7. Urgent need activities, only if the jurisdiction certifies.

Response to items 1-7 above is "Not Applicable" to the Henderson CDBG Program.

8. Estimated amount of CDBG funds that will be used for activities that benefit persons of low- and moderate income.

100% of CDBG funds will benefit low and moderate income.

HOME 91.220(I)(1)

1. Describe other forms of investment. (See Section 92.205)
If grantee (PJ) plans to use HOME funds for homebuyers, did they state the guidelines of resale or recapture, as required in 92.254.
Loan documents with homebuyers include recapture provisions.
2. If grantee (PJ) plans to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds, state its refinancing guidelines required under 24 CFR 92.206(b).
3. Resale Provisions -- For homeownership activities, describe its resale or recapture guidelines that ensure the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4).
4. HOME Tenant-Based Rental Assistance -- Describe the local market conditions that led to the use of HOME funds for tenant based rental assistance program.
If the tenant based rental assistance program is targeted to or provides a preference for a special needs group, that group must be identified in the Consolidated Plan as having an unmet need and show the preference is needed to narrow the gap in benefits and services received by this population.
5. If a participating jurisdiction intends to use forms of investment other than those described in 24 CFR 92.205(b), describe these forms of investment.

Response to items 2-5 is "Not Applicable" to the Henderson HOME Program.

6. Describe the policy and procedures it will follow to affirmatively market housing containing five or more HOME-assisted units.

Affirmatively marketing housing is a contract clause in all funding Agreements and the City monitors funding recipients.

7. Describe actions taken to establish and oversee a minority outreach program within its

jurisdiction to ensure inclusion, to the maximum extent possible, of minority and women, and entities owned by minorities and women, including without limitation, real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and providers of legal services, in all contracts, entered into by the participating jurisdiction with such persons or entities, public and private, in order to facilitate the activities of the participating jurisdiction to provide affordable housing under the HOME program or any other Federal housing law applicable to such jurisdiction.

The City includes outreach language in all bid and RFP advertisements and ensures inclusion, to the maximum extent feasible ...

8. If a jurisdiction intends to use HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds, state its financing guidelines required under 24 CFR 92.206(b). **Not applicable.**

OTHER NARRATIVES AND ATTACHMENTS

Include any action plan information that was not covered by a narrative in any other section. If optional tables are not used, provide comparable information that is required by consolidated plan regulations.