

**City of Henderson**

**2023 Annual Action Plan**

**July 1, 2023 – June 30, 2024**

# Executive Summary

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

**1. Introduction**

The purpose of this Annual Action Plan (AAP) is to provide a summary of how the City of Henderson intends to use the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds it receives from the US Department of Housing and Urban Development (HUD) for Fiscal Year 2023. The city will receive $1,619,327 in CDBG funds and $813,874 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, 2023 through June 30, 2024.

In addition to the $1,619,327 in CDBG funds and $813,874 in HOME funds for the fiscal year 2023, the city will have approximately $3,308,168 in prior years’ unallocated HOME funds and an estimated $312,538 in HOME program income funding to apply to the Housing Development project pipeline. The City does not have any unallocated CDBG funds from prior years. Additionally, the city received $2,367,277 of Coronavirus Aid, Relief, and Economic Security CARES Act (CDBG-CV) funds and all funding has been allocated. Following the acceptance of the city’s HOME-ARP allocation plan, the city will be awarded $2,523,480 to provide housing and supportive services to vulnerable populations to prevent homelessness.

**2. Summarize the objectives and outcomes identified in the Plan**

**This could be a restatement of items, or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis, or the strategic plan.**

Based on the outreach that was conducted in the 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.

In addition to the 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 corresponding Annual Action Plans. The city will also utilize the city’s East Henderson Investment Strategy Plan, which is a city-approved strategic plan for infrastructure projects in the Pittman and Valley View neighborhoods.

**3. Evaluation of past performance**

**This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.**

Each year, the City of Henderson reports its progress to HUD with the submission of the Consolidated Annual Performance and Evaluation Report (CAPER).  The 2021-2022 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/home/showpublisheddocument/8602/637949678503530000>

**4. Summary of Citizen Participation Process and consultation process**

**Summary from citizen participation section of plan.**

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 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 8, 2023, 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 of City Hall. The public comment period was open for 30 days to submit all comments orally or in writing. If comments are received, they were included in the final submission of the Annual Action Plan to HUD. A public hearing was held on April 18, 2023, at the regular City Council meeting to obtain public comment on the 2023 Annual Action Plan and for the City Council to consider adopting the plan.

In addition to 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 American, 7% Asian, 61% White, 2% multiracial, and 7% identified themselves as other. Sixty percent of the respondents earned less than $49,000 a year, 30% earned between $15,000 and $29,999, and 22% earned under $15,000 a year. Sixty percent of respondents were female and 55% were renters. This input helped identify housing and community development goals, policies, and implementation strategies.

**5. Summary of public comments**

**This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.**

The 2023 Annual Action Plan was posted on the City of Henderson’s Community Development & Services (CD&S) webpage from March 6, 2023 thru April 10, 2023, to receive citizen comments. A public hearing was held April 18, 2023, to allow citizens to voice their opinions. There were no comments received.

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

There were no comments that were not accepted.

**7. Summary**

The City of Henderson continues to follow its Citizen Participation Plan and provides all citizens an 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 – 91.200(b)

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

**Describe the agency/entity 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 (optional)**

The Community Development & Services (CD&S) Department is the lead department responsible for administering the CDBG and HOME Entitlement Grants. CD&S is also responsible for the 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 reviews applications for sub-award recommendations to the Henderson City Council.

**Consolidated Plan Public Contact Information**

Senta Robinson, Neighborhood Services Grant Specialist, 702-267-2021
Email: Senta.Robinson@cityofhenderson.com,
City of Henderson, 240 S. Water Street, MSC 115 Henderson, NV 89015

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

**1. Introduction**

For Fiscal Year 2023, 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 has fallen behind academically due to the pandemic, homelessness services and 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 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 populations.

**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))**

The city has created a community-based behavioral health strategy to address increasing behavioral health needs. The initiatives include: building the City’s capacity to address mental and behavioral health needs in Henderson; diverting residents experiencing a behavioral health crisis from emergency services, hospitals, jails and other institutional settings; expanding suicide and substance abuse prevention and harm reduction resources and training throughout the city; and reducing and preventing community violence, including homicide, domestic and sexual violence, youth violence and suicide through public health models and partnerships. To support these initiatives, the city will be hiring a Community Health Program Coordinator to assist in the development, coordination and administration of community health programs that address the needs of at-risk populations with an emphasis in prevention and health equity. Additionally, the City of Henderson is currently launching two co-responder teams, staffed with an officer and mental health clinician, to assist citizens in behavioral health crisis by diverting the individuals to services.

**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 for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and 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 in the CoC Evaluation Working Group which has been tasked with determining CoC funding priorities and overseeing the CoC application process and 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, the City of Las Vegas, and the 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.

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

Table 2 – Agencies, groups, organizations who participated

|  |  |  |
| --- | --- | --- |
| 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 |
| **Briefly describe how the Agency/Group/Organization was consulted. 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 |
| **Briefly describe how the Agency/Group/Organization was consulted. 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 inhousing related issues. |
| 3 | **Agency/Group/Organization** | NLV Nevada HAND |
| **Agency/Group/Organization Type** | Nonprofit Affordable Housing Developer |
| **What section of the Plan was addressed by Consultation?** | Development Strategy |
| **Briefly describe how the Agency/Group/Organization was consulted. 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 |
| **Briefly describe how the Agency/Group/Organization was consulted. 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 |
| **Briefly describe how the Agency/Group/Organization was consulted. 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 |
| **What section of the Plan was addressed by Consultation?** | Non-Homeless Special Needs |
| **Briefly describe how the Agency/Group/Organization was consulted. 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 Persons |
| **What section of the Plan was addressed by Consultation?** | Development Strategy |
| **Briefly describe how the Agency/Group/Organization was consulted. 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 Persons |
| **What section of the Plan was addressed by Consultation?** | Development Strategy |
| **Briefly describe how the Agency/Group/Organization was consulted. 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 & GIRLS CLUBS OF HENDERSON |
| **Agency/Group/Organization Type** | Services-ChildrenServices-Education |
| **What section of the Plan was addressed by Consultation?** | Non-Homeless Special Needs |
| **Briefly describe how the Agency/Group/Organization was consulted. 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 |
| **Agency/Group/Organization Type** | Services - HousingServices-homelessServices-Employment |
| **What section of the Plan was addressed by Consultation?** | Housing Need AssessmentHomelessness StrategyEconomic Development |
| **Briefly describe how the Agency/Group/Organization was consulted. 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. |

**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 | Clark County Nevada | 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 | Clark County Nevada | 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. |
| Henderson Housing and Community Development Strat | 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(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal-setting**

All outreach was conducted prior to the COVID-19 pandemic. The needs outlined in the following sections remain true, however, many may be exacerbated, and additional 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 to gather community feedback. Nearly 150 residents participated, sharing their opinions and insight about existing and potential housing and community development-related issues. This community engagement effort included input from, stakeholder interviews, various focus groups, and targeted outreach that helped identify housing and community development goals, policies, and implementation strategies for the 2020-2024 Consolidated Plan. Stakeholder interviews were conducted via telephone including private, public, and nonprofit community leaders and subject matter experts. Community Development & Services staff held an open house at Kish Boys and Girls Club, located in a CDBG-eligible area, to collect intercept surveys that engaged low-income, minority, non-English speaking, and persons with disabilities.

The citizen participation outreach shaped 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 Consolidated Plan included CDBG public services 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 Consolidated Plan 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 and rescheduled 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** | **URL (If applicable)** |
| --- | --- | --- | --- | --- | --- | --- |
| 1 | Surveys | Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities non-targeted/broad community Residents of Public and Assisted Housing Low to moderate income individuals and families | Nonprofit partners and their clients, open house events | The city should focus on programs for very low-income families and seniors. Programs include affordable rental housing, safety programs -- such as creating a neighborhood watch, educational support for youth-, down payment assistance for first time home buyers | None |   |
| 2 | Open House | Minorities Non-English Speaking - Specify other language: Spanish Residents of Public and Assisted Housing Low to moderate income individuals and families | 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 |   |
| 3 | Low to moderate income focus groups | Minorities Residents of Public and Assisted Housing Residents benefitting from CDBG and HOME Programs | Two focus groups were conducted with low and moderate- income residentsCity 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 | Non-profit focus group | Representatives from nonprofit agencies that provide housing and 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 |   |
| 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 to 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 | Public Meeting | 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

# Expected Resources

## AP-15 Expected Resources – 91.220(c)(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.

**Anticipated Resources**

| **Program** | **Source of Funds** | **Uses of Funds** | **Expected Amount Available Year 1** | **Expected Amount Available Remainder of ConPlan** **$** | **Narrative Description** |
| --- | --- | --- | --- | --- | --- |
| **Annual Allocation: $** | **Program Income: $** | **Prior Year Resources: $** | **Total:****$** |
| CDBG | public - federal | AcquisitionAdmin and PlanningEconomic DevelopmentHousingPublic ImprovementsPublic Services | 1,619,327 | 0 | 0 | 1,619,327 | 3,238,654 | 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 | AcquisitionHomebuyer assistanceHomeowner rehabMultifamily rental new constructionMultifamily rental rehabNew construction for ownershipTBRA | 813,874 | 0 | 0 | 813,874 | 5,428,479 | HOME funds will be used from current year of 2023 and prior years allocations to finance affordable rental housing development and rehabilitation |

Table 1 - 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 ($25,000), HOME Pass Thru ($174,951), Account for Affordable Housing Trust Funds ($728,043) and Welfare Set-Aside Program ($97,081). Additionally, the city will utilize federal United States Treasury Emergency Rental Assistance Program ($3,081,097) 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 publically 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.

# Annual Goals and Objectives

**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 HousingHomeless | Henderson Citywide | Housing & Human Services | HOME: $813,874 | Rental units constructed: 0 Household Housing Unit |
| **2** | Homeless Prevention | 2020 | 2024 | Affordable Housing | Henderson Citywide | Housing & Human Services | CDBG: $156,960 | Homelessness Prevention: 550 Persons Assisted |
| **3** | Emergency Home Repairs | 2020 | 2024 | Affordable Housing | Henderson Citywide | Housing & Human Services | CDBG: $300,000 | Homeowner Housing Rehabilitated: 32 Household Housing Unit |
| **4** | Youth Services | 2020 | 2024 | Non-Homeless Special Needs | CDBG Eligible Census Tracts | Housing & Human Services | CDBG: $44,000 | Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted |

Table 2 – Goals Summary

**Goal Descriptions**

|  |  |  |
| --- | --- | --- |
| **1** | **Goal Name** | Affordable/Decent Housing |
| **Goal Description** | 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.  |
| **2** | **Goal Name** | Homeless Prevention |
| **Goal Description** | The City will use CDBG funds to partner with nonprofit organizations to provide homelessness and prevention services, including emergency rental assistance to Henderson residents. (Projects:  HopeLink of Southern Nevada; S.A.F.E. House Domestic Violence Shelter) |
| **3** | **Goal Name** | Emergency Home Repairs |
| **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** | The City of Henderson will provide CDBG public services funds to provide afterschool tutoring and homework help to elementary schools in CDBG eligible areas. (Projects: Andson, Inc.) |

## 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 Academic Homework Help and Tutoring Program |
| 2 | CDBG Giving Life Ministries Emergency Assistance Program |
| 3 | CDBG HopeLink of Southern Nevada FRC Program |
| 4 | CDBG Rebuilding Together Southern Nevada |
| 5 | CDBG S.A.F.E. House Housing Program |
| 6 | CDBG Public Facilities or Infrastructure Project |
| 7 | CDBG Program Administration |
| 8 | HOME Program Administration |
| 9 | HOME Development Affordable Housing Project |

Table 3 - Project Information

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

The results from the community engagement effort that included responses from online surveys, stakeholder interviews, focus groups and the open house event identified the allocation priorities to address underserved needs. Survey respondents ranked affordable rental housing, assisting individuals experiencing homelessness, and educational support for youth as top priorities in the community. Therefore, the CDBG and HOME funded activities are aligned with these priorities and selected based on these areas.

## AP-38 Project Summary

**Project Summary Information**

|  |  |  |
| --- | --- | --- |
| **1** | **Project Name** | CDBG Andson Academic Homework Help and Tutoring Program |
| **Target Area** | CDBG Eligible Census Tracts |
| **Goals Supported** | Youth Services |
| **Needs Addressed** | Quality Education |
| **Funding** | CDBG: $44,000 |
| **Description** | National Objective: 24 CFR 570.208 (a)(2)(i). Andson Incorporated provides no cost after-school tutoring and academic support services that will help elementary students achieve grade level proficiency in both mathematics and literacy. The national objective is low to moderate area benefit. The matrix code is youth services (05D). |
| **Target Date** | 6/30/2024 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 100 low- to moderate- income students |
| **Location Description** | Hinman Elementary School- 450 E. Merlayne Dr. Henderson, NV 89011/Robert Taylor Elementary School -144 Westminster Way, Henderson, NV 89015 |
| **Planned Activities** | To provide after school tutoring and homework help to improve literacy and mathematics outcomes for students at Hinman and Taylor elementary schools.  Academic instruction is provided by Andson Tutors who are licensed Clark County School District teachers**.** |
| **2** | **Project Name** | CDBG Giving Life Ministries Emergency Assistance Program |
| **Target Area** | Henderson Citywide |
| **Goals Supported** | Homeless Prevention |
| **Needs Addressed** | Housing & Human Services |
| **Funding** | CDBG: $21,573 |
| **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 HendersonÃ¢Â¿Â¿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** | 6/30/2024 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 400 low- to moderate-income residents |
| **Location Description** | 416 Perlite St. Henderson, NV 89015 |
| **Planned Activities** | The organization will operate a food pantry and provide nutritional services to low-income Henderson residents. |
| **3** | **Project Name** | CDBG HopeLink of Southern Nevada FRC Program |
| **Target Area** | Henderson Citywide |
| **Goals Supported** | Homeless Prevention |
| **Needs Addressed** | Housing & Human Services |
| **Funding** | CDBG: $109,120 |
| **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** | 6/30/2024 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 500 low to moderate income households  |
| **Location Description** | 178 Westminster Way, Henderson, NV 89015 |
| **Planned Activities** | CDBG funding will be used to fund two (2) FRC Case Management staff positions to expedite homelessness prevention services such as emergency rental, mortgage and utility assistance. |
| **4** | **Project Name** | CDBG Rebuilding Together Southern Nevada |
| **Target Area** | Henderson Citywide |
| **Goals Supported** | Emergency Home Repairs |
| **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** | 6/30/2024 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 60 low-to moderate- income owner occupied residences. |
| **Location Description** | Rebuilding Together: 611 S. 9th Street, Las Vegas, NV 89101 |
| **Planned Activities** | Critical repairs such as replacement of heating and cooling systems, minor roof repair, plumbing and other safety needs |
| **5** | **Project Name** | CDBG S.A.F.E. House Housing Program |
| **Target Area** | Henderson Citywide |
| **Goals Supported** | Homeless Prevention |
| **Needs Addressed** | Housing & Human Services |
| **Funding** | CDBG: $47,840 |
| **Description** | National Objective: 24 CFR 570.208 (a). The funding for this program will support a full-time Housing Manager 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** | 6/30/2024 |
| **Estimate the number and type of families that will benefit from the proposed activities** | 40 low-to moderate-income households |
| **Location Description** | 921 American Pacific Drive #300, Henderson, NV 89014 |
| **Planned Activities** | Funding to support a full-time Housing Manager and provide housing assistance to those exiting the shelter. |
| **6** | **Project Name** | CDBG Public Facilities or Infrastructure Project |
| **Target Area** | CDBG Eligible Census Tracts |
| **Goals Supported** | Affordable/Decent Housing |
| **Needs Addressed** | Housing & Human Services |
| **Funding** | CDBG: $772,929 |
| **Description** | National Objective: The City will partner with the Public Works Department to improve infrastructure projects in CDBG eligible census tracts. |
| **Target Date** | 6/30/2024 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Low to moderate income families  |
| **Location Description** | 240 Water Street, Henderson, NV  |
| **Planned Activities** | Invest in the expansion of existing programs and fund new programs and capital improvements that meet the needs of vulnerable populations. |
| **7** | **Project Name** | CDBG Program Administration |
| **Target Area** | CDBG Eligible Census TractsHenderson Citywide |
| **Goals Supported** | Affordable/Decent HousingHomeless PreventionEmergency Home RepairsYouth Services |
| **Needs Addressed** | Housing & Human ServicesQuality EducationEconomic and Workforce Development |
| **Funding** | CDBG: $323,865 |
| **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** | 6/30/2024 |
| **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  |
| **8** | **Project Name** | HOME Program Administration |
| **Target Area** | CDBG Eligible Census TractsHenderson Citywide |
| **Goals Supported** | Affordable/Decent Housing |
| **Needs Addressed** | Housing & Human Services |
| **Funding** | HOME: $81,387 |
| **Description** | These funds will be used for the administration and operational expense to manage the HOME program (21A) TBD. |
| **Target Date** | 6/30/2024 |
| **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  |
| **9** | **Project Name** | HOME Development Affordable Housing Project |
| **Target Area** | Henderson Citywide |
| **Goals Supported** | Affordable/Decent Housing |
| **Needs Addressed** | Housing & Human Services |
| **Funding** | HOME: $732,487 |
| **Description** | HOME funds, including program income will be used for multi-family projects. |
| **Target Date** | 6/30/2024 |
| **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** | Henderson Citywide  |
| **Planned Activities** | Funding will be used for the design, construction and/or rehabilitation and project management associated with multifamily development. |

## 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 335,000 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.

**Geographic Distribution**

| **Target Area** | **Percentage of Funds** |
| --- | --- |
| CDBG Eligible Census Tracts | 30 |
| Henderson Citywide | 70 |

Table 4 - 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 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 permanent affordable housing 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.

# Affordable Housing

## 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 2023 program year.

| **One Year Goals for the Number of Households to be Supported** |
| --- |
| Homeless | 0 |
| Non-Homeless | 0 |
| Special-Needs | 0 |
| Total | 0 |

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

| **One Year Goals for the Number of Households Supported Through** |
| --- |
| Rental Assistance | 0 |
| The Production of New Units | 0 |
| Rehab of Existing Units | 35 |
| Acquisition of Existing Units | 0 |
| Total | 35 |

Table 7 - 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 anticipates construction projects with approximately 200 affordable units over the next five years that will provide 20 new affordable housing units to low-income, very low and extremely low-income households using HOME funds.

## 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 to 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 and offer resources on topics such as workforce development and employment training, senior living, mental health, affordable housing, and more. The purpose of the PCC is to obtain and provide resources to address the challenges faced by FSS participants.  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 while alleviating barriers to homeownership.

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

The Family Self Sufficiency Program (FSS) offered through SNRHA is an incentive program 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. Attendance at the ongoing empowerment workshops is required to graduate from the program and become a homeowner. The city refers clients to SNRHA’s FSS program and Nevada Housing Division as a resource to assist low-income first-time homebuyers since its First-Time Buyers program is currently inactive.

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

Not Applicable

**Discussion**

The City of Henderson continues to partner with SNRHA to provide additional resources for residents living in public housing. 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.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**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 provides a more accurate count of the population and provides information on the needs of unsheltered persons. The survey was conducted between May 2021 through November 2021 and there were 86 individual surveys completed during this time. The survey collected demographic data as well as information on the respondents’ experience of homelessness. Overall, 82.7% of participants reported that they primarily stayed in Henderson, and identified safety, proximity to family, and familiarity with the area as key reasons for this decision. Over the course of the survey the estimated sum of individuals observed was 315 people experiencing homelessness. .

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 expenditure deadline for these funds was extended to September 30, 2023; however, HELP of Southern Nevada has expended all funds allocated to the outreach team in November 2022. The city identified other funding sources to maintain the operation of this outreach 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 Community Development & Services Department and the CRRC will work to reach out to people experiencing homelessness. The CRRC team works with Henderson Police and Fire to establish standards to meet the needs of our citizens and works with State and private agencies to provide specific services for youth, vulnerable adults, and seniors. When a first responder encounters someone experiencing homelessness, they 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 shelter 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 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 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.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or 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 2022 Gap Report by the National Low-Income Housing Coalition (NLIHC), Nevada has the greatest shortage of affordable housing of any state with only 18 affordable and available rental homes for every 100 extremely low-income renter households. More specifically, the Las Vegas-Henderson-Paradise, NV only has 13 affordable and available units for every 100 units. The national average is 36 units.

Knowing that this gap exists, the City of Henderson focuses on homelessness prevention programs to keep low-income individuals and families housed and off the streets. The city has a long-standing partnership with HopeLink of Southern Nevada to provide a variety of services to low-income individuals and families at their Family Resource Center. HopeLink assists with housing, family supportive services, and financial stability assistance. Their housing programs include emergency shelter assistance, rapid 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 and 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.  Prior to 2022, the last Development Code update was adopted in 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 removing barriers, allowing flexibility, and streamlining the development process for affordable housing projects. Parts of the revised Development Code will ensure consistency with the City of Henderson Housing and Community Development Strategy. Specifically, Subsection 19.10.4, entitled Affordable Housing Density Bonus.
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 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 Southern Nevada..

In addition to the City’s allocations of CDBG and HOME funds, the City anticipates utilizing State HOME pass-through funds and the State’s Affordable Housing Trust Fund (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, boards and committees. SSFHC maintains a fair housing complaint hotline to assist residents who feel they 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 2023 funding cycle, S.A.F.E. House domestic violence shelter will continue to administer programs to provide intensive case management and job placement leading to self-sufficiency for victims of domestic violence.

Additionally, 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). 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 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 five (5) nonprofit organizations receiving CDBG public services and public facilities funding from the City of Henderson for fiscal year 2023. These organizations focus on youth education, homeless prevention, self-sufficiency, and 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. In January 2010 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 affordable housing needs.

HopeLink of Southern Nevada Family Resource Center serves as the social services agency located in Henderson. This agency is accessible to Henderson residents in need of housing and social services. Since the Covid-19 pandemic, the need for housing, homelessness prevention, and wrap around social services has increased and has outpaced services available to residents directly within Henderson city limits. Henderson envisions leveraging CDBG funds to rehab a building and provide office space for agencies to expand its social services network into the city Henderson.

**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 program activities and the number of clients served, including demographic data. Staff 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 are scheduled periodically to review several areas of activity, including client records; 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 financially 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.

# Program Specific Requirements

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

**Introduction:**

The City of Henderson does not anticipate any program income being generated from CDBG projects. However, there is a possibility that the program income generated from the NSP 1 and NSP 3 program will be converted into CDBG program income during the 2023 funding year. The amount of program income remaining from the NSP 1 and NSP 3 programs is $37,695.

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(l)(1)**

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

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|  |
| 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 | 312,538 |
| 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 | 0 |
| 5. The amount of income from float-funded activities | 0 |
| **Total Program Income:** | **312,538** |

**Other CDBG Requirements**

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

|  |  |
| --- | --- |
|  |  |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

**HOME Investment Partnership Program (HOME)**

**Reference 24 CFR 91.220(l)(2)**

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

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

1. 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.

1. 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.

1. 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.