



Fourth Program Year Action Plan

The CPMP Fourth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

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

Program Year 4 Action Plan Executive Summary:

Henderson's Action Plan details the plan of action being recommended for housing and community development activities for fiscal year July 1, 2008 through June 30, 2009. The Community Development Block Grant (CDBG) Program and the Home Investment Partnership (HOME) Program are the primary funding sources for these activities, although nearly \$4 million in funds from other sources will support CDBG and HOME outcomes in fiscal year 2008. The major emphasis for CDBG & HOME is to provide decent housing, provide suitable living environments and to expand economic opportunities.

This past year, CDBG and HOME projects were very successful in the City of Henderson. Efforts to provide decent housing resulted in the residences of 234 low income households receiving necessary repairs, 51 new units of affordable senior apartments were created, and at least 226 households were brought back from the brink of homelessness and maintained their housing for a minimum of 3 months following provision of services. Projects to provide suitable living environments gave 55 youth who reside in a dangerous neighborhood a safe and nurturing after school program and provided over 8800 nutritious meals to people in need. Projects to expand economic opportunities helped the parents of 65 children to maintain their employment due to the availability of quality/affordable daycare and 11 microenterprises were assisted in activities to create and/or save 15 jobs for low income residents.

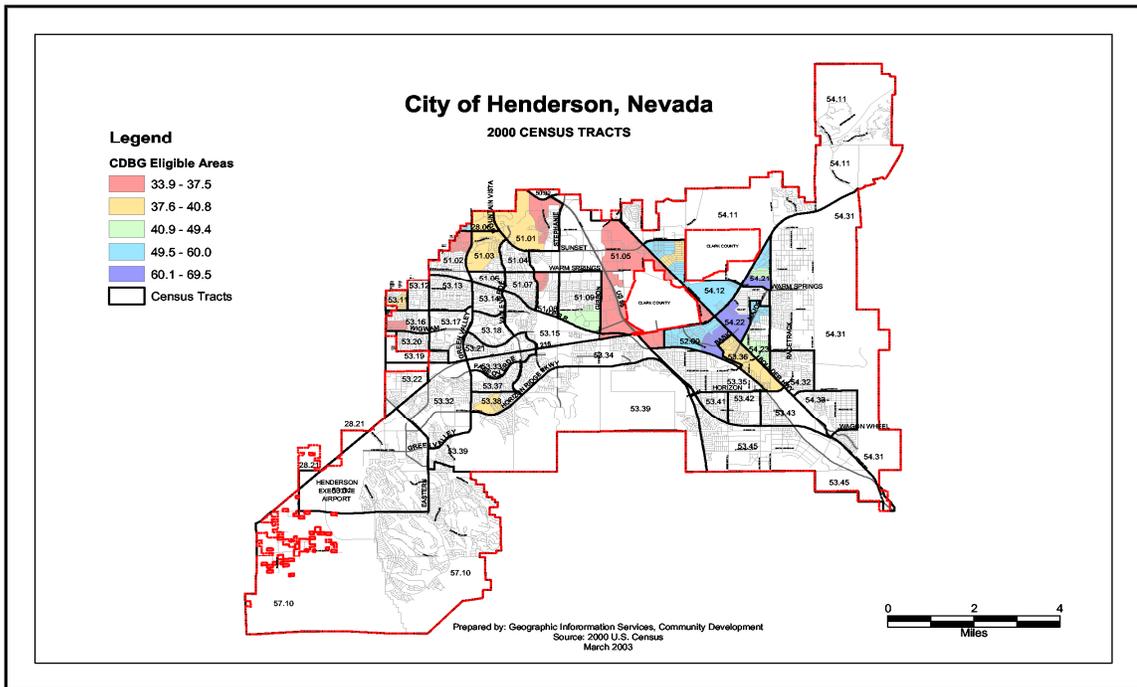
The City of Henderson's Fourth Year Action Plan includes 30 HOME & CDBG projects which, in conjunction with additional activities, will further our emphasis on decent housing, suitable living environments and expanded economic opportunities. Preservation and maintenance activities will assist 359 households to remain in their existing affordable housing. Neighborhood preservation will be supported with over 400 code compliance inspections. 83 units of new affordable housing will be made available, and four families will become first-time homebuyers. In addition to 10 jobs being saved or created this year, two new businesses will be created, expanding economic opportunity within the City of Henderson.

General Questions

1. 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.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a) (1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available 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.

Program Year 4 Action Plan General Questions response:

1. Henderson is geographically situated in the southern rim of the Las Vegas Valley stretching East of Boulder Highway to just East of Interstate 15. The City's has grown dramatically over the past decade and includes a population of over 260,000 residents within approximately 103 square miles. The City does not have qualified low income census tracts for utilizing CDBG funds; instead we follow the Quartile Threshold of 32.8%. The City operated under the 43.7% Quartile from the 1990 Census which entitled the City to 10 qualified census block groups. Adjusted for the new threshold of 32.8% the City has 30 qualified census block groups throughout the City. The block groups are not in a concentrated area, however the highest population of minorities, Hispanic, are located in the downtown Henderson area (Townsite), Pittman and the Victory Village area. These are the areas of major concentration for CDBG projects, as well as utilization of HOME funding for rehabilitation and first-time homebuyer programming.



2. The basis for allocating the CDBG investments geographically within the City of Henderson occurs during our annual funding application process, which is a continuation of the Consolidated Plan process. The City provides HOME funds throughout its boundaries, encouraging senior & multi-family affordable development in more affluent areas, thereby promoting diversity within upper income neighborhoods. Each CDBG applicant receives a map detailing the census tracts that are eligible for funding and the Consolidated Plan details the priority needs for community projects. If an applicant submits a construction project that is not located in a low income census tract and the project is based on Low Income Area (LMA), the candidate is notified. If a project passes initial threshold review it is then passed on to the Program Advisory Committee (PAC). The PAC receives information on eligible projects, low income qualified census tracts and the priority needs as outlined in both the Consolidated Plan and the Southern Nevada Regional Homeless and Housing Plan. The priority given to each category is based on the priority needs developed through an analysis of community needs, characteristics of the City's housing market, input from citizens, and consultation with social services providers.

3. The high cost of land, constraints on land supply, negative public attitudes toward higher density housing and the relatively small amounts of CDBG and HOME funding available to the City to address large scale issues are all obstacles to meeting underserved needs. The City will continue to work with strong, financially solvent non-profit developers to leverage resources and encourage projects. The City will continue to solicit affordable development from non-profit and for-profit developers to assist in overcoming barriers.

4. In addition to CDBG and HOME funding, the City of Henderson will utilize \$496,000 in State LIHTF dollars for the Development of Affordable Housing. The LIHTF Welfare Set-Aside and Tenant Based Rental Assistance (TBRA) funds in the amounts of \$121,432 and \$50,000, respectively, will be utilized in homeless prevention projects. The LIHTF TBRA funds will serve to match a \$471,554 Continuum of Care (CofC) project utilized by Henderson Allied Community Advocates (HACA). HACA recently obtained a \$315,986 CofC expansion project as well. \$500,000 in local Redevelopment Authority funding will be coordinated with existing City housing programs. \$143,243 in City General Funds will support Regional Homeless Coordination activities, which is part of our response to ending chronic homelessness. The City's Weatherization Program will utilize a combined \$340,000 of State Weatherization and Nevada Department of Energy funds (FEAC, DOE), \$48,000 in State LIHTF & LIHEA funding, and \$80,000 in funding from regional Utility companies. CDBG funding for public facility construction from previous years has been leveraged by a community-based agency to provide over \$200,000 in private donations, utilized in homeless prevention efforts. Over 11 acres of City land is being utilized by another community-based organization to construct a Hospice & Adult Day Care facility. The City has played an active role in securing three federal appropriations for the Hospice, totaling nearly \$1.5 million.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year 4 Action Plan Managing the Process response:

1. The Lead Agency for the Consolidated Plan process is the Neighborhood Services Division of the City Managers Office. Some of the agencies that are responsible for administering the 2008-2009 programs covered by the Consolidated Plan are:

City of Henderson
Henderson Allied Community Advocates (HACA)
Giving Life Ministries
Living Grace Home
Boy's and Girl's Club of Henderson
Rebuilding Together With Christmas in April
Blind Center of Nevada
SAFE House
Classroom on Wheels
Women's Development Center
Catholic Charities of Southern Nevada
The Shade Tree
Nevada Small Business Development Center of UNLV
Assessable Space, Inc.
Habitat for Humanity - Las Vegas
Housing for Nevada
Community Baptist

2. This 2008-2009 Annual Action Plan is a component of a continuing process which includes long and short range planning as well as outcome reporting and evaluation. The larger process includes development of the 2005-2010 Consolidated Plan (the long range plan), Annual Action Plans (short term) of which this is the Fourth Year in this Five Year process, and Annual Performance and Evaluation Reports (CAPERs), which are a summary and evaluation the City's progress made toward planned outcomes. When viewed together, the 2005-2010 Consolidated Plan and the 2008-2009 Action Plan provide strategic direction and short-term goals for utilization of Community Development Block Grant (CDBG) and HOME funding (Henderson does not utilize HOPWA and ESG), and the CAPER addresses accomplishments, reports on quantitative measures of progress and in some instances explains why progress was not made, including delayed and/or cancelled projects during the preceding year.

The Consolidated Plan was developed in collaboration with many agencies throughout Henderson and Clark County. The City met several times with HACA Net, a group of agencies serving the City of Henderson, to discuss issues that are relevant in serving their clients. A few of the agencies that participate in HACA Net are:

HACA
Giving Life Ministries
SAFE House

Central Christian Church
St. Timothy's Church
Nevada State Welfare
Women's Development Center
Clark County Social Service
St. Rose Hospital
U.S. Vets
The Salvation Army

Sub-committees were tasked with addressing certain issues regarding Homelessness, seniors, Housing and overlapping services.

The City of Henderson participates in many regional planning and coordination efforts, including the Southern Nevada Regional Planning Commission (SNRPC), the SNRPC Committee on Homelessness, the Technical Workgroup for the Committee on Homelessness, and the Continuum of Care Committee. These committees discuss and address issues that impact the entire Valley. The City also participates in the HOME Consortium with all of the other municipalities in the Valley. Information gathered from all of these sources was utilized in the development of the Consolidated Plan.

The City hosted Consolidated Planning workshops to gather input for the Plan. During the workshops the attendees completed participant feedback questionnaires that addressed issues such as:

Homeless & Special Needs for Individuals and Families
Special Needs non-homeless population
Priority Housing Needs (housing)
Priority Community Development Needs

The agencies that participated at the workshop were:

Street Teens
Henderson Presbyterian Church
Poverello House
Friends of the Desert
HACA
Help of Southern Nevada
Giving Life Ministries
Team Hurricane
Clark County
Clark County Homeless Coordinator
Clark County Housing Authority

Additional documents that were utilized in completing the Consolidated Plan were the 2005 Community Health Assessment produced by St. Rose Dominican Hospital, the City of Henderson's Community Assessment Survey – 2004, Clark County Homeless Enumeration -2004 Summary Report, the City of Henderson Affordable Housing Policy Plan for 2002-2010, City of Henderson 2005-2009 Strategic Plan; A Place To Call Home, Regional Analysis of Impediments, Southern Nevada Continuum of Care Application-2005, Southern Nevada Community Assessment-Nevada Community Foundation-United Way and Fair Housing Plan-March-2004.

The Consolidated Plan has been widely distributed to appropriate stakeholders and it has been necessary to periodically reprint the document to accommodate ongoing demand. CDBG and HOME funding applicants must acquaint themselves with the strategies developed in the Consolidated Plan in order to be successful in the annual funding allocation process. Applications are considered in light of their compliance with the stated goals of the Consolidated Plan.

3. The actions that the City of Henderson will undertake in the next year to enhance coordination will be to continue to consult with housing providers, social services agencies, municipalities, and public and private agencies in the valley. We will participate in discussions with all of the agencies in the valley regarding issues relevant to the City of Henderson

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 4 Action Plan Citizen Participation response:

1. The Lead Agency for the Consolidated Plan process is the Neighborhood Services Division of the City Managers Office. A function of the routine activities of Neighborhood Services is involvement with the community-at-large, gathering information useful in the development of the priorities for CDBG and HOME programs. In addition, active recruitment of citizens and community based organizations in the development of the Consolidated Plan insures citizen participation in the long term planning process. Utilization of the CDBG Program Advisory Committee (PAC) in reviewing applications, interviewing applicants, and presenting allocation recommendations to City Council provides hands-on citizen participation. The PAC, comprised of volunteers from the community, often provides input as to conduct of the process.

The City also provides public comment periods for all draft documents included in the process, as well as public hearings for citizens to provide input at various stages of the process. Periodic reports detailing the activities of the process are submitted for citizen review and comment.

2. No citizen comments have been received.

3. Notification was printed, in both English and Spanish, in the Henderson Home News advising of the public comment period and public hearing for this year's Action Plan. The public comment period for the draft Action Plan was February 29, 2008 through March 31, 2008, and the public hearing was held on April 15, 2008. A Spanish interpreter was present at the public meeting. Agencies that assist the disabled were notified and TDD equipment and support was available upon request.

The Plan was available to the public at three locations; the City of Henderson Neighborhood Services Division, James I. Gibson Henderson Public Library and Henderson Pittman Branch Library. In addition, a copy of the plan was made available through the add in the Henderson Home News to each local agency, neighborhood association, or private citizen who requested the document.

The actions that the City of Henderson will undertake in the next year to broaden citizen participation will be to continue to consult with housing providers, social services agencies, municipalities, and public and private agencies in the valley. During the current year we will develop the process for community input for the 2009-2014 Consolidated Plan as citizen participation will be a major component of the new plan. We will initiate discussions with the agencies in the valley regarding issues relevant to development of the City of Henderson's Plan and encourage them to involve their stakeholders in the process.

4. Not applicable.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year 4 Action Plan Institutional Structure response:

The City of Henderson has supported the development of locally based housing assistance and service providers who can respond more effectively to low-income needs in our community than regional agencies based in Las Vegas. The City also encourages coordination and resource sharing among public and private organizations through strategies such as shared office space, satellite Henderson locations for Las Vegas based organizations and shared services. The City of Henderson has an active CHDO program to assist in developing affordable housing. Some local agencies also provide outreach and assessment services that link individuals in need to agencies that can best meet those needs.

Under the direction of the Henderson City Council, the Neighborhood Services Division administers the City's housing and community development programs. This department is responsible for the programs funded under the HUD CDBG and HOME programs, the State of Nevada's LIHTF, and the State of Nevada Weatherization and Department of Energy Program funds.

During this next year, The City of Henderson's institutional structure for projects will involve Public Works, Parks & Recreation, the Redevelopment Authority, Community Development and/or the Building Department, and the Building & Fire Safety Department, each of which has their own conditions and requirements for individual projects. When working with outside agencies several of the organizations that will assist in housing or community development are the Clark County School District, Regional Transportation Commission, Clark County Social Services, and Clark County Community Resource Management Office. When utilizing State funds Henderson will coordinate with the Nevada Department of Business and Industry, Housing Division. The City of Henderson is within the service area of the Housing Authority of the County of Clark. The Housing Authority is run by a Board of Commissioners appointed by the Clark County Board of Commissioners, who are then responsible for hiring, contracting and procurement at the Housing Authority. The Housing Authority

is a member of the HACA-Net network and regularly consults with the City on housing issues.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year 4 Action Plan Monitoring response:

1. The City will monitor each agency as required to ensure compliance with HUD and federal regulations for programs and projects carried out by sub-recipient organizations. These policies and procedures include the review of documentation submitted for reimbursement from CDBG & HOME funds prior to payment and periodic on site visits to determine the nature and degree of compliance with applicable laws and regulations. Areas of activity reviewed include client records and data; organization policies and procedures; accounting systems and records; budget management; property records; 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. The City has adopted a HOME monitoring program for both Rental and Single Family homes in compliance with Federal regulations.

Sub-recipients are routinely provided training and technical assistance (T&TA) to assist them with compliance with funding regulations. T&TA will be customized and intensified as necessary to support struggling sub-recipients to bring about compliance. In the event T&TA fails to produce full compliance, letters to the leadership of sub-recipient organizations and increased scrutiny, up to and including withholding funds, would be implemented in order to secure compliance.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year 4 Action Plan Lead-based Paint response:

1. The City will continue to test homes constructed before 1978 for lead-based paint in compliance with HUD's lead based abatement requirements at the time households seek assistance from the City. The Housing Authority of the County of Clark has performed lead-based paint testing of their units and all family units are lead-safe. The City will provide participating owners with financial assistance to identify and abate lead based paint hazards, and will continue to provide educational materials to residents on the dangers of lead-based paint. The City is providing all testing & abatement data it has received to the Clark County Health District (CCHD). The CCHD is maintaining a database all abated and interim controls taken.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

1. Continue to preserve owner occupied affordable housing.
The City has increased outreach to first time homebuyers by increasing the available subsidies and has contracted with a CHDO to provide first time homebuyer assistance along with rehabilitation of homes. We expect to assist six first-time homebuyers next year. The City is collaborating with two nonprofit developers in assembling the funding for three projects totaling 140 units of senior affordable rental housing. One of these projects is expected to begin construction this year.

2. Henderson has limited available Federal, State or local public and private sector resources, therefore we intend on using our funds primarily for direct homeowner assistance, rehabilitation of existing homes, gap financing for new construction, and to fund a nonprofit to administer a Tenant-Based Rental Assistance type of program. In addition to CDBG and HOME funds, the City will utilize \$496,000 in State LIHTF dollars in the Development of Affordable Housing. The LIHTF Welfare Set-Aside and Tenant Based Rental Assistance (TBRA) funds in the amounts of \$121,000 and \$50,000, respectively, will be utilized in homeless prevention projects. The LIHTF TBRA funds will serve to match a \$471,554 Continuum of Care (CofC) McKinney-Vento Homeless Assistance Act funds utilized in the community. HACA, the CofC provider in Henderson, recently obtained a \$315,986 CofC Expansion Grant as well. The City's Weatherization Program will utilize a combined \$340,000 of State Weatherization funds and Nevada Department of Energy funds, \$48,000 in LIHTF & LIHEA funding, and \$80,000 in funding from Utility companies. The City's RDA Housing efforts, including a budget of \$500,000 from local property taxes, are now managed by the Neighborhood Services Department. Although RDA programs are available to households with incomes of up to 110% of area median income (AMI), coordinating these funds with the above resources will help eliminate blight for more households within neighborhoods. In addition, providing homeownership opportunities to households at 110% of AMI may create additional opportunities for more affordable homes being left for households below 80% AMI.

Needs of Public Housing

1. 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.

2. 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.

Program Year 4 Action Plan Public Housing Strategy response:

1. The Housing Authority of the County of Clark continues to use their Capital Fund to provide staff and resident training for the public housing programs within HUD's revised program guidelines. The HACC's Resident Program Administrator manages and conducts resident-oriented programs and Housing Management staff keeps residents abreast of new or revised regulations, policies and procedures. Staff will continue to assist, establish and support the Resident Councils. Existing councils and other resident groups are directly involved in providing input for proposed rehabilitation activities. The HACC will continue to coordinate seminars on the purchase of homes for interested public housing and other residents and Section 8 participants. They will also provide consumer credit counseling.

The Housing Authority's Family Self-Sufficiency Program has been expanded to include families in both their Section 8 and Public Housing Programs. A partnership with the State Welfare Division to coordinate these efforts with the "Welfare-To-Work" requirements, as a part of the national welfare reform, has also been implemented. The HACC continues its Section 8 Homeownership Program which allows FSS households to use their Section 8 vouchers towards a home mortgage payment.

Barriers to Affordable Housing

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

Program Year 4 Action Plan Barriers to Affordable Housing response:

While the nation as a whole and the local market in particular have witnessed declines in housing prices, the decline hasn't been steep enough to enable workers in even the fastest-growing local industries to purchase housing. In mid-2007, an annual income of \$94,410 was needed to afford the median home price of \$289,000. Locally, the five highest-growth occupations were registered nurses, with an average salary of \$61,822; retail salespeople, \$22,293; customer service representatives, \$38,556; food preparation workers, \$21,065; and office clerks, \$31,368.

The 2007 median household income in Clark County was \$60,100, but the median price for a single family home in December 2007 was \$260,000, or 4.3 times the median income. While home prices may continue to decline, experts say market conditions will prevent local home prices from falling to affordable levels. Land prices remain high, in fact values rose 21.8% in the fourth quarter of 2007 over the same quarter in 2006, and home-building material costs remain high.

Workers fare a little better as renters. Nurses can afford to lease two bed-room apartments while retail sales workers and food preparation workers cannot. In the Las Vegas rental market, an hourly wage of \$14.50 is needed to afford an average one-bedroom apartment at \$754 a month rent, while \$17.13 an hour is needed to

afford a two-bedroom apartment at \$891 a month rent. Locally, registered nurses make \$29.72 an hour average, retail sales \$10.72, customer service \$18.54, food preparation \$10.13 and office clerks \$15.08.

In summary, working families continue to face home prices and rents that are beyond their means.

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 Counselling 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.

The City of Henderson has collaborated with the other Southern Nevada jurisdictions in a Jobs-Housing Balance Study. Upon completion, the report will be submitted to the Southern Nevada Regional Planning Coalition and utilized as a planning tool. The consultant has collected and analyzed various housing, employment and transportation data for each jurisdiction and the City of Henderson is looking forward to identifying specific recommendations which may prove useful in supporting the jobs-housing needs of its residents.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.

- b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e) (2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
- a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year 4 Action Plan HOME/ADDI response:

1. HOME funds, the City will use Low-Income Housing Trust Funds (LIHTF) as a match for the HOME program.
2. All guidelines and requirements that address resale or recapture, as required in 92.254 of the HOME rule are outlined in the programs Operating Procedures and Agreements. The City does not have a Resale provision. All expended HOME Funds are for Home ownership activities and shall be repaid upon sale of the property. In the event of a foreclosure the City will recapture funds from available net proceeds.
3. Not Applicable
4. a. ADDI funds will be utilized to enhance and support the current First Time Homebuyer program by providing additional "gap" financing to assist with the high price of purchasing a home in Henderson. Our goal is to assist at least 3 households in purchasing a home and expect at least one of them will be a minority household.
 - b. The City will be a partner in providing two homeownership seminars during the year. Advertising will be provided to generate attendance at the seminars to be held in conjunction with local experts to explain what requirements need to be met to qualify for first time homebuyer assistance and the realities of the existing local homebuying market.
 - c. In regards to Multi-Family units, the City defers to the owner of the property to affirmatively market housing containing 5 or more HOME assisted units. The City then monitors their affirmative marketing plan yearly.
 - d. The City makes all of its programs available to, and encourages minority and women owned construction companies to participate in its rehab and other construction projects. (Based on past experience 10-20% are participating.)

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year 4 Action Plan Special Needs response:

1. This year, the City of Henderson will contribute \$143,243 from its general funds as a pro-rata share of the regional homeless coordination efforts. Funding is also provided through the CDBG program for Shade Tree, SAFE House, Women's Development Center, HACA, and Giving Life Ministries to assist with regional homeless population services. Henderson was also instrumental in HACA receiving a McKinney-Vento Homeless Assistance Act "Continuum of Care" (CoC) award of \$471,554 to administer a rental assistance program for clients who are at risk of becoming homeless. HACA, the CoC provider in Henderson, recently obtained a \$315,986 CoC Expansion Grant as well. Henderson's ongoing support of this effort includes a commitment of \$110,000 in cash match to the CoC, which is allocated from State LIHTF sources. \$121,432 in State LIHTF Set-Aside funds will also be utilized by HACA in efforts to prevent homelessness.
2. Henderson is very concerned about homelessness in the City and in an effort to identify strategies that address these needs in a high quality, as well as equitable way, the City has become a very active member of the Southern Nevada Regional Planning Commission's Technical Committee on Homelessness. The City's funding support of the Regional Homeless Coordination effort will be used for Inclement Weather overflow beds for homeless, the Homeless Management Information System, annual homeless census counts, and salary for the Regional Homeless Coordinator employed by Clark County.

HACA-Net is also a valuable resource for addressing this issue by coordinating non-profit and faith-based organizations that provide services to the homeless throughout Henderson. Regional Planning & coordination, as well as the HACANet, assist Henderson in its commitment and goal of ensuring each stage of the continuum, i.e., outreach/assessment; emergency shelter and services, transitional housing, and helping homeless persons make the transition to permanent housing and independent living, is in place. Nevada Low-Income Housing Trust Funds and HOME funds are given to HACA to administer a Tenant Based Rental Assistance program to help extremely low and low income individuals and families who are at imminent risk of becoming homeless maintain their existing housing. Please reference the Consolidated Plan page 18. Henderson is part of the Clark County Continuum and the referenced information includes ethnic and minority statistics relative to Henderson's homeless population.

Again this year, the City of Henderson is a partner in what is now a semi-annual event named *Homeless Connect*. Formerly called the *Stand Down for the Homeless*, this event links homeless persons and families with community resources to assist them in transitioning from homelessness while providing valuable free services to help improve their immediate lives. *Homeless Connect* is part of the Regional Homeless Coordination effort to address homelessness on a regionally cooperative scale. Henderson's efforts this year include providing free transportation on City Parks & Rec busses from several locations in Henderson to & from the Homeless Connect events. The City is participating in outreach efforts to promote the event including advertising in City facilities and informational visits to nutrition sites within the City to inform people of the event and available services.

Rising land costs, a smaller inventory of affordable housing due to conversions of apartment complexes and mobile home parks to higher priced housing, and negative public attitudes toward homeless persons all serve as potential obstacles to achieving the objectives of the Strategic Plan. Efforts in acquiring building lots for affordable housing, collaborating with a CHDO, and support to for-profit and non-profit affordable housing developers are activities which the City will undertake this year to alleviate these obstacles. Henderson's 2008-2009 Action Plan includes several projects which will help homeless persons make the transition to housing and independent living. These projects include Women's Development Center, Shade Tree, SAFE House, and HACA.

3. Henderson is an active member of the Southern Nevada Regional Planning Commission's (SNRP) Technical Working Group for the Committee On Homelessness and is therefore involved in the regional strategic planning effort to eliminate chronic homelessness by 2012. The strategy contains a gap analysis to identify the areas that are most in need of being addressed and receiving attention. Lack of funding and the high cost of land and services is a huge barrier to achieving these goals. The SNRP has adopted a Southern Nevada Regional Homeless and Housing Plan, otherwise known as the Ten Point Plan, which provides guidance for regional planning efforts. The Ten Point Plan is reviewed by the CDBG Program Advisory Committee and utilized in its project prioritization deliberations. 2008 CDBG funds are allocated to the Shade Tree, which will transition 1000 formerly homeless women and children into structured housing programs within 90 days of entering their shelter.

The City initiated a voucher program to provide an option for homeless persons utilizing public and private property, to get off the streets. Police who come in contact with homeless persons may initiate a hotel accommodation to assist individuals to begin to rebuild their lives. This effort has been coordinated with the Regional effort mentioned above.

4. Henderson is committed to working closely with all agencies providing assistance to the homeless and also for the prevention of homelessness. Every effort is made to use CDBG, HOME, Nevada State LIHTF, as well as general funds, to work to bring the community together to address this serious issue. 2008 Public Service CDBG projects by HACA, SAFE House, Catholic Charities' Marian Residence, The Shade Tree, and Women's Development Center will provide supports to individuals and families with children at imminent risk of becoming homeless.

5. Not Applicable

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.
2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year 4 Action Plan Community Development response:

1. Proposed Non-housing community development activities eligible for CDBG assistance for FY 2008-09 and approved by the Henderson City Council on April 15, 2008 are listed below:

IDIS Proj.#	Project Name	Amount
379	Blind Center of Nevada	\$ 9,000
380	Henderson Boys & Girls Worm Catcher Program	9,000
381	Catholic Charities – Marian Residence	1,500
386	Foundation for Positively Kids	5,000
382	Classroom on Wheels	15,000
383	Giving Life Ministries Emergency Food Program	34,000
384	HACA Homeless Prevention	34,000
385	Living Grace Home – Homeless Pregnant Teens	20,000
393	CT Sewell Elementary – Neighborhood Education Center	65,000
396	Opportunity Village Campus Site Expansion	120,000
397	COH Parks & Rec Wells Pool Replaster	50,000
398	COH Parks & Rec Valley View Gym Floor	100,000

2. Specific long-term and short-term community development activities, that are the primary objective of the CDBG Program, to provide decent housing and a suitable living environment and expand economic opportunities and approved by the City Council for FY 2008-09 funding are listed below:

399	Nevada Small Business Development Job Creation	15,000
388	Shade Tree, Day Weather Emerg. & Transitional Shelter	\$ 7,500
387	S.A.F.E. House Transitional	19,000
389	Women's Development Center	6,000
391	Building & Fire Code Maintenance	50,000
392	Rebuilding Together Christmas in April- Rehabilitation	5,000
394	Catholic Charities Marian Residence Rehab	21,000
395	Community Baptist Church Senior Apartments	153,562
390	COH Affordable Housing Programs	140,000
409	COH Emergency Repairs	10,000

Please note : Projects are identified by IDIS number and proposed accomplishments are detailed on the attached project worksheets. The corresponding Project Name and IDIS number are found at the top of each worksheet.

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year 4 Action Plan Antipoverty Strategy response:

1. Henderson will continue to promote efforts that incorporate supportive services to assist extremely low and low-income residents achieve self-sufficiency. The City will also continue to encourage applications from non-profit agencies for programs that promote self-reliance and economic independence. Full implementation of the Head Start/HACA Community Campus and the Boys & Girls Club Worm Catcher program allow low-income families to secure job training, placement, and maintain employment while knowing that their children are well cared for during working hours. CDBG funds are utilized for literacy programs as well as consumer advocacy and homeownership classes.

Henderson believes that the main opportunities to assist those below poverty level achieve economic independence is through education and job training programs. The Housing Authority of the County of Clark has a very successful Section 8 and Public Housing Self-Sufficiency available to those residing in Henderson. Programs offering English as a Second language and GED certificates are also offered. These areas were listed as high priorities at our public meetings and efforts to address these needs are being made.

Another example of efforts to reduce the number of poverty level families in the community is the active City support for the Volunteer Income Tax Assistance (VITA) Project. In keeping with the goal of helping low-income families become self-sufficient and saving money for the future many City employees volunteer in providing free tax return preparation and taxpayer assistance in claiming the Earned Income Tax Credit. The Earned Income Tax Credit program has the potential to lift many working families out of poverty but it is estimated that up to 25% of eligible taxpayers do not take advantage of the credit. The City has partnered with community based organizations in promoting the program.

In the 08-09 cycle, funding will continue with the Nevada Small Business Development Center to offer guidance to small businesses. These efforts save existing jobs for low-income people and also offer the chance for new jobs to be created.

Through the Workforce Investment Board, established in July 2000, local Nevada Job Connect Centers were established. Downtown Henderson is the location of one branch of Job Connect where clients receive referrals to jobs as well as assistance for retaining their employment. The Community College of Southern Nevada in Henderson offers a large selection of programs for low-income residents in their attempts to become trained and job ready.

Henderson also has an extremely viable and active senior center. The center offers a wide variety of services to elderly people. Some of the services offered are home delivered meals, educational opportunities, recreation, information and referral, advocacy and transportation, all helping to maintain seniors as independent as possible.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year 4 Action Plan Specific Objectives response:

1. FY 2008/2009 CDBG funds will provide supportive services for 25 individuals with disabilities through the Blind Center & Positively Kids projects. Henderson will continue to provide State LIHTF Tenant Based Rental Assistance funding to HACA. Coupled with LIHTF Welfare Set-Aside and Continuum of Care finding, this program enables HACA to assist families in crisis, which includes families with children, seniors and the disabled. The TBRA funds enable families to avoid homelessness and continue on the path toward self-sufficiency. Due to the rapid growth in Henderson, housing costs continue to outpace income growth, making affordable housing almost out of reach for many working families.

Henderson hopes to expand the supply of affordable housing for people with special needs. This will be done by assisting developers with financing, support and technical assistance. Some of the planned projects in Henderson involving non-profit developers currently collaborating with the City include Accessible Space, Inc., Nevada HAND, Community Baptist Church, and Housing For Nevada. Specific projects included in the 2008 Action Plan which will help us achieve our objectives this year include Rehabilitation and Weatherization programs, Homeowner Repair programs, Rebuilding Together with Christmas in April, Accessible Space (60 units senior rentals), Community Baptist Church (Smith & Williams, LLC., 80 units of senior apartments) and the First Time Homebuyer program. Our priority is to assist clients to remain in their homes by improving their living environments and with repairs & rehabilitation assistance, and rent/food and utility assistance, where required to help maintain persons in their existing housing. The City also has one of the fastest growing senior populations and we will continue to support senior affordable housing.

2. Resources that will be utilized to assist the special needs population are Low-Income Tax Credits, which are utilized in the affordable senior apartment complex development, Low-Income Housing Trust Funds and Weatherization funds from the State of Nevada. The Weatherization Project will also utilize Nevada Department of Energy, LIHTF, LIHEA, and State Utility funds. Over 11 acres of City land is being utilized by a community-based organization for construction of a Hospice & Adult Day Care facility. CDBG funds are allocated to A&E costs of the project, and the City has also played an active role in securing two federal appropriations for the Hospice project, totaling nearly \$1 million. HOME, CDBG and Developers funds will also be utilized to reach these goals.