



# Fifth Program Year CAPER

The CPMP Fifth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER 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.

The grantee must submit an updated Financial Summary Report (PR26).

## GENERAL

### Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 5 CAPER Executive Summary response:

The City of Henderson's Consolidated Annual Performance and Evaluation Report (CAPER) is a summary and evaluation of the City's progress made toward projected outcomes. While the 2005-2010 Consolidated Plan and the 2009-2010 Action Plan provided strategic direction and short-term goals, respectively, the CAPER addresses accomplishments, reports on quantitative measures of progress, explains why progress was not made, and details delayed and/or cancelled projects during the period of July 1, 2009 through June 30, 2010. The City of Henderson's CAPER reviews the utilization of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding since Henderson does not utilize the Housing Opportunities for Persons with HIV/AIDS (HOPWA) program or the Emergency Shelter Grant (ESG) program. The City of Henderson received an allocation of \$1,149,692 in CDBG funds and \$525,762 in HOME funds. In addition, there was \$1,013,993 in unexpended CDBG funds and \$486,151 in unexpended HOME funds available from previous program years.

The statutory purposes of the CDBG and HOME programs are to provide decent housing, to create suitable living environments, and create economic opportunities, principally for the benefit of low/moderate income persons. During the 2009-2010 reporting period, the existence of CDBG and HOME funded programs in the City was instrumental in acquiring over \$3.2 million in additional funding for related activities to foster the goals of both programs.

For the City of Henderson, CDBG and HOME projects were very successful over the 2009-2010 reporting period. Efforts to provide decent housing resulted in the residences of 369 low income households receiving necessary repairs and over 1,300 families, including victims of domestic violence and homelessness, were assisted in accessing stable housing. At least 54 households were prevented from sinking into homelessness and maintained their housing for at least 6 months following provision of supportive services. Projects to provide suitable living environments assisted in providing 10,359 nutritious meals to people in need. Projects to expand economic

opportunities helped the parents of 45 children to maintain their employment due to the presence of quality/affordable daycare.

Overall the City expended \$1,579,433.76 of CDBG and HOME funds. Of this amount \$1,470,379.36 was CDBG funds and \$109,054.40 was HOME funds. The remaining \$998,016.78 in CDBG and \$908,104.71 in HOME funds will be carried over to the 2010-2011 program year.

## General Questions

1. Assessment of the one-year goals and objectives:
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
  - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
  - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
  - a. Provide a summary of impediments to fair housing choice.
  - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
  - a. Identify progress in obtaining "other" public and private resources to address needs.
  - b. How Federal resources from HUD leveraged other public and private resources.
  - c. How matching requirements were satisfied.

### Program Year 5 CAPER General Questions response:

1. In summary, nearly all of the CDBG Public Service projects funded during the past year met or exceeded planned goals. There were two Public Service projects that experienced lower demand than expected. Three Public Facilities Improvement projects experienced construction delays but all three projects are underway now and scheduled to be completed during the current program year. Affordable housing projects which were expected to begin construction experienced delays, but will begin in the current year. Weatherization received an increase in funding this year and exceeded the planned goals, while rehabilitation and repair activities achieved slightly less than expected goals.

The City did not meet its goal for the HOME First Time Homebuyer (FTB) Program. The goal was to assist 3 homebuyers and only one was assisted. The FTB program was impacted by the availability of the Neighborhood Stabilization Program (NSP) in that for most eligible homebuyers, the NSP was of significantly greater benefit to the buyer than the FTB. One of the primary benefits of the NSP is the potential for the loan to be forgiven as long as affordability requirements are maintained. Ten homebuyers were assisted through NSP during the period.

Overall, 23 activities received allocations of CDBG and/or HOME funding in the 2009-2010 reporting year. Generally speaking, at the beginning of the grant year recipients of grant allocations provided projections of the number of persons/households they expected would benefit from their utilization of CDBG &

HOME funding. Construction or rehabilitation projects reported the number of units as the expected goal. On the following pages these activities have been categorically grouped and are reported as expected outcomes and specific results achieved as compared to planned goals.

These tables breakdown specific outcomes and objectives planned and achieved during 2009-2010, including the amounts of funds allocated and spent on each activity. Activities marked with an asterisk (\*) utilized 07-08 and/or 08-09 funding and the balance of activities utilized funding from prior years' allocations.

Table 1

<b>Desired Outcome – Accessibility for the purpose of creating suitable living environments</b>					
<i>Project</i>	<i>Plan Goal</i>	<i>Actual</i>	<i>Allocation</i>	<i>Spent</i>	<i>Source</i>
Blind Center of Nevada	12	12	9,000	9,000	CDBG
*CT Sewell Elementary	1	1	18,904	11,648	CDBG
Giving Life Ministries	9,000	10,359	34,000	34,000	CDBG
HopeLink	1,175	3,085	50,000	50,000	CDBG
Opportunity Village	1	0	100,250	0	CDBG

Table 2

<b>Desired Outcome – Accessibility for the purpose of providing decent housing</b>					
<i>Project</i>	<i>Plan Goal</i>	<i>Actual</i>	<i>Allocation</i>	<i>Spent</i>	<i>Source</i>
Catholic Charities-Marian	13	12	1,000	1,000	CDBG
*Catholic Charities WIC	1	1	21,000	21,000	CDBG
Living Grace Home	25	35	21,000	21,000	CDBG
*SAFE House	250	320	22,000	23,068	CDBG
The Shade Tree	3,500	3,512	8,000	8,000	CDBG
Women’s Development Center	14	4	14,000	14,000	CDBG
*Homeowner Rehab	10	3	254,520	53,963	HOME
Develop Affordable Housing	144	25	100,000	270,000	HOME
Weatherization	108	353	398,838	365,663	Other

Table 3

<b>Desired Outcome – Affordability for the purpose of creating suitable living environments</b>					
<i>Project</i>	<i>Plan Goal</i>	<i>Actual</i>	<i>Allocation</i>	<i>Spent</i>	<i>Source</i>
Boys & Girls Clubs-Worm	45	45	9,000	9,000	CDBG

Table 4

<b>Desired Outcome – Affordability for the purpose of providing decent housing</b>					
<i>Project</i>	<i>Plan Goal</i>	<i>Actual</i>	<i>Allocation</i>	<i>Spent</i>	<i>Source</i>
1 <sup>st</sup> Time Homebuyer	3	1	150,000	23,914	HOME
CHDO-Housing	3	0	100,000	0	HOME

Table 5

<b>Desired Outcome – Sustainability for the purpose of providing decent housing</b>					
<i>Project</i>	<i>Plan Goal</i>	<i>Actual</i>	<i>Allocation</i>	<i>Spent</i>	<i>Source</i>
*COH-Emergency Repairs	15	11	12,592	25,495	CDBG
*Rebuilding Together	2	2	5,000	7,320	CDBG

Table 6

<b>Desired Outcome – Sustainability for the purpose of creating suitable living environments</b>					
<i>Project</i>	<i>Plan Goal</i>	<i>Actual</i>	<i>Allocation</i>	<i>Spent</i>	<i>Source</i>
*Building & Fire Codes	300	946	50,000	91,117	CDBG
P&R – Wells Pool	1	1	40,000	38,452	CDBG
*PW-Triangle Area	1	0	322,054	624,590	CDBG
*PW-Triangle Area	1	0	274,240	676	CDBG-R
PW-Victory Road	1	0	66,791	66,791	CDBG

A few of the projects listed in the tables above, which were expected to be completed this past year, have been delayed or did not achieve expected results. Some of the projects were able to use unexpended funds from previous program years in addition to this years' allocation. Explanations are provided below:

Table 1

Opportunity Village Campus Expansion project experienced delays in design and engineering but plans have been approved by the City and construction will begin immediately. This project is scheduled for completion in the 2010-2011 program year.

Table 2

Women's Development Center was unable to meet their goal of assisting 14 households enter transitional housing due to a program change of one of their referring organizations. This organization that refers clients to them established their own transitional housing program, which greatly reduced the number of referrals given to Women's Development Center. They are working to improve their referral process and increase the number of outreach visits with other organizations. To address the issue of meeting their goal, we have reduced program funding and goals for the current program year.

Catholic Charities also experienced a decrease in qualified applicants for their transitional housing program this past year but will work to improve outreach efforts for the current year.

SAFE House was successful in assisting 320 victims of domestic violence with their shelter services, surpassing their goal of 250 individuals. They were able to expend \$1,068 from 2008-2009 in addition to the \$22,000 for 2009-2010, for total program expenditures of \$23,068.

The Homeowner Rehab program did not reach its goal of rehabilitating 10 homes this year. Since homeowners were utilizing the NSP funds for down payment assistance, they were also using NSP for home repairs. Three homes were rehabilitated using the City's Homeowner Rehab program.

Table 4

The First Time Homebuyer (FTB) program was greatly impacted by the availability of the Neighborhood Stabilization Program (NSP). Most eligible homeowners found NSP to be of greater benefit than the FTB. One major reason for this is that NSP has the potential for the loan to be forgiven if affordability requirements are maintained. The goal for FTB was three homes but only one was purchased under this program.

Table 5

The Emergency Repair Program utilizes CDBG funds and assists very low-income homeowners residing within the Henderson City limits. Grants provide funds to make immediate corrections or necessary repairs to the applicant's owner-occupied home or mobile home for items which present health and safety risks. The applicant must own their home for a minimum of one year, have less than \$10,000 in assets (excluding their home, furnishings, and 2 automobiles), and household income must be at or below 60% of the area median income. Annual unit-of-service goals are set for the program based on historical trends and the amount of available CDBG funding however actual utilization is determined by the number of qualified applicants and the actual

costs of qualified repairs. The maximum amount of a single grant is \$2,500. Unused funds are reallocated to the next program year.

Rebuilding Together reached their goal of rehabilitating two homes and expended \$2,320 in funds from 2008-2009, in addition to their allocated \$5,000 from 2009-2010, for total program expenditures of \$7,320.

Table 6

Two public improvement projects fell behind schedule due to design and construction delays. The scope of the Triangle Area Improvement project increased with the addition of CDBG-R funding and neighborhood outreach meetings took longer than expected. The Victory Atlantic project design was delayed due to the engineering department workload. The Triangle Area and Victory Atlantic Improvement projects are both under construction at year end and will be completed in the 2010-2011 program year. The City's Building & Fire Safety Department greatly surpassed its goal of assisting 300 homeowners with code compliance issues. They completed 946 cases involving code compliance and were able to use the unexpended funds from 2007-2008 and 2008-2009 program years, for a total of \$91,117 in program funds expended.

2. Henderson experienced a high level of success in achieving planned outcomes during the past year and will not change its approach in the near future. The CDBG entitlement for the City of Henderson has been approximately \$1,200,000, and HOME approximately \$500,000, for the past several years. Large projects often take more funding than the City has available, making it necessary to fund certain projects in phases over consecutive years and the partner to develop multiple funding sources for the project. Pre-funding a project with future years' allocations is allowable and would obviously benefit large projects and the community, but due to the annual threats to cut the CDBG budget, Henderson is reluctant to utilize this avenue. If funding could be set at a guaranteed amount for successive years, the City would be able to confidently pre-fund large projects and more efficiently utilize the CDBG program resources.
3. The dynamic nature of the housing market in Southern Nevada, including lack of liquidity for developers to purchase land for future development, rapidly depreciating home values, previous urban sprawl, and investors purchasing foreclosed homes has severely crippled the local market which can impact fair housing choice. The City of Henderson demonstrates a proactive approach to Fair Housing initiatives through education, outreach, and community collaboration.

The City voluntarily dedicates staff to participate on the Community Housing Resource Board and assigns legal staff to be available to research and assist citizens who may have legitimate fair housing complaints or concerns. The Collaboration with the Southern Nevada Bankers Collaborative this past year has resulted in education classes being conducted for non-profit providers and low-income buyers to educate them on predatory lending practices and other rights and issues regarding Fair Housing. The City is strongly committed to collaborations and partnerships furthering Fair Housing Initiatives in Henderson and Clark County. To promote fair housing, and assist in assuring all citizens are aware of their rights to fair housing, we continue to have an employee representative sit on the Community Housing Resource Board, as well as offer financial assistance to sponsor workshops and educational programs & materials.

The City Attorney's office dedicates one attorney to address local complaints and to refer anyone experiencing discrimination issues to HUD's Fair Housing Office.

In April 2010 the City of Henderson Neighborhood Services Division, along with the Nevada's Banker Collaborative and the Greater Las Vegas Association of Realtors, hosted the *Foreclosure Prevention Workshop*, an event designed to educate and assist residents facing foreclosure and help them get their questions answered. Both housing counselors and bank representatives were present to speak to homeowners. Approximately 112 people attended this four-hour workshop.

Efforts were also initiated to coordinate with Nevada Legal Services in providing services to citizens requiring representation with fair housing complaints. Additionally, the City has several staff members actively involved in the Southern Nevada Regional Planning Commission, Workforce Housing Committee which coordinates regional housing efforts, including impediments to fair and affordable housing.

4. Although housing valuations have dropped considerably over the past 18 months, NIMBYism (Not In My Backyard) continues as a significant obstacle to affordable multifamily housing, in addition to relatively small entitlement allocations available to the City to address obstacles.

While land costs have stabilized, development of affordable units is unrealistic in the present environment, the City continued to solicit affordable development from non-profit and for-profit developers to assist with underserved needs. The City funded a 25-unit assisted living project, which is complete and is fully occupied, as well as a 60-unit senior development that is under construction, and an 80-unit senior development that is awaiting tax credit syndication. The City has also committed funds for the development of a 225-unit senior apartment project which has received a private activity bond allocation and Tax Credit Assistance Program (TCAP) funds.

Furthermore, Henderson places a high priority on participation in the Regional approach to evaluate tools to address the lack of affordable housing. Henderson's active participation in the Southern Nevada Regional Planning Commission's efforts over this past year helps to insure Henderson residents will participate in Regional solutions to the lack of affordable housing.

In addition to collaborating with stake holders and brainstorming options for affordable housing, the City has been funding a Community Housing Development Organization (CHDO) and plans to expand this collaboration. The CHDO has been acquiring and rehabilitating properties for sale as affordable housing to homebuyers. Ten homebuyers have been served through the program to date. The City has developed a partnership with Consumer Credit Counselling Service. We are also in the discussion with numerous non-profit counseling agencies to provide education and counseling services for first-time homebuyers and Neighborhood Stabilization Program (NSP) buyers. These efforts will expand over the next year to assist in removing barriers to affordable housing.

5. Besides the CDBG and HOME funding, the City of Henderson utilized \$723,703 in State Low Income Housing Trust Fund (LIHTF) dollars for the Development of

Affordable Housing. LIHTF Welfare Set-Aside funds totaling \$85,230 were utilized in homeless prevention projects, while \$40,000 in State LIHTF Tenant-Based Rental Assistance (TBRA) funds were committed to assist in homeless prevention activities. The LIHTF TBRA funds serve as match for a \$471,554 McKinney-Vento Homeless Assistance Act project and a \$315,986 expansion project utilized in the community. \$136,080 in City General Funds supported Regional Homeless Coordination activities, which is part of our response to ending chronic homelessness. The City's Weatherization Program utilized \$132,425 of State Weatherization funds and \$1,007,270 of Nevada Department of Energy funds, as well as \$2,203 LIHTF Weatherization funding. CDBG funding for public facility construction from previous grant years was leveraged by a community-based agency to provide over \$125,000 in private donations, which were utilized in homeless prevention efforts.

Responding to Federal Stimulus initiatives, the City of Henderson had two Substantial Amendments to the 2008-2009 Action Plan. The City received a direct allocation of \$3,205,044 in Neighborhood Stabilization-1 (NSP-1) funds and will be the subrecipient of \$850,819 in State NSP-1 funds. The City has also been allocated \$304,711 in CDBG-Recovery funding. Both applications were accepted by HUD and the City began spending the funds on eligible activities within the first six months of the 2009-2010 funding cycle. We have assisted with the purchase of 25 homes with the use of NSP funds. At this time the City has allocated 85% of the funds and will have allocated the total amount by the September 19<sup>th</sup> deadline.

The following chart lists the source and amount of funds available for the City's Housing & Community Development activities during 2009-2010.

<b>Housing &amp; Community Development Funds FY 2009/2010</b>	
<b>Sources of Funds</b>	<b>Amount</b>
CDBG – current year (2009-10)	1,149,692
CDBG – prior years	1,013,993
CDBG – Recovery	304,711
State of Nevada	
Low-Income Housing Trust Funds (LIHTF)	1,570,843
LIHEA Weatherization	84,755
LIHTF Welfare Set-Aside	85,230
HOME Funds	635,315
Weatherization Assistance Program Funds	1,459,800
HOME Funds – current year (2009-10)	525,762
HOME Funds – prior years	486,151
HOME Program Income	5249
CDBG Program Income	4
<b>TOTAL</b>	<b><u>7,321,505</u></b>

## Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 5 CAPER Managing the Process response:

The CDBG Program Advisory Committee, as well as CDBG & HOME staff, utilized the 2005-2010 Comprehensive Plan document as the framework for 2009-2010 program implementation. City Departments and community subrecipients were informed of the planned priority activities and desired outcomes as applications for program funding were being developed. The past five Annual Action Plans were developed within the structure of comprehensive planning requirements and internal policies & procedures. Public input was solicited and several meetings of the Program Advisory Committee were attended by members of the community.

The CDBG program has developed a subrecipient Monitoring Manual and the HOME program has developed "Developer Monitoring Procedures" for Multi-family, Single-family and CHDO recipients and routine monitoring is an ongoing process for both programs. The City has taken a proactive approach in utilization of the optional Consolidated Plan Management Process (CPMP) tool in developing and reporting its Consolidated Plan, Action Plans, and this Year 5 CAPER report. Members of the City staff have attended several training opportunities on the Outcome Performance Measurement system and have coordinated with local jurisdictions on implementation of outcome measurement tracking methods.

Meetings were held with community organizations receiving 2009-2010 CDBG allocations and technical support has been provided to new subrecipients of 2010-2011 allocations to review the outcome measurement criteria and reporting requirements.

### Citizen Participation

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

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

Program Year 5 CAPER Citizen Participation response:

The City of Henderson Consolidated Annual Performance and Evaluation Report (CAPER) for the year ending June 30, 2010 was advertised locally in the *Las Vegas Review Journal* as available for a 30-day public review and comment period from August 2, 2010 through September 2, 2010 in accordance with the Citizen Participation Plan incorporated as part of the Five-Year Consolidated Plan. The Action Plan, Five-Year Consolidated Plan, CAPER, IDIS, and any other public documents or reports are available for citizen review at any time in the Neighborhood Services Division Office. In addition, the City’s CDBG Program Advisory Committee (PAC), appointed by City Council, reviewed the draft CAPER document. The City Council approved submission of this CAPER on September 7, 2010 and no citizen comments were received as a result of the public review and comment period.

This chart details CDBG/HOME program funding during the 2009-10 reporting period:

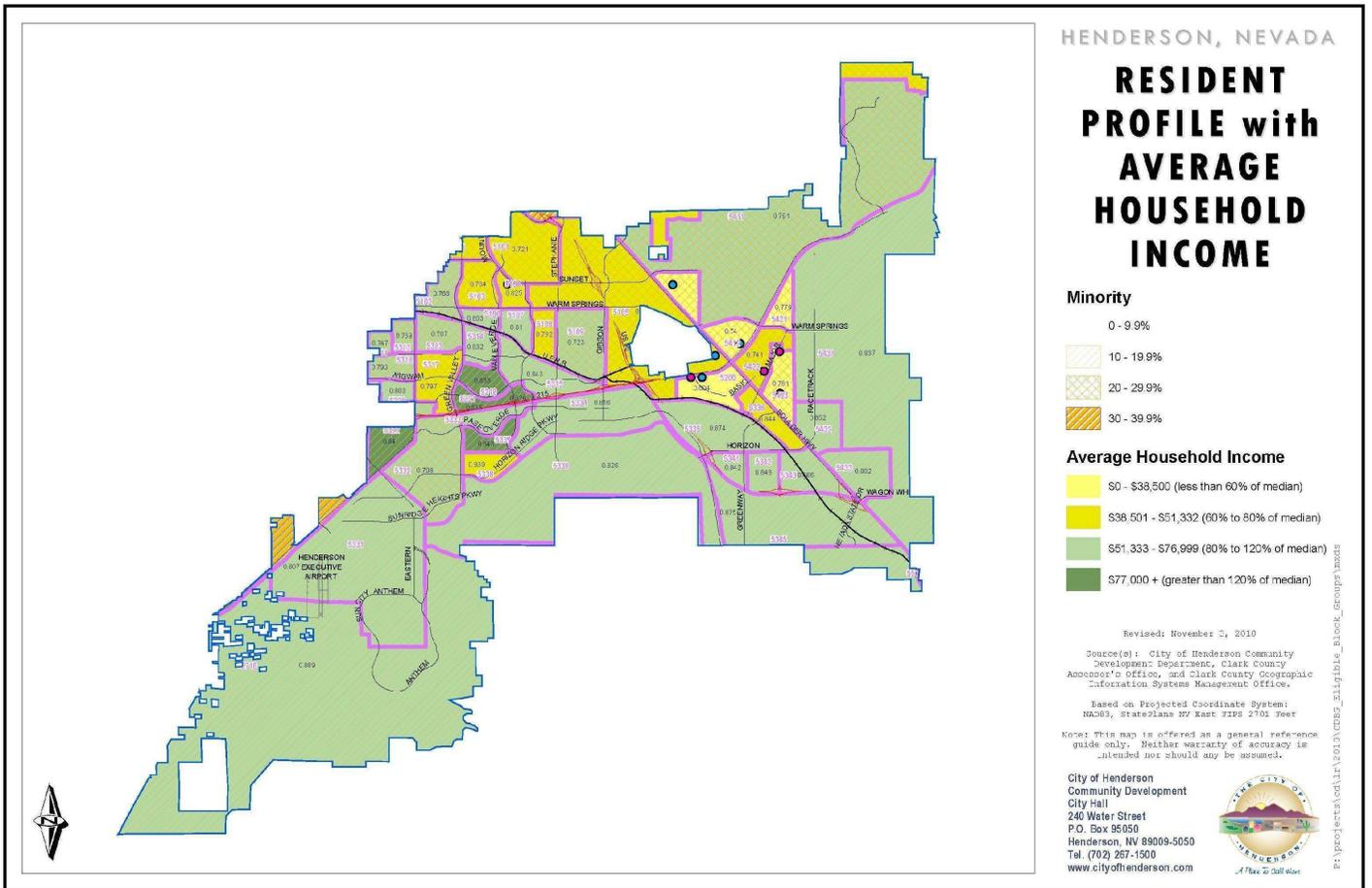
<b>FORMULA GRANT PROGRAM FUNDS</b>					
<b>CDBG</b>	<b>09-10</b>	<b>Prior Yrs</b>	<b>CDBG-R</b>	<b>PI</b>	<b>Total</b>
Funds Available	\$1,149,692	\$1,013,993	\$304,711	\$4	\$2,468,399
Funds Committed	\$1,149,692	\$1,013,993	\$304,711	\$4	\$2,468,399
Funds Expended	\$677,183	\$649,476	\$143,716	\$4	\$1,470,379

<b>FORMULA GRANT PROGRAM FUNDS</b>				
<b>HOME</b>	<b>09-10</b>	<b>Prior Yrs</b>	<b>PI</b>	<b>Total</b>
Funds Available	\$525,726	\$486,151	\$5,249	\$1,017,126
Funds Committed	\$525,726	\$486,151	\$5,249	\$1,017,126
Funds Expended	\$16,662	\$87,143	\$5,249	\$109,054

Additional details regarding funds available, committed, and expended on specific activities and related outcomes are described on pages 3, 4, and 8 of this CAPER.

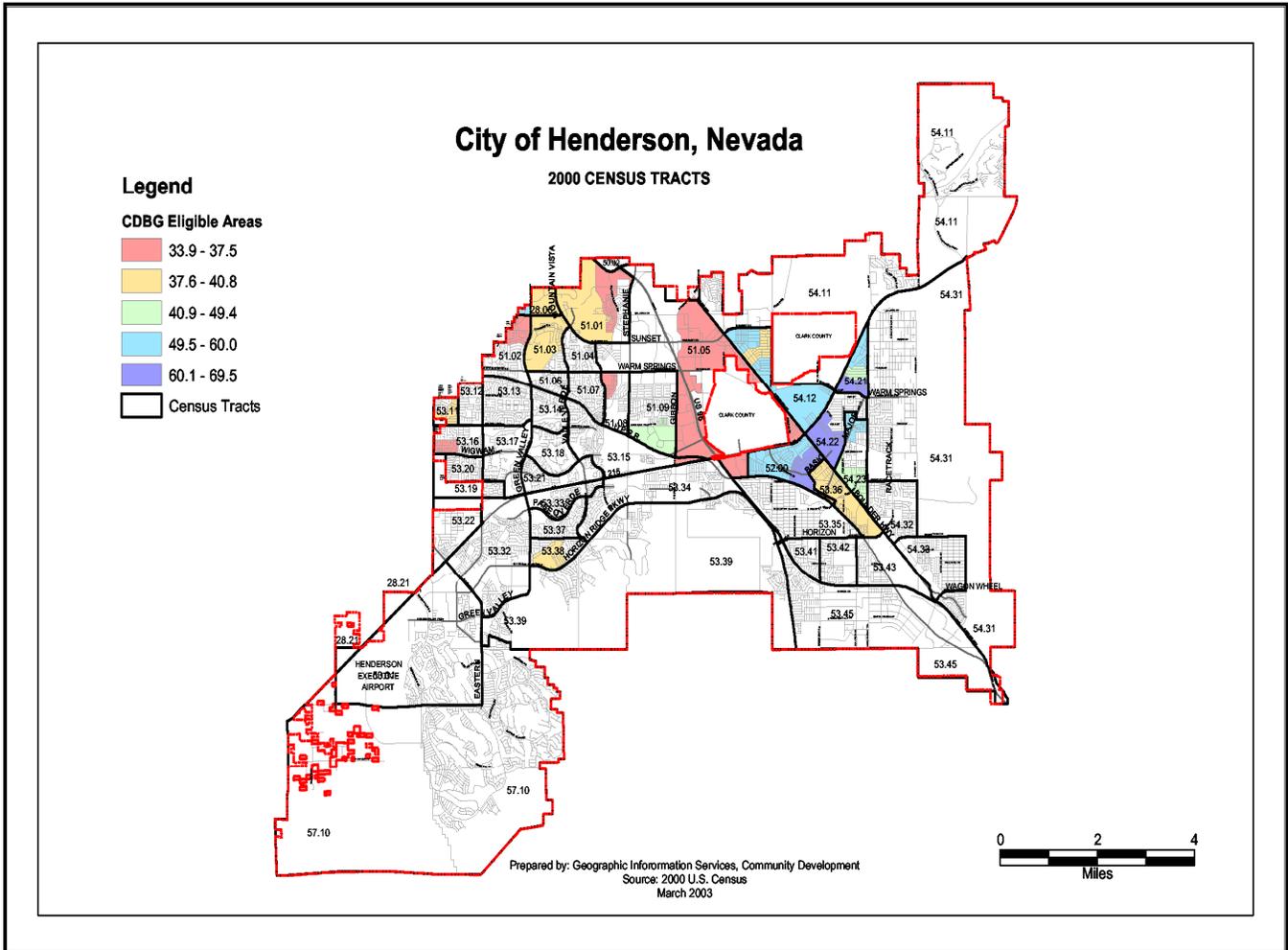
### LOCATION OF INVESTMENT

This map indicates the CDBG projects that occurred in areas of low-income and the minority concentration of those areas that benefited from expenditures made in 2009-2010. For more detailed information, see maps on pages 14-15.



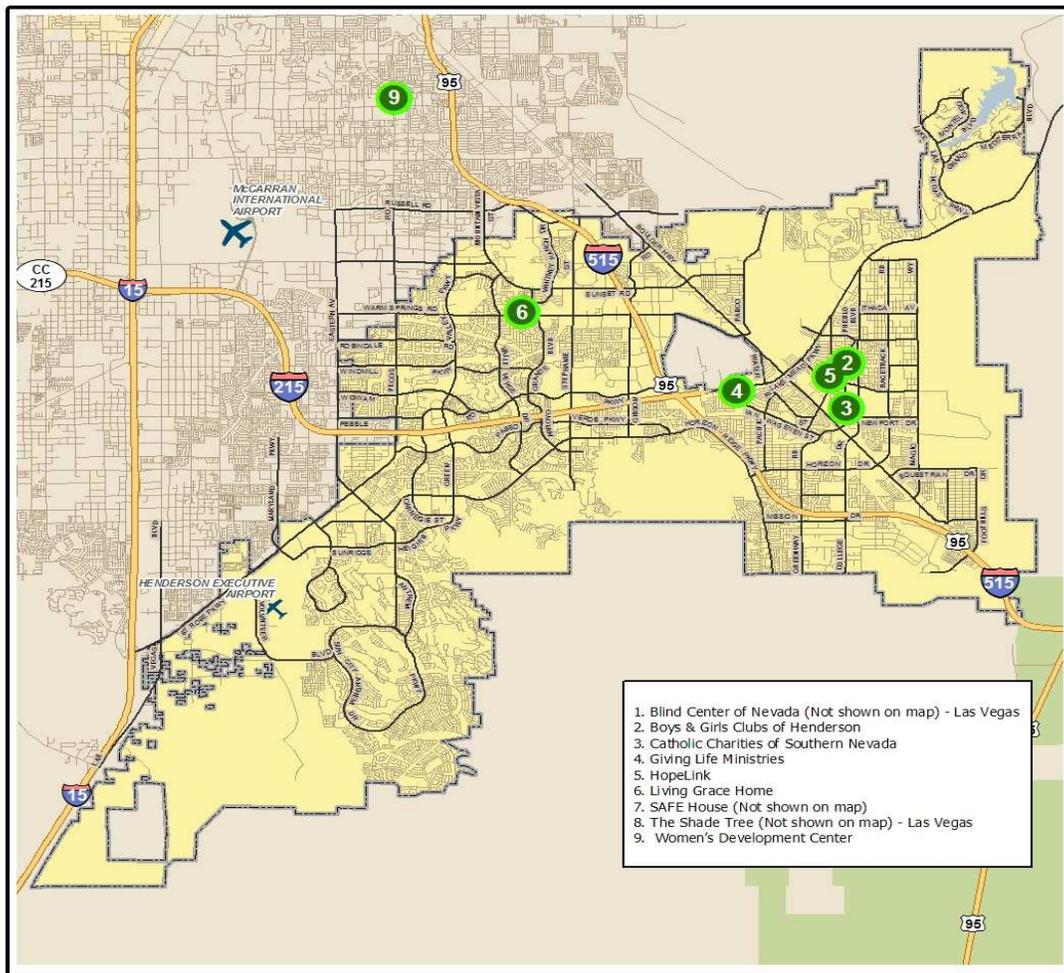
### GEOGRAPHIC DISTRIBUTION

The City of Henderson applies the Quartile Threshold of 32.8% of poverty and 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), and older neighborhoods are located in the downtown Henderson area (Townsite), Pittman and the Victory Village area. These are the areas of major geographic concentration for CDBG projects, as well as utilization of HOME funding for rehabilitation and first-time homebuyer program funding.



## 2009-2010 CDBG Public Service Projects

1. Blind Center of Nevada – Road to Independence
2. Boys & Girls Club of Henderson – Worm Catcher
3. Catholic Charities Marian Residence
4. Giving Life Ministries – Emergency Nutrition Assistance
5. HopeLink – Homeless Prevention Project
6. Living Grace Home – Homeless Pregnant Teen Program
7. S.A.F.E. House – Domestic Violence Shelter
8. The Shade Tree – Emergency Shelter Program
9. Women’s Development Center – Transitional Services



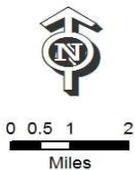
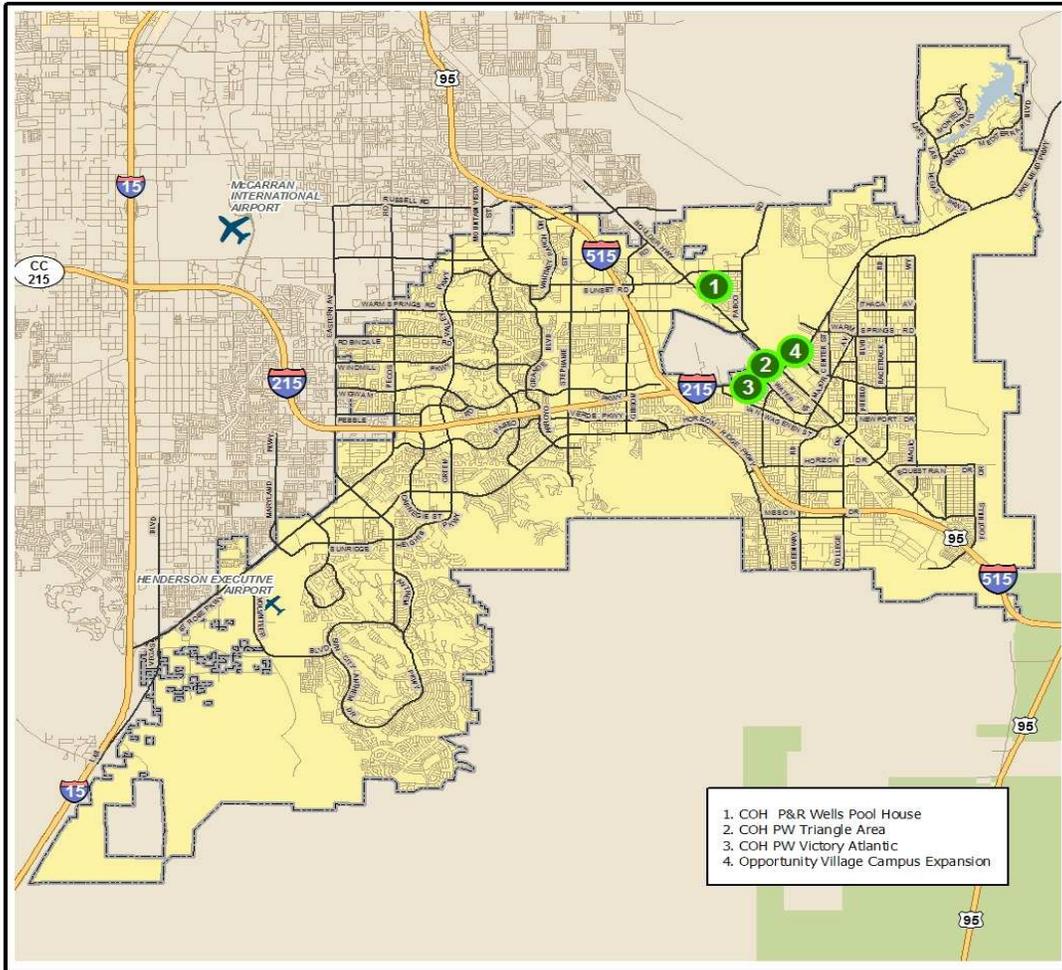
### City of Henderson, Nevada CDBG Public Service Projects FY 2009 -2010



Prepared by Department of Information Technology, GIS  
July 2010  
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## 2009-2010 CDBG Public Facility Improvement Projects

1. COH P&R Wells Pool House
2. COH PW Triangle Area
3. COH PW Victory Atlantic
4. Opportunity Village Campus Expansion



### City of Henderson, Nevada Public Facilities Improvements FY 2009 -2010

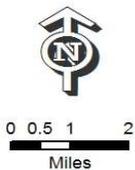
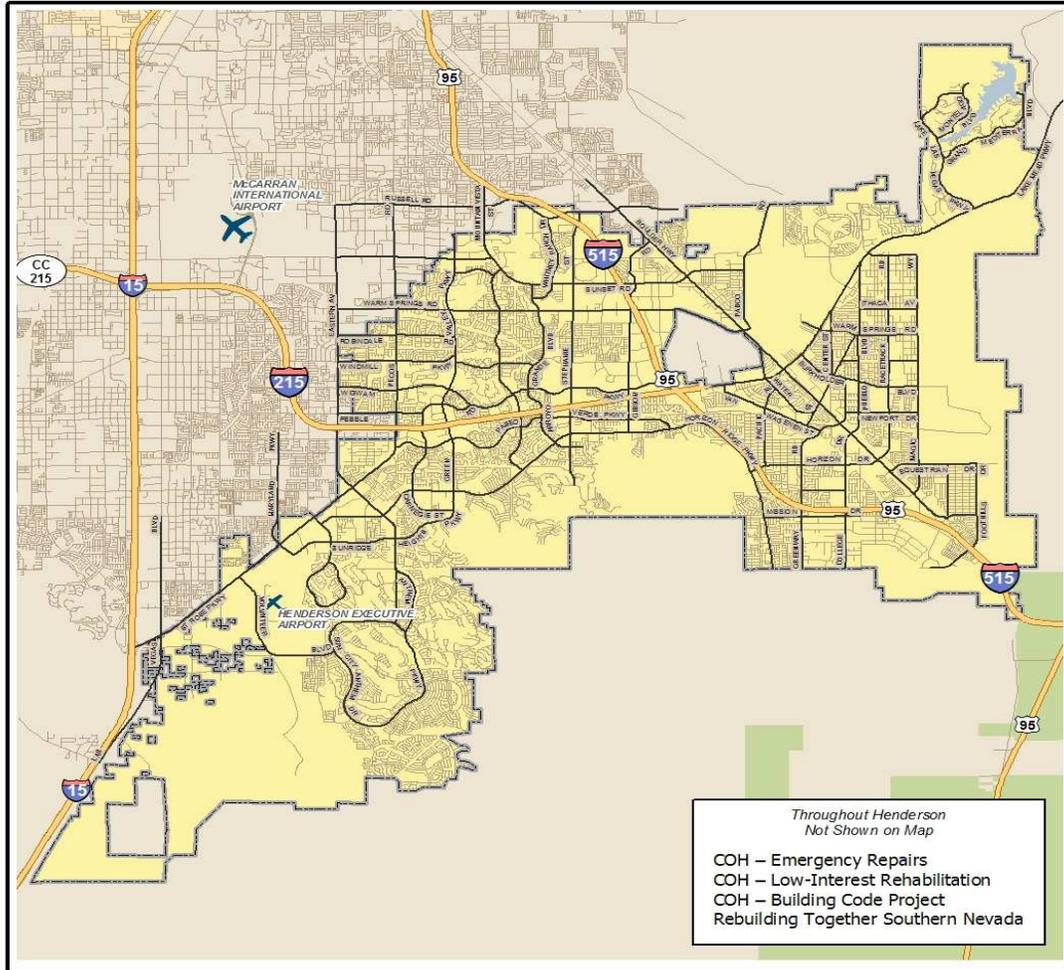


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## 2009-2010 CDBG Capital Improvement, Neighborhood Preservation, Rehabilitation and Economic Development Projects

1. COH – Emergency Repairs
2. COH – Low-Interest Rehabilitation
3. COH – Building Code Project
4. Rebuilding Together Southern Nevada

(all projects are throughout Henderson)



### City of Henderson, Nevada CDBG Capital Improvement Projects FY 2009 -2010

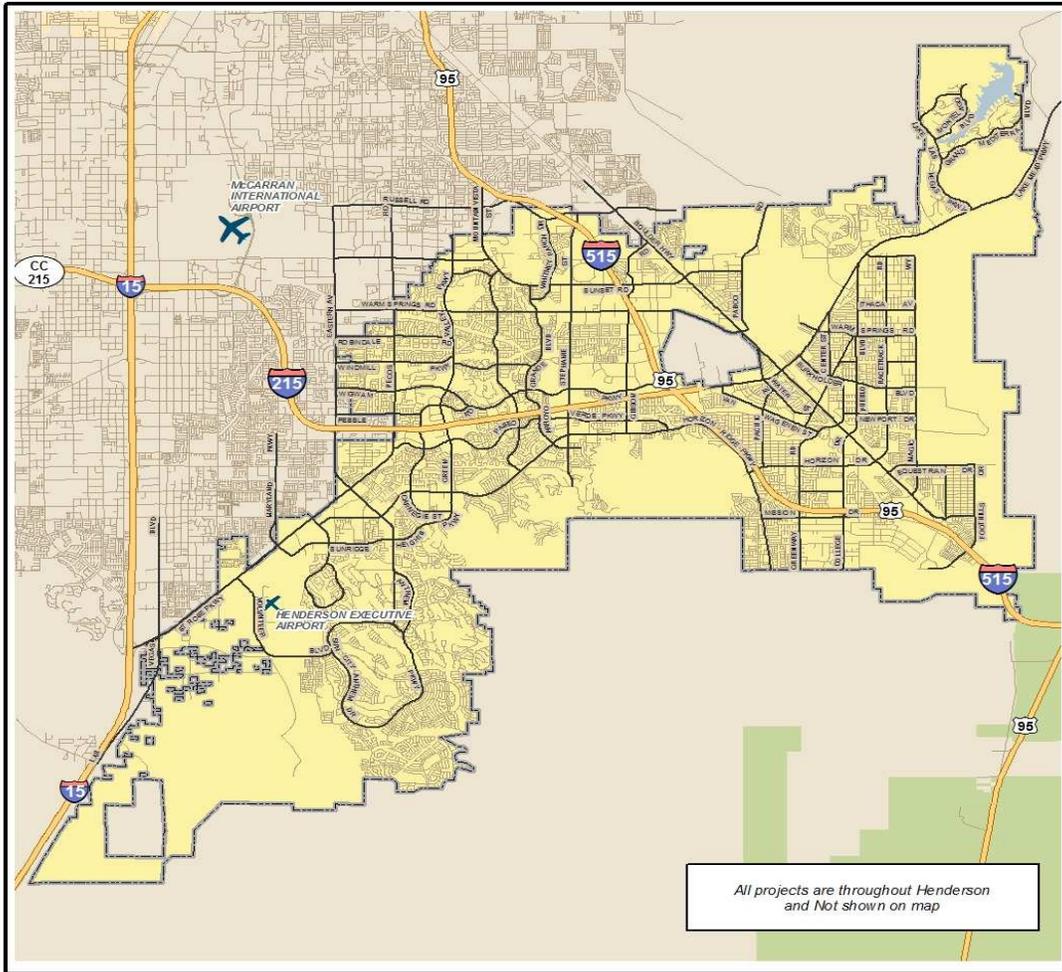


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July 2010  
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## 2009-2010 HOME/ADDI/SUPPLEMENTARY PROJECTS

1. CHDO – Affordable Housing Development
2. COH - First Time Homebuyer Program
3. COH – Homeowner Rehabilitation Program
4. COH – Weatherization Program
5. Welfare Set-Aside Program Funds

(all projects are throughout Henderson)



### City of Henderson, Nevada Home/ADDI/Supplementary Projects FY 2009 -2010



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July 2010  
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## Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 5 CAPER Institutional Structure response:

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.

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 the broader Southern Nevada area. This approach requires vigilance to assure coordination with the various regional efforts complementing our CDBG and HOME related efforts. Our involvement with The Housing Authority of the County of Clark (described on page 24), the Regional Homeless Coordination efforts and the Southern Nevada Regional Planning Commission (described on page 26) are a few examples of efforts to enhance this coordination.

The City also encourages coordination and resource sharing among public and private organizations through strategies such as shared office space, shared services, and satellite locations in Henderson for Las Vegas-based organizations. The City of Henderson collaborates with a Community Housing Development Organization (CHDO) program to assist in developing affordable housing, as well as utilize local agencies who also provide outreach and assessment services that link individuals in need to agencies that can best meet those needs throughout the valley.

This past year, Neighborhood Services provided technical support and guidance to several City Departments and affiliated organizations which utilized CDBG funding in their activities, including Public Works, the Redevelopment Agency, Parks & Recreation, and Building & Fire Safety (code enforcement) to enhance coordination. During this next year within the City itself, the City of Henderson's institutional structure for projects will involve Public Works, Parks & Recreation, and the Building & Fire Safety Department, each of which has their own conditions and requirements for individual projects. The Neighborhood Services Division will take the lead in ensuring that coordination exists within the City's Departments and potential gaps are avoided.

## Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
  - a. Describe the effect programs have in solving neighborhood and community problems.

- b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
- c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
- d. Indicate any activities falling behind schedule.
- e. Describe how activities and strategies made an impact on identified needs.
- f. Identify indicators that would best describe the results.
- g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
- h. Identify whether major goals are on target and discuss reasons for those that are not on target.
- i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

Program Year 5 CAPER Monitoring response:

1. The City has developed policies and procedures to monitor each subrecipient as required to ensure compliance with HUD and federal regulations for programs and projects carried out by these organizations. These policies and procedures include the review of documentation submitted for reimbursement from CDBG & HOME funds prior to payment as well as demographic reports submitted. Periodic on-site visits to determine the nature and degree of compliance with applicable laws & regulations provide face-to-face interaction with providers of necessary programs. Areas of activity reviewed during monitoring include client records and data; organizational policies and procedures; accounting systems and records; budget management; property records; and other federal requirements. Furthermore, the City conducts project site visits to ensure compliance with Davis-Bacon wage requirements related to construction projects and reviews documentation to ensure requirements are met. Subrecipients are routinely provided training and technical assistance (T&TA) to assist them with compliance with funding regulations. T&TA may be customized and intensified as necessary to support struggling subrecipients as needed.
2. This past years' monitoring resulted in only minor adjustments in subrecipient methods for gathering and reporting data. Most subrecipients were using intake forms to collect data on income level, race and ethnicity, and female head of household. However, some of the subrecipients' intake forms were asking for race and ethnicity incorrectly according to HUD policy. Recommendations were made to update the intake forms and the new forms were reviewed for corrections. In some instances monitoring visits provided the opportunity for discussing revised outcome measurement requirements included in the next program year's funding Agreements.
3. a) The process of defining a Strategic Plan documenting priority problems and programming available funds to address critical needs is a positive force for change. The process of allocating annual funding in line with Strategic Plan initiatives insures continuity and consistency of purpose.  
  
b) The City of Henderson's 2005-2010 Consolidated Plan highlighted several major initiatives to receive targeted investment, including the Nathan Adelson Hospice & Adult Day Care facility, the Head Start daycare and childhood development complex, completion of the Pittman neighborhood street enhancements, as well as activities to create/save jobs for low-income residents. Significant progress was made on all of these initiatives and with the completion of the Public Works projects this year, all these major initiatives identified in the Consolidated Plan will be completed.

The Hospice was allocated CDBG funding in the amounts of \$220,150, \$446,096, and \$100,000 in previous years. Construction of the Adult Day Care facility (Phase1) on the campus of the future Hospice was completed last year. Clark County also participated in this project with a \$1,840,000 CDBG allocation. The final allocation of CDBG funding for the Childhood Development project was committed in the 2004-2005 program year, and the project was completed during the 2005-2006 program year. One Pittman neighborhood street enhancement project, King Street, was completed two years ago and additional projects were allocated funding in 2007-2008 and were completed in 2008-2009.

- c) Efforts to provide decent housing resulted in the residences of 369 low income households receiving necessary repairs and over 1300 families, including victims of domestic violence and homelessnes, were assisted in accessing stable housing. At least 54 households were prevented from sinking into homelessness and maintained their housing for at least 6 months following provision of supportive services. Projects to provide suitable living environments provided 10,359 nutritious meals to people in need. Projects to expand economic opportunities helped the parents of 45 children to maintain their employment due to the presence of quality/affordable daycare.
- d) Three Public Facility Improvement projects experienced construction delays last year but will be completed in the 2010-2011 program year. Two Public Service projects fell behind schedule due to the decreased numbers of qualified referrals. Several affordable housing projects have experienced financing delays but all are expected to be under construction this year.
- e) The City has made considerable progress on the completion of projects addressing the priority needs identified in the Consolidated Plan (see 3.b. above). The completion of the King Street Improvement project in the 2007-2008 funding cycle leaves only two projects remaining in this low income neighborhood which have not been completed, and these projects received allocations in the 2007-2008 cycle and will be completed this year. Final completion of these projects will significantly improve the public thoroughways in these neighborhoods, providing new curbs and gutters and safe sidewalks for neighborhood residents.

The childhood development complex completed in a previous year is a strong example of a high impact project. A coalition of community groups initiated efforts for affordable childcare services which evolved to a community-wide catalyst for change. Over a four year period, utilizing multiple funding sources, including CDBG, neighborhood partners including the local Elementary School, two City of Henderson Parks & Recreation facilities, and the local Presbyterian Church brought a new Head Start Center and a new Family Resource Center into the neighborhood. Student performance at the elementary school is one measure of the success of this effort. Two years prior to the completion of the complex, of the 97 children entering first grade, only one was ready to learn to read. 69 of them could not recognize letters of the alphabet or their sounds, the rest were at or below preschool level. This past year, first graders included graduates of the first Head Start class as well as last years' participants in the School's expanded all-day kindergarten, and their interim achievement assessments document that 80% of them are reading at their appropriate level.

- f) On pages 3 & 4 of this CAPER, all of the activities receiving 2009-2010 CDBG & HOME allocations were categorized into seven "Desired Outcomes", and results achieved were compared to planned goals. The following descriptions, or indicators, identify how progress was measured toward achieving the intended results. For example, activities with a Desired Outcome of *Affordability for the purpose of providing decent housing* may have a measurement indicator of "The number of homebuyers receiving direct assistance". The results achieved for the 2009-2010 reporting period can be described as follows:

10,371 persons were assisted with new or improved access to services  
1 first-time homebuyer was assisted in homeownership  
369 units occupied by low income residents were repaired  
7,053 nights homeless persons were assisted with overnight shelter  
979 households received emergency assistance to prevent homelessness

- g) The City allocated 2009-2010 CDBG funding to four Public Facility activities; Wells Pool House Improvements, Triangle Walk & Ramp Improvements, Victory Atlantic Improvements, and Opportunity Village Campus Expansion. The Wells Pool House Improvements were successfully completed during the 2009-2010 program year, but the other three Public Facility activities experienced construction delays. These projects are currently underway and will be completed in the 2010-2011 program year.
- h) All major goals are on target.
- i) The City's actions taken last year to address barriers to affordable housing are discussed below on pages 21-22 of this CAPER and the City expects to increase emphasis on these responses during the current year.

## **Lead-based Paint**

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 5 CAPER Lead-based Paint response:

The City continued to test homes constructed before 1978 for lead-based paint in compliance with HUD's lead-based abatement requirements at the time households sought assistance from the City, but no homes were abated this past year. The Housing Authority of the County of Clark performed lead-based paint testing of their units and all family units are lead-safe. The City provided outreach on lead-based paint hazards and the City helped participating owners with financial assistance to identify lead-based paint hazards.

## HOUSING

### Housing Needs

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

1. Describe actions taken during the last year to foster and maintain affordable housing.

Program Year 5 CAPER Housing Needs response:

The City of Henderson emphasized efforts to preserve owner occupied affordable housing. The City has increased outreach to first time homebuyers while increasing the available subsidies and has contracted with a Community Housing Development Organization (CHDO) to provide first time homebuyer assistance along with rehabilitation of homes.

Henderson has limited available Federal, State or local public and private sector resources, therefore we utilized available funds primarily for direct homeowner assistance, rehabilitation of existing homes, gap financing for new construction, and the City allocates funding to a nonprofit to administer a Tenant-Based Rental Assistance program. In addition to CDBG and HOME funds, the City utilized \$723,703 in State LIHTF dollars in the Development of Affordable Housing. The City's Weatherization Program utilized \$132,425 of State Weatherization funds, \$1,007,270 of Nevada Department of Energy funds, and \$2,203 LIHTF funding in supporting low-income homeowners to sustain their housing.

The City previously identified five parcels to be withheld from upcoming BLM auctions and these parcels were to be utilized for future affordable housing development. Due to the slowdown in housing construction no large BLM auctions will be taking place in the near future, however these five parcels will be part of the next large auction. The City has not identified any infill BLM parcels which can be utilized for affordable housing development.

Four years ago, the City of Henderson participated in a regional study to identify and explore the relationship between the demand for and supply of "workforce" housing. The Southern Nevada Workforce Housing Study presented a projected 10-year housing supply and demand analysis and analyzed the projected shortfall. During the 2006-2007 year the City contributed its proportional regional share of the cost for a Jobs-Housing Balance Analysis, which was completed during the 2007-2008 fiscal year. The Analysis considered where job growth is occurring, whether or not sufficient workforce housing is being developed, and provided workable strategies to promote regional jobs-housing balance throughout Clark County. The Study has been formally presented to the municipalities and it will be utilized in local and regional housing efforts to foster and maintain affordable workforce housing.

## Specific Housing Objectives

1. Evaluate progress in meeting specific objectives of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

### Program Year 5 CAPER Specific Housing Objectives response:

The City funded a 25-unit assisted living project, which is complete and fully occupied, a 60-unit senior development that is under construction, and an 80-unit senior development that is awaiting tax credit syndication. The City has also committed funds for the development of a 225-unit senior apartment project, which has received a private activity bond allocation and Tax Credit Assistance Program (TCAP) funds.

The demographics of renters & households assisted during the reporting period are detailed on the charts beginning on the next page.

Efforts resulted in at least 24 formerly homeless individuals and 54 families attaining stable affordable housing last year. We rehabilitated 3 houses of low-income owners and assisted 1 family in purchasing their first home. 369 units occupied by low income residents were assisted with emergency repair funds.

All the affordable housing provided by the City meets the Section 215 definition for rental and owner-occupied households. Meeting this definition continues as a goal for the City in providing a variety of housing types while sustaining affordable units in both rental and owner-occupied categories.

The City also provides small grants for worst-case housing needs to retrofit affordable homes as necessary.

The **Housing Needs Table** on the next pages documents the number of individuals we planned to serve versus the number actually served for the reporting period, including the number of persons classified as extremely low-income, low-income, and moderate-income.

## Public Housing Strategy

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 5 CAPER Public Housing Strategy response:

The City is committed to collaborating in efforts to guarantee a strong public housing agency. In the past, the City has participated in various collaborative efforts with the Housing Authority of the County of Clark (HACC), including serving on Committees, cost sharing initiatives, and a Due Diligence Study conducted three years ago. This past year the Authority continued to utilize its Capital Fund to provide staff and resident training for the public housing programs within HUD's revised program guidelines. Resident-oriented programs were managed and conducted by HACC's Resident Program Manager and Housing Management staff kept residents abreast of new or revised regulations, policies and procedures. Staff assisted, established and supported the Resident Councils. Existing councils and other resident groups were directly involved in providing input for proposed rehabilitation activities. Last year, the HACC continued to coordinate seminars on home purchasing for interested public housing and other residents and Section 8 participants. Staff also provided consumer credit counseling services in support of residential clients.

The Authority's Family Self-Sufficiency Program serves families in both Section 8 and Public Housing Programs. A partnership with the State Welfare Division to coordinate efforts with the "Welfare-To-Work" requirements, as a part of the national welfare reform, continues to provide a much needed support service. The HACC continued its Section 8 Homeownership Program which allows FSS households to use Section 8 vouchers towards a home mortgage payment. HACC initiatives have been so successful in the past that the National Association of Housing & Redevelopment Officials (NAHRO) recognized the Authority with seven Awards of Merit, including Affordable Housing Outreach and Family Self-Sufficiency Graduation.

## Barriers to Affordable Housing

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 5 CAPER Barriers to Affordable Housing response:

Lack of liquidity for developers to purchase land and obtain financing and negative public attitudes toward homeless persons has served as obstacles to achieving the objectives of the Consolidated Plan.

Specific initiatives the City takes to address barriers to affordable housing include gap financing, issuing abatement letters, and negotiating lower rents. The City provides gap financing to developers to address the development cost barrier to affordable housing while providing the developer a letter documenting use of HOME funds in the project, therefore qualifying the project for property tax abatement. These actions reduce the net operating income (NOI) required of the development allowing the developer to maintain lower rents. The City also

negotiates additional affordable units within the development than the required level in exchange for its gap financing.

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 commenced in previous years and will expand during 2010-2011 to help alleviate these impediments.

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, while continuing efforts to collaborate with stake holders and brainstorm options for affordable housing. The City funded Housing for Nevada as the Community Housing Development Organization (CHDO) to expand affordable housing efforts, and developed a partnership with Consumer Credit Counselling Service. These efforts will expand next year to assist in removing barriers to affordable housing.

As further described on page 19 of this CAPER, both the Workforce Housing Study and the Jobs-Housing Balance Analysis will also be utilized in regional and local planning efforts to overcome barriers to affordable workforce housing.

## **HOME/ American Dream Down Payment Initiative (ADDI)**

1. Assessment of Relationship of HOME Funds to Goals and Objectives
  - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
  - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
  - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
  - a. Detail results of on-site inspections of rental housing.
  - b. Describe the HOME jurisdiction's affirmative marketing actions.
  - c. Describe outreach to minority and women owned businesses.

Program Year 5 CAPER HOME/ADDI response:

1. HOME funds are essential in attaining affordable housing goals and objectives. This past year HOME funds assisted in one affordable unit being acquired and rehabilitated for affordable homeownership, and the homes of 369 low-income homeowners were rehabilitated. HOME funds leveraged related affordable housing activities including Weatherization and a Tenant Based Rental Assistance program.
2. HOME funds expended totaled \$104,000 requiring a match total of \$26,000. The City's actual match value was \$3,166,168. The carry-forward will be \$3,842,368.
3. The City had two HOME contractors during the year and one contractor, Las Vegas Custom Building Concepts Inc., qualified as a Women's Business Enterprise (WBE) as this is a woman-owned business.

4. Monitoring of funding recipients providing rental housing confirmed rental inspections are being properly conducted and units & complexes met Housing Quality Standards (HQS). The City complies with HOME affirmative marketing requirements and monitors funding recipient affirmative marketing activities. Funding recipients maintain Affirmative Marketing Certifications which include the following:
  - Ensuring that all potential applicants and the general public have access to Federal Fair Housing Laws and Affirmative Marketing Procedures through outreach methods
  - Ensuring that all persons, including persons covered by the Fair Housing Act and it's amendments, have access to information about program services and available units
  - Ensuring record keeping and affirmative action activities
  - Assessing and reporting on affirmative marketing activities

The City actively encourages minority and women owned businesses to participate in City contracting activities through the use of advertising. The City will publish ads in the local newspaper for contracting activities and MBEs/WBEs are encouraged to participate.

## HOMELESS

### Homeless Needs

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

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year 5 CAPER Homeless Needs response:

1. The City of Henderson is committed to a regional approach and is a very active participant in regional collaboration for addressing the needs of homeless persons. Through participation in Regional Homeless Coordination efforts, including emergency food & shelter, Homeless Management Information System (HMIS) facilitation, homeless enumeration, transitional & affordable housing efforts, committee and task force participation, and Regional Planning initiatives, the City continued its emphasis on regional solutions over this past year.

Last year, the City of Henderson contributed \$136,080 from it's general budget funding as a pro-rata share of the Regional Homeless Coordination efforts. The City's funding support of the Regional Homeless Coordination effort was utilized for cross-jurisdictional Inclement Weather overflow beds for homeless, the HMIS, regional homeless census counts, the Community Triage Center, and salary for the Regional Homeless Coordinator employed by Clark County.

A recent accomplishment of the Regional Coordination effort was the completion of a second regional census of the homeless population. Conducted in January 2009, the census provided locally relevant data about who is homeless in Southern Nevada and why. An estimated 13,338 people were homeless in the Southern Nevada community, a 17% increase over 2 years. 53% were identified as sheltered, a significant improvement over the 2007 count which identified 66% of the homeless population as unsheltered at that time. 68% of survey respondents had been homeless less than a year, indicating higher than typical rates for temporary homelessness in Southern Nevada than in other communities nationwide. The survey estimated the City of Henderson jurisdiction represented 14% of the overall homeless population. Further analysis of the data generated by the census will enhance collaborative action as we continue to address homeless prevention as well as the needs of homeless persons.

The City of Henderson played an active role in support of the Southern Nevada Project Homeless Connect program which was conducted at Cashman Center in Las Vegas on November 10, 2009. City buses & staff provided outreach and roundtrip transportation services to homeless persons in accessing a wide variety of free supportive services during the day-long event. A second event, Preventing Homeless Connect, was held at the Cox Pavilion at the University of Nevada-Las Vegas campus on June 29, 2010. This event targeted prevention for families that were at-risk of becoming homeless.

Supporting the City of Henderson's efforts to identify strategies that address the needs of homeless persons 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 (SNRPC) Technical Committee On Homelessness. Through its participation with SNRPC the City is involved in developing and executing the Southern Nevada Regional Homeless and Housing Plan. The strategy contains a regional gap analysis to identify the areas that are most in need of being addressed and receiving attention. Lack of funding and the costs associated with acquisition and services is a huge barrier to achieving these goals. The SNRPC adopted the 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.

As an additional example of Henderson's support of regional solutions, the City contributed \$17,910 to the Regional Westcare Community Triage Center, designed to help relieve overcrowding of local medical facility emergency rooms and detention centers by diverting individuals to the Center. Emergency personnel can drop off individuals in crisis, often homeless persons, and the emergency personnel are quickly returned to service, and the individual immediately receives a more appropriate level of service.

Specific activities which were allocated CDBG funds through the City last year provided valuable services to homeless persons. Many homeless persons participate in the Giving Life Ministries project, which served 10,359 persons in their emergency nutrition program last year. The Shade Tree program assisted 3,512 women & children with emergency shelter and case management services and 1,214 of the shelter residents transitioned to a housing program within 90 days of admission to the shelter last year. The Living Grace Home program served 35 pregnant young women, ages 14 to 22, who were homeless due to their pregnancy. The Catholic Charities Marian Residence project transitioned 12 senior women from homelessness into employment and stable housing. The S.A.F.E. House domestic violence shelter assisted 320 women & children last year, with 147 clients successfully completing their programs and transitioning into stable housing situations.

Nevada Low-Income Housing Trust Funds (LIHTF) are utilized by HopeLink to administer a Tenant Based Rental Assistance (TBRA) program to help extremely low and low income individuals and families who are at imminent risk of becoming homeless maintain their existing housing. \$85,230 in State LIHTF Welfare Set-Aside funds are also utilized by HopeLink in efforts to prevent homelessness.

2. In addition to the Homeless Prevention activities described on the next page, Henderson places a priority on assisting homeless persons in making the transition to permanent housing and self-sufficiency in the allocation of its CDBG funding. The HopeLink program assisted 50 households in transitioning from homelessness to permanent stable housing last year. The Women's Development Center project assisted a total of 204 homeless women & children last year and 4 families entered transitional housing during the year.
3. The City of Henderson was instrumental in HopeLink 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. Henderson's ongoing support of this effort includes a commitment of \$40,000 to HopeLink, which is allocated from State LIHTF Tenant-Based Rental Assistance (TBRA) funds, and utilized as annual cash match for the CoC project. The TBRA program is used in conjunction with the CoC effort in support of the transition from homelessness to self-sufficiency. Two years ago HopeLink received an expansion grant of \$315,986 and a one year renewal of that grant was recently announced.

## **Specific Homeless Prevention Elements**

1. Identify actions taken to prevent homelessness.

Program Year 5 CAPER Specific Housing Prevention Elements response:

The City's involvement with the Southern Nevada Regional Planning Commission, the Commission's Technical Committee on Homelessness, the Commission's Workforce Housing Committee, and the Regional Housing Resource Board initiatives underscore Henderson's commitment to regional efforts in preventing homelessness.

The City of Henderson focuses resources on maintaining families at-risk of becoming homeless in their existing housing. Last year, Henderson allocated CDBG Public Service funds for staffing support to the HopeLink Homeless Prevention project, which assisted 979 households (3,085 individuals) at-risk of becoming homeless to maintain their existing housing. HopeLink also administers the Nevada State Low Income Housing Trust Fund (LIHTF) Welfare Set-Aside funds to provide rent & utility assistance. The City also channels LIHTF Tenant Based Rental Assistance (TBRA) funds to Hopelink to support transitioning persons to permanent housing.

Additional support for low income homeowners throughout Henderson plays a role in homeless prevention in that specific programs enable at-risk persons in maintaining their existing affordable housing. Examples include the CDBG funded Emergency Repairs program, which assisted 11 homes, and Rebuilding Together projects, that assisted 2 homes, as well as the 3 homes assisted with the HOME funded Homeowner Rehab project, which together rehabilitated 16 homes last year. CDBG funds supported the Emergency Repair project which together with the leveraged Weatherization project provided repairs to 353 homes of low income residents. The City's Weatherization project is funded by a variety of non-HUD sources. It is likely that without supports such as these many low income residents would not be in a position to maintain their housing and would be at severe risk of becoming homeless.

## COMMUNITY DEVELOPMENT

### Community Development

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

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
  - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
  - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
  - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
  - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
  - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
  - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
  - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
  - a. Indicate how use of CDBG funds did not meet national objectives.
  - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
  - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
  - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and

- Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
- c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
    - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
    - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
    - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
  7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
    - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
  8. Program income received
    - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
    - b. Detail the amount repaid on each float-funded activity.
    - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
    - d. Detail the amount of income received from the sale of property by parcel.
  9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
    - a. The activity name and number as shown in IDIS;
    - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
    - c. The amount returned to line-of-credit or program account; and
    - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
  10. Loans and other receivables
    - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
    - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
    - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
    - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
    - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.
  11. Lump sum agreements
    - a. Provide the name of the financial institution.
    - b. Provide the date the funds were deposited.
    - c. Provide the date the use of funds commenced.
    - d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.
  12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
    - a. Identify the type of program and number of projects/units completed for each program.
    - b. Provide the total CDBG funds involved in the program.
    - c. Detail other public and private funds involved in the project.
  13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies
    - a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy,

reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 5 CAPER Community Development response:

1. The City's 2005-2010 Consolidated Plan identified several Community Development priorities, including Economic Development, Affordable Housing, and Non-Housing needs and goals. Specific activities were conducted during the 2009-2010 reporting period which had the primary objectives of providing decent housing, suitable living environments, and expanding economic opportunities.

Priority needs identified in the Plan included supportive services to assist at-risk citizens to achieve self-sufficiency, completion of the Head Start and Childhood Development Complex, and completing the Pittman neighborhood street improvements.

During the 2009-2010 Program Year CDBG funds were utilized in all of the above-mentioned priority activities. CDBG funding supported case management services which assisted 979 households at-risk of becoming homeless to maintain their existing housing. CDBG provided 10,359 nutritious meals to people in need. 2009-2010 CDBG projects to expand economic opportunities helped the parents of 45 children maintain employment due to the availability of quality/affordable daycare. The Childhood Development Complex, which includes the new Head Start facility and HopeLink Family Resource Center was completed three years ago and reported in the CAPER. The King Street improvements in the Pittman neighborhood were completed two years ago and two additional projects funded in 2009-2010 should complete this neighborhood's street improvement goals.

CDBG funds supported administrative expenses of the City's Affordable Housing activities and leveraged additional funding sources which resulted in 369 homes of low-income residents receiving necessary repairs. These activities were the result of CDBG funded emergency repair grants and a low-interest rehabilitation program available to low-income homeowners, combined with a Weatherization Program, all geared toward maintaining affordable housing. All CDBG expenditures assisted extremely low & low/moderate income persons.

The City's CDBG funds benefited 17,586 people during the 2009-2010 program year and 100% of the funds were used to assist people at 80% of area median income or below. The tables below show the CDBG beneficiaries' data, including race & ethnicity, as well as income level.

**2009-2010 Community Development Block Grant Beneficiaries' Data**

<b>Race</b>	
White	9782
Black/African American	3463
Asian	235
Am. Ind./Alaskan Native	285
Native Hawaiian/Other Pacific Islander	306
Am. Ind./Alaskan Native & White	63
Asian & White	26
Black/African American & White	120
Am. Ind./Alaskan Native & Black	42
Other Multi-Racial	3264
<b>Total</b>	<b>17586</b>

<b>Income Level</b>	
30% or below	15513
31-50%	1752
51-80%	321
<b>Total</b>	<b>17586</b>

<b>Ethnicity</b>	
Hispanic	3328

2. Several activities identified as priorities in the Consolidated Plan did not receive funding allocations in the Fifth Year Action Plan. For example, two Public Facility Improvement activities which rated as high priority were not submitted as applications for funding. Likewise, an 80-unit development project for seniors did not receive tax credit funding as anticipated and therefore the planned matching funds were not allocated. These activities do not represent changes in Program objectives and the City anticipates these activities will receive allocations in future funding cycles. We do not anticipate changes in our programs as a result of experiences in 2009-2010.
3. During the 2009-2010 funding year the City pursued all resources anticipated in the 2005-2010 Consolidated Plan. As indicated on pages 7, 8, and 19 of this report, the City experienced considerable success in leveraging resources, fostering collaborations, and maximizing utilization of available resources. CDBG funds allocated to the Hospice project have leveraged over \$300,000 in additional private contributions to the project. The City also facilitated a partnership between the Hospice and the Henderson Community Foundation which will enhance the Hospice fundraising efforts in the future.
4. All funds were used for National Objectives.
5. Henderson does not utilize funds for activities which involve Displacement and/or relocation activities.
6. All jobs which were made available through economic development activities were taken by low-moderate income persons.
7. All Low/Mod Limited Clientele activities not falling within one of the categories of presumed benefit are qualified by verifying income. Income data is collected and

reviewed and it must show that at least 51% of the clients receiving assistance are low- and moderate-income. However, the majority of the City's CDBG activities benefit 100% of low- and moderate-income clients.

8. All program income resulted from subordinated loans in the housing rehabilitation program. There were no other sources of program income. \$5,249 in program income was returned to the housing rehabilitation program during the 2009-2010 program year.
9. There were no prior period adjustments.
10. The City does not have float-funded activities. The principal balance of outstanding loans at the end of the reporting period was \$1,464,334, in addition to prior period CDBG loans in the amount of \$144,113. All of the loans are deferred.
  - a. No new loans are made with CDBG funds.
  - b. No parcels acquired or improved with CDBG funds are owned by the City or its subrecipients and are available for sale as of the end of the reporting period.
11. There were no lump sum agreements.
12. Henderson completed two types of housing rehabilitation projects last year; 3 homes under the Low-Income Homeowner Rehab program, and 10 homes under the NSP Rehab program.
13. There were no neighborhood revitalization strategies.

## **Antipoverty Strategy**

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 5 CAPER Antipoverty Strategy response:

Henderson continued to promote efforts that incorporated supportive services to assist extremely low and low-income residents achieve self-sufficiency. The City continued to encourage CDBG & HOME Funding applications from non-profit agencies for programs that promote self-reliance and economic independence. CDBG funding allocations supported efforts which allowed low-income families to maintain their employment due to the presence of quality/affordable daycare during work hours. CDBG funds are used for consumer advocacy and homeownership efforts.

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 Program available to those residing in Henderson. Programs offering English as a Second language and GED certificates are also offered.

Downtown Henderson is the location of one branch of Job Connect, established through the Workforce Investment Board, where clients receive referrals to jobs as well as assistance for retaining their employment. The 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.

## NON-HOMELESS SPECIAL NEEDS

### Non-homeless Special Needs

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

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 5 CAPER Non-homeless Special Needs response:

While the City did not have specific goals for housing for non-homeless special needs persons last year, the City is pursuing a partnership with a local nonprofit to purchase a 4-plex to provide transitional housing. The units will support their Independent Living program, providing transitional housing & intensive life skills training to at-risk youth from dangerous environments to achieve self-sufficiency.

Henderson continued to provide LIHTF & Tenant Based Rental Assistance (TBRA) funding to HopeLink. These funds assisted families in crisis, which included families with children, seniors and disabled. Results for these projects are recorded as assistance to support transitioning to permanent housing rather than Special Needs. The TBRA funds enable families to move towards self-sufficiency.

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. Three years ago Henderson assisted Accessible Space, Inc., with a successful Section 811 application. Construction has begun on this project and is expected to be completed before the end of 2010. The City of Henderson also assisted developers with financing, support and technical assistance this past year, in efforts to provide future supportive housing projects. In addition to the 811 project mentioned above, some of the planned activities throughout Henderson are rehabilitation and weatherization programs, Rebuilding Together with Christmas in April, Habitat for Humanity, Nathan Adelson Hospice and Adult Day Care and the First Time Homebuyer program. These future activities cannot be categorized as targeting specific Special Needs populations at this time.

The City's focus is on assisting persons with rent, food and utility assistance, thus maintaining existing housing. The City also has a rapidly growing senior population and many recently completed projects and several projects underway and slated for completion are projects targeting seniors and have utilized HOME funding.

Supportive services which are categorized as Non-homeless Special Needs activities this past year include 12 residents who accessed programs at The Blind Center of Nevada. Additional resources that were utilized to assist the non-homeless special needs population this past year were Low-Income Tax Credits, LIHTF and Weatherization funds from the State of Nevada, HOME, CDBG and Developers funds.

## OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 5 CAPER Other Narrative response: N/A

## **Glossary of Common Acronyms & Abbreviations**

ADDI	American Dream Down Payment Initiative
CAPER	Consolidated Annual Performance and Evaluation Report
CDBG	Community Development Block Grant
CHDO	Community Housing Development Organization
CoC	Continuum of Care
COH	City of Henderson
CPMP	Consolidated Plan Management Process
ESG	Emergency Shelter Grant
FTB	First Time Homebuyer
HACC	Housing Authority of Clark County
HMIS	Homeless Management Information System
HOME	HOME Investment Partnerships Program
HOPWA	Housing Opportunities for People With HIV/AIDS
HUD	Housing and Urban Development
LIHEA	Low Income Home Energy Assistance program
LIHTF	Low Income Housing Trust Funds
MBEs	Minority Business Enterprises
NAHRO	National Association of Housing & Redevelopment Officials
NIMBY	Not In My Back Yard
NOI	Net Operating Income
NSP	Neighborhood Stabilization Program
PAC	Program Advisory Committee
SNRPC	Southern Nevada Regional Planning Commission
T&TA	Training & Technical Assistance
TBRA	Tenant Based Rental Assistance
TCAP	Tax Credit Assistance Program
WBEs	Women's Business Enterprises