

CITY OF HENDERSON CONSOLIDATED PLAN

July 2010 through June 2014

Executive Summary

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

This 2010-2014 Consolidated Plan describes the City of Henderson's strategy for undertaking activities promoting suitable living environments, providing decent housing and creating economic opportunity within our community. Development of the Plan has been a collaborative process and the City will promote ongoing community participation in the implementation and assessment of the activities described in this Plan.

The Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs are the core funding programs for the projects described in this Plan, however these sources are expected to leverage \$2 million per year in funding from other sources supporting community development activities.

Although the current program year has not yet concluded, an evaluation of accomplishments over the past several years reflects very successful performance. Over the past three years efforts to provide decent housing have resulted in 633 homes receiving necessary repairs, 102 new units of affordable apartments for seniors were created and over 1500 individuals & families, including victims of domestic violence and homelessness, were assisted in accessing stable housing. Projects to provide suitable living environments assisted in providing 3800 rides for seniors to assist them in remaining independent in the community and provided over 30,000 nutritious meals to individuals and households in need. Projects to expand economic opportunity helped the parents of over 190 children to maintain their employment due to the availability of quality/affordable daycare and 32 microenterprises were assisted in creating job opportunities for low income residents.

Each of the programs and activities described in the 2010-2014 Consolidated Plan will meet one of three major objectives (Decent Housing, Suitable Living Environment, or Economic Opportunity) and will contribute accomplishments under one or more of three categories of outcomes (increase affordability, increase availability/accessibility, increase sustainability), as outlined below:

SUMMARY OF 2010-2014 OBJECTIVES AND OUTCOMES

DECENT HOUSING

New or Improved Availability/Accessibility of Decent Housing

- Increase new affordable senior housing by 528 units
- Increase the supply of affordable housing by 15 units
- Provide transitional services for 12,597 formerly homeless persons
- Acquire 13 building lots to facilitate increasing affordable housing

New or Improved Affordability of Decent Housing

- Assist 15 first-time homebuyers in purchasing homes

New or Improved Sustainability of Decent Housing

- Provide funding to assist 517 owner-occupants maintain affordable housing
- Survey 90 homes for potential historical significance
- Preserve neighborhoods by assisting 350 homes to comply with property codes
- Provide funding for energy efficient improvement to 1146 housing units

SUITABLE LIVING ENVIRONMENT

New/Improved Availability/Accessibility to Suitable Living Environment

- Promote resident well-being by funding non-profits providing 55,550 nutritional units of service
- Provide funding for improvements to 12 community facilities serving residents
- Provide funding for improvements to 3 facilities serving persons with disabilities
- Provide funding to nonprofits providing services for 98 residents with disabilities
- Provide funding for 20,200 van rides to assist seniors maintaining independence

New or improved Sustainability of Suitable Living Environment

- Provide funding for 8 projects improving safety & livability of neighborhoods
- Provide funding for services to prevent homelessness for 740 households
- Evaluate and remove lead-based hazards in 25 homes

ECONOMIC OPPORTUNITY

New or Improved Availability/Accessibility of Economic Opportunity

- Fund childcare services for 227 children for parents to maintain employment

New or Improved Sustainability of Economic Opportunity

- Provide funding to assist new/improved development of 38 microenterprises

MANAGING THE PROCESS

Consultation 91.200(b)

1. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

Under the direction of the Henderson City Council, the Neighborhood Services Division administers the City's housing and community development programs. Neighborhood Services is responsible for the programs funded under the HUD CDBG & HOME programs. The department administers affordable housing programs, senior/emergency housing grants, a first-time homebuyer program, homeowner rehabilitation, lead-based paint program and the weatherization program. The department is also responsible for the administration of community development programs utilizing CDBG funds. In order to carry out all the requirements placed on funding, the City must partner with various organizations. The City of Henderson's institutional structure for projects may involve other City Departments including Parks & Recreation, Public Works, Community Development and Building & Fire Safety, and Henderson Redevelopment Agency, each of which has their own conditions and requirements for individual projects. When working with outside agencies several of the organizations that assist in housing or community development are the Clark County School District, Regional Transportation Commission, Clark County Social Services, the Cities of Las Vegas and North Las Vegas Neighborhood Services Departments, and Clark County Community Resource Management Office. When utilizing State funds Henderson coordinates with the Nevada Department of Business and Industry, Housing Division.

2. Identify agencies, groups, and organizations that participated in the process. This should reflect consultation requirements regarding the following:
 - **General** §91.100 (a)(1) - Consult with public and private agencies that provide health services, social and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons) in preparation of the plan.
 - **Homeless strategy** §91.100 (a)(2) – Consult with public and private agencies that provide assisted housing, health services, and social services to determine what resources are available to address the needs of any persons that are chronically homeless.
 - **Lead lead-based paint hazards** §91.100 (a)(3) – Consult with State or local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings.
 - **Adjacent governments** §91.100 (a)(4) -- Notify adjacent governments regarding priority non-housing community development needs.
 - **Metropolitan planning** §91.100 (a)(5) -- Consult with adjacent units of general local government, including local government agencies with metropolitan-wide planning responsibilities, particularly for problems and solutions that go beyond a single jurisdiction, i.e. transportation, , etc.
 - **Public housing** §91.100 (c) -- Consult with the local public housing agency concerning public housing needs, planned programs, and activities.

The following organizations participated in the process:

Giving Life Ministries	Give Me A Break
Blind Center of Nevada	Nathan Adelson Hospice
Boys & Girls Clubs of Southern Nevada	Rebuilding Together

Women's Development Center	The Shade Tree
Southern Nevada Regional Housing Authority	Robert Taylor Elementary
o Residents of Hampton Court	Spread the Word Nevada
o Residents of Al Landsman Gardens	S.A.F.E. House
Hopelink Family Resource Center	Salvation Army
Senior Energy Assistance Expo	Nevada Child Seekers
United Way of Southern Nevada	A More Perfect Union
City of Henderson Neighborhood Outreach	Foundation for Positively Zids
Wells Park Improvements Open House	SNRPC Committee on Homeless
Opportunity Village	COH Public Works Dept.
HELP of Southern Nevada	COH Redevelopment Agency
COH Community Development Dept.	Home Free Nevada
COH Economic Development Dept.	Nevada Bankers Collaborative
COH Parks & Recreation Dept.	Nevada HAND
State of Nevada Historical Preservation	Accessible Space Inc.
Catholic Charities of Southern Nevada	Housing for Nevada
Community Development Programs Center	College Villas LLC
City of Las Vegas Neighborhood Services	Southern Nevada Health District
City of North Las Vegas Neighborhood Services	
Clark County Community Resources Management	
St. Rose Dominican Foundation – Helping Hands	
UNLV-Nevada Small Business Development Center	
University of Nevada, Las Vegas School of Public Health	
State of Nevada – Housing Division	
State of Nevada Dept. of Health & Human Services	
Southern Nevada Office of Regional Homeless Coordination	

Citizen Participation 91.200 (b)

3. Based on the jurisdiction's current citizen participation plan, provide a summary of the citizen participation process used in the development of the consolidated plan. Include a description of actions taken to encourage participation of all its residents, including the following:
- low- and moderate-income residents where housing and community development funds may be spent;
 - minorities and non-English speaking persons, as well as persons with disabilities;
 - local and regional institutions and other organizations (including businesses, developers, community and faith-based organizations);
 - residents of public/assisted housing and recipients of tenant- based assistance;
 - residents of targeted revitalization areas.

The City of Henderson implemented targeted strategies to both encourage and effectively include citizens in the development of the Consolidated Plan. Citizen input from low and moderate income residents, minorities and non-English speaking persons, local and regional organizations, and public housing residents played a primary role in identifying and prioritizing the community development needs identified in this plan. City staff maintains ongoing communications with local jurisdictions and consulted on drafting jurisdictional Consolidated Plans. Local jurisdictions and HUD CPD representatives participate in quarterly Consortium meetings to discuss activities and issues of common interest. Regional homeless coordination insures coordinated planning. Several months prior to drafting the plan, staff from Neighborhood

Services attended neighborhood block parties, community facility grand openings, the City Hall at the Mall outreach event, a Senior Citizen Energy Expo, a Park Improvements Open House, and a public housing (Hampton Courts) Outreach Social; a portion of each event agenda was dedicated to distributing and explaining Community Assessment Surveys. The surveys asked residents to prioritize community development needs and provide recommend priority activities to revitalize their neighborhoods. In addition, five community-based organizations, including Boys & Girls Clubs, Women's Development Center, Hampton Court Public Housing, Giving Life Ministries, and the Blind Center of Nevada recruited their client consumers with personal knowledge of Henderson programs and services to complete survey assessments. Residents of public housing developments completed community assessments. In addition to the Hampton Court Outreach Social mentioned above, the Boys & Girls Clubs of Henderson circulated assessments to families with children residing in the Al Landsman Gardens and Hampton Court public housing developments. In all, 42 assessments from residents in public housing provided input into the community needs priorities identified in the Consolidated Plan.

A community input meeting was conducted at a community recreation center. The event was advertised in both English and Spanish in the Las Vegas Review Journal. Invitations were mailed and emailed to community-based partners to encourage their stakeholders to attend the meeting. A Spanish interpreter was present during the meeting to assist attendees. The Consolidated Plan process was discussed with attendees and Community Assessments were distributed and completed. Dialogue involved personal experiences and suggestions for process improvement.

A diverse group of community-partner stakeholders participated in a focus group session utilizing a group process to identify and prioritize community needs. This group included past subrecipients of CDBG & HOME funds as well as potential future partners. A second focus group consisted of consumers participating in community-based programming and provided additional input on local needs priorities.

Results of the community assessments show that residents are interested in programs & services for youth, including victims of abuse and neglect, and jobs. Community-based organizations also prioritized job creation & retention, along with Health & Nutrition services. Seniors rated transportation and health care facilities & services as high priorities. Residents of public housing rated child care, Parks & Recreation and homeless services as high priorities. All groups ranked affordable rental housing and homeownership assistance as the priority housing needs.

4. Provide a description of the process used to allow citizens to review and submit comments on the proposed consolidated plan, including how the plan (or a summary of the plan) was published for review; the dates, times and locations of a public hearing, or hearings; when and how notice was provided to citizens of the hearing(s); the dates of the 30 day citizen comment period, and if technical assistance was provided to groups developing proposals for funding assistance under the consolidated plan and how this assistance was provided.

An announcement of the public review and comment period for the City of Henderson's Consolidated Plan was published in both English and Spanish in the Las Vegas Review Journal, the largest circulation daily newspaper in the State, on February 25, 2010. The announcement stated the Plan was available at City Hall in the Neighborhood Services Department, at the three public libraries geographically situated closest to the CDBG eligible census tracts within the City, on the City's website, and that copies would be made available upon request. In addition, citizens and community-based organizations participating in the collaborative development of the Plan provided email addresses and were notified of the availability of the Plan for review and comment.

The public review and comment period began February 25th and closed March 29, 2010. The announcement included instructions for citizen's to comment in writing to the Neighborhood Services Department and that all written comments and comments received during the public hearing would be included in the Plan document, whether or not the comments were accepted and/or acted upon. Notice of the public hearing published in the Las Vegas Review Journal on February 25, 2010 and the City Council Public Hearing Agenda was published on April 15, 2010. The public hearing was conducted during the City Council meeting held April 20, 2010, 7:30 pm, in Council Chambers.

Specific proposals for funding assistance were not included in the development of the Consolidated Plan but were included in development of the First-Year Action Plan. A Technical Assistance Workshop was conducted on October 13, 2009 and organizations are encouraged to contact Neighborhood Services for support. The Neighborhood Services website provides guidance for groups developing proposals as well as links for additional details.

5. Provide a summary of citizen comments or views received on the plan and explain any comments not accepted and reasons why these comments were not accepted.

No citizen comments were received.

HOUSING AND HOMELESS NEEDS

Housing Needs 91.205

6. In this narrative, describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families) and substandard conditions being experienced by extremely low-income, low-income, moderate-income, and middle-income renters and owners compare to the jurisdiction as a whole. The jurisdiction must define the terms "standard condition" and "substandard condition but suitable for rehabilitation."

The City of Henderson Housing Needs Table (see the Appendix Tables) illustrates the need for housing preservation for all groups, but especially those who own their own homes. The City of Henderson has been severely affected by the increase in foreclosures and loss of employment. Historically we have had a high ownership to rental percentage however this is due to change over the next 5 years with the existing housing crisis and weakness in local economic indicators. Therefore it is imperative that we assist our extremely low-income to middle-income families to preserve their housing needs. Many of those in the extremely low to moderate-income limits are seniors or families that currently own their homes and wish to continue to own. Henderson's fastest growing demography is senior citizens. To assist this group the City will provide "gap" financing for senior rental developments. Because of current economic conditions many of Henderson's neighborhoods are experiencing decline as a result of foreclosures. The City has targeted several neighborhoods that have a large number of foreclosures and we will invest NSP funds in these to assist with the stabilization. The City will concentrate on providing loans and grants for rehabilitation to assist these individuals to maintain ownership.

Definitions:

Standard Condition: A dwelling unit which meets existing minimum existing housing code standards for habitation in the City of Henderson.

Substandard Condition but Suitable for Rehabilitation: A dwelling unit that does not meet the criteria for a standard condition dwelling unit, but is structurally sound or able to be made structurally sound and can be brought up to standard condition with rehabilitation; as opposed to a

substandard condition unit that has deteriorated to the extent that it is unsafe, unsanitary, or dangerous to human life, and rehabilitation is not feasible. A "substandard but suitable" dwelling unit has basic infrastructure (including systems for clean water and adequate waste disposal) that allows for economically and physically feasible improvements and upon completion of rehabilitation meets the definition of a "standard condition" dwelling unit.

7. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must provide an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

The City examined racial and ethnic data and categories of need in developing this plan and did not find disproportionately greater needs among racial or ethnic groups for any income category.

Homeless Needs 91.205 (c)

8. Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered.

The City of Henderson collaborates with local jurisdictions in a semi-annual census of the area's homeless population. The entire City is sectioned and volunteer teams are assigned to visit assigned areas for the physical count. Undeveloped desert and public recreational areas as well as former know encampment locations are included in the sectional survey. Results are tabulated. The charts below include the results from the last census count conducted January 28-29, 2009. In keeping with Southern Nevada's regional approach to homelessness, detailed individual jurisdictional data is not developed from the census. The City represents roughly 13% of the total Southern Nevada population and we estimate the jurisdiction has a somewhat smaller share (>13%) of the overall homeless population.

The following charts categorize homelessness in the area:

COUNT OF CLARK COUNTY'S HOMELESS POPULATION		
Location of individuals counted	2007	2009
On the Streets	2,488	1,749
Living in cars	159	149
Living in vans or RVs	325	256
Living in encampments	762	715
Reported by park rangers	13	0
Living in abandoned buildings	NA	158
Living in emergency shelters	967	825
Living in transitional housing	1,347	1,529
Renting with county social service assistance	1,521	4,650
In hotels or motels with voucher assistance	9	0
Estimated hidden homeless, living in uninhabitable conditions on private property, based on random survey of 1,001 households and projected against the 662,025 households in Clark County	3,307	3,307
Total number of homeless individuals counted and projected in study	11,417	13,338

These charts are representative of all Clark County. Homelessness increased 16.8% from 2007 to 2009. The percentage of the total homeless population that was sheltered increased, while the percentage of unsheltered street and "hidden homeless" decreased.

HOMELESS SUBPOPULATIONS				
	Sheltered		Unsheltered	
Subpopulation	2007	2009	2007	2009
Chronically homeless	174	117	1,309	2,094
Severely mentally ill	888	1,636	1,363	1,738
Chronic substance abusers	697	1,225	2,473	2,427
Veterans	835	986	1,486	1,276
People with HIV/AIDS	19	68	76	82
Victims of Domestic Violence	215	637	545	500
Unaccompanied Youth	128	55	152	154

REASONS FOR HOMELESSNESS		
2009 survey asked top three reasons		
Primary causes listed	2007	2009
Lost job	35%	67%
Alcohol or drug use	17%	27%
Gambling Problem	6%	12%
Domestic Violence	5%	12%
Family/friend asked respondent to leave	5%	11%
Incarceration	3%	12%

Source: Southern Nevada Homeless Census and Survey Study

The Housing Needs Table (see the Appendix Tables) made part of this Consolidated Plan reports 3,587 households in the extremely low income category. The City does not have sufficient information to estimate the numbers of these households at eminent risk of becoming unsheltered but projects this population is increasing as the current economic downturn continues. Individuals and households in this category need skills training, employment at living wages, and temporary supportive services until training and employment objectives have been achieved.

Charts providing the inventory of emergency, transitional, and permanent supportive housing beds available in the area are presented in response # 16 below, and reflect an unmet need for additional permanent supportive housing beds.

9. Describe, to the extent information is available, the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

No racial or ethnic subpopulation data for the homeless population within the jurisdiction is available. The January 2009 regional census count described in the response #8 above included a survey sampling component which indicated Blacks/African Americans may be overrepresented in the area's homeless population and Hispanic/Latinos underrepresented, as compared to the overall racial and ethnic composition of the local general population. The City does not have estimates of the at-risk population.

Non-homeless Special Needs 91.205 (d)

10. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs.

The following table shows the estimated needs versus availability gap of the number of persons who are not homeless but may require housing or supportive services in Henderson:

		Needs	Available	Gap
Housing Needed	52. Elderly	3824	2268	1556
	53. Frail Elderly	1535	1344	191
	54. Persons w/ Severe Mental Illness	3500	215	3285
	55. Developmentally Disabled	614	95	519
	56. Physically Disabled	5148	546	4602
	57. Alcohol/Other Drug Addicted	840	54	786
	58. Persons w/ HIV/AIDS & their families	672	114	558
	59. Public Housing Residents	0	0	0
	Total	16133	4636	11497
Supportive Services Needed	60. Elderly	4200	2268	1932
	61. Frail Elderly	1535	1344	191
	62. Persons w/ Severe Mental Illness	3500	216	3284
	63. Developmentally Disabled	614	95	519
	64. Physically Disabled	5418	549	4869
	65. Alcohol/Other Drug Addicted	840	54	786
	66. Persons w/ HIV/AIDS & their families	672	114	558
	67. Public Housing Residents	0	0	0
	Total	16779	4640	12139

Note: Public Housing Residents needs are discussed in response #14 below

1500 to 2000 adult and child victims of domestic violence are expected to require housing and supportive services in Henderson over the next five years. In addition to safe and affordable housing a need for ongoing case management during transition, employment training & placement, mental health counseling and life skills training are necessary supportive services.

Lead-based Paint 91.205 (e)

11. Estimate the number of housing units* that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.

Common sources of lead hazards include chips from interior/exterior paint in homes built before 1978, soil, especially in dense urban areas and playgrounds, and household dust & debris from buildings built pre-1978 undergoing remodeling or renovation. Of the nearly 177,000 housing units in the City, approximately 8,500 were built before 1978. We estimate 2,000 of these units may contain lead-based hazards and the majority of those units (75%) are occupied by extremely-low, low, and moderate income households.

HOUSING MARKET ANALYSIS

Housing Market Analysis 91.210

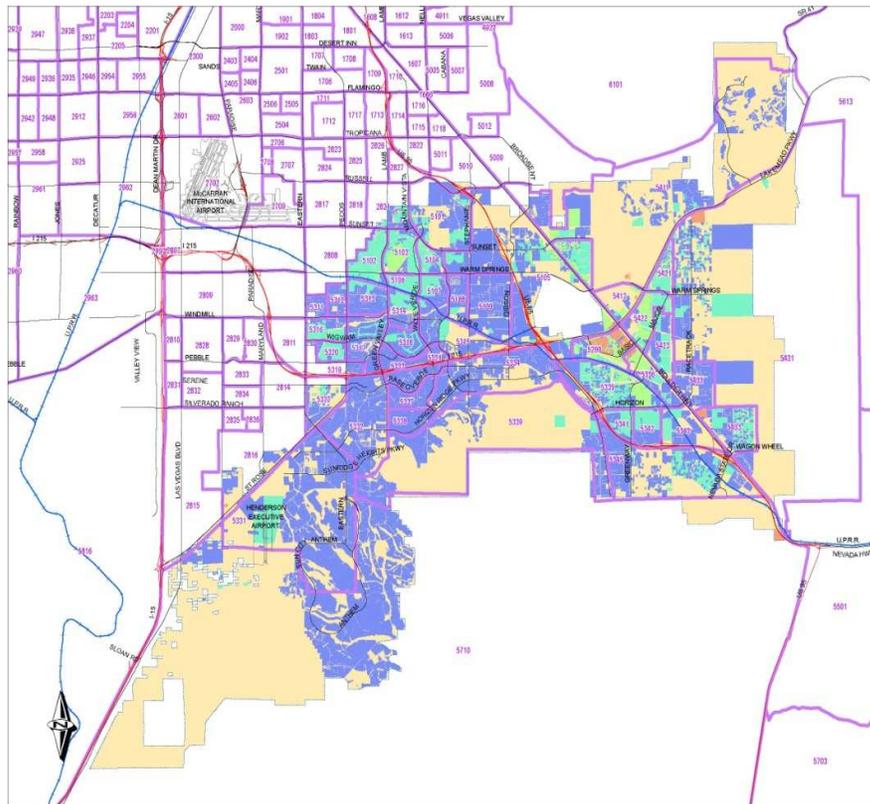
12. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families.

For at least a decade prior to 2007 the City of Henderson was one of the fastest growing areas in the nation. In 1990 the City's population was 60,000 and in April 2009 the population was over 274,000. Rapid population growth and expansion of the housing market led to bidding wars that drove the price of residential land in excess of \$500,000 per acre and housing became unaffordable for many.

The significant increase in the size and scope of development began with the City's Master Planned Communities, Green Valley and then Green Valley Ranch. Development was also occurring in the more rural areas to the east and in the Mission Hills and Paradise Hills neighborhoods to the south.

As of April 1, 2009, the city has 116,924 total housing units; 70% are single family homes, 22% are apartments or condominiums, with the remainder being comprised of multiplexes, townhomes, and mobile homes. From 1985 through 2004 as many as 400 housing units per month were completed, resulting in a significant portion of relatively new housing stock. Of the nearly 117,000 housing units in the city, only a little over 20,000 were built prior to 1985 and about 48,000 were built prior to 1995. Less than 20% of the City's overall housing stock exceeds twenty five years of age.

Often older homes will make up a large portion of the affordable housing stock. The oldest homes in Henderson are the original Townsite Homes constructed in the 1940s. Many of these homes have been renovated but some are still in the original state, many without even a foundation. There are programs in place to assist homeowners with renovations. The Redevelopment Agency uses strategic land acquisition and other strategies to achieve redevelopment objectives.



HENDERSON, NEVADA

CONSTRUCTION YEAR



* Includes right-of-way or undeveloped properties.

Revised: December 2, 2009

Source(s): City of Henderson Community Development Department, Clark County Assessor's Office, and Clark County Geographic Information Systems Management Office.

Based on Projected Coordinate System: NAD83, StatePlane NV East EPS 2701 Feet

Note: This map is offered as a general reference guide only. Neither warranty of accuracy is intended nor should any be assumed.

City of Henderson
 Community Development
 City Hall
 240 Water Street
 P.O. Box 85050
 Henderson, NV 89009-5050
 Tel: (702) 267-1500
 www.cityofhenderson.com



F:\projects\city\resdev\GIS\main_neighborhoods.mxd

There are several factors affecting the affordability of homes in the area. Although the prices of raw land and homes have dropped significantly over the past two years, historically the upward trend priced many people out of the market. One of the driving factors has been the Bureau of Land Management (BLM) land disposal process which offers federal land for sale through an auction process. There is also a resistance to affordable housing due to stigma or lack of understanding on the part of residents in proximity to proposed affordable developments. People often perceive higher density as inherently negative.

During the period of rampant residential construction efforts to include affordable housing in the developments proposed for that land were rejected by the development community.

The City has attempted to address this issue by reserving land for affordable housing through the Southern Nevada Public Lands Management Act (SNPLMA); also potentially through Neighborhood preservation by identifying historically significant areas.

According to the Henderson 2002 Economic & Demographic Overview and the Las Vegas Review Journal, in the year 2000 the median value of a

single family home in Henderson was \$156,000, near the peak in mid-2006 the median value was \$364,000 and in February 2010 the median value was under \$170,000. The median income for the City of Henderson is \$73,147. At this income and sale price those earning the median income would be able to purchase a home at the median sale price. According to the Las Vegas Review Journal median home values dropped 24.4% between February 2009 and February 2010. 23,981 foreclosure homes hit the area market in 2009 and 26,000 are projected for 2010. The local high unemployment rate coupled with the high volume of foreclosures and short sales have many forecasters predicting home values may drop some more when values may level-off for several years, though of course no one knows for sure. Southern Nevada unemployment levels reached 13.8% in February 2010 and with the area's traditional growth-related industries including construction, hospitality and lodging severely depressed, local recovery is expected to lag the rest of the country.

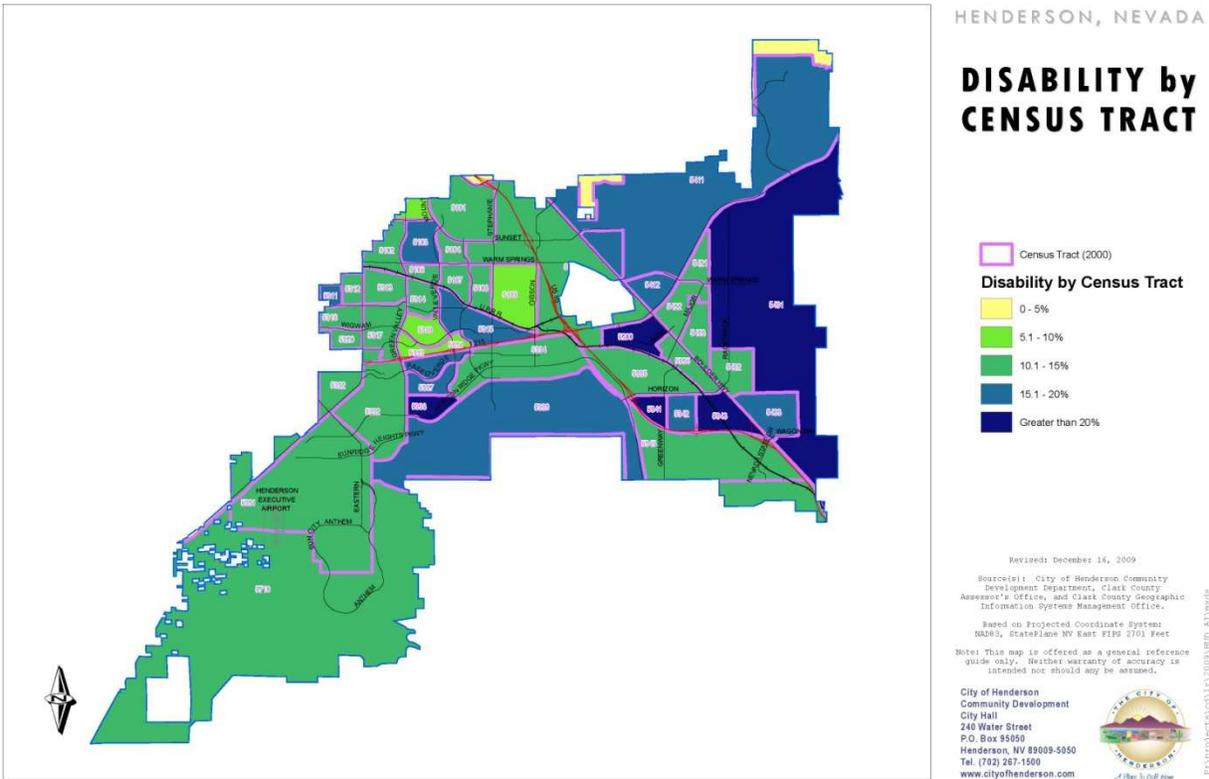
Housing Market Analysis

Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedrooms	Total	Substandard Units
Units Rented/Owned						
Occupied Units: Renter		8,663	14,005	13,270	35,937	468
Occupied Units: Owner		1,295	14,311	55,381	70,986	355
Vacant Units: For Rent	6%	835	880	697	2,411	24
Vacant Units: For Sale	4%	81	621	2,056	2,758	19
Total Units Occupied & Vacant		10,873	29,817	71,403	112,093	825
Rents: Applicable FMRs (in \$s)		\$ 904	\$ 1,063	\$ 1,478		
Rent Affordable at 30% of 50% of MFI (in \$s)		\$ 818	\$ 818	\$ 818		
Public Housing Units						
Occupied Units		159	61	130	350	
Vacant Units		11	12	8	31	
Total Units Occupied & Vacant		170	73	138	381	-
Rehabilitation Needs (in \$s)					-	

Sources: U.S. Census Bureau, Department of Housing and Urban Development, Housing Authority of Clark County, Clark County Assessor, City of Henderson Community Development Department
 The Housing Market Analysis Chart above estimates local (Henderson) conditions Dec 2009

Individuals with disabilities comprise 11.9% of the population of both Henderson and Clark County as a whole. All but three census tracts in the city have at least 5% of the population claiming one or more disabilities. There are several areas in which 15% or greater of the population have a disability. The number of age restricted communities and senior housing facilities within the city are a factor in the distribution of persons with disabilities.

Disability by Census Tract



[From American Community Survey (ACS): Population 5 years and older, 26,074/219,763 for COH (11.9%) and 191,830/1,614,009 (11.9%) for Clark County]

13. Provide an estimate; to the extent information is available, of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.

See Housing Market Analysis chart in response #12 previous page.

Public and Assisted Housing 91.210 (b)

14. In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including
- the number of public housing units in the jurisdiction,
 - the physical condition of such units,
 - the restoration and revitalization needs of public housing projects within the jurisdiction,
 - the number of families on public housing and tenant-based waiting lists and
 - results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25).

At the time this Consolidated Plan is being developed the public housing agencies in the region are undergoing significant organizational change. Prior to January 1, 2010 there were three housing agencies in the region; the Las Vegas Housing Authority was the largest, the public housing units within the jurisdiction of Henderson were part of the Housing Authority of the County of Clark, and the North Las Vegas Housing Authority.

On January 1, 2010 the Las Vegas Housing Authority (LVHA) and the Housing Authority of the County of Clark (HACC) were merged into the new Southern Nevada Regional Housing Authority (SNRHA), which is now one of the largest public housing agencies in the nation. The City of North Las Vegas took over the North Las Vegas Housing Authority in 2008 due to significant management problems in the agency. The LVHA has been operating the North Las Vegas units under a management agreement since that time. The North Las Vegas Housing Authority was to have been absorbed into the new SNRHA, but has been unable to resolve a \$3.2 million accumulated debt and it remains unclear how this may be resolved.

Over the years, each jurisdiction has funded a variety of public service, housing and community facility projects, through the housing authorities and social service organizations, which benefit housing authority residents. This interaction and support between the jurisdictions and their respective housing authorities will continue over the next five years via the Southern Nevada Regional Housing Authority which will result in the elimination of duplicate services. For example one set of policies & procedures and a common waiting list for all properties will afford useful benefits to residents and the community.

The HACC managed the four public housing facilities within the City of Henderson; Espinoza Terrace 171 W Van Wagenen, Hampton Court 1030 Center Street, Landsman Gardens 705 Major Ave., Palo Verde Gardens 101 Palo Verde Drive. A total of 145 seniors or disabled persons reside at

Palo Verde or Espinoza Terrace. Landsman Gardens and Hampton Court are multi-family developments with 200, mostly single-parent families, (323 children, 233 are school age). All residents are below 80% AMI with most falling below 30% AMI.

Recent facility physical needs assessments indicate the physical condition of some properties require improvements. Within the jurisdiction Espinoza Terrace and Landsman Gardens are undergoing rehabilitation.

The chart below is provided by SNRHA and identifies the priority public housing needs for our local jurisdiction:

PRIORITY PUBLIC HOUSING NEEDS TABLE		
Public Housing Need Category	Priority Need Level	Estimated Dollars to Address
Restoration and Revitalization		
Capital Improvements	Medium	\$13 million
Modernization	High	\$110 million
Rehabilitation	Medium	\$12 million
Other: Redevelopment	High	\$150 million
Management and Operations		
Improved Living Environment		
Neighborhood Revitalization		
Capital Improvements		
Safety/Crime/Drug Elimination	Medium	\$100,000/yr
Economic Opportunity		
Resident Services/Family SS	Medium	\$202,000/yr

The Section 8 –Housing Choice Voucher Program and Public Housing waiting lists are long and only open for new applications infrequently. This is an indication of severe housing needs community wide, especially for households below 30% of area median income.

Southern Nevada Regional Housing Authority -

- Total Applicants on Wait List – Conventional (CV) 3691
- Applicants over the age of 62 on the CV Wait List: 157
- Applicants on the Designated Housing Wait List: 423
- Total Applicants on Section 8 Wait List: 3724
- Total Applicants of Public Housing Site-Based Wait List 3494

Clark County (including Henderson jurisdiction) Low Rent Public Housing¹ Units

Public Housing Authority	Number of Elderly Units	Number of Family Units	Number of Scattered Sites	Total Public Housing Units
SNRHA	894	2477	443	3814

1. Conventional Low Rent Public Housing: Constructed with Federal funds, owned and managed by Housing Authorities. Operated from funds paid as rent by residents in addition to subsidies provided through HUD. Residents of Conventional Low Rent units pay 30% of their household adjusted income as rent.

Source: Southern Nevada Regional Housing Authority – 2010

15. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).

Assisted housing is housing that receives some form of federal, state or local financial assistance. This includes grants, loans, low-income housing tax credits, and industrial development revenue bonds. Assisted housing can be project based, where the housing unit itself is subsidized, or tenant based, where the assistance is given directly to the tenant who is then responsible for finding housing in the private market. Assisted housing includes the traditional public housing units that are funded by HUD as well as housing units that are managed by non-profit groups. In recent years, the Housing Authorities have expanded their parameters to serve people up to 80% of area median income, making housing for people at 30% of area median income increasingly scarce as housing authority units are rented to those over 30% of area median income.

Clark County Publicly Assisted Housing Units

Public Housing Authority	Section 8 Rental Vouchers ¹	Tenant-Based Rental Assistance ²	Other Federally Assisted Housing ³	Total Housing Units
SNRHA	9699	199	40	9938
North Las Vegas	n/a	0	101	??
Total Units by Type		199	141	

1. Section 8 Rental Vouchers: allow low-income households to lease units from private sector owners. Program requires 75% of households have incomes less than 30% of the Area Median Family Income. Households using vouchers must pay at least 30% of their income as rent with the Housing Authority paying the balance of an agreed upon Fair Market Rent using HUD funds.

2. Tenant Based Rental Assistance Program: program is allocated funds through the Clark County HOME Consortium from

both HOME funds and Low Income Housing Trust Funds. The program is modeled after the Section 8 Voucher program in which families pay 30% of their household income as rent. Clark County and the City of Las Vegas both support programs that specifically target special needs populations, including homeless households and those with severe mental illness. The City has 52 Project-Based Units.

3. Section 202 New Construction: program provides a reduced interest rate loan making private non-profit group development economically feasible. This program assists the elderly and handicapped through subsidized operating costs allowing households to pay 30% of their income as rent. Clark County Housing Authority manages 100 units under the Section 236 Preservation program.

Source: Clark County, Las Vegas, North Las Vegas Housing Authorities – 2005

In addition to the chart above, the City has assisted in the development or rehab of 1,585 rental units. Federal and State funds assist another 25 units of supportive rentals. These units target individuals below 60% AMI. None of the units are expected to be lost over the next five years.

Homeless Inventory 91.210 (c)

16. The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. This inventory of facilities should include (to the extent it is available to the jurisdiction) an estimate of the percentage or number of beds and supportive services programs that are serving people that are chronically homeless.

As further explained in the response to question #8 above, the City of Henderson is committed to the regional approach to homelessness. The following three pages of tables reflect regional inventories of facilities and services that assist homeless persons and families with children. The Regional system of facilities and services was developed and is coordinated by the Continuum of Care (CoC) collaborative. The CoC reports to the Southern Nevada Regional Planning Coalition (SNRPC) through the Committee on Homeless, one of the standing committees of the SNRPC.

Activities within the City of Henderson to help prevent low-income individuals and households from becoming homeless include comprehensive case management services coupled with emergency rent and utility funding from various sources to assist persons at imminent risk of losing existing housing, as well as nutritional assistance programs, information & referral services, program specific case management services, employment and micro-enterprise assistance services, homeowner supportive programs, and affordable childcare services. Additional explanation of these activities will be found in response #42 below.

NOTE: See excel Homeless Inventory Charts

Special Need Facilities and Services 91.210 (d)

17. Describe, to the extent information is available, the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring persons returning from mental and physical health institutions receive appropriate supportive housing.

Facilities and services located within the jurisdiction or who receive funding to assist residents are as follows:

FACILITIES/SERVICES	PROGRAM
Opportunity Village	Training/employment for adults with disabilities
St. Rose Helping Hands	Non-medical free transportation for seniors
HopeLink	Case management and supportive housing assistance
Women's Development Center	Case management, transitional & permanent housing
S.A.F.E. House	Housing & services for victims of domestic violence
N. Adelson Hospice Meal	
Program	Home delivered meals for caregivers & patients
Salvation Army Adult Day Care	Adult Day Care services
Senior Services Adult Day Care	Adult Day Care services
Accessible Space, Inc.	Supportive housing for seniors

Barriers to Affordable Housing 91.210 (e)

18. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

As many entities across the nation have found, strict lot size requirements and density caps can result in an increase in home prices. The same may be true for architectural standards. To ensure an adequate supply of homes in a wide range of pricing the City must ensure its requirements and standards result in the high quality neighborhoods desired without unnecessarily impacting affordability.

The City is in the process of adopting a new development code which provides for greater flexibility in density and smaller lot sizes. The current code has as a minimum lot size of 4,000 square feet, the new code proposes 3,000 square feet and as small as 2,000 square feet for attached units. As this new code is implemented through new development and redevelopment, City staff will need to monitor its impact and seek feedback from the development community to ensure its effectiveness.

STRATEGIC PLAN

The strategic plan must describe how the jurisdiction plans to provide new or improved availability, affordability, and sustainability of decent housing, a suitable living environment, and economic opportunity, principally for extremely low-, low-income, and moderate-income residents.

General Priority Needs Analysis and Strategies 91.215 (a)

19. In this narrative, describe the reasons for setting priorities for allocating investment among different activities and needs, as identified in tables* prescribed by HUD. 92.215(a)(1)

Citizen input provided prioritized ranking of community needs and the City is renewing commitments to some priorities identified in the last Consolidated Planning process which have not been adequately addressed. City staff evaluated all high-priority needs established during the citizen input process and consulted with community partners on planned activities intended to address high-priority needs during the strategic planning period. While the City has not committed to specific projects or partners, high priority needs which could reasonably be expected to be undertaken to address one or more needs have been budgeted investment in this Plan.

City staff evaluated funding source requirements and amounts of leverage funding expected to be available outside of CDBG and HOME sources and match them to identified needs. CDBG and HOME funds expected to be available were then budgeted to specific objectives designated to address identified high-priority needs as leverage to outside sources or as the exclusive funding source for planned activities.

The Program Advisory Committee and ultimately the City Council approve budgeted allocated investments.

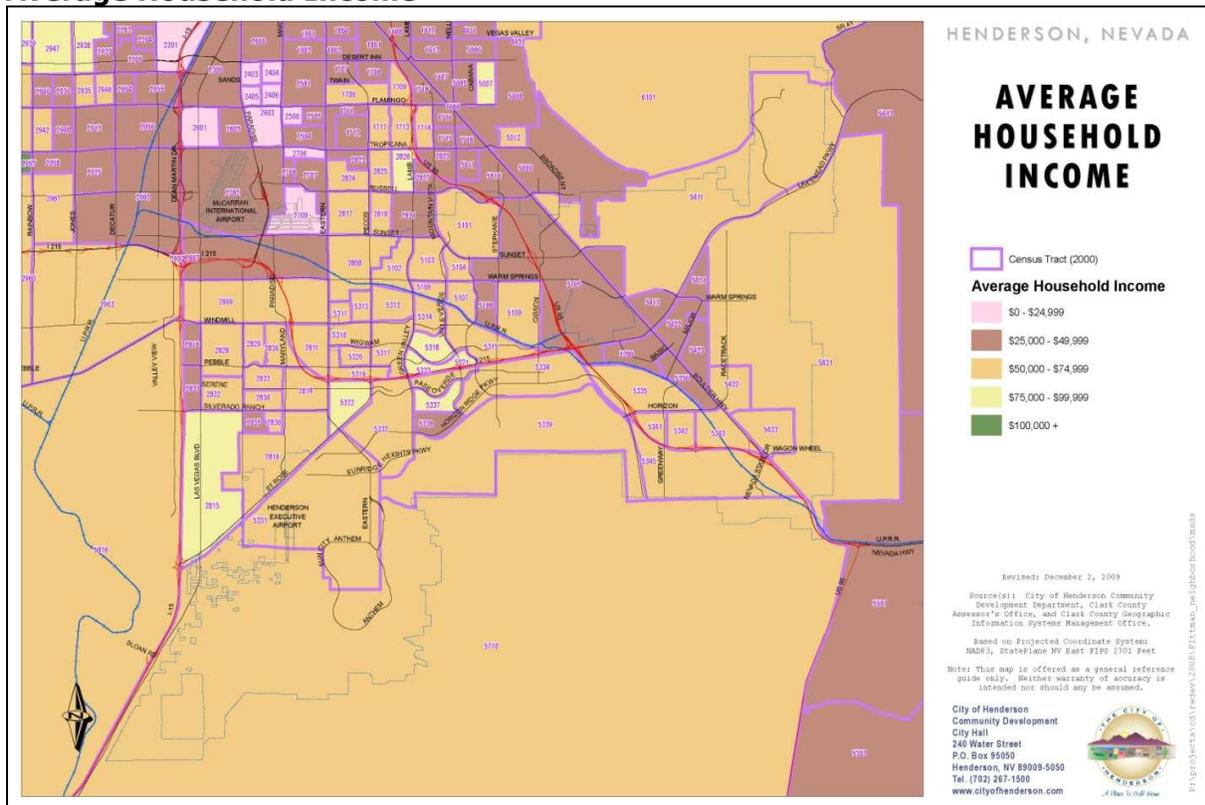
20. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.

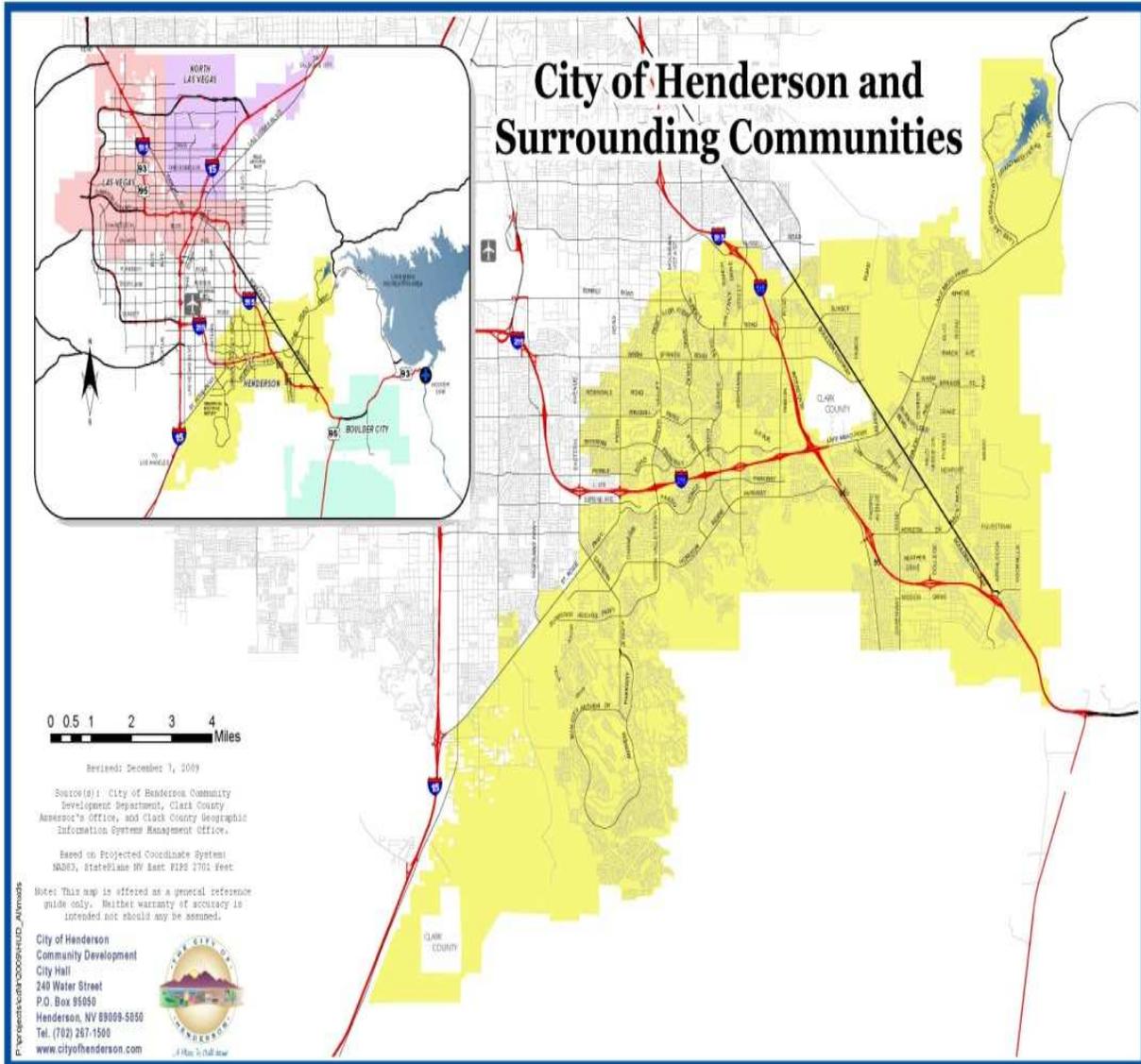
The City of Henderson is located in the southeastern portion of the Las Vegas Valley in Clark County, Southern Nevada. The first townsite homes were constructed in the 1940s in support of the industrial war effort. Henderson was incorporated in 1953 with a population of 7,410.

From the late 1990s through 2007 Henderson was one of the fastest growing cities in the U.S. Today Henderson is home to a population of over 275,000 and encompasses 103 square miles.

HUD regulations define a low-to-moderate income neighborhood as one where 51% or more of residents fall below 80% of the Median Family Income (MFI). Overall, median household income remains higher in Henderson than in many other areas of Clark County; almost 20% higher than Clark County as a whole, and unchanged since 2000. 2000 Census data indicates a 22% disparity in income between the white and non-white population - county wide that difference is 33%. The census tracts with the lowest incomes, 50% - 75% of the city's median income, are downtown in the areas associated with higher diversity and older homes. However, there is also a census tract in this income range in the central portion of the city, northeast of the intersection of Green Valley Parkway and Horizon Ridge Parkway.

Average Household Income



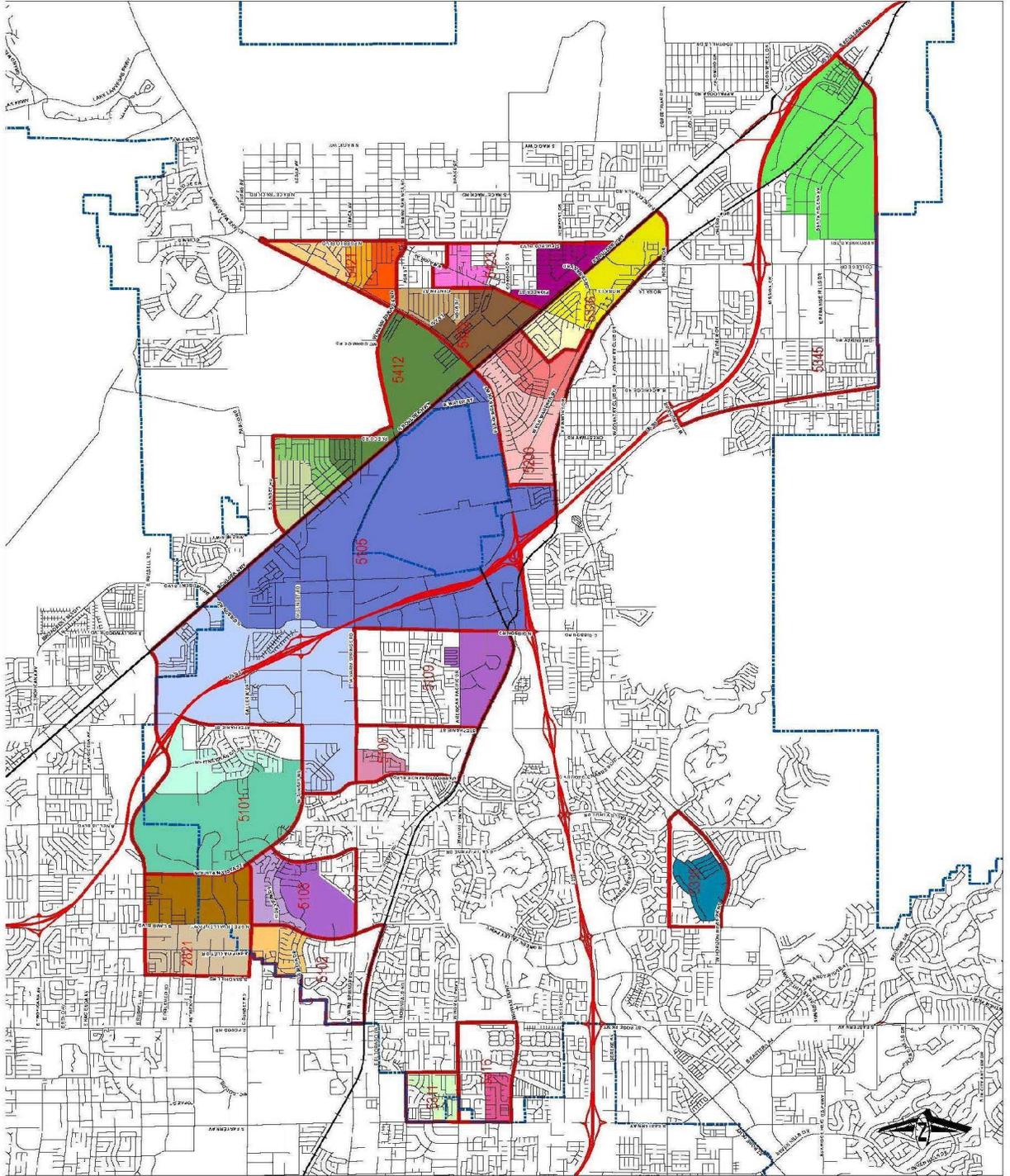


CDBG GEOGRAPHIC DISTRIBUTION

As depicted on the map on the next page 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 number of 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.

CDBG ELIGIBLE BLOCK GROUPS

Census Tracts	Block Groups
5316-2	2821-1
5336-1	2821-2
5336-2	5101-2
5336-3	5101-3
5338-2	5102-1
5345-3	5103-1
5412-1	5103-2
5412-2	5103-3
5412-3	5105-1
5421-1	5105-2
5421-2	5108-1
5421-3	5109-3
5422-1	5200-1
54222	5200-2
5423-1	5311-2
5423-3	



Revised: March 4, 2010

Source(s): City of Henderson Community Development Department, Clark County Assessor's Office, and Clark County Geographic Information Systems Management Office.

Based on Projected Coordinate System:

NAD83, StatePlane NV East FIPS 2101 Feet

Note: This map is offered as a general reference guide only. No liability for accuracy is intended nor should any be assumed.



City of Henderson
Community Development
City Hall
240 Water Street
P.O. Box 95050
Henderson, NV 89009-5050
Tel. (702) 267-1500
www.cityofhenderson.com

Henderson has a larger share of low income families now than in the year 2000. Henderson’s share of the County’s overall low income families has grown from 9.7% in 2000 to 10.25% in 2009. Overall, Henderson’s median income is \$73,147; which is 27% higher than the Clark County median income of \$57,403.

Demographic Profiles

TABLE 1: HOUSEHOLD INCOME by ZIP CODE

Income	89002	89011	89012	89014	89015	89044	89052	89074	Henderson	Clark County
0-\$15k	4%	6%	5%	5%	9%	4%	4%	4%	5%	9%
\$15-\$25k	4%	6%	4%	7%	7%	2%	3%	5%	5%	9%
\$25-\$35k	5%	9%	9%	12%	5%	4%	6%	7%	7%	11%
\$35-\$50k	10%	14%	12%	17%	20%	10%	11%	12%	14%	15%
\$50-\$75k	24%	27%	22%	23%	28%	14%	19%	20%	22%	22%
\$75-\$100k	24%	18%	19%	16%	17%	17%	19%	18%	18%	15%
\$100k +	29%	20%	29%	20%	14%	49%	38%	34%	28%	19%
Median	\$77,015	\$63,376	\$72,301	\$60,016	\$57,913	\$100,096	\$85,088	\$77,678	\$73,147	\$57,403

Source: 2009 Las Vegas Perspective, Nevada Development Authority (702) 791-0000.

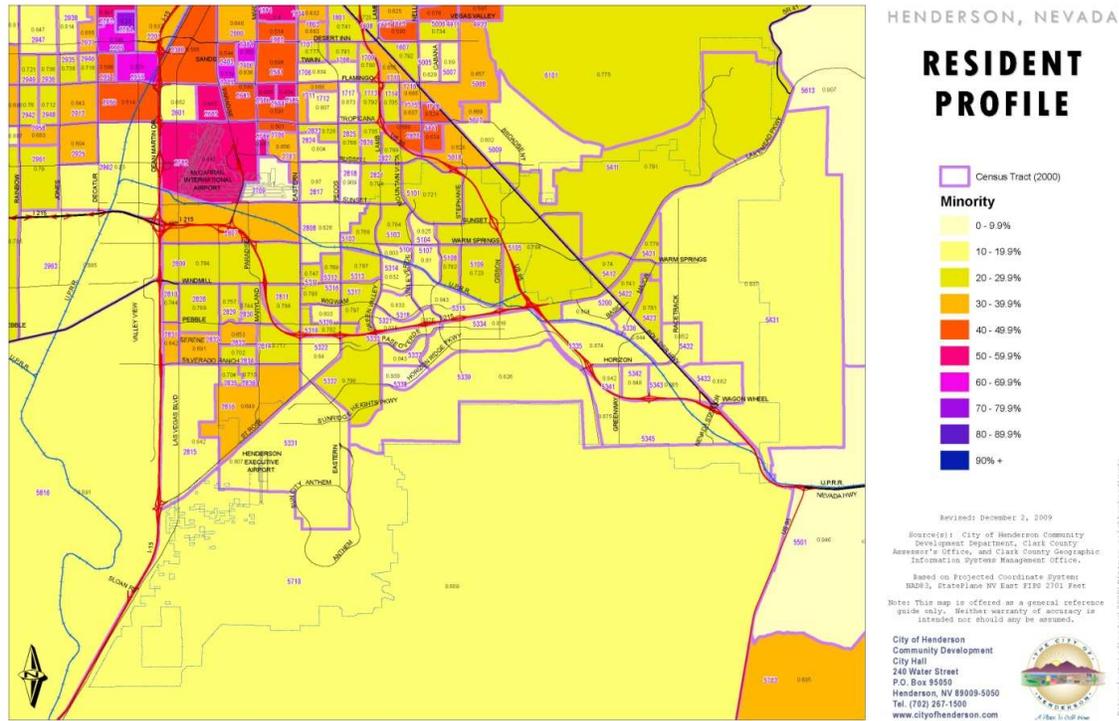
*Henderson statistics are derived from the Perspective Zip Code profiles.

Note: Zip code areas with too few housing units are not reported.

A comparison of Census Bureau data from 2000 and 2007 indicates the ethnic make-up of Henderson’s population has grown somewhat more diverse. While less diverse than the county as a whole, which has remained steady at approximately 28% non-white, the percentage of Henderson’s white population has decreased from 84.5% to 81.1%. The Black or African American population has increased from 3.8% to 4.2% and the Asian population has increased from 4% to 5.9%.

According to the U.S. Census Bureau’s American Community Survey (2006-2008), the three most common ethnicities are: white (81.1%), African American (4.2%) and Asian (5.9 %). The following demographic profiles identify household information by income, zip code, education and race.

Minority by 2000 Census Tract



21. If applicable, identify the census tracts for Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

The City will not utilize Neighborhood Revitalization Strategy Areas
The Geographic Distribution Map included in response #20 above shows the 31 CDBG eligible census tracts/block groups in the City, which will include the majority of the project funding.

22. Describe the basis for allocating investments geographically within the jurisdiction (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)).

The City has not allocated investments geographically. Investments will be allocated during the Annual Action Plan process with investments primarily allocated in CDBG eligible census tracts and Redevelopment Areas of the City.

23. If appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to Neighborhood Revitalization Strategy Areas and/or any local targeted areas.

The City will not utilize Neighborhood Revitalization Strategy Areas and cannot estimate percentages of future funds to be dedicated to specific areas.

24. Identify any obstacles to meeting underserved needs.

Limited available funding makes it necessary for the City to rely on community partners to bring substantial resources to address multiple high-priority needs and utilize the City’s contribution as leverage for outside resources. These partners often cannot obtain the necessary resources or capacity to bring the resources to projects in a timely manner.

Specific Objectives 91.215 (a) (4)

25. Summarize priorities and specific objectives the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD. Outcomes must be categorized as providing either new or improved availability/accessibility, affordability, or sustainability of decent housing, a suitable living environment, and economic opportunity.

Goals and objectives to be carried out during the strategic plan period are indicated by placing a check in the following boxes.

<input checked="" type="checkbox"/>	Objective Category Decent Housing Which includes:	<input checked="" type="checkbox"/>	Objective Category: Expanded Suitable Living Opportunities Which includes:	<input checked="" type="checkbox"/>	Objective Category: Expanded Economic Opportunities Which includes:
<input checked="" type="checkbox"/>	assisting homeless persons obtain affordable housing	<input checked="" type="checkbox"/>	improving the safety and livability of neighborhoods	<input checked="" type="checkbox"/>	job creation and retention
<input checked="" type="checkbox"/>	assisting persons at risk of becoming homeless	<input checked="" type="checkbox"/>	eliminating blighting influences and the deterioration of property and facilities	<input checked="" type="checkbox"/>	establishment, stabilization and expansion of small business (including micro-businesses)
<input checked="" type="checkbox"/>	retaining the affordable housing stock	<input checked="" type="checkbox"/>	increasing the access to quality public and private facilities	<input checked="" type="checkbox"/>	the provision of public services concerned with employment
<input checked="" type="checkbox"/>	increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability	<input type="checkbox"/>	reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods	<input checked="" type="checkbox"/>	the provision of jobs to low-income persons living in areas affected by those programs and activities under programs covered by the plan
<input checked="" type="checkbox"/>	increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence	<input checked="" type="checkbox"/>	restoring and preserving properties of special historic, architectural, or aesthetic value	<input type="checkbox"/>	availability of mortgage financing for low income persons at reasonable rates using non-discriminatory lending practices
<input checked="" type="checkbox"/>	providing affordable housing that is accessible to job opportunities	<input checked="" type="checkbox"/>	conserving energy resources and use of renewable energy sources	<input type="checkbox"/>	access to capital and credit for development activities that promote the long-term economic social viability of the community

NOTE : SEE CONPLAN SUMMARY OF SPECIFIC OBJECTIVES (EXCEL WORKSHEETS)

Priority Housing Needs

91.215 (b)

26. Describe the relationship between the allocation priorities and the extent of need given to each category specified in the Housing Needs Table (Needs.xls). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

The Comprehensive Housing Affordability Strategy table (CHAS) on the next pages and the Housing Needs Table (see Appendix Tables) identify needs across a broad spectrum of the City. The community participation process prioritized homeownership assistance and affordable rental housing as the highest priority needs. In consultation with community-based organizations and developers the City included future projects to potentially address identified needs. This combined input was evaluated in conjunction with projections of limited funding which could reasonably be expected to be available and these budgeted allocation priorities are the result.

27. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category, particularly among extremely low-income, low-income, and moderate-income households.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

As noted in response #26 above, the Housing Data identifies many priorities and community input identified two high-priority objectives. As discussed in response #12 above, a majority of the housing stock in Henderson is 20 years old or less. Often older homes make up a large portion of the affordable housing inventory. The City has therefore prioritized assisting low income owner-occupants to maintain their existing affordable housing through emergency repairs and rehabilitation support. The City is also renewing commitments to some projects identified in the last Consolidated Plan as priority needs which have not been adequately addressed.

The above factors provided the basis for determining the relative priority in this category. The City will concentrate on providing funding in the form of grants and low-interest loans to rehabilitate a higher number of units in the older neighborhoods to help insure low income people from all categories are supported in keeping their homes in good repair. The City has also placed a priority on improving energy efficiency in the older existing housing stock.

Name of Jurisdiction: Henderson city, Nevada		Source of Data: CHAS Data Book			Data Current as of: 2000				
Housing Units by Affordability	Renters Units by # of bedrooms				Owned or for sale units by # of bedrooms				
	0-1 (A)	2 (B)	3+ (C)	Total (D)		0-1 (E)	2 (F)	3+ (G)	Total (H)
1. Rent <= 30%					Value <=30%				
# occupied units	270	350	290	910		N/A	N/A	N/A	N/A
%occupants <=30%	50	41.4	29.3	40.1		N/A	N/A	N/A	N/A
%built before 1970	37	8.6	22.4	21.4		N/A	N/A	N/A	N/A
%some problem	31.5	28.6	15.5	25.3		N/A	N/A	N/A	N/A
#vacant for rent	55	35	20	110		N/A	N/A	N/A	N/A
2. Rent >30 to <=50%					Value <= 50%				
# occupied units	430	330	205	965		350	850	1,010	2,210
%occupants <=50%	69.8	40.9	31.7	51.8		31	34.1	22.8	28.5
%built before 1970	34.9	21.2	34.1	30.1		20	25.3	36.6	29.6
% some problem	54.7	48.5	39	49.2		27	14.1	7.4	13.1
#vacant for rent	40	15	10	65	#vacant for sale	10	35	15	60
3. Rent >50 to <=80%					Value >50 to <=80%				
# occupied units	2,825	4,820	1,700	9,345		329	1,835	6,320	8,484
%occupants <=80%	51.3	42.5	40	44.7		42	39	22.7	27
%built before 1970	5.5	6.3	17.1	8		15	12.5	14.3	13.9
%some problem	47.8	37.8	38.8	41		0	2.7	0.9	1.2
#vacant for rent	335	900	185	1,420	#vacant for sale	0	40	110	150
4. Rent >80%					Value >80%				
# occupied units	2,465	2,980	2,930	8,375		743	5,440	30,085	36,268
#vacant for rent	105	260	125	490	#vacant for sale	8	85	810	903

Name of Jurisdiction:		Source of Data:		Data Current as of:										
Henderson city, Nevada		CHAS Data Book		2000										
Household by Type, Income, & Housing Problem	Renters						Owners						Total Households	
	Elderly 1&2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Renters	Elderly 1&2 member households	Small Related (2 to 4)	Large Related (5 or more)	All Other Households	Total Owners				
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(L)				
1. Household Income <=50% MFI	105	1378	314	1200	3907	1850	1092	210	755	3907	7814			
2. Household Income <=30% MFI	496	725	144	640	2,005	665	392	45	480	1582	3,587			
3. %with any/housing problems	63.1	77.2	93.1	77.3	74.9	73.7	78.3	100	76	76.3	75.5			
4. %Cost Burden >30%	611	75.9	79.9	77.3	73	73.7	74.7	77.8	76	74.8	73.8			
5. %Cost Burden >50%	514	70.3	72.9	75	67.3	54.1	68.4	55.6	72.9	63.4	65.6			
6. Household Income >30% to <=50% MFI	59	653	70	560	1902	185	700	65	275	2,325	4,227			
7. %with any/housing problems	85.5	93.1	100	88.4	90.3	58.2	87.1	87.9	90.9	72.9	80.7			
8. %Cost Burden >30%	85.5	92.5	76.5	88.4	88	56.1	85.7	87.9	87.3	71	78.6			
9. %Cost Burden >50%	57.6	50.4	44.1	58.9	54.3	35.4	60.7	60.6	76.4	49.7	51.8			
10. Household Income >50 to <=80% MFI	605	1750	420	1420	4,995	1889	1569	534	805	4,797	8,992			
11. %with any/housing problems	68.6	75.7	79.8	83.8	77.8	48.1	73.9	79.4	77.6	65	71			
12. %Cost Burden >30%	68.6	68	65.5	82.4	72.7	48.1	73	74	77.6	64.1	68.1			
13. %Cost Burden >50%	6.6	8.3	11.9	19.7	12.3	6.9	32.8	6.9	46.6	27.1	20.2			
14. Household Income >80% MFI	70	5,214	940	4,65	11,479	6,248	21,790	4,415	5,805	38,258	49,737			
15. %with any/housing problems	20.4	14.7	33	10.6	14.9	14.3	16.7	21.2	28.3	18.6	7.7			
16. %Cost Burden >30%	7.6	8.6	2.1	9.8	9.1	14.2	15.4	13.7	27.9	16.9	15.1			
17. %Cost Burden >50%	4.2	0.1	0	0.5	0.5	1.8	2.1	0.6	4.2	2.2	1.8			
18. Total Households	2,330	8,342	1,674	7,235	19,581	9,987	24,451	5,159	7,365	46,962	66,543			
19. %with any/housing problems	56.5	39	56.7	36.9	41.8	29.9	23.4	30	39.1	27.9	32			
20. %Cost Burden >30	55.2	33.5	32.3	36.1	36.9	29.5	22	22.9	38.7	26.3	29.4			
21. %Cost Burden >50	26.8	11.8	13.7	15.4	15.1	12.1	6.8	4.7	16	9.1	10.9			

28. Identify any obstacles to meeting underserved needs.

The City receives a small amount of funding to address multiple large-scale priorities. Without additional leveraging from strong community partners many projects do not move forward. Projects with available tax credits from the State are not able to sell the credits at projected values leaving significant gaps in development budgets. Negative public attitudes toward multi-family affordable developments are sometime obstacles.

Specific Objectives/Affordable Housing 91.215 (b)

Note: Specific affordable housing objectives must specify the number of extremely low-income, low-income, and moderate-income households to whom the jurisdiction will provide affordable housing as defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. (24 CFR 91.215(b)(2))

29. Identify each specific housing objective by number (DH-1, DH-2, DH-3), proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period, or in other measurable terms as identified and defined by the jurisdiction.

Objective/Outcome		2010-2014 Proposed Accomplishments		
Objective/Outcome		People	Housing Units	Households
DH 1	Decent Housing Improved/New Availability	12,597	556	
DH 2	Decent Housing Improved/New Affordability		15	
DH 3	Decent Housing Improved/New Sustainability		1,586	517

30. 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 the strategic plan.

In addition to the City's CDBG & HOME allocations the City's HOME allocations will leverage \$800,000 in State HOME funds and \$750,000 of State Low Income Housing Trust Funds (LIHTF), used for affordable single and multi-family projects. Approximately \$400,000 of State LIHTF Welfare Set-Aside funds will be utilized in homeless prevention projects. Henderson Allied Community Advocates dba HopeLink received an original Continuum of Care (CofC) award in the amount of \$471,554 and two years ago received an expansion grant of \$315,986. They have recently received notice of a one-year renewal of the expansion grant.

\$600,000 in City General Funds will support Regional Homeless Coordination activities, which is part of our participation in the regional response to ending chronic homelessness. The City's Weatherization Program will utilize a combined \$3.5 million of State Weatherization and Nevada Department of Energy funds, and \$100,000 in State LIHEA funding.

\$2.7 million in local Redevelopment Authority funding will be coordinated with existing City housing programs. Henderson's Redevelopment Agency funds a Homeowners Assistance Program which provides grants and low-interest loans to residents living in the Downtown and Eastside Redevelopment Areas. In order to maintain consistency in revitalization efforts this program is administered within the Neighborhood Services Department.

31. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units.

Rental assistance will be targeted to maintaining existing housing to prevent homelessness. New units will be produced as developers are able to use limited leverage funding from the City to close project funding gaps. Acquisition and rehabilitation of older units will be a primary strategy for creating new affordable units.

32. If the jurisdiction intends to use HOME funds for tenant-based rental assistance, specify local market conditions that led to the choice of that option.

The City does not plan to use HOME funds for TBRA.

Public Housing Strategy

91.215 (c)

33. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list).

As further described in response #14 above, the Housing Authority of the County of Clark (HACC) is being merged into the new Southern Nevada Regional Housing Authority. Public Housing units within the jurisdiction of the City of Henderson have been operated by the HACC. The agency has developed a comprehensive supportive services program of support, including:

- Public Housing – conventional/non-aided housing assistance programs
- Section 8 – Housing Choice Voucher and other voucher programs
- Family Self-Sufficiency Program
- Senior services information, advocacy, and referral services
- Homeownership sales & First-time homebuyer opportunities
- Housing Counseling services
- Holiday assistance
- Resident leadership opportunities

In an effort to move public housing residents up the economic scale, the SNRHA participates in the Family Self Sufficiency (FSS) Program. Under this program, public housing residents and Section 8- Housing Choice Voucher participant are provided the means, through the coordination of public and private resources and supportive services, to becoming economically independent and self-sufficient. Supportive services required to achieve self-sufficiency are based on individual family needs and may include child care, transportation, education, job training, preparation, and counseling, substance/alcohol abuse treatment and counseling, life skills training and homeownership counseling. Thousands remain on the Section 8 –Housing Choice Voucher (HCV) and Public Housing waiting lists. For a full understanding of public housing resident and HCV participant needs and programs see the 5-year plans of the SNRHA, available through the organizations.

The HACC is receiving American Recovery and Reinvestment Act (ARRA) Public Housing Capital Grant funding in the amount of \$1,724,275 and \$133,704 in Section 8 project based assistance.

34. Describe the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing.

Currently SNRHA have Family Self Sufficiency Programs in operation. These programs provide interested residents the opportunity to increase their employment skills and gain employment through education and job training programs, as well as support services. Each participating resident must enter into a five-year contract that specifies their individualized goals to achieving self-sufficiency. These goals can include job training or education, and the resident receives assistance with childcare, transportation and other necessities to help ensure a successful endeavor.

The neighborhood revitalization initiatives being undertaken by Clark County, Las Vegas and North Las Vegas directly affect the public housing developments located in the target areas. Improvements to public facilities, parks and the continued funding of public service programs affect the residents of the entire neighborhood, including the many public housing residents located in those neighborhoods.

Southern Nevada Regional Housing Authority's 5-Year Goals, Management Initiatives and Homeownership Initiatives

Clark County is supporting the SNRHA in the redevelopment of 16 acres at Flamingo and Perry. The existing distressed Miller Plaza and Brown Homes was demolished and will be redeveloped using ARRA Funds with 80 units of senior housing for the first phase. An additional 40 units of senior housing are planned for the site in a future phase of the project.

The SNRHA has 12 resident councils in formation or operation and has a staff member designated to assist in organizing the remaining SNRHA public housing development's resident councils.

Through the American Dream Downpayment Initiative, the Clark County HOME Consortium will require its homeownership subrecipients to devise outreach strategies to the local housing authorities to work with public housing residents toward homeownership. This should be relatively easy as most of the non-profit organizations that provide downpayment assistance already have relationships with the local housing authorities. For example, the Women's Development Center provides the case management and the SNRHA provides the Tenant Based Rental

Assistance to homeless families as part of the TBRA for Homeless Families Program.

SNRHA has designated 96 of its existing scattered site public housing units for the Public Housing Homeownership Program. The remaining 291 scattered sites will be utilized for applicants in our Public Housing Program.

SNRHA 5-Year Goals, Management Initiatives and Homeownership Initiatives

Expand the supply of Low Income and Affordable housing available within its jurisdiction:

- Apply for additional Section 8 Choice Vouchers
- Develop public/private partnerships to create affordable housing opportunities
- Utilize SNRHA's resources to leverage and encourage new development initiatives
- Expand homeownership initiatives to SNRHA residents and program participants.

Improve the quality of assisted housing:

- Improve program management and fiscal accountability by utilizing SEMAP and PHAS indicators
- Increase customer satisfaction

Increase assisted housing choices:

- Conduct outreach efforts to potential vouchers landlords
- Further the development of the Section 8 Homeownership Program

Improve marketability of SNRHA owned units:

- Enhance and maintain site appearance to increase curb appeal
- Provide amenities and services to compete with private sector property owners
- Further develop partnerships with law enforcement agencies to provide a safe living environment

Promote self-sufficiency and economic independence of assisted households:

- Increase the number and percentage of employed program participants
- Further develop and enhance educational opportunities and prevention programs for youth

- Provide and attract supportive services to increase program participants' employability through job training and educational opportunities
- Provide public/private partnerships to further enhance resident initiatives at no cost to the agency (i.e., Sunrise Hospital, Girl Scouts, Juvenile Justice Department) through fund raising and grant application submission
- Promote homeownership opportunities through the Scattered Site Homeownership Program, the Section 8 Housing Choice Voucher Program, and the supportive service program for potential homebuyers.

Increase affordable housing resources:

- Develop a detailed plan for the Replacement Housing Fund
- Continue to identify partners for affordable housing development
- Explore the opportunity for conversion of assistance from unit-based to tenant-based. Consider the development of a Conversion Plan

Currently there are six (6) Senior Resident Councils and six (6) Family resident councils active at SNRHA. The SNRHA's Supportive Services Department will be working to establish/re-establish councils in its remaining five housing developments over the next five years.

The SNRHA currently administers a Scattered Site Homeownership Program, which involves the sale of existing scattered site homes to HACLV low-income Public Housing residents and Section 8 participants. Homes are sold at or below fair market value and the SNRHA provides down payment and closing costs assistance to buyers as well as directing prospective buyers to other organizations, which provide low-income homebuyer assistance. Prospective purchasers must be able to qualify for a mortgage and attend a Homeownership counseling course.

SNRHA also administers a Section 8 Homeownership Program, which utilizes the Voucher subsidy towards mortgage payments vs. rental assistance for eligible participants. Participants must be Section 8 participants and FSS graduates and must attend a Homeownership counseling course.

The Authority uses established schedules for modernizing existing units on a rotating basis and often upgrade units as they become vacant so as not to displace residents during rehab. Capital Replacement Reserve Accounts are segregated and replenished monthly and are utilized for improvements.

35. Describe the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.

The Housing Authority of the County of Clark (HACC) manages the four public housing facilities within the City of Henderson. The HACC utilizes the 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 HACC has implemented Safety and Crime Prevention practices to help improve the living environment for all residents. Criminal background checks are required at the time of admission on all adults that reside in public housing. If a family requests an additional adult to be added to the lease a criminal screening is conducted. In addition, all live-in aides are screened for criminal backgrounds. The HACC does provide for domestic violence preferences for victims. However, the perpetrator is denied assistance if they cannot demonstrate mitigating circumstances.

HACC has fully implemented polices related to the denial and termination of individuals that are involved in drug related or criminal activity. HACC is working with the local police to have the developments certified as crime free. All HACC developments have Community Oriented Police Officers assigned. Officers are in regular contact with property managers to discuss security issue at the sites

HACC has fully implemented the provisions of the Violence Against Women Act including establishing policies and procedures protecting victim rights, provided notices and information to clients, and collaborating with law enforcement and obtaining wait list preference for victims.

36. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more

involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

The City of Henderson and HACC have been in active collaboration regarding implementation of the Neighborhood Stabilization Program and we expect HACC will partner in purchasing foreclosed homes to facilitate affordable rentals to public housing residents at or below 50% of Area Median Income (AMI).

The HACC is already active in assisting resident's transition to homeownership. The Section 32, Public Housing Homeownership plan for 56 units was approved and underway. HACC continues collaborative efforts with Habitat of Humanity to develop housing opportunities on a parcel of BLM land. Conveyance of property approved and project is moving forward. HACC continues to implement the HCV Homeownership program and interface the program with Section 32 and FSS programs. The HACC does administer a Section 8 Homeownership program pursuant to HUD provisions.

The HACC will undertake additional actions to implement the program including: FSS outreach, specifically geared toward Section 8 participants who may be interested in homeownership, homeownership seminars, applying to become a HUD certified Housing Counseling agency, seeking and maintaining support from the lending community, and seeking funding for down payment assistance.

37. 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. (NAHA Sec. 105 (g))

The Southern Nevada regional Housing Authority (SNRHA) is not designated as "troubled" and is not otherwise performing poorly. Prior to the merger described in response #16 above the Housing Authority of the County of Clark was designated a "high performer". The Housing Authority of North Las Vegas, which does not operate programs or projects within the jurisdiction of the City of Henderson and has not part of the SNRHA has been designated a "troubled" housing agency by HUD.

Priority Homeless Needs

38. Describe the jurisdiction's choice of priority needs and allocation priorities, based on reliable data meeting HUD standards and reflecting the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals.

Citizen input provided prioritized ranking of community needs. The City also renewed commitment to some priorities identified in the last Consolidated Planning process which have not been adequately addressed. The City's collaboration in the Regional Homeless Coordination effort and ongoing consultations resulted in prioritizing homeless prevention and transitional services for homeless persons.

39. Provide an analysis of how the needs of each category of residents (listed in question #38) provided the basis for determining the relative priority of each priority homeless need category.

Within the jurisdiction the City of Henderson has historically placed emphasis on homeless prevention. CDBG funding and leveraged funding from other sources has been allocated to maintaining existing housing for households on the brink of homelessness; and we anticipate continuing this priority over the next five years.

40. Provide a brief narrative addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.
A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

In cooperation with the Regional Homeless Collaborative the community has made significant progress in moving unsheltered chronic homeless into sheltered services. Periodic "pushes", including mobile intervention teams to bring services directly to locations of chronic homeless persons have sometimes been initiated on a regional level to bring chronic service-resistant individuals into programs but there is insufficient funding to sustain these efforts. These efforts bring concentrated resources into the areas of chronic homeless persons in order to encourage participation in supportive services. The City will continue working with the regional collaboration and prioritize efforts addressing chronic homelessness.

Homeless Strategy Homelessness

91.215 (d)

41. Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living.

The unprecedented regional growth discussed in response #8 above created challenges in maintaining basic quality of life elements such as education, health care, the natural environment, public safety, recreation and culture as well as transportation. Recognizing these issues transcend governmental jurisdictional boundaries, the Southern Nevada Regional Planning Coalition (SNRPC) was created. Elected officials from local governing bodies and the Clark County School District comprise the SNRPC Board.

Understanding the need to comprehensively address homelessness, the SNRPC established the Committee on Homelessness (CoH), comprised of designees from all jurisdictions, the Nevada Homeless Alliance, Las Vegas Metro Police, Southern Nevada Adult Mental Health, US Veterans Affairs and local businesses.

City of Henderson elected officials and senior staff level employees sit on regional Boards and Committees and actively participate in Regional Homeless efforts. The Continuum of Care Homeless Population Cart (see Appendix Tables) reflects regional inventories and Henderson specific goals in support of regional efforts.

The City of Henderson is committed to the regional approach to homelessness; as such, the City is an active participant in the regional collaboration for addressing the needs of homeless and at-risk persons. Help Hope Home is the name of the regional approach to address and prevent homelessness in Southern Nevada. The approach coordinates the efforts of the public, non-profit and private sector to provide outreach, housing, food, mental health services, employment training, case management and supportive services to enable homeless families and individuals to become self-sufficient. This regional effort focuses on outcomes and accountability while helping achieve stable and sustainable lives. From 2007 to 2009 the regional homeless population increased 17%; the number of unsheltered persons decreased while the number of sheltered persons increased 82% due to regional coordination.

The City will continue active support of the semi-annual Southern Nevada Project Homeless Connect. City busses and staff will provide outreach and transportation services to homeless persons to help them access a wide variety of free supportive services offered in a central location with the goal of facilitating access to services and assistance in getting off the streets.

42. Describe the jurisdiction's strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

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

The City collaborates with community-based partners such as Consumer Credit Counseling, Nevada Fair Housing, Women's Development Center, Housing for Nevada, Nevada Bankers Collaborative, and Legal Aid Center of Southern Nevada in providing outreach, education, and counseling assistance to people coping with bankruptcy and foreclosure issues.

Chronic Homelessness

43. Describe the jurisdiction's strategy for eliminating chronic homelessness. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented in Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness.

The City of Henderson is a partner in regional efforts to eliminate chronic homelessness, including the regional Continuum of Care (CoC) collaborative. The regional effort includes Mobile Crisis and OUTREACH Teams to actively seek-out chronically homeless individuals & families

with children to engage them in services. The team routinely visits encampments and is successful in moving people into programs and housing. The CoC has a 70 unit Shelter + Care project to provide immediate shelter and wrap-around services for chronically homeless individuals who wish to access services.

44. Describe the efforts to increase coordination between housing providers, health, and service agencies in addressing the needs of persons that are chronically homeless.(91.215(I))

The Regional Homeless Coordination group plays the central role in coordinating efforts to address chronic homelessness. The Continuum of Care process is developed and managed through Regional Coordination ensuring funding applicants for funding and funding recipients are coordinating efforts and targeting identified community needs. Protocols are developed through this coordinated effort and Interlocal Agreements among the jurisdictions document regional commitment to following developed protocols. Utilization of the Homeless Management Information System (HMIS) is now being mandated by other local funding sources which enhances coordination.

Homelessness Prevention

45. Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

This response is included in #42 above.

Institutional Structure

46. Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

The City is committed to prevention services and will assist case management and supportive service efforts which transition formerly homeless individuals and families to stable housing and self-sufficiency. Support will primarily be provided to non-profit community-based service providers. The City is committed to the Regional Homeless Collaborative and will continue involvement and financial support of the regional homeless coordination effort described in response # 41 above. Private industry and public institutions are collaborators in the regional efforts.

Discharge Coordination Policy

47. Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include "policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons." The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

The City of Henderson is an active participant in the regional development and implementation of the Discharge Coordination Policy. The Policy is contained in the Regional Continuum of Care (CoC) application and summarized below:

Foster Care: The Division of Child and Family Services is responsible for the oversight of all independent living programs in Nevada. Nevada's Independent Living Program is a set of services available to all foster youth between the ages of 15.5 until the age of 21. Nevada's Independent Living Program does not refer foster youth to HUD McKinney-Vento funded programs. The Division considers foster care to be the legal status of the child. Independent living services may continue with the child after permanency has been achieved, depending on the needs of the child. There are instances where the youth turns 18 and refuses further services from the Foster Care system or they may runaway and not able to be located. In these cases, the wardship is terminated.

Health Care: A Health Care workgroup was formed and will continue to meet on a regular basis in order to develop formal discharge protocols for all hospitals throughout the state, with the focus being on safe, stable housing upon discharge into non-HUD McKinney-Vento funded programs.

Mental Health: A Mental Health workgroup was formed from the Statewide Discharge Planning Summit held in 2007. This group is developing formal discharge protocols for all mental health and substance abuse facilities throughout the state. Clients admitted to the mental health in-patient system are assigned a Social Worker to facilitate discharge to a safe environment. The Social Worker assesses the clients discharge needs, refers the client to outpatient services, identifies and mobilized community resources and ensures clients have the necessary appointments and aftercare needs met. Reconciliation with family members is encouraged whenever possible and transportation is provided to reunite clients with family and friends who may be in a different geographic area.

Corrections: A Corrections workgroup was formed from the Statewide Discharge Planning summit held in 2007. The CoC applied to HUD and was granted Technical Assistance regarding corrections discharge and will assist in developing formal discharge protocols for all correctional facilities throughout the state.

The CoC coordinator is a member of the newly formed Statewide Prisoner Re-entry Coalition that is the working group for the Governor-appointed Statewide Re-entry Task Force.

Clark County and the City of Las Vegas Detention and Enforcement have been working jointly to implement a discharge plan for the homeless inmates. This plan and its implementation are in the "pilot phase" prior to formalization of the policy. The Department of Corrections (DOC) for the State of Nevada has policies and procedures in place to ensure that persons leaving publicly funded institutions or systems of care do not end up homeless when discharged from the facility.

Two recipients of McKinney-Vento Homeless Assistance funds are based in Henderson. In addition to participation in the Continuum of Care and Regional Homeless Coordination efforts, the City provides technical support to both organizations and regularly consults on implementation of policies and procedures

Specific Objectives/Homeless (91.215)

48. Identify specific objectives that the jurisdiction intends to initiate and/or complete in accordance with the tables* prescribed by HUD, and 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 the strategic plan. For each specific objective, identify proposed accomplishments and outcomes the jurisdiction hopes to achieve in quantitative terms over a specified time period (one, two, three or more years) or in other measurable terms as defined by the jurisdiction.

Objective/Outcome		2010-2014 Proposed Accomplishments		
	Objective/Outcome	Resources	People	Households
SL 3	Suitable Living Improved/New Sustainability	CDBG LIHTF	740	
DH 1	Decent Housing Improved/New Availability	CDBG	12,597	

NON-HOMELESS SPECIAL NEEDS

Priority Non-Homeless Needs 91.215 (e)

49. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.

The Non-Homeless Special Needs Table (see Tables Appendix) reflects significant gaps in all categories. Persons with Mental Illness and physical disabilities show the largest needs gaps for supportive services. Elderly and frail elderly categories reflect high priority needs. Very large gaps exist for services for persons with mental illness across the entire Southern Nevada region. Mental health services are so costly that it will require a major investment on the part of the State coupled with significant local collaboration to begin addressing the issue.

For the period covered by this plan the following categories are prioritized by the jurisdiction:

- Housing for elderly persons
- Facilities and services for persons who are disabled
- Services for elderly and frail elderly
- Services for families with medically fragile children

50. Describe the basis for assigning the priority given to each category of priority needs.

Priorities assigned to Non-Homeless Special Needs categories were primarily established by citizen participation. The City is also renewing some commitments to priorities which were identified in the last Consolidated Plan as priority needs and have not been adequately addressed. Citizen participation in prioritizing needs included community assessment surveys, community workshops, and focus groups, as further discussed in the "Process" section of this Plan.

51. Identify any obstacles to meeting underserved needs.

The large number of gaps identified on the Non-Homeless Special Needs Table following response #55 below coupled with limited funding to address needs require that activities to address some identified needs be

postponed. Due to limited funding, the City is somewhat restricted by the capacity of community partners to leverage resources in addressing priorities. Mental Health facilities and services are high-cost items and the City will continue to collaborate with regional efforts to assist the State system to expand to assist with developing needs. The City continues to identify additional funding sources and community partners to address prioritized needs.

52. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

Facilities and services located within the jurisdiction or who receive funding to assist residents are as follows:

FACILITIES/SERVICES	PROGRAM
Opportunity Village	Training/employment for adults with disabilities
St. Rose Helping Hands	Non-medical free transportation for seniors
HopeLink	Case management and supportive housing assistance
Women's Development Center	Case management, transitional & permanent housing
S.A.F.E. House	Housing & services for victims of domestic violence
N. Adelson Hospice Meal Program	Home delivered meals for caregivers & patients
Salvation Army Adult Day Care	Adult Day Care services
Senior Services Adult Day Care	Adult Day Care services
Accessible Space, Inc.	Supportive housing for seniors

53. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

At the time this Plan is being developed the City does not have specific plans for HOME tenant based rental assistance for specific subpopulations. The City will utilize State of Nevada LIHTF-TBRA and LIHTF Welfare Set-Aside funding for emergency housing and supportive housing to assist households from becoming homeless and support the transition to permanent housing. These funds are potentially at-risk as State-level budget emergencies may redirect these sources however the City anticipates directing these as they are available. We anticipate Homeless Prevention Rapid Re-housing (HPRP) funds from the economic

stimulus and Emergency Food & Shelter funds will help pick-up some of this loss in resources.

Specific Special Needs Objectives

91.215 (e)

54. Identify each specific objective developed to address a priority need by number and contain proposed accomplishments and outcomes the jurisdiction expects to achieve in quantitative terms through related activities over a specified time period (i.e. one, two, three or more years), or in other measurable terms as identified and defined by the jurisdiction.

Objective/Outcome	2010-2014 Proposed Accomplishments		
	Resources	People	Public Facilities
SL 1 Suitable Living New/Improved Availability	CDBG	20,298	3

55. 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 the strategic plan.

The outcomes reflected in the chart responding to question #54 above will be achieved in collaboration with several community partners. The City will leverage CDBG allocations with state, local and private funding in support of the efforts of nonprofit community partners.

The Non-Homeless Special Needs Chart (see Chart in Tables Appendix) reflects large gaps in needs versus currently available inventories in both housing and supportive services categories. The City will continue to leverage limited existing resources with other funds in efforts to reduce the gaps. The City will continue efforts to bring additional resources to the community in order to address identified needs.

Priority Community Development Needs 91.215 (f)

56. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table* – i.e., public facilities, public improvements, public services and economic development.

Community Development/Public Facilities and Improvements Objectives

- Acquisition of Real Property
- General Public Facilities and Improvements
- Senior Centers
- Handicapped Centers
- Parks & Recreational Facilities
- Youth Centers
- Street Improvements & Sidewalks
- Operating Costs of Homeless Programs

Community Development/Public Services Objectives

- General Public Services
- Senior Services
- Handicapped Services
- Youth Services
- Transportation Services
- Substance Abuse Services
- Child Care Services

Community Development/Economic Development Objectives

- Micro-Enterprise Assistance
- Job Creation/Retention

Also see Community Development Needs Table in Table Appendix

57. Describe the basis for assigning the priority given to each category of priority needs provided on Table 2B or the Community Development Table in the CPMP Tool's Needs.xls worksheet.

Priorities assigned to Community Development categories were primarily established by citizen participation and the City is renewing commitments to several priorities which were identified in the last Consolidated Plan as priority needs which have not been adequately addressed. As described

in response #3 above, citizen participation in prioritizing needs included community assessment surveys, community workshops, and focus groups.

58. Identify any obstacles to meeting underserved needs.

Limited available funding makes it necessary for the City to rely on community partners to bring substantial resources to address multiple high-priority needs and utilize the City’s contribution as leverage for outside resources. These partners often cannot obtain the necessary resources or capacity to bring the resources to projects in a timely manner.

Specific Community Development Objectives

59. 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. 24 CFR 91.215(a)(4)

SUMMARY OF SPECIFIC CD OBJECTIVES

New or Improved Availability/Accessibility to Decent Housing (DH-1)					
Specific Annual Objective	Source of Funds	Year	Performance Indicators	Expected Number	
New/Improved Availability/Accessibility Suitable Living Environment (SL- 1)					
SL 1.1	Promote healthy well-being of residents through funding of community-based partners	CDBG	2010	People	11200
			2011		11000
			2012		11250
			2013		11100
			2014		11000
			Multi-Year Goal		
SL 1.2	Provide funding to improve community facilities to benefit residents.	CDBG	2010	Public Facilities	3
			2011		2
			2012		3
			2013		2
			2014		2
			Multi-Year Goal		

New or Improved Sustainability of Suitable Living Environment (SL- 3)					
SL 3.1	Provide funding to improve safety & livability of neighborhoods	CDBG	2010	Public Improvement	2
			2011		2
			2012		1
			2013		1
			2014		2
Multi-Year Goal					8
SL 3.3	Evaluate and remove lead-based hazards	HOME	2010	Housing Units	5
			2011		5
			2012		5
			2013		5
			2014		5
Multi-Year Goal					25
New/Improved Availability/Accessibility of Economic Opportunity (EO-1)					
EO 1.1	Provide funding for childcare to facilitate working parents	CDBG	2010	People	45
			2011		47
			2012		44
			2013		45
			2014		46
Multi-Year Goal					227
New or Improved Sustainability of Economic Opportunity (EO-3)					
EO 3.1	Provide funding to assist new/improved microenterprise development	CDBG	2010	Microenterprises	6
			2011		6
			2012		8
			2013		8
			2014		10
Multi-Year Goal					38

Neighborhood Revitalization Strategy Areas 91.215(g)

60. If the jurisdiction has one or more approved Neighborhood Revitalization Strategy Areas, the jurisdiction must provide, with the submission of a new Consolidated Plan, either: the prior HUD-approved strategy, or strategies, with a statement that there has been no change in the strategy (in which case, HUD approval for the existing strategy is not needed a second time) or submit a new or amended neighborhood revitalization strategy, or strategies, (for which separate HUD approval would be required).

The City will not utilize Neighborhood Revitalization Strategy Areas.

Barriers to Affordable Housing 91.215 (h)

61. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing.

This response is covered in response #18 above.

Lead-based Paint 91.215 (i)

62. Describe the jurisdiction's plan to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Common sources of lead hazards include chips from interior and exterior paint in homes built before 1978, soil, especially in dense urban areas and playgrounds, and household dust & debris from buildings built before 1978 undergoing remodeling or renovation. According to the Southern Nevada Health District's (SNHD) Interim Report on the Childhood Lead Poisoning Prevention Program preliminary data collected from 58 environmental investigations and risk assessments reveals that a majority of potential lead hazards arise from non-paint sources. Such sources may include imported cosmetics, candy & toys, pottery & ceramics, and home work/hobby activities such as remodeling, radiator repair, or use of an indoor firing range. The study found 18 of the 86 countywide zip codes had children with elevated blood levels of lead and one of the zip codes is within the City. This zip code includes the neighborhoods with homes constructed pre-1978.

The City will continue collaborations with UNLV's Department of Environmental & Occupational Health and the SNHD and its partner agencies in public awareness and outreach campaigns to educate regarding lead-based hazards, in addition to providing all testing and abatement data. The City will continue testing pre-1978 homes of all residents requesting/receiving housing assistance from the City. The City will provide participating owners with educational materials as well as financial assistance to identify and abate hazards. The local Housing Authority has tested all public housing units within this jurisdiction and they are lead-safe.

Antipoverty Strategy 91.215 (j)

63. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually)

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.

Henderson believes that the main opportunities to assist persons below poverty level achieve economic independence is through education and employment programs and community partners play an active role in provision of these services. The Housing Authority 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.

The Workforce Investment Board oversees the Nevada Job Connect offices and one is located in downtown Henderson. Job Connect is a significant component in providing outreach, training and job placement services to residents. 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.

Another example of the City's 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 (EITC) is the largest federal aid program for working families, providing more money to working families than food stamps and Temporary Assistance to Needy Families (TANF) combined. The 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, which helps residents avoid high-cost preparation fees and expensive refund anticipation loans.

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.

64. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

This strategy will assist in reducing the number of poverty level families however the overall economic conditions will play a much larger role. Recent unemployment rates have exceeded 13% and such factors are beyond the jurisdictions ability to have significant impact.

Institutional Structure 91.215 (k)

65. Provide a concise summary of the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, community and faith-based organizations, and public institutions.

Under the direction of the Henderson City Council, the Neighborhood Services Department 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 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.

The Community Development Department (CD) plays a vital role in community revitalization activities. The City of Henderson Comprehensive Plan embraces the principles of balanced land uses, quality development, integrated desert environments, connected places, and arts & culture. The Future Land Use Plan provides for a diverse and integrated mix of uses throughout the City, including a balance of residential and non-residential areas to provide opportunities for employment and retail services within or near neighborhoods. CD analyzes the full local situation and integrates planning into the larger regional context pertaining to revitalization efforts. CD has recently drafted a new Development Code to upgrade standards, incorporate sustainability concepts, and provide increased incentives for workforce/affordable housing.

The Henderson Business Resource Center (HBRC) is a business incubator program of the Henderson Chamber of Commerce. Sponsors include several banks & financial institutions, Clark County, and the City of Henderson. The goal of HBRC is creating jobs in the Henderson

community, enhancing the entrepreneurial climate, retaining businesses and diversifying the local economy. Business Counseling is provided through HBRC by organizations such as SCORE, Entrepreneur Life, UNLV's Nevada Small Business Development Center, and Nevada Microenterprise Initiative.

The City of Henderson Redevelopment Agency (RDA) exists to eliminate blight and build in its place a vibrant quality community where public incentives create the market for private investment. The Agency is an important tool in breathing life into areas in need of revitalization, economic development and opportunity.

Four redevelopment areas have been designated within the City, two of which are expected to receive funding to address priority needs identified in this Consolidated Plan. The Downtown redevelopment area contains Henderson's most mature neighborhoods and includes the Water Street District. The Eastside redevelopment area encompasses 4,500 acres including existing residential and commercial areas as well as a 2,200 acre master planned residential development. These areas are blighted by lack of private investment, economic stagnation and physical blight.

The RDAs programs include infrastructure and facility improvement assistance, development incentives in the form of grants, and low-interest loans. The Agency funds a Homeowners Assistance Program which provides grants and low-interest loans to residents living in the Downtown and Eastside Redevelopment Areas. In order to maintain consistency in revitalization efforts this program is administered within the Neighborhood Services Department.

The Homeowner Assistance Program (HAP) is designed to assist homeowners within the designated Redevelopment Areas maintain, improve and correct code compliance violations and eliminate blight. The program has been in place for four years. To date the program has served 665 clients and invested \$1,226,000 of which 29.5% are low interest loans the balance grants and the investment was leveraged 26.8% by private investment. The HAP is expected to add an emergency grant component and serve approximately 200 households per year.

66. Provide an assessment of the strengths and gaps in the delivery system.

The systems' strengths are planning and coordination. Limited available funding and weakened local economy are the significant weaknesses.

67. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy. (91.215(I))

The City Economic Development and Redevelopment Agency efforts were recently consolidated into one Department, which is expected to compliment both activities and leverage their industry collaborations. The City continues to leverage funding with for-profit and non-profit developers to bring affordable housing options to the community. The City takes an active role with representation in all regional collaborations to avoid duplications of efforts and target limited resources to high-impact initiatives. The City anticipates continuing collaborative efforts with the Henderson Business Resource Center (described in response #65 above).

Coordination 91.215 (I)

68. Describe the efforts to enhance coordination between public and assisted housing providers and governmental health, mental health, and service agencies.

The Continuum of Care (CoC) collaborative is a major facilitator of coordination for homeless efforts. Active dialog has been underway between all the jurisdictions and the newly formed regional Housing Authority which is enhancing already existing coordination efforts. Participation in the Southern Nevada Regional Planning Coalition efforts improves collaborations throughout the valley.

69. Describe efforts in addressing the needs of persons that are chronically homeless with respect to the preparation of the homeless strategy.

Addressing needs of chronically homeless persons and families is a major component of the Continuum of Care collaborative. The City, as well as all the local jurisdictions, is an active participant in the effort. Interlocal jurisdictional agreements have been executed to formalize commitments on collaborative strategies for assisting chronic homeless.

70. Describe the means of cooperation and coordination among the state and any units of general local government in the metropolitan area in the implementation of the plan.

Staff from all the jurisdictions and the local HUD CPD representative attends quarterly meetings, called Consortium Meetings, to formally coordinate efforts and review regional issues of common interest. Informal collaboration is an ongoing element of day-to-day implementation of plans.

71. Describe efforts to enhance coordination with private industry, businesses, developers, and social service agencies, particularly with regard to the development of the jurisdiction's economic development strategy.

This response was included in response #67 above.

72. Describe the jurisdiction's efforts to coordinate its housing strategy with its transportation planning strategies to ensure to the extent practicable that residents of affordable housing have access to public transportation.

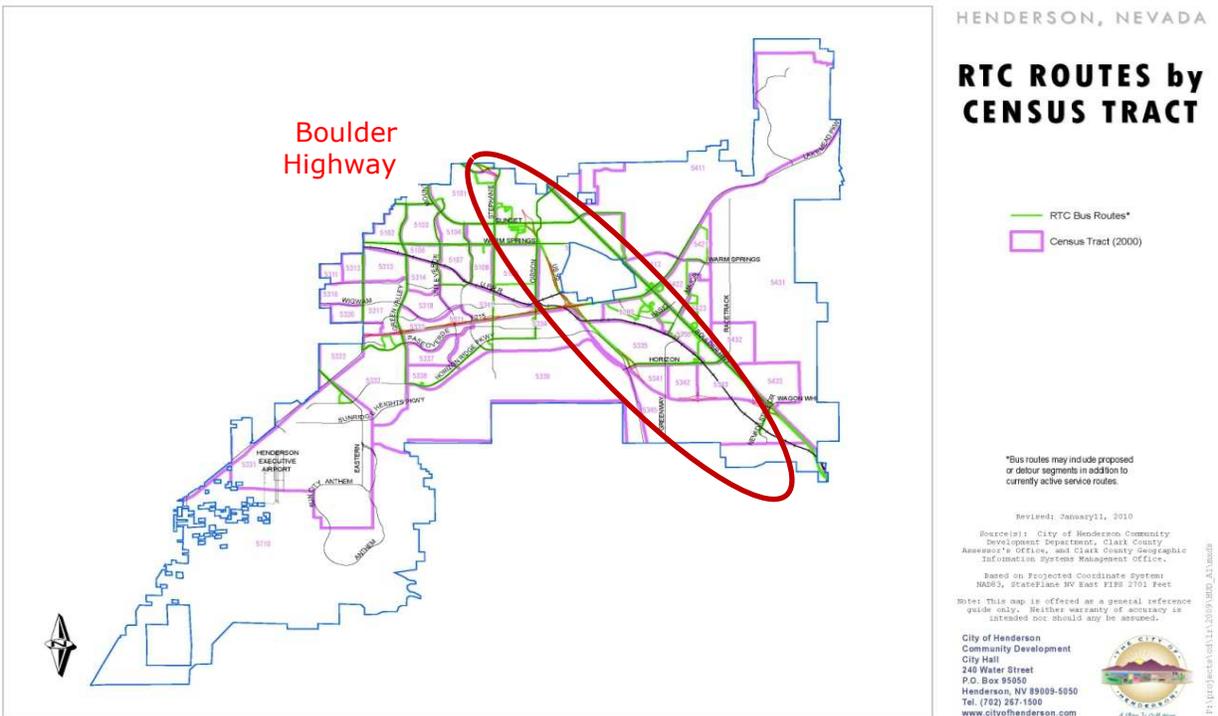
Public transportation plays an important role in enhancing the ability to access affordable housing. Recent studies demonstrate the need to include mixed-use development along transportation routes. This is known as Transit Oriented Development (TOD). TOD ensures low-income and disabled families are able to reach employment while ensuring their necessary transportation is also affordable.

In 2002 the Boulder Highway Corridor was identified by the Regional Transportation Commission as a future transit corridor because it met three critical regional transit goals: improve mobility, transportation, and air quality in the Las Vegas valley. According to the Boulder Highway Investment Study, approved by City Council in 2009, approximately 20% of the residents along the corridor have no car. Over 20,000 persons under the age of 18 live along the corridor and 13.5% of residents are over the age of 65. The transit corridor will connect residents to local and regional employment. In Henderson, the route transports residents from residential neighborhoods along Boulder Highway to Titanium Metals (660 employees), St. Rose Dominican Hospital/Medical Complex (1,700 employees), Fiesta Casino (700 employees), City of Henderson (1,753 full-time and 1,046 part-time employees).

The Boulder Highway Corridor is slated for a significant rapid transit investment within the next two years, which will connect area residents to downtown Las Vegas and beyond through regional transit connections. This strategy directly improves mobility by providing affordable and accessible transportation to the area's lower income population. Households with less than \$25,000 annual income represent over 17% of the area. Implementation of the Boulder Highway Investment Corridor Strategy will also provide more affordable mobility choices for one of the City's most ethnically diverse areas.

The map on the next page highlights the Boulder Highway Corridor route:

Map: Regional Transportation Commission Bus Routes



Monitoring 91.230

73. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

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. Staff conduct risk assessments of funding recipients to determine if technical assistance or interim monitoring may be required. Departmental 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; timely expenditures; and other federal requirements. In addition, the City conducts site visits to ensure compliance with Davis-Bacon wage requirements related to construction projects and reviews documentation to ensure requirements are met. 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.

The City utilizes the Consolidated Annual Performance & Evaluation Report (CAPER) process in addition to internal performance and outcome measurements to monitor overall performance in meeting its goals & objectives as described in this Consolidated Plan. Discussion of citizen review of performance is included in the Citizen Participation Plan.

The institutional structure utilized for all activities proposed in this Plan insures long term compliance with housing codes and comprehensive planning requirements.

OTHER NARRATIVES AND ATTACHMENTS

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

75. Attach copy of CHAS Housing Needs Data Tables:

The CHAS tables are included on pages 34-35 above.

76. Section 108 Loan Guarantee

If the jurisdiction has an open Section 108 project, provide a summary of the project.

The City does not have a Section 108 loan project.

77. Regional Connections

Describe how the jurisdiction's strategic plan connects its actions to the larger economic strategies for the metropolitan region. Does the plan reference the plans of other agencies that have responsibilities for metropolitan economic development, transportation, and workforce investment?

The City of Henderson is an active member of the Southern Nevada Regional Planning Coalition and utilized regional plans in this planning process. The City coordinated development of this Plan with Clark County's Plan, which includes the City of North Las Vegas, and the City of Las Vegas. Strategic goals of the Workforce Investment Board and the Regional Transportation Commission are referenced in this Plan.

ACTION PLAN

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

Executive Summary 91.220(b)

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

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

Objectives and Outcomes

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

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

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

- Increase affordable housing opportunities and improve existing housing stock for low income households
- Provide assistance to nonprofit organizations providing benefits to very-low and low income persons
- Provide prevention assistance for those at risk of homelessness

- Provide public facility, public works, and infrastructure improvements to facilitate neighborhood preservation
- Support economic development and microenterprise development

Past Performance

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

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

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

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

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

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

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

Citizen Participation 91.220(b)

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

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

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

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

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

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

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

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

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

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

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

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

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

Annual Objectives 91.220(c)(3)

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

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

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

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

DH-2 New or Improved Affordability of Decent Housing

- First-time buyers will receive assistance in purchasing a home

DH-3 New or Improved Sustainability of Decent Housing

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

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

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

SL-3 New or Improved Sustainability of Suitable Living Environment

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

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

- Support quality childcare to support working parents

EO-3 New or Improved Sustainability of Economic Opportunity

- Assist the development of microenterprises

Description of Activities 91.220(d) and (e)

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

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

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

Availability/Accessibility of Decent Housing –

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

Affordability of Decent Housing –

3 households will be assisted in homeownership

Sustainability of Decent Housing –

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

Availability/Accessibility of Suitable Living Environment –

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

Sustainability of Suitable Living Environment –

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

Availability/Accessibility of Economic Opportunity –

45 families will be assisted with quality/affordable daycare

Sustainability of Economic Opportunity –

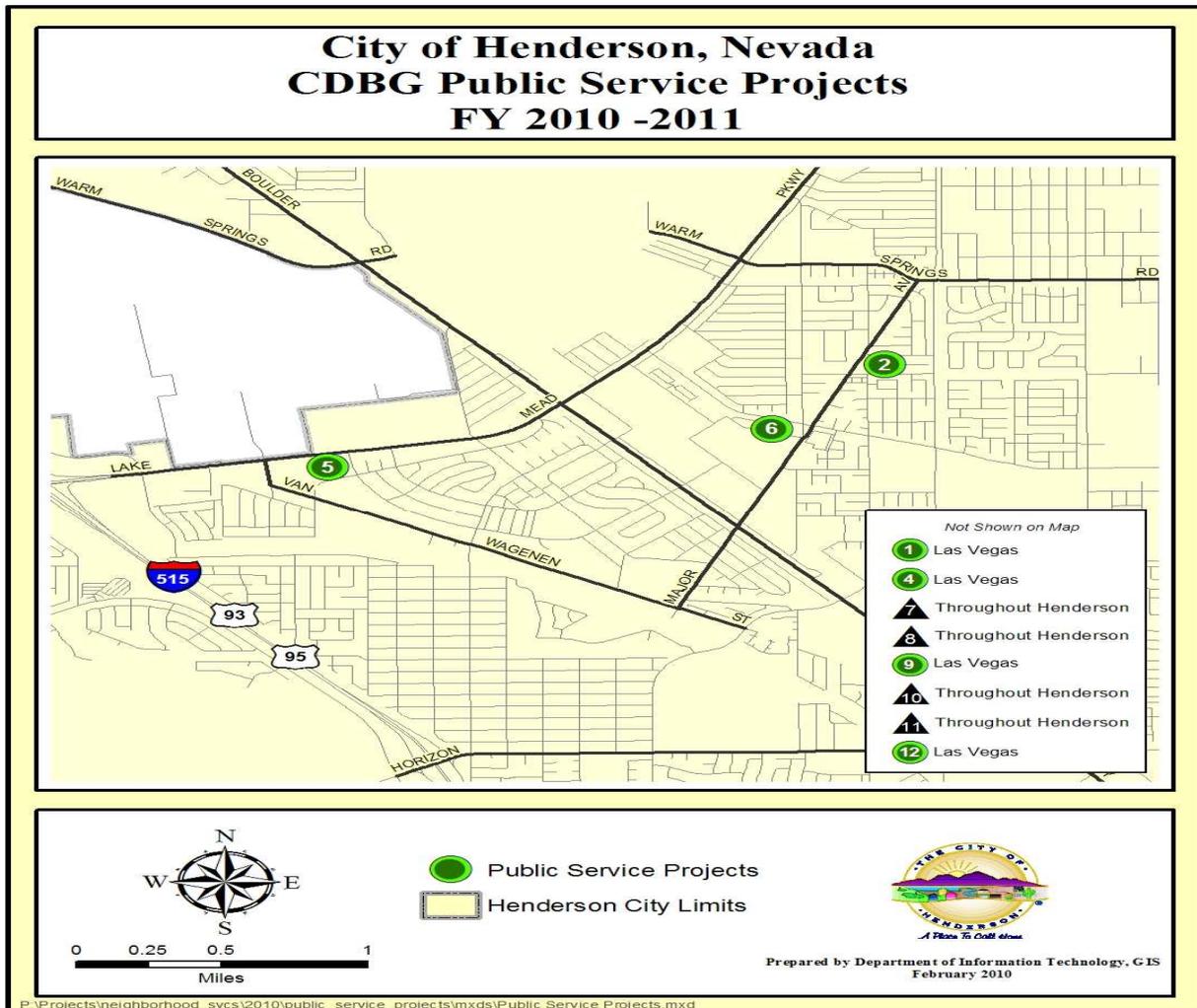
6 microenterprises will be developed

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

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

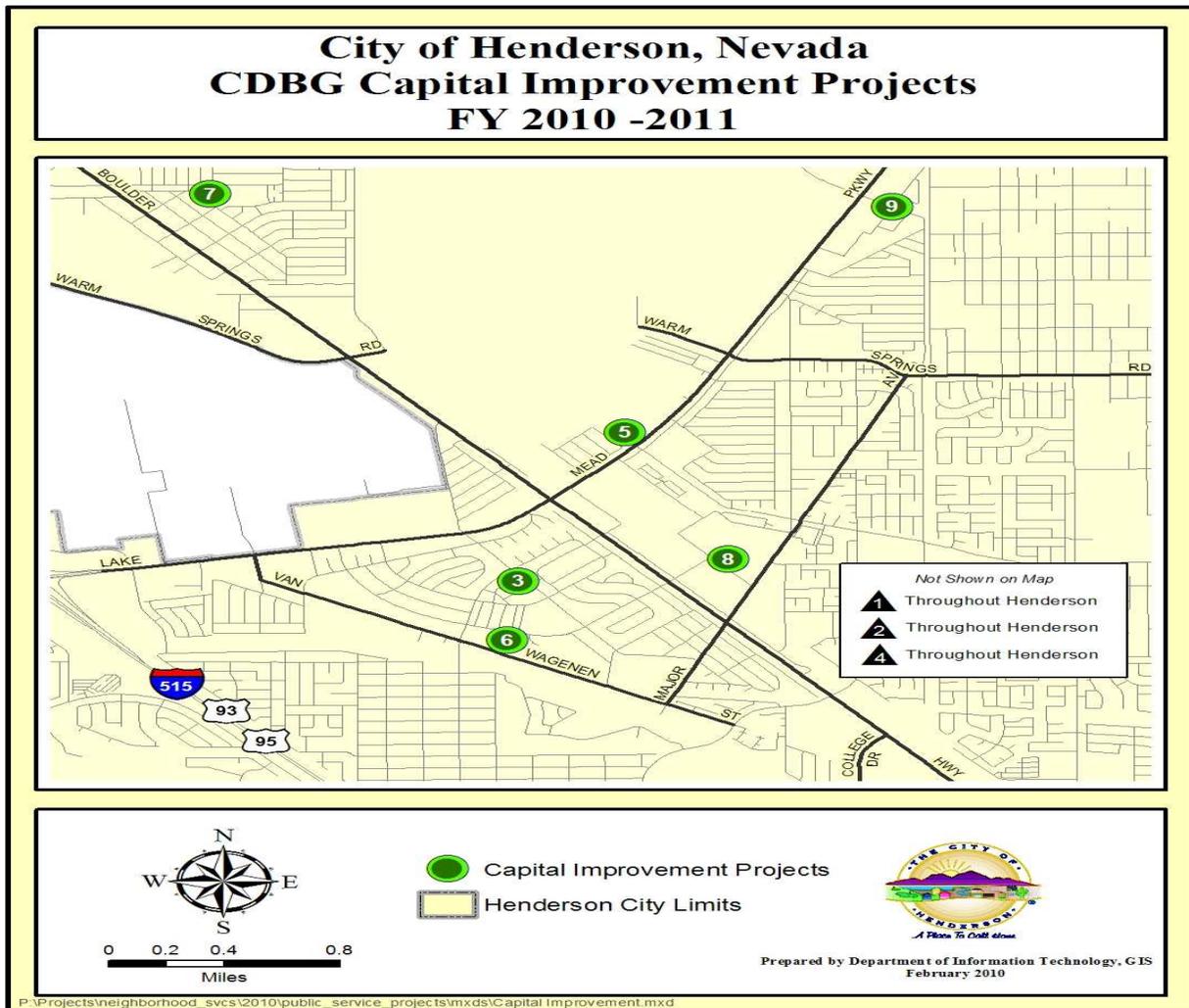
CITY OF HENDERSON CDBG PUBLIC SERVICE PROJECTS 2010-2011

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



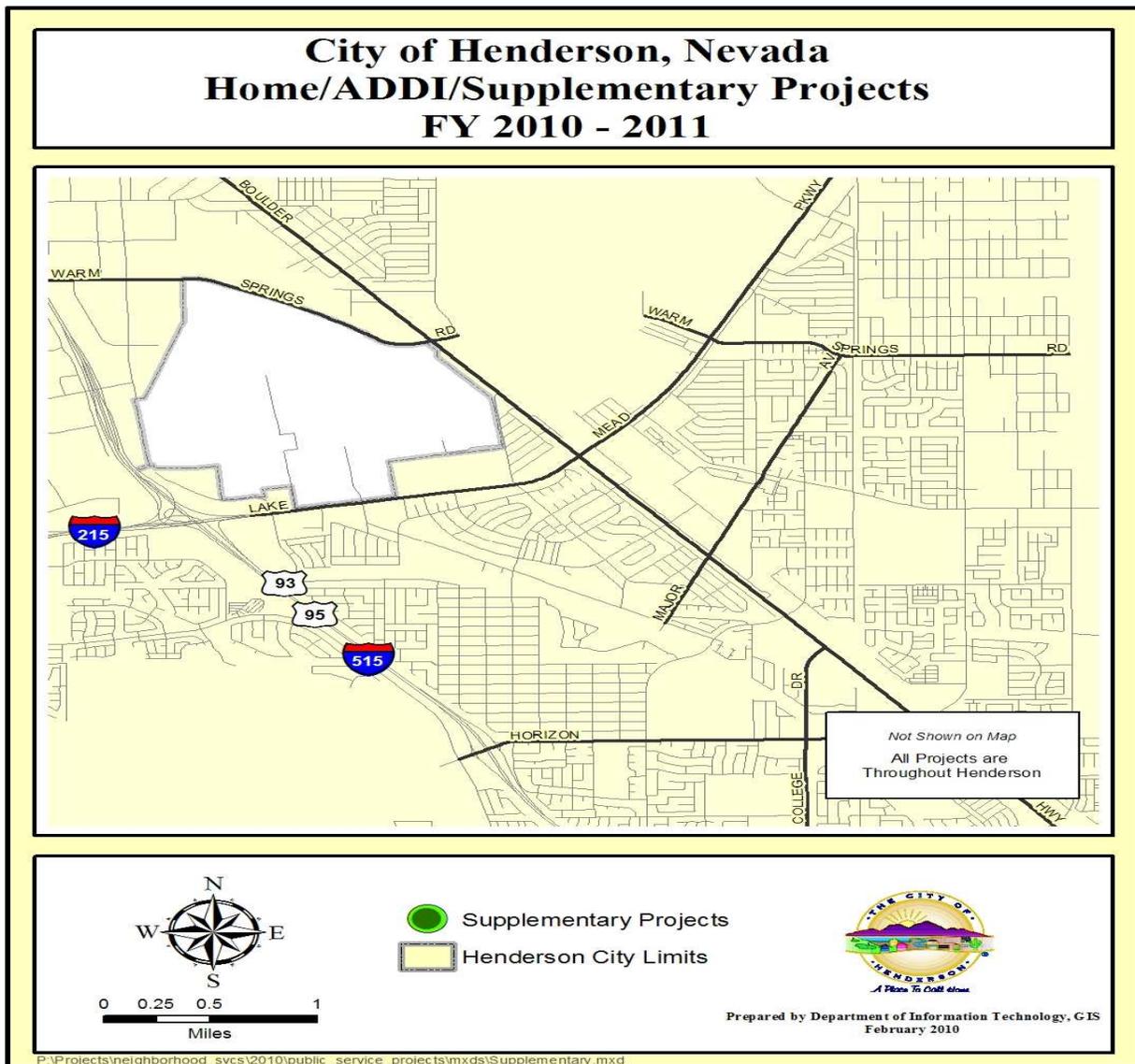
CITY OF HENDERSON CDBG CAPITAL IMPROVEMENT, REHABILITATION AND ECONOMIC DEVELOPMENT PROJECTS 2010-2011

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



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

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



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

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

Annual Affordable Housing Goals 91.220(g)

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

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

Public Housing 91.220(h)

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

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

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

The Authority is not designated "troubled".

Homeless and Special Needs 91.220(i)

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

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

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

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

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

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

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

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

Barriers to Affordable Housing 91.220(j)

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

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

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

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

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

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

Other Actions 91.220(k)

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

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

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

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

PROGRAM SPECIFIC REQUIREMENTS

CDBG 91.220(I)(1)

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

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

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

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

HOME 91.220(I)(1)

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

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

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

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

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

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

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

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

OTHER NARRATIVES AND ATTACHMENTS

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