

**30-DAY PUBLIC COMMENT PERIOD**  
**Community Development Block Grant (CDBG),**  
**HOME Investment Partnership Program (HOME), &**  
**Neighborhood Stabilization Program (NSP3)**

The public is invited to review the Amended Action Plans for Fiscal Years 2009-2013 beginning Friday, September 14, 2012, through Monday, October 15, 2012. Written comments can be sent to the City of Henderson, Neighborhood Services Division, 240 S. Water Street, Henderson, NV 89015. Written comments must be submitted by Monday, October 15, at 5:30 p.m. The existing CDBG/HOME Action Plan can be viewed on the Neighborhood Services website at [www.cityofhenderson.com](http://www.cityofhenderson.com).

A public hearing will be held at the City of Henderson Council Chambers on Tuesday, October 16, 2012, at 7:00 p.m. to consider additional comments. Any comments received will be included in the citizen participation section of the amended plan.

**Proposed Amendment to the 2009-2010 CDBG/HOME Annual Action Plan**

The 2009-2010 Annual Action Plan was approved by the Henderson City Council on April 21, 2009, and submitted to the U.S. Department of Housing and Urban Development (HUD) on May 15, 2009. This amendment will reallocate \$73,186 from the HOME First Time Homebuyer activity and \$130,804.46 from HOME Homeowner Rehab to the HOME Affordable Housing Development and the HOME CHDO activities. If the proposed amendment is approved by City Council on October 16, 2012, the following changes will be made to the funding allocations that were included in the initial plan:

HOME First Time Homebuyer 09/10	<del>\$73,186.00</del>	\$0
HOME Homeowner Rehab 09/10	<del>\$200,000.00</del>	\$69,195.54
HOME Affordable Housing Dev 09/10	<del>\$100,000.00</del>	\$129,831.10
HOME CHDO 09/10	<del>\$100,000.00</del>	\$274,159.36

**Proposed Amendment to the 2010-2011 CDBG/HOME Annual Action Plan**

The 2010-2011 Annual Action Plan was approved by the Henderson City Council on April 20, 2010, and submitted to the U.S. Department of Housing and Urban Development (HUD) on May 15, 2010. This amendment will reallocate \$26,500 from the HOME First Time Homebuyer activity and \$26,500 from the HOME Homeowner Rehab, as well as \$92,710.05 from the HOME CHDO activity, to add to the HOME Affordable Housing Development activity. If the proposed amendment is approved by City Council on

HOME Homeowner Rehab, as well as \$92,710.05 from the HOME Community Housing Development Organization (CHDO) activity, to add to the HOME Affordable Housing Development activity. If the proposed amendment is approved by City Council on October 16, 2012, the following changes will be made to the funding allocations that were included in the initial plan:

HOME First Time Homebuyer 10/11	<del>\$100,000.00</del>	\$73,500.00
HOME Homeowner Rehab 10/11	<del>\$100,000.00</del>	\$73,500.00
HOME Affordable Housing Dev 10/11	<del>\$100,000.00</del>	\$245,710.05
HOME CHDO 10/11	<del>\$171,252.00</del>	\$78,541.95

**Proposed Third Amendment to the 2011-2012 CDBG/HOME Annual Action Plan**

The 2011-2012 Annual Action Plan was approved by the Henderson City Council on April 12, 2011, and submitted to the U.S. Department of Housing and Urban Development (HUD) on May 15, 2011. The Action Plan was previously amended on July 19, 2011, and on March 6, 2012. This amendment will reallocate \$57,959.30 from the HOME Community Housing Development Organization (CHDO) activity to the HOME Affordable Housing Development. If the proposed amendment is approved by City Council on October 16, 2012, the following changes will be made to the funding allocations that were included in the initial plan:

HOME Affordable Housing Dev 11/12	<del>\$97,000.00</del>	\$154,959.30
HOME CHDO 11/12	<del>\$127,751.00</del>	\$69,791.70

In addition, the City is expanding both of the two Neighborhood Stabilization Program (NSP3) target areas. The Green Valley area, which is bounded by Green Valley Parkway, Sunset Road, Valle Verde Drive and the Union Pacific Railroad, is being expanded to include the east side of Valle Verde Drive from Sunset Road to Arroyo Grande Boulevard south to the Union Pacific Railroad. The Valley View area, which is bounded by Lake Mead Parkway, Warm Springs Road, Pueblo Boulevard, and Burkholder Boulevard, is being expanded to include the south side of Burkholder Boulevard to Boulder Highway. By expanding these two target areas it will allow for NSP3 applicants to increase their chances of purchasing a home. This third amendment will also reallocate \$500,000 of NSP3 funds from the NSP3 Demolition activity to NSP3 Acquisition & Rehab activity. This amendment will also allocate \$850,000 in anticipated program income to the NSP3 Acquisition & Rehab activity and the NSP3 Acquisition & Rehab to Rent activity. If the proposed amendment is approved by City Council on October 16, 2012, the following changes will be made to the funding allocations:

NSP3 Demolition	<del>\$500,000.00</del>	\$0
NSP3 Acquisition & Rehab	<del>\$1,445,100.00</del>	\$2,345,100.00
NSP3 Acquisition & Rehab to Rent	<del>\$975,286.00</del>	\$1,340,286.00
NSP3 Program Administration	<del>\$390,114.00</del>	\$475,114.00

## Proposed Amendment to the 2012-2013 CDBG/HOME Annual Action Plan

The 2012-2013 Annual Action Plan was approved by the Henderson City Council on April 17, 2012, and submitted to the U.S. Department of Housing and Urban Development (HUD) on May 15, 2012. This amendment will reallocate \$8,000 from the CDBG Construction Contingency activity to the CDBG HopeLink Rehab activity. If the proposed amendment is approved by City Council on October 16, 2012, the following changes will be made to the funding allocations that were included in the initial plan:

CDBG Construction Contingency	<del>\$201,761.00</del>	\$193,761.00
CDBG HopeLink Rehab 12/13	<del>\$41,162.00</del>	\$48,162.00

The proposed changes are indicated in red on the attached pages. Questions regarding this amendment or the CDBG/HOME programs may be directed to the Neighborhood Services Office at 702-267-2000.

3. *Describe actions that will take place during the next year to address obstacles to meeting underserved needs.*

The largest obstacle the City faces in meeting underserved needs is the limited funding available from federal, state, and local sources. With limited funding, the City must rely on community partners to leverage resources to address priority needs. The City will continue to identify additional funding resources and community partners to assist with prioritized needs. In addition, the City will continue the collaborative efforts with other jurisdictions to improve serving these needs.

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

In addition to the City's CDBG and HOME funding, the City also received \$3,901,144 in Federal funding for the Neighborhood Stabilization Program 3 (NSP3). These funds were received in FY 2010 and will assist in the purchase, rehabilitation, and resale of foreclosed homes, ~~as well as demolition activities.~~

The City of Henderson was involved in assisting local community partner, HopeLink, receive the McKinney-Vento Homeless Assistance Act Continuum of Care (CoC) award in the amount of \$471,554 to administer rental assistance for clients at risk of becoming homeless. HopeLink also received a \$315,986 CoC Expansion Grant, as well as two Supportive Housing Renewal grants in the amounts of \$162,056 and \$105,328. This funding will assist with the City's objectives on homeless prevention.

The City also expects resources to be available from the State of Nevada (State). State funding includes State HOME funds, Low Income Housing Trust Funds (LIHTF) for Welfare Set-Aside (WSA), Weatherization and the Nevada Department of Energy (DOE). The State has allocated \$59,240 in LIHTF WSA and \$107,125 in LIHTF for Development of Affordable Housing for FY 2011. The City's Weatherization Program will utilize a combined \$181,515 of State Weatherization funds and Nevada Department of Energy funds, in addition to \$878,475 in Department of Energy's American Recovery and Reinvestment Act (DOE-ARRA) funds.

The City will contribute \$125,000 of the City's general funds toward the Regional Homeless Coordination efforts.

this program in targeted neighborhoods. Current funding levels, however, are inadequate to meet the growing need. The City's NSP3 Plan includes the following ~~five~~ **four** activities:

- Activity: Homebuyer Assistance, Funding level: \$590,644  
This activity will allow qualified homebuyers with incomes which do not exceed 120% Area Median Income (AMI) to purchase homes and rehabilitate the home if necessary. It is not primarily intended that this activity will serve to address those income-qualified persons below 50% AMI; however there may be a small percentage of buyers who fall within this income category. This activity will result in 15 units of housing.
- Activity: Acquisition & Rehabilitation, Funding level: ~~\$1,445,100~~ **\$2,345,100**  
This activity will allow the City to provide funding to qualified community-based nonprofits to purchase and rehabilitate homes. The nonprofits will be selected through a structured process. The nonprofit can sell acquired homes directly to qualified homebuyers or lease with intent to purchase. This activity will serve to stabilize the priority area. It is not primarily intended that this activity will be used to address income-qualified households below 50% AMI; however some households falling within this category may be assisted. This activity will result in 15 units of housing.
- Activity: Acquisition & Rehabilitation to Rent, Funding level: ~~\$975,286~~ **\$1,340,286**  
This activity will allow the City to provide funding to qualified community-based nonprofits to purchase and rehabilitate homes. The nonprofits will be selected through a structured process. The activity will include but not be limited to assisting one or more nonprofit organizations to purchase & rehabilitate homes and then rent the properties to households with incomes at or below 50% AMI. This activity will result in 10 units of housing.
- ~~➤ Activity: Demolition, Funding Level: \$500,000  
This activity will allow the City to purchase homes in the Townsite area that will be demolished and cleared for future construction.~~
- Activity: NSP3 Program Administration, Funding level: ~~\$390,114~~ **\$475,114**

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

1. *Describe other forms of investment not described in § 92.205(b).*

The City will utilize Low-Income Housing Trust Funds (LIHTF) as a match for the HOME program.

2. *If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.*

All guidelines and requirements that address resale or recapture, as required in §92.254 of the HOME rule are outlined in the programs Operating Procedures and Agreements. The City does not have a Resale provision. All expended HOME Funds are for home ownership activities and shall be repaid upon sale of the

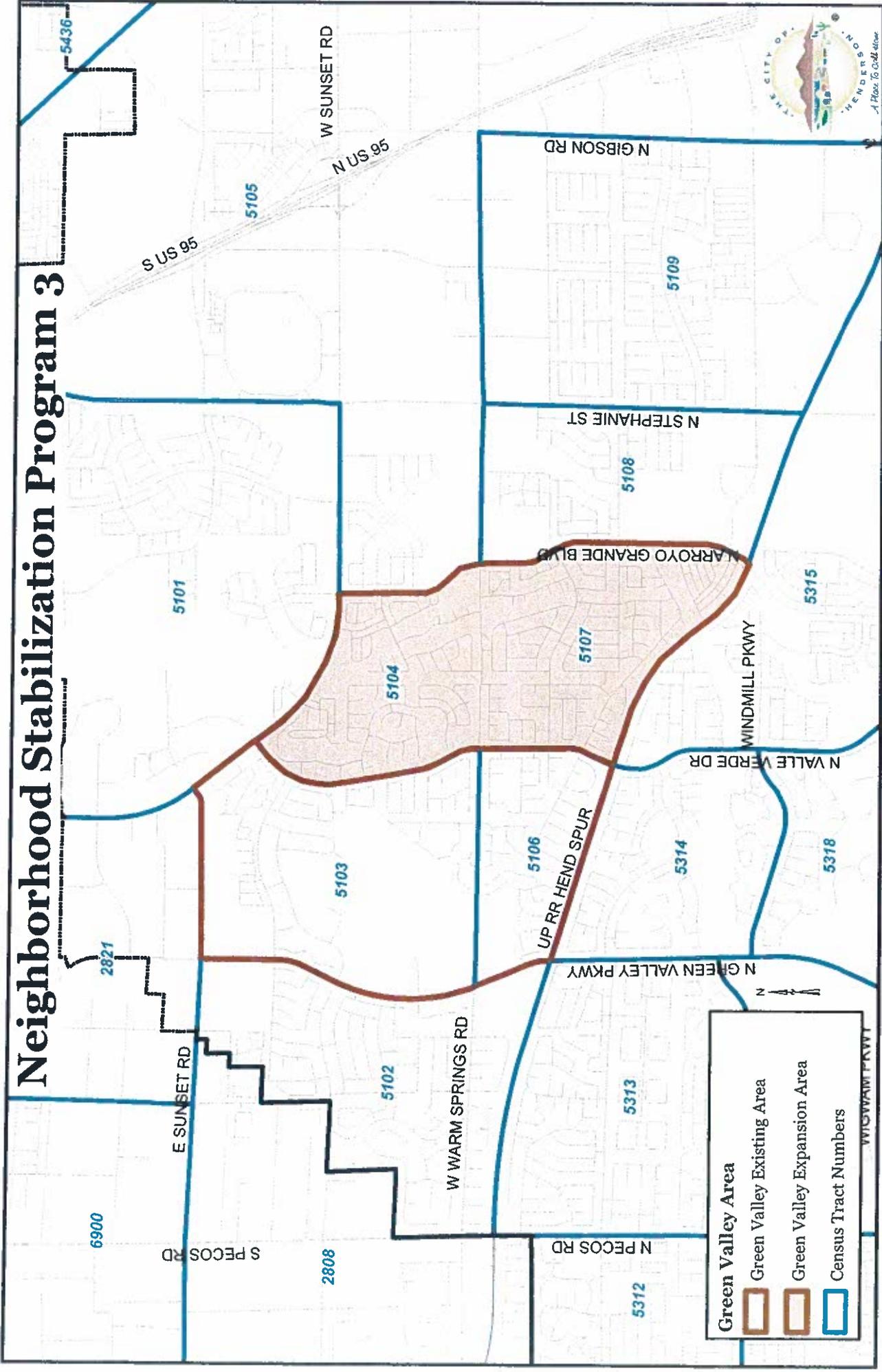
**Table 3: Public Services**

Objective	Agency	Program	Allocation
<b>05 – Public Services (General)</b>			
SL-1	Catholic Charities	Respite Care & Social Services	\$3,000
SL-1	Giving Life Ministries	Emergency Assistance Program	\$32,000
DH-1	Hopelink	Homeless Prevention Program	\$41,921
DH-1	Living Grace Home	Homeless Pregnant Teen Program	\$16,000
SL-1	Nathan Adelson Hospice	Meal Delivery Program	\$1,500
SL-1	Nevada Partners, Inc.	Emergency Needs Assist Program	\$5,000
<b>05A – Senior Services</b>			
SL-1	St. Rose Dominican Health Foundation	Helping Hands Program	\$8,000
<b>05B – Handicapped Services</b>			
SL-1	Blind Center of Nevada	Road to Independence Program	\$6,909
SL-1	Foundation for Positively Kids	Medical Daycare/Respite Program	\$2,500
<b>05F – Substance Abuse Services</b>			
SL-1	Family & Child Treatment of Southern Nevada	Teen Substance Abuse Counseling	\$2,500
<b>05G – Services for Battered &amp; Abused Spouses</b>			
DH-1	S.A.F.E. House	Domestic Violence Shelter	\$32,000
DH-1	The Shade Tree	Emergency & Transitional Programs	\$5,000
<b>05L – Child Care Services</b>			
SL-1	After-School All-Stars	What's Cool After School	\$2,000
SL-1	Boys & Girls Club	Wormcatcher Program	\$5,000
SL-1	Club Christ Ministries	Educational Enrichment Program	\$3,500
<b>Total</b>			<b>\$166,909</b>

**Table 4: Public Facilities & Improvements**

Objective	Agency	Program	Allocation
<b>03 – Public Facilities &amp; Improvements (General)</b>			
SL-3	Hopelink	Center for Children & Families	\$48,162
<b>03B – Handicapped Center</b>			
SL-3	Opportunity Village	Walters Campus Expansion	\$100,000
<b>03K – Street Improvements</b>			
SL-3	City of Henderson Public Works	Trailer Estates Street Lights Ph. 3B	\$257,629
SL-3	City of Henderson Public Works	Pittman Street Improvements	\$165,143
<b>Total</b>			<b>\$570,934</b>

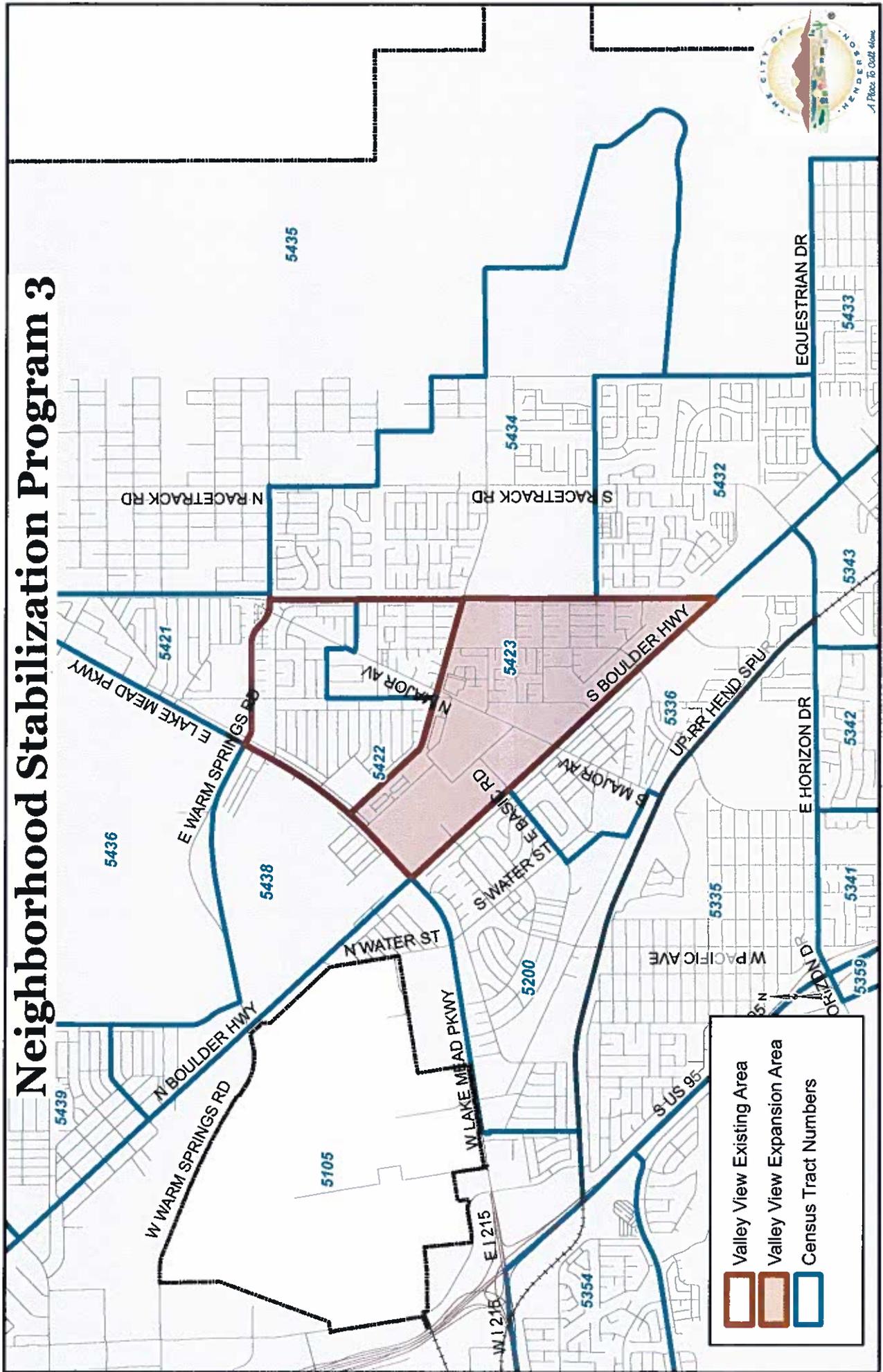
# Neighborhood Stabilization Program 3



	Green Valley Area
	Green Valley Existing Area
	Green Valley Expansion Area
	Census Tract Numbers



# Neighborhood Stabilization Program 3



	Valley View Existing Area
	Valley View Expansion Area
	Census Tract Numbers

