

30-DAY PUBLIC COMMENT PERIOD

Community Development Block Grant (CDBG) & Neighborhood Stabilization Program (NSP3)

The public is invited to review the Amended Action Plan beginning Friday, January 27, 2012, through Monday, February 27, 2012. Written comments can be sent to the City of Henderson, Neighborhood Services Department, 240 S. Water Street, Henderson, NV 89015. Written comments must be submitted by Monday, February 27, at 5:30 p.m. The existing CDBG/HOME Action Plan can be viewed on the Neighborhood Services website at www.cityofhenderson.com/neighborhood_services.

A public hearing will be held at the City of Henderson Council Chambers on Tuesday, March 6, 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 Second Amendment to the 2011-2012 CDBG 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, due to a reduction of funding. This second amendment will reallocate \$47,000 from the CDBG Affordable Housing activity to the new CDBG Code Enforcement activity. If the proposed amendment is approved by City Council on March 6, 2012, the following changes will be made to the funding allocations that were included in the initial plan:

CDBG Affordable Housing 11/12	\$181,730	\$134,730
CDBG Code Enforcement Officer		\$47,000

In addition, this second amendment will reallocate \$500,000 of Neighborhood Stabilization Program (NSP3) funds from the NSP3 Purchase & Rehabilitation Resale activity to a new NSP3 Demolition activity. If the proposed amendment is approved by City Council on March 6, 2012, the following changes will be made to the funding allocations:

NSP3 P&R Resale	\$1,945,100	\$1,445,100
NSP3 Demolition		\$500,000

These 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 ~~four~~ five 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: ~~\$1,945,100~~ \$1,445,100
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
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

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

2. *Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.*

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

The City of Henderson seeks to achieve the following community development objectives within the 2011-2012 program year:

- ❖ Decent Housing (DH)
 - New/Improved Accessibility/Availability to Decent Housing (DH-1)
 - Provide funding for homelessness prevention services to 500 individuals at HopeLink
 - Provide funding to assist 25 homeless pregnant teens at Living Grace Home
 - Provide funding to assist with emergency shelter and transitional services for 3455 victims of domestic violence at SAFE House and The Shade Tree
 - New/Improved Sustainability of Decent Housing (DH-3)
 - Provide funding to repair and rehabilitate 2 houses through Rebuilding Together
- ❖ Suitable Living Environment (SL)
 - New/Improved Accessibility/Availability of Suitable Living Environment (SL-1)
 - Provide funding for the transportation of 12 visually impaired individuals at the Blind Center of Nevada
 - Provide funding for an after-school literacy program for 80 children at the Landsman Learning Center
 - Provide funding for emergency assistance to 10,000 people at Giving Life Ministries
 - Provide funding for meal delivery to 30 house-bound patients and caretakers from Nathan Adelson Hospice, resulting in the delivery of 900 meals
 - Provide funding for transportation of seniors at St. Rose Helping Hands, offering 5,578 round trip rides
 - New/Improved Sustainability of Suitable Living Environment (SL-3)
 - Provide funding to make facility improvements to the Family Resource Center at HopeLink
 - Improve suitable living environments by providing funds for the expansion of the Walters Campus - Opportunity Village
 - Improve suitable living environments in Trailer Estates by improving street lights and sidewalks
 - Improve suitable living environments by enforcing City code requirements in deteriorating and deteriorated neighborhoods

Table 4: Public Facilities & Improvements

Objective	Agency	Program	Allocation
03 – Public Facilities & Improvements (General)			
SL-3	Hopelink	Center for Children & Families	\$30,000
03B – Handicapped Center			
SL-3	Opportunity Village	Walters Campus Expansion	\$100,000
03K – Street Improvements			
SL-3	City of Henderson Public Works	Trailer Estates Street Lights Phase 2	\$195,460
SL-3	City of Henderson Public Works	Trailer Estates Street Lights Phase 3	\$140,351
Total			\$465,811

Table 5: Rehabilitation/Neighborhood Preservation

Objective	Agency	Program	Allocation
14A – Rehab: Single-Unit Residential			
DH-3	Rebuilding Together	National Rebuilding Day	\$10,000
15 – Code Enforcement			
SL-3	City of Henderson Neigh. Serv.	Code Enforcement	\$47,000
Total			\$57,000

Table 6: Public Services

Objective	Agency	Program	Allocation
05 – Public Services (General)			
SL-1	Giving Life Ministries	Emergency Assistance Program	\$33,830
DH-1	Hopelink	Homeless Prevention Program	\$46,985
DH-1	Living Grace Home	Homeless Pregnant Teen Program	\$18,795
SL-1	Nathan Adelson Hospice	Meal Delivery Program	\$2,185
05A – Senior Services			
SL-1	St. Rose Dominican Health Foundation	Helping Hands Program	\$15,185
05B – Handicapped Services			
SL-1	Blind Center of Nevada	Road to Independence Program	\$4,700
05D – Youth Services			
SL-1	Club Christ Ministries	Landsman Learning Center	\$8,360
05G – Services for Battered & Abused Spouses			
DH-1	S.A.F.E. House	Domestic Violence Shelter	\$18,795
DH-1	The Shade Tree	Emergency & Transitional Programs	\$7,520
Total			\$156,355