HENDERSON™



City of Henderson
2025-2029 Consolidated Plan
2025-2026 Annual Action Plan

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Henderson is required by the U.S. Department of Housing and Urban Development (HUD) to develop and submit a Five-Year Consolidated Plan (2025-2029) along with a One-Year Annual Action Plan (2025-2026). This plan outlines funding allocations and specific activities designed to support community development for low- to moderate-income individuals by enhancing living conditions, providing affordable housing, and promoting economic opportunities. Federal funding from the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs will finance housing and community development initiatives from July 1, 2025, to June 30, 2029.

The plan's development is informed by data from the U.S. Census, the American Community Survey (ACS), and the Comprehensive Housing Affordability Strategy (CHAS), supplemented by reports and strategies such as:

- 2023-2024 Social Services Assets and Gaps Needs Assessment Report
- 2024-2027 Henderson Strategic Plan
- Henderson Housing and Community Development Strategy
- Henderson Comprehensive Plan
- Regional Analysis of Impediments to Fair Housing
- Affordable Housing Progress Report

Key Priorities for 2025-2029:

- Public Services
- Affordable Housing

• Public Facilities and Infrastructure Improvements

• Economic Development

These priorities were established through community engagement efforts, including focus groups and surveys with key populations such as seniors in public housing, unsheltered individuals, youth aging out of foster care, and other community stakeholders. In addition to CDBG and HOME funds, the city will seek additional state and federal funding sources to enhance affordable housing and community development projects.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

After analyzing data from public input, residents indicated that their top priorities are public services, affordable housing, public facilities and improvements and economic development.
a. Public Services
• Prioritize programs for low-income residents, preserving safety net services for families and individuals who are vulnerable or in “crisis”. Safety net services include housing, homelessness, food insecurity, health and safety services.

b. Affordable Housing
• Increase the quantity of affordable housing for low-income families and vulnerable populations.
• Fund owner occupied housing preservation programs through rehabilitation and critical repairs for seniors and families to maintain existing affordable housing inventory.
• Develop affordable housing units through land acquisition, infill housing development, new construction and rehabilitation of existing buildings.

c. Non-Housing Public Facilities and Improvements
• Demolition, clean-up or securing of unsafe structures and sites that pose a health or safety threat to prepare the site. • Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, transportation, and other public facilities/community centers.

d. Economic Development
• Fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance.

3. Evaluation of past performance

From 2020 to 2024, the City of Henderson prioritized Public Services, Fair Housing, Public Facilities/Infrastructure Improvements, Economic Development Services, Housing Stability/Homeless Prevention Services, and Affordable Housing Services. The city allocated CDBG and special CDBG- COVID-related funding to support community organizations addressing these priorities, leading to several key accomplishments:

Public Services

Youth Education & Mentoring

• Funded afterschool tutoring and mentoring programs to improve student performance in reading and math. Distributed 700+ books to Hinman and Taylor Elementary Schools to promote literacy.

Domestic Violence Support

• Provided safe housing for 529 victims of domestic violence and offered supportive services to foster self-sufficiency. Assisted individuals exiting the shelter with rental and security deposit assistance to secure stable housing.

Homelessness Prevention

• Helped 800 residents avoid eviction through rental and mortgage assistance, addressing both COVID- and non-COVID-related financial hardships.

Food Insecurity & Homelessness Prevention: Used CARES Act funding to support local organizations addressing food insecurity, homelessness prevention, and increased sanitation measures.

Mobile Food Distribution: Established five mobile food distribution sites at Henderson schools, serving 3,337 individuals during the pandemic.

Meals on Wheels for Seniors : Delivered 637 meals to low-income, homebound seniors sheltering in place.

Homeless Outreach Services: The Henderson Homeless Response Team provided direct outreach and resource connections to 114 unsheltered individuals.

Fair Housing

Partnered with the Silver State Fair Housing Council (SSFHC) from 2020 to 2024 to educate the public on fair housing rights.

• Assisted residents in filing housing discrimination complaints and provided training for local housing professionals, city staff, and advisory boards.

• Recognized SSFHC's contributions with a proclamation during Fair Housing Month (April).

Public Facilities & Infrastructure Improvements

Pumpkin Park Project (Phase 1)

• Developed in a historically underserved area, this phase included a community garden, outdoor classroom, parking improvements, and a new shade structure.

Energy Efficiency Improvements

• Upgraded energy-efficient infrastructure benefiting 2,745 residents in low-income neighborhoods, including new streetlights and accessible handicap ramps.

Economic Development
Goodwill?

Affordable Housing Development:
Although no direct funding was spent on affordable housing development during this period, there are three projects in progress.

Visions Park: 100 units for visually impaired people. The project is nearing construction completion.

Sunrise Ranch:144 units. The groundbreaking occurred on March 3, 2025, and will be completed within 20 months. The project will utilize the city's HOME entitlement funds from prior years, and HOME ARP funds.

West Henderson Family Apartments: The city is currently working with the Bureau of Land Management to nominate the developer transfer of land. The final land transfer and financial closing is estimated to be completed in December 2025.

4. Summary of citizen participation process and consultation process

A variety of public outreach and citizen participation was used to develop this Consolidated Plan. A needs assessment was conducted to gather input from residents regarding their housing and community development needs. Data was collected through face-to-face interviews, in-person surveys, and targeted focus groups. Input was gathered from four (4) groups of low- to moderate-income vulnerable populations, each sharing their most immediate needs.

- **Homeless and Unsheltered Individuals:** A group of homeless individuals participated in an outreach event hosted by a local faith-based organization.
- **Youth Aging Out of Foster Care:** A group of 19- to 24-year-olds, currently living in transitional housing, shared their insights on the unique challenges they face.
- **Senior Citizens in Public Housing:** Seniors residing in a local public housing development engaged in focus groups to discuss their priority needs.
- **Seniors at a Community Center:** Additional feedback was gathered through face-to-face surveys with seniors at a Henderson community center, conducted during lunchtime.

Lastly, representatives from community development organizations participated in an in-person focus group, where they discussed housing, and community needs and ranked their top priorities.

Announcements in the *Las Vegas Review-Journal* and *El Tiempo* Spanish newspaper published the Request for Applications for the 2025-2026 Annual Action Plan activities. A 30-day public comment

period was also posted on the City of Henderson's website and posted at the city's certified posting sites allowing the public to review and provide comments on the plans.

5. Summary of public comments

Announcements in the Las Vegas Review-Journal and El Tiempo Spanish newspaper published the Request for Applications for the 2025-2026 Annual Action Plan activities. A 30-day public comment period was also announced, allowing the public to review and provide comments on the plans.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or feedback submitted on the plans during the 30-day public comment period.

7. Summary

When analyzing the data received from the public outreach and needs assessment, four categories were identified as priorities for the Five-Year Consolidated Plan. These categories are Public Services, Affordable Housing, Public Facilities, and Economic Development. Through a competitive Request for Application (RFA) process, activities that closely align with these priorities will be selected and included in each Annual Action Plan to achieve the goals. The city will continue to support activities, programs, and projects that improve the lives of low- to moderate-income individuals and families.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	HENDERSON	
CDBG Administrator	HENDERSON	City of Henderson Community Development & Services
HOPWA Administrator		
HOME Administrator	HENDERSON	City of Henderson Community Development & Services
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

The Consolidated Plan is developed and administered and implemented in the Neighborhood Services division of the Community Development & Services Department of the City of Henderson. Neighborhood Services administers the Community Development Block Grant (CDBG) and Home Investment Partnerships Program (HOME) funding.

Consolidated Plan Public Contact Information

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

The city worked closely with citizens, stakeholders, the Public Housing Authority, housing developers, the Continuum of Care, and local jurisdictions to develop the Consolidated Plan and the 2025-26 Annual Action Plan. A comprehensive community needs assessment was conducted to identify funding priorities, which involved face-to-face interviews, surveys, and roundtable discussions with vulnerable populations, including unsheltered individuals, seniors, public housing residents, and community stakeholders. These efforts aimed to understand the specific needs and challenges of these groups to create effective funding strategies.
Additionally, as part of the consolidated planning process, the City of Henderson joined Clark County and neighboring cities—Las Vegas, North Las Vegas, Boulder City, and Mesquite—on the 2025 Regional Fair Housing and Equity Assessment. The committee established five-year goals and actions to promote fair housing across the region, with community engagement through public surveys and focus group discussions involving agencies serving people with disabilities, housing providers, and citizens.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The city plays an active role in various regional, state, and local committees to identify and fill the needs and gaps for services in the Consolidated Plan. These collaborations have resulted in the launch of future affordable housing projects such as the Sunrise Ranch Affordable Housing Development, that will serve people experiencing homelessness, domestic violence, Sexual Assault, and human trafficking. A second example of regional funding is Visions Park, an affordable housing project, with 100 units specifically for visually impaired low-income individuals.

Additionally, the local jurisdictions of Clark County and the cities of Las Vegas, North Las Vegas, Boulder City, and Mesquite have entered an Interlocal Agreement for the 2025 Regional Fair Housing and Equity Assessment. This partnership sets fair housing goals to ensure regional equity in housing.

These jurisdictions, along with the State of Nevada and the Southern Nevada Regional Housing Authority, participate in bi-monthly Consortium meetings to discuss community development, affordable housing, the Consolidated Plan, and emerging community trends including behavioral and mental health needs.

The newly added Mobile Crisis Intervention Team (MCIT) engages with residents who have experienced a behavioral health crisis, and consists of licensed clinicians, case navigators, and certified peer recovery

support specialists. The Team connects individuals to community resources through warm hand offs, working to overcome barriers individuals face when trying to access resources.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Henderson is an active participant in the Southern Nevada Homelessness Continuum of Care. The City's efforts and financial resources for homelessness are coordinated with the regional Continuum of Care Board. With the assistance of the Continuum of Care, the City has made significant progress in housing unsheltered chronic homeless individuals as well as working with homeless "street outreach teams" to bring services directly to chronically homeless individuals who are service resistant. The continuous interaction of the street outreach team helps to build trust with the service resistant population with the hope of eventually getting them the services they need.

In 2024, various City of Henderson staff applied to three different Continuum of Care committees with the goal of improving the local Continuum of Care. The city was selected to be a representative of the Coordinated Services Committee. The city's participation on this committee will allow for on going process improvement and service delivery enhancements.

The City of Henderson is also working on establishing funding sources to assist episodic homeless (which includes many families with children) as well as chronic homeless. The City continues to work with the Continuum of Care to meet the needs of the episodic homeless population. Through this collaboration, the City supports a housing first model which houses individuals first and then provides the services they need to remain permanently housed.

In an effort to enhance service delivery in a more efficient manner, the city has partnered with the Department of Veterans Affairs (VA) and now has access to the VA's SQUARES software system. Access to this system allows city staff and the homeless outreach team to quickly determine if an individual is a veteran and which VA programs and services he or she qualifies for. Additionally, our partnership includes regular communication with the homeless outreach social worker at the VA to assist with service coordination.

The city also maintains partnerships with all local managed care organizations to ensure their members that are facing homelessness receive wrap around services provided through their Medicaid plans.

Through a regional collaborative effort to address the needs of homeless individuals and families in our communities, the city is actively participating in various working groups to provide input and design

discussion for the “Campus for Hope” project. This project is a large-scale systems design process to address the growing needs for services for our homeless population with the goal of building a large campus that will provide wrap around services to assist the various population groups facing homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Henderson does not qualify as an entitlement community for ESG funding. Nevertheless, it actively engages in various working groups, committees, and boards, contributing valuable input and information regarding the jurisdiction's gaps and needs. This involvement aids in decision-making processes related to ESG funding allocation, the establishment of performance standards, and outcome development. Additionally, Henderson is a participant in a regional interlocal agreement and dedicates annual funding from its general funds to support the administration of the HMIS system. The city collaborates closely with the HMIS lead and provider to optimize the distribution of user licenses, ensuring service providers can effectively document case management activities within the regional database.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	NEVADA HAND INC.
	Agency/Group/Organization Type	Services - Housing Non-profit Affordable Housing Developer
	What section of the Plan was addressed by Consultation?	Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as a subject matter expert. Prioritize and identify affordable housing activities.
2	**Agency/Group/Organization**	City of Henderson Heritage Park Senior Facility
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Intercept Surveys were conducted at onsite events to facilitate input from HUD identified low-income vulnerable populations
3	**Agency/Group/Organization**	REBUILDING TOGETHER
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as a subject matter expert. Prioritize and identify affordable housing activities.
4	**Agency/Group/Organization**	HOPELINK
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as a subject matter expert. Prioritize and identify affordable housing activities.

5	**Agency/Group/Organization**	Ovation Development Corporation
	Agency/Group/Organization Type	Housing Nonprofit Affordable Housing Developer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as a subject matter expert. Prioritize and identify affordable housing activities.
6	**Agency/Group/Organization**	Neighborhood Housing Services of Southern Nevada
	Agency/Group/Organization Type	Housing Services-homeless Nonprofit Affordable Housing Developer
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as a subject matter expert. Prioritize and identify affordable housing activities.
7	**Agency/Group/Organization**	St. Jude's Ranch for Children
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as a subject matter expert. Prioritize and identify affordable housing activities.
8	**Agency/Group/Organization**	Refuge for Women Las Vegas
	Agency/Group/Organization Type	Housing Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as a subject matter expert. Prioritize and identify affordable housing activities.

9	**Agency/Group/Organization**	THE JUST ONE PROJECT
	Agency/Group/Organization Type	Food Pantry
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as a subject matter expert. Prioritize and identify affordable housing activities.
10	**Agency/Group/Organization**	Junior Achievement of Southern Nevada
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as a subject matter expert. Prioritize and identify affordable housing activities.
11	**Agency/Group/Organization**	Southern Nevada Regional Housing Authority
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Intercept Surveys were conducted at Espinoza Terrace, an onsite event to facilitate input from HUD identified low-income vulnerable populations
12	**Agency/Group/Organization**	St Timothy's Episcopal Church
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Intercept Surveys were conducted at onsite events to facilitate input from HUD identified low-income vulnerable populations.
14	**Agency/Group/Organization**	Nevada State Housing Division
	Agency/Group/Organization Type	Other government - State

	What section of the Plan was addressed by Consultation?	Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as community leaders and subject matter experts engaged in housing and funding related issues.
15	**Agency/Group/Organization**	CITY OF LAS VEGAS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as community leaders and subject matter experts engaged in housing related issues.
16	**Agency/Group/Organization**	City of North Las Vegas, Community Services and Engagement
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as community leaders and subject matter experts engaged in housing related issues.
17	**Agency/Group/Organization**	SALVATION ARMY LAS VEGAS
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in stakeholder interviews as community leaders and subject matter experts engaged in housing related issues.

Identify any Agency Types not consulted and provide rationale for not consulting

All agencies and organizations were invited to participate in the consolidated planning process. No agency or organizations were purposely excluded from the planning process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Clark County	The City of Henderson is an active participant in the regional Continuum of Care. The goals to combat homelessness are in alignment with the goals of the Help Hope Home plan.
2025 Regional Fair Housing & Equity Assessment	Clark County	The City of Henderson is one of six entitlement jurisdictions to update the RAI. Its goal is to take actions that help reduce and eliminate existing housing discrimination.
Henderson Housing and Community Development Strate	City of Henderson	The goal of the HHCDS is to encourage a variety of well-designed housing choices with differing levels of affordability throughout the city that improve access to transportation options, employment and educational opportunities, healthcare, parks and trails, retail, healthy food options and other amenities and services to meet the needs of all residents.
Henderson Strong Comprehensive Plan City of Hende	City of Henderson	Henderson Strong is a citywide planning document that guide the physical development and growth in the city over the next 20 years.
Southern Nevada Strong	City of Henderson	Southern Nevada first federally recognized regional plan for sustainable development to better integrate housing options, employment, quality education, and transportation choices.
Social Services Asset & Gaps Needs Assessments Ass	City of Henderson	A 2023-24 report that addresses social issues related to poverty, homelessness, behavioral health, and violence in Henderson

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Henderson's Community Development and Services Department (CD&S) is responsible for the HUD CDBG & HOME programs as well as other programs funded under the Nevada Housing Division known as Account for Affordable Housing Trust Funds (AAHTF). These affordable housing programs funded with federal and state funds for low income citizens include housing new construction,

neighborhood facility improvements, public services, housing acquisition, housing rehabilitation, economic development, and homeless prevention programs.

To carry out all the requirements placed on funding, the City partners with various organizations that assist in housing or community development programs. These organizations are the Clark County Social Services, City of Las Vegas and City of 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 and Housing Division, and the Nevada Governor's Office of Economic Development. The City of Henderson's institutional structure for projects involves various City Departments, including Parks & Recreation, Public Works, and Henderson Redevelopment Agency, each of which has their own conditions and requirements for individual projects.

Additionally, the City works with 10 non-profit local organizations to coordinate and provide services related to housing, homelessness, nutrition, education, job training, and transportation for the youth, the elderly, persons with disabilities, persons at high-risk, and persons with special needs.

Narrative (optional):

The City of Henderson continues to collaborate with low income citizens as well as various nonprofit agencies to gather input on the needs of the community. Additionally, the City serves on a variety of community governing boards including the Continuum of Care, Housing Coalition, and Housing Consortium which provides a broad view of community and affordable housing needs.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

In April 2025, a public meeting was held at the Henderson City Council to gather feedback on the 2025-2029 Consolidated Plan and the 2025-2026 Annual Action Plan. Prior to the meeting, a 30-day public comment period allowed residents to submit written feedback.

The City followed its updated Citizen Participation Plan (CPP) to encourage community involvement in developing the plan. Staff hosted several outreach events, including face-to-face interviews, surveys, and focus groups, to collect input from local residents, particularly from low- to moderate-income groups. These included:

- **Homeless and Unsheltered Individuals**: Engaged through an outreach event by a faith-based organization.
- **Youth Aging Out of Foster Care**: A focus group of 19-24-year-olds in transitional housing.
- **Senior Citizens in Public Housing**: Focus groups with seniors in a public housing development.
- **Seniors at a Community Center**: Surveys conducted at a local community center during lunchtime.

Additionally, representatives from community development organizations participated in a focus group to discuss housing and community needs and prioritize key issues.

The community input received, set the priorities for the next five years.

The Request for Applications for the 2025-2026 Annual Action Plan was published in the Las Vegas Review-Journal and El Tiempo Spanish newspaper, along with an announcement of the public comment period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

1	Public Meeting	Nonprofit organizations, legal aid, and home developers	Thirteen community-based organizations took part in a needs assessment focus group. After discussing critical needs, they prioritized community issues in public services, affordable housing, economic development, and neighborhood improvements. These priorities were then included in the overall assessment results.	Most respondents identified public services as the top priority for Henderson residents, with specific needs including job training and services for victims of human trafficking. Most respondents identified public services as the top priority for Henderson residents, with specific needs including job training and	There were no comments not accepted or counted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
				services for victims of human trafficking.Most respondents identified public services as the top priority for Henderson residents, with specific needs including job training and services for victims of human trafficking.		

2	Public Meeting	Residents of Public and Assisted Housing	Twenty senior citizen residents from Espinoza Terrace public housing development in Henderson, Nevada rated public services, and affordable housing as the number one, and number two priorities for seniors. During an onsite resident meeting, they ranked their top four needs as public services, affordable housing, public facilities/neighborhood improvements and economic development	During the discussion part of the meeting, seniors expressed concern about the lack of safety in crosswalks and a need for closer bus stops.	There were no comments not accepted or counted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			in order of priority.			
3	Public Meeting	Homeless or unsheltered individuals	Thirty-six homeless and unsheltered individuals rated public services and affordable housing as the number one priority for them. Public facilities and economic development were the second and third priority.	Some expressed concern for job training programs, and rehabilitation for addictions.	There were no comments not accepted or counted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Senior citizens	Thirty-nine senior citizen residents at the Heritage Park Community Center in Henderson, Nevada rated public services, and affordable housing as the number one, and number two priorities for seniors.	During interviews, the seniors talked about a need for more affordable senior housing near the Heritage Park Senior Center.	There were no comments not accepted or counted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Meeting	Youth aging out of foster care	Ten youth aging out of foster care selected affordable housing as their number one priority and public services as their second priority.	During the discussion phase of the meeting, they expressed needs for substance abuse programs, job readiness, and parenting classes.	There were no comments not accepted or counted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing City wide	To be determined and revised after the public hearing on April 15, 2025		All comments are accepted.	https://www.cityofhenderson.com/government/departments/community-development-and-services/housing/community-dev-block-grant-cdbg/consolidated-plan-pro

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The City of Henderson has experienced significant population growth in recent decades, making it one of the fastest-growing cities in the nation. As of July 2024, the city is the second-largest municipality in Nevada, with an estimated 343,382 residents and continuing to expand. While Henderson had been on a strong economic recovery path, the COVID-19 pandemic disproportionately affected low- to moderate-income residents, exacerbating financial hardships and housing instability.

Housing Affordability & Market Trends

• Homeownership rates in Henderson have declined from 71% in 2000 to 64% in 2020 (U.S. Census Bureau, ACS), reflecting a shift toward rental housing.

• Rental affordability has become a growing challenge, with nearly half of Clark County renter households considered cost-burdened (spending more than 30% of income on housing).

• Housing costs have surged, with the median home price exceeding $450,000 in 2020.

• Market-rate apartment rents have steadily increased, reaching an average of over $1,400 per month as of 2021—the highest in Southern Nevada (ECONorthwest, 2023).

• There is a shortage of affordable housing options for middle-income households, as 85% of Henderson's rental stock exceeds 50% of Area Median Income (AMI) (Comprehensive Housing Affordability Strategy, 2019).

Demographic Shifts & Growing Needs

• Henderson has become increasingly diverse, with the White population declining by nearly 10% between 2010 and 2020, while racial and ethnic minority populations continue to grow (U.S. Census Bureau, ACS).

• The city's population is aging rapidly, with residents over 65 increasing from 14% in 2010 to 21% in 2022. This trend signals a rising demand for senior housing, healthcare, and supportive services.

Economic Recovery & Future Challenges

• Nevada's economy is on an upward recovery trend, but the pandemic's lasting effects continue to impact housing stability, employment, and access to essential services.

• Henderson's high cost of living presents challenges for both low- and middle-income households, requiring targeted interventions to expand affordable housing, workforce housing, and supportive services.

As Henderson continues to grow, addressing housing affordability, economic resilience, and demographic shifts will be critical to ensuring an inclusive and sustainable future.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Housing affordability remains a significant challenge in Henderson, particularly for renters, as rising rental costs continue to outpace household incomes. Nearly half of the city's renter households are cost-burdened, meaning they spend more than 30% of their income on housing. Rental prices would need to drop significantly to be considered affordable for most residents.

Homeownership & Housing Market Trends

• Single-family detached homes make up the majority of Henderson's housing stock, accounting for 70% of owner-occupied homes in 2020 (ACS).

• The share of single-family detached housing increased from 59% in 2000 to 70% in 2020, with 76% of owner-occupied homes classified as either attached or detached single-family units.

• Homeownership rates have declined, dropping from 71% in 2000 to 64% in 2020 (ACS), as more residents transition to renting.

• Rising interest rates (6.5% to 7% in 2023) and increasing home prices have made homeownership less attainable for many (2023 Annual Housing Progress Report).

• The housing affordability index for the Las Vegas-Henderson-Paradise area has dropped sharply, from 83.9% in 2013 to a record low of 14.2% in 2023 (NAHB), reflecting the decreasing availability of homes affordable to median-income families.

Rental Market & Cost Burden

• Median contract rent increased by 23% from 2009 to 2020, rising from $975 to $1,202 (ACS).

• The severe rent burden in Nevada has increased significantly, rising from 25.3% in 2019 to 30.5% in 2022—a sharper increase than the national average of 26.7% (Joint Center for Housing Studies).

• The shortage of affordable rental units continues to put financial pressure on low- and moderate-income households, increasing the risk of housing instability and homelessness.

Impact of COVID-19 on Housing Stability

• The COVID-19 pandemic led to significant income loss for many residents, exacerbating financial instability and increasing the likelihood of eviction and homelessness.

• Economic disruptions have also threatened the sustainability of affordable housing developments, as interruptions in rental income create challenges for maintaining and expanding affordable housing stock.

Key Housing Needs & Priorities

1. Increase the supply of affordable rental housing to address rising demand and cost burdens.

2. Expand homeownership opportunities through programs that support first-time buyers and workforce housing.

3. Strengthen rental assistance and eviction prevention programs to stabilize vulnerable households.

4. Preserve and invest in existing affordable housing developments to ensure long-term affordability.

As Henderson continues to grow, targeted housing policies and investments will be essential in addressing affordability challenges and promoting housing stability for all residents.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	271,725	309,955	14%
Households	104,495	120,735	16%
Median Income	$63,120.00	$75,430.00	20%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,185	10,430	17,115	11,970	72,040
Small Family Households	2,015	2,900	5,005	4,155	33,120
Large Family Households	385	630	1,050	780	6,395
Household contains at least one person 62-74 years of age	2,645	2,745	5,290	3,100	18,735
Household contains at least one person age 75 or older	1,300	2,925	3,150	1,950	7,435
Households with one or more children 6 years old or younger	975	1,235	1,994	1,675	8,555

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	40	35	4	130	209	0	110	40	25	175
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	75	75	90	70	310	0	15	70	0	85
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	315	315	105	785	0	25	120	70	215
Housing cost burden greater than 50% of income (and none of the above problems)	3,440	2,930	1,755	95	8,220	2,380	2,730	1,640	565	7,315

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	210	1,325	4,575	2,215	8,325	450	965	2,460	1,790	5,665
Zero/negative Income (and none of the above problems)	1,285	0	0	0	1,285	510	0	0	0	510

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,605	3,355	2,165	400	9,525	2,380	2,885	1,865	660	7,790
Having none of four housing problems	1,775	1,630	5,715	4,830	13,950	1,430	2,560	7,370	6,080	17,440
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	855	1,370	1,948	4,173	550	1,070	1,385	3,005
Large Related	180	485	430	1,095	145	120	120	385
Elderly	1,380	1,405	1,960	4,745	1,655	2,225	1,965	5,845
Other	1,384	1,405	2,170	4,959	480	400	695	1,575
Total need by income	3,799	4,665	6,508	14,972	2,830	3,815	4,165	10,810

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	805	805	470	905	0	1,375
Large Related	0	0	330	330	120	50	25	195
Elderly	1,240	1,000	520	2,760	1,350	1,560	910	3,820
Other	0	1,359	1,100	2,459	435	0	0	435
Total need by income	1,240	2,359	2,755	6,354	2,375	2,515	935	5,825

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	110	205	365	115	795	0	40	130	25	195
Multiple, unrelated family households	0	195	45	10	250	0	0	60	45	105

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	15	0	0	105	120	0	0	0	0	0
Total need by income	125	400	410	230	1,165	0	40	190	70	300

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

Single-person households represent a significant portion of Henderson's population, accounting for 28% of all households (33,265) as of the 2020 ACS. Among them, a growing number are older adults, with 41% (13,597 households) of individuals aged 65 and older in 2020. This trend has continued, with seniors making up 46% of single-person households by 2022 (ACS).

Housing Affordability Challenges

Like other household types, single-person households face increasing housing cost burdens.

• Median contract rent increased by 23% from 2009 to 2020, from $975 to $1,202 (ACS).

• In 2020, 31% of all Henderson households were cost-burdened (spending more than 30% of their gross income on housing). By 2022, this percentage rose to 37% (ACS).

• Renters were disproportionately impacted, with 52% of cost-burdened households being renters and 48% being homeowners (CHAS).

Income Disparities & Fixed-Income Challenges

• Single-person households face greater affordability challenges due to reliance on a single income.

• Median income for single-person households ranged from $37,136 to $49,482 in 2020, significantly lower than 2-person family households ($79,148) (ACS 5-year estimates).

• Older single-person households (65+) had a median income of $54,532 in 2020 but often rely on fixed

incomes, making them particularly vulnerable to rising housing costs.

Key Housing Needs for Single-Person Households

1. Increased affordable housing options, for low- and fixed-income seniors.
2. Rental assistance programs to support cost-burdened single-person renters.
3. Support for aging in place, including home modifications and accessibility improvements for older adults.
4. Affordable senior housing developments to address the rising demand among older single-person households.

As Henderson's population continues to age and single-person households grow, targeted housing policies and assistance programs will be essential in ensuring long-term housing stability for this vulnerable demographic.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

According to data from the 2020 U.S. Census Bureau, American Community Survey (ACS), 37,556 (12.2%) of the population in Henderson reported as being disabled. The percentage of disabled individuals in Henderson has remained at 12% in 2022 as well (U.S. Census Bureau). As the population ages, the disability rate increases. Residents who reported having disabilities often have unique housing needs and may have reduced opportunities to earn income. Therefore, at least 12% of the City's affordable housing inventory will need to accommodate people with disabilities to maintain affordability and long-term housing stability.

Victims of Domestic Violence

The City of Henderson has provided financial support to S.A.F.E. House in past years. This organization provides transitional housing for victims of domestic violence and have provided services such as counseling, advocacy, outreach and education, crisis intervention through the hotline, and emergency shelter to more than 100,000 people since 1994.â¿¯This organization has "safe houses" located in Henderson to help house victims while they are assisted with counseling, employment, and permanent housing. S.A.F.E. House has provided shelter to 386 and 412 individuals in FY21/22 and FY22/23, respectively.

Additionally, data provided electronically by the Henderson Police Department reported that there were 2,513 and 2,500 domestic violence cases that involved an adult victim in Henderson during Fiscal Year (FY) 2022-2023 and 2023-2024, respectively. Note: the data represents calls for service within Henderson zip codes but may have involved non-Henderson residents, and data may involve the same individual(s) in multiple cases.

Dating Violence/Sexual Assault/Stalking

Research shows that experiencing homelessness dramatically increases risk of sexual victimization. Women experiencing homelessness are victims of sexual violence at an estimated rate 44 times higher than the general population (Riley et al., 2014). Using prevalence data based on information from the U.S. Census Bureau, the Centers for Disease Control, and local providers, an estimated 15,205 men and 48,209 women in the City of Henderson have or will experience sexual violence, physical violence, and/or stalking by an intimate partner and have or will have a subsequent impact, such as needing housing or other assisted services. In FY 22-23, a local organization that serves individuals experiencing intimate partner and sexual violence provided data indicating having served 445 Henderson residents who had a primary victimization of domestic violence. Additionally, local Police data indicates that a total of 200 rapes were reported between 2021 and 2022.

What are the most common housing problems?

The most common housing problems are related to cost burden. According to the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS), 21% of Henderson's households are reported as experiencing a cost burden above 30%; of which, 42% are owners and 58% are renters. Similarly, 10% of Henderson's households reported as experiencing a cost burden above 50%; of which 48% are owners and 52% are renters (CHAS 2016-2020).

Lack of a diverse housing stock and affordability.

According to the 2024 Henderson Housing Market Report, most of Henderson's housing stock is single-family detached homes. Residents have very few options in the form of duplexes, triplexes, high-rise apartments, or homes closely located to commercial or industrial areas. Most of the housing stock is in residential areas which require the resident to have transportation to travel to and from their place of employment. For residents that are very low-income and cannot afford their own transportation, they are reliant on public transportation which, in some areas, does not provide service frequently and requires long commute times. More and more residents are becoming renters. Median contract rent in Henderson has increased 23% from 2009 to 2020, from $975 to $1,202 (U.S. Census Bureau American Community Survey (ACS)). The lack of affordable housing has created a cost burden for many residents. In fact, renters in Clark County are more cost burdened than homeowners. Approximately 48% of renters are cost burdened compared to 23% of owners (ACS).

Shortage of housing options affordable to middle-income households

According to the 2023 Annual Housing Progress Report, middle-income households in Henderson is defined as those earning 80%-100% Household Average Median Family Income (HAMFI). Approximately 30% of households are considered "cost burdened"—defined as spending more than 30% of total income on housing. Lower-income renters are particularly affected by these housing market dynamics.

This increase in demand, and increased land and building/materials costs, has led to housing underproduction in the City of Henderson. As of 2019, in Henderson, housing underproduction was approximately 5,800, calculated as a ratio of current housing units to current households. There is substantial underproduction of housing units for households with incomes that are less than the area median. According to ECOnorthwest, in order for Henderson to address the current underproduction and meet expected future housing need (an estimated 65,618 units), a total of 71,425 units will need to be produced by 2040 in the City. Approximately 39% or 25,574 units needed for households that fall under 100% of the AMI.

According to the 2020 Regional Analysis of Impediments to Fair Housing Choice, the analysis identified four (4) housing barriers:

1. Lack of knowledge of fair housing related laws and fair housing resources exists among the public and housing providers

2. Economic barriers due to limited supply of adequate and accessible affordable housing especially affecting protected classes.

3. Subprime lending is on the rise and protected classes are more likely to secure subprime loans.

4. Lack of access to transportation options reduces housing and economic opportunities.

Are any populations/household types more affected than others by these problems?

In the City of Henderson, cost burden is affecting renters at a higher percentage than owners, overall. Low to moderate income residents at 80% of AMI and below are severely affected by the average increase of rent from $975 a month in 2009 and $1,202 a month in 2020 (U.S. Census Bureau American Community Survey (ACS)). Many low- to moderate-income residents cannot afford these rents. Cost burden is a measure of housing affordability, based on HUD's standard that housing is affordable if it costs no more than 30% of the household gross income. While many homeowners are also cost burdened, many cost-burdened residents are individuals and families who are renters. For cost burdens above 30% and above 50%, the elderly population is most affected, and this population is more affected for owner households than renter households. For cost burden above 30%, elderly renters account for 32% of the total renter households impacted, and elderly owners account for 54% of the total owner households impacted. For cost burden above 50%, elderly renters account for 43% of the total renter households impacted, and elderly owners account for 66% of the total owner households impacted. It should be noted that this shift of higher impact on household owners than renters is due to the elderly

population being the only population with a larger population of owners than renters as shown in Tables 9 and 10.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Approximately 23.5% of households in Henderson are single parent households with children and 9% of children in the City of Henderson live below the poverty level. Although information is not available for households with children present by AMI by renter and owner households, national and statewide reports describe the need for assisting households with children. According to the Governor's Office of Workforce Innovation (GOWINN, 2023), across the U.S., and in Nevada in particular, the availability of affordable childcare is an essential component to supporting vulnerable populations experiencing or at risk of economic instability. A lack of childcare can result in one or more caregivers losing or leaving their jobs and increasing their risk of economic and housing instability. According to GOWINN, every county in Nevada is a childcare desert, a place where the demand for childcare exceeds the supply by at least three to one. In addition, for many families the childcare that is available is prohibitively expensive. The federal benchmark for affordable childcare indicates that a low-income, working family should spend no more than 7% of their income on childcare costs. According to the 2023 Childcare Working Group and Governor's Workforce Development Board, in Nevada, the current costs range from 40-76% of a family's budget. As an example, according to the 2022 Early Education and Care Fact Sheet from The Children's cabinet, single mothers in Clark County spend 42% of their income on center-based infant care.

Additionally, the Nevada Department of Education reports data from public schools within Nevada for the number of children that meet the McKinney-Vento Homeless Assistance Act definition of homelessness. Clark County School District (CCSD) Title I Homeless Outreach Program for Education (HOPE) indicated that a total of 920 students were experiencing homelessness during 2022/2023 academic year within a public school in the City of Henderson.

These households, as well as formerly homeless families and individuals who are receiving rapid re-housing assistance, need access to permanent affordable housing, affordable childcare, educational opportunities, job training and transportation.

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:

The population of homeless students is referred to as homeless children and youths of school age in the school system. According to the Nevada Department of Education, Subtitle VII-B of the McKinney-Vento

Homeless Assistance Act (per Title IX, Part A of the Elementary and Secondary Education Act, as amended by the Every Student Succeeds Act) defines homeless as (1) individuals who lack a fixed, regular, and adequate nighttime residence; and (2) includes--(i) children and youths who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason; are living in motels, hotels, trailer parks, or camping grounds due to the lack of alternative adequate accommodations; are living in emergency or transitional shelters; or are abandoned in hospitals; (ii) children and youths who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings; (iii) children and youths who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings; and (iv) migratory children (as such term is defined in section 1309 of the Elementary and Secondary Education Act of 1965) who qualify as homeless for the purposes of this subtitle because the children are living in circumstances described in clauses (i) through (iii). Public schools within Nevada collect data on the number of children that meet the McKinney-Vento Homeless Assistance Act definition of experiencing homelessness as students are registered to enroll for the upcoming/current school year. Estimates of the population were generated based on McKinney-Vento data collected through the Clark County School District (CCSD) Title 1 Homeless Outreach Program for Education (HOPE) as of May 2023 for the 2022/2023 academic year.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Households with economic instability, if coupled with an insufficient support network, are likely to either experience or are at risk of experiencing homelessness. According to the U.S. Department of Health and Human Services, instability and increased risk of homelessness are associated with a lack of financial, mental, emotional, and physical resources. These missing resources lead to frequent moving, living in the home of another, living in a hotel or motel, and/or living in severely overcrowded housing. Many individuals who are exiting an institution (such as jail or mental health facility) or a system of care (such as foster care) are at increased risk of homelessness. Other areas that could impact stability are prolonged unemployment, deteriorated housing, domestic violence, mental illness, drug or alcohol addictions, death of a family member, abandonment by spouse, non-receipt of child support, medical expenses, and/or other unanticipated emergency expenditures. All these factors may contribute to household instability and increase the risk of homelessness.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

As of 2020, the City of Henderson population by race was comprised of 72.2% Caucasian, 6.0% African American, 8.7% Asian and 13.1% either one other race or two or more races (U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS)). In addition, 17.3% of the population is Hispanic or Latino, regardless of race (CHAS). For the purposes of data analysis, disproportionately greater need has been identified to exist when the percentage of people in the category of need, who are members of a particular racial or ethnic group, is at least 10 percentage points higher than the percentage of people in the category, as a whole. Of the City of Henderson residents, individuals identifying as Pacific Islander and Black/African American have disproportionately greater needs by income.

The housing problems indicated in this section are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room (crowding); and 4. Cost Burden greater than 30%. The household figures in the tables have at least one of those housing problems and are delineated by race/ethnicity. A difference of 10 percent or more of housing problems between the total population and minority groups indicates a disproportionate need of a minority group.

According to CHAS 2016-2020, Housing problems are disproportionately greater for Pacific Islanders and Black/African Americans for Area Median Incomes (AMI) greater than 30%. The summary of housing problems by race and ethnicity are presented below.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,645	505	1,475
White	4,425	360	845
Black / African American	740	55	165
Asian	470	29	245
American Indian, Alaska Native	0	25	0
Pacific Islander	50	0	0
Hispanic	810	15	215

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,245	1,835	0
White	4,735	1,390	0
Black / African American	745	35	0
Asian	250	245	0
American Indian, Alaska Native	30	0	0
Pacific Islander	25	0	0
Hispanic	1,305	155	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	10,325	5,470	0
White	7,225	4,185	0
Black / African American	790	250	0
Asian	500	390	0
American Indian, Alaska Native	15	35	0
Pacific Islander	70	20	0
Hispanic	1,470	560	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,390	6,685	0
White	2,890	4,765	0
Black / African American	540	305	0
Asian	195	295	0
American Indian, Alaska Native	0	10	0
Pacific Islander	10	0	0
Hispanic	620	1,100	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

According to the 2016-2020 U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), housing needs in the City of Henderson are associated with race and ethnicity for Pacific Islanders and Black/African Americans with greater than 30% of Area Median Incomes (AMI).

As shown in Table 14, of the 30-50% of AMI, 745 Black/African American households reported experiencing one of the four housing problems in comparison to 35 that reported none, and 25 Pacific Islander households reported experiencing one of the four housing problems in comparison to 0 that reported none, indicating a need that is 16 and 20 percentage points higher than that of the jurisdiction as a whole, respectively. Table 15 shows that of the 50%-80% of AMI, 790 Black/African American households reported experiencing one of the four housing problems in comparison to 250 that reported none, and 70 Pacific Islander households reported experiencing one of the four housing problems in comparison to 20 that reported none, indicating a need that is 11 and 13 percentage points higher than that of the jurisdiction as a whole, respectively. Table 16 shows that of the 80%-100% of AMI, 540 Black/African American households reported experiencing one of the four housing problems in comparison to 305 that reported none, and 10 Pacific Islander households reported experiencing one of

the four housing problems in comparison to 0 that reported none, indicating a need that is 24 and 60 percentage points higher than that of the jurisdiction as a whole, respectively.

Overall, housing needs continue to show an association with social economic categories, with residents in the very low- and low-income bracket experience far more housing needs and hardships than residents in higher income categories despite their racial or ethnic classification.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Of the City of Henderson residents, individuals identifying as Pacific Islander, Black/African American, Hispanic, and Asian have disproportionately greater needs within Henderson by income. The information in the tables below was gathered using Comprehensive Housing Affordability Strategy (CHAS) data. The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely unavailable through standard Census products.

The housing problems indicated in this section are: 1.) Lacks complete kitchen facilities; 2.) Lacks complete plumbing facilities; 3.) More than 1.5 persons per room; and 4.) Cost Burden greater than 50%. The household figures in the tables have at least one of those housing problems and are delineated by race/ethnicity. If a difference of 10 percent or more in housing problems exists between the total population and minority groups, this would indicate a disproportionate need of a minority group.

The summary of housing problems by race and ethnicity are presented below. Severe housing problems are disproportionately greater for Pacific Islanders for all Area Median Incomes (AMI), while disproportionately greater for Black/African American and Hispanic within the 30-50% of AMI and for Black/African American and Asians within 80-100% of AMI.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,040	1,110	1,475
White	3,945	835	845
Black / African American	705	90	165
Asian	410	85	245
American Indian, Alaska Native	0	25	0
Pacific Islander	50	0	0
Hispanic	775	50	215

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,285	3,795	0
White	3,365	2,760	0
Black / African American	625	155	0
Asian	145	350	0
American Indian, Alaska Native	15	15	0
Pacific Islander	25	0	0
Hispanic	1,010	455	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,300	12,495	0
White	2,405	9,015	0
Black / African American	125	925	0
Asian	130	755	0
American Indian, Alaska Native	0	50	0
Pacific Islander	50	40	0
Hispanic	550	1,475	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,200	9,875	0
White	655	7,005	0
Black / African American	200	640	0
Asian	115	370	0
American Indian, Alaska Native	0	10	0
Pacific Islander	10	0	0
Hispanic	200	1,520	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

Severe Housing problems in the City of Henderson are disproportionately greater for certain race and ethnic groups based on income. According to U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), households identifying as Pacific Islanders are experiencing severe housing problems disproportionately greater in all Area Median Incomes (AMI), households identifying as Black/African American and Hispanic are experiencing severe housing problems disproportionately greater than within 30-50% of AMI, and households identifying as Black/African American and Asians are experiencing severe housing problems within 80-100% of AMI.

For the Pacific Islander households, Tables 17-20 indicate that a total of 135 households identified having one or more of the four housing populations within all AMIs, whereas 0 households identified having none of the four housing problems in AMIs less than 50% or 80%-100%, causing their rate of need to be 100% for each of those AMIs, indicating a disproportionately greater experience of severe housing problems compared to the jurisdiction as a whole. Pacific Islanders in the 50-80% of AMI is the

only AMI where households reported experiencing none of the four severe housing problems, however, still reported at a rate that was 35 percentage points higher than the jurisdiction as a whole.

Among the Black/African American households, 625 households in the 30%-50% of AMI (Table 18) reported experiencing one of the four severe housing problems compared to 155 households who reported experiencing none of the severe problems, causing a rate 22 percentage points disproportionately greater than the jurisdiction as a whole. Additionally, Black/African American households in 80%-100% of AMI report experiencing one of the four severe housing problems at a rate 13 percentage points greater than the jurisdiction as a whole.

Among Hispanic households in 30%-50% of AMI, 1,010 households reported experiencing one of the four severe housing problems while 455 did not report experiencing any, indicating a rate 11 percentage points higher than that of the jurisdiction as a whole.

Asian households in 80%-100% of AMI report experiencing one of the four severe housing problems at a rate 13 percentage points greater than the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

According to U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), approximately 31% of all City of Henderson households in 2020 are cost-burdened (i.e., pay more than 30% of their gross income for housing costs), of which 52% are renter-households and 48% are owner-households (U.S. Census Bureau). In 2022, the percentage of households that were cost-burdened increased to 37% (U.S. Census Bureau). Cost burden is a measure of housing affordability, based on the HUD standard that housing is affordable if it costs no more than 30% of a household's gross income.

In the City of Henderson, the median contract rent in Henderson has increased by 23% between 2009 and 2020 (U.S. Census Bureau), while the median income has decreased or remained the same for most residents; thus, creating a cost burden for the majority of households. A disproportionately greater need is defined as when members of a racial or ethnic group at a given income level experience housing problems at a rate of 10 percent or greater than the income level as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	75,455	18,125	15,440	1,545
White	56,835	12,865	10,420	900
Black / African American	2,890	1,495	1,530	165
Asian	5,540	1,100	775	245
American Indian, Alaska Native	210	80	15	0
Pacific Islander	195	30	105	0
Hispanic	8,150	2,035	2,305	220

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

Housing needs in the City of Henderson are affected by income. Households in the very low- and low-income bracket experience more housing needs and hardships, and are more cost burdened than households in higher income categories. However, as presented in Table 21, in comparison to all

Henderson households, households of Black/African American and Pacific Islander race/ethnicity are experiencing disproportionately greater severe housing cost burden (greater than 50% AMI) at rates nearly 12 and 18 percentage points higher than those of the jurisdiction as a whole, respectively (U.S. Department of Housing and Urban Development (HUD), 2016-2020 Comprehensive Housing Affordability Strategy (CHAS)).

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based on U.S. Department of Housing and Urban Development (HUD), 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, housing problems are disproportionately greater for Pacific Islanders and Black/African Americans for Area Median Incomes (AMI) greater than 30%. When it comes to severe housing problems, Pacific Islanders are at disproportionately greater need for all Area Median Incomes (AMI), Black/African American and Hispanic are at disproportionately greater need within the 30-50% of AMI, and Black/African American and Asians are at disproportionately greater need within 80-100% of AMI. Overall, comparison to all Henderson residents, residents of Black/African American and Pacific Islander race/ethnicity are at disproportionately greater need when experiencing housing cost burdens. In terms of housing cost burden, in comparison to all Henderson residents, residents of American Indian, Alaska Native race/ethnicity experience disproportionately greater housing cost burden (30-50% AMI), while residents of Black/African American and Pacific Islander race/ethnicity are experiencing disproportionately greater severe housing cost burden (greater than 50% AMI).

If they have needs not identified above, what are those needs?

As the Henderson population continues to diversify, as is seen across Clark County, continual efforts will be utilized to identify opportunities to invest in closing the gaps in needs of services.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to the U.S. Census Bureau, as of 2020, census tracts in the Henderson neighborhoods of Downtown Henderson (52.00), Valley View (54.21, 54.22, 54.23), and Pittman (54.39) each have greater populations of racial or ethnic groups than compared to Henderson as a whole. Downtown Henderson (52.00) contains a population with 4% greater Black/African Americans, nearly four times as many American Indian/Alaska Natives, and 3% greater Hispanic/Latinos than compared to the City. In the Valley View neighborhood, Census tracts 54.21, 54.22, and 54.23 all have greater percentages of Hispanic/Latino, upwards to double (20.01-33.25%) than that of the 17.34% within Henderson as a whole. Additionally, Census Tract 54.23 also has a population with 16.61% Black/African American, as opposed to the 6.01% makeup for the City. In Census tract 54.21, In addition to having a slightly increased population of Black/African Americans at 9.03%, there is more than eight times as many American Indian/Alaska Native (4.49%), more than twice as many Native Hawaiian/Other Pacific Islander (2.30%), as opposed to the City. The Pittman Neighborhood (54.39) has more than double the population of Hispanic than the City.

NA-35 Public Housing – 91.205(b)

Introduction

According to the U.S. Census Bureau, as of 2020, census tracts in the Henderson neighborhoods of Downtown Henderson (52.00), Valley View (54.21, 54.22, 54.23), and Pittman (54.39) each have greater populations of racial or ethnic groups than compared to Henderson as a whole. Downtown Henderson (52.00) contains a population with 4% greater Black/African Americans, nearly four times as many American Indian/Alaska Natives, and 3% greater Hispanic/Latinos than compared to the City. In the Valley View neighborhood, Census tracts 54.21, 54.22, and 54.23 all have greater percentages of Hispanic/Latino, upwards to double (20.01-33.25%) than that of the 17.34% within Henderson as a whole. Additionally, Census Tract 54.23 also has a population with 16.61% Black/African American, as opposed to the 6.01% makeup for the City. In Census tract 54.21, In addition to having a slightly increased population of Black/African Americans at 9.03%, there is more than eight times as many American Indian/Alaska Native (4.49%), more than twice as many Native Hawaiian/Other Pacific Islander (2.30%), as opposed to the City. The Pittman Neighborhood (54.39) has more than double the population of Hispanic than the City.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	2,731	9,995	64	9,271	312	230	78

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,350	12,552	10,322	12,605	10,410	10,851
Average length of stay	0	0	5	5	0	6	0	2
Average Household size	0	0	2	2	3	2	1	3
# Homeless at admission	0	0	3	9	0	5	0	4
# of Elderly Program Participants (>62)	0	0	981	1,863	7	1,749	72	7
# of Disabled Families	0	0	496	2,357	8	2,118	140	34
# of Families requesting accessibility features	0	0	2,731	9,995	64	9,271	312	230
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	1,188	3,203	20	2,834	165	121	49
Black/African American	0	0	1,397	6,533	39	6,201	137	104	27
Asian	0	0	83	113	3	104	4	1	0
American Indian/Alaska Native	0	0	25	64	1	58	4	1	0
Pacific Islander	0	0	38	82	1	74	2	3	2
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	542	1,073	14	997	23	23	10
Not Hispanic	0	0	2,189	8,922	50	8,274	289	207	68
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Southern Nevada Regional Housing Authority (SNRHA) is the public housing and voucher agency for Henderson, Clark County, North Las Vegas, and the City of Las Vegas. According to the SNRHA FY2020 Annual Plan, there are 18,598 families on the public housing waiting list. Ninety percent of families are extremely low-income and 57% are families with children. Over 64% of the families on the waiting list are African American. There are 3,615 families with disabilities on the Public Housing waiting list, which is 19.4% of the households on the list. SNRHA has units designed for persons with mobility, sight, and hearing impairments, referred to as accessible units. The SNRHA has 115 accessible units for people with disabilities. According to the FY2020 Annual Plan, SNRHA will increase the percentage of fully accessible units for disabled tenants as well as develop and implement a strong Affirmative Fair Housing Marketing Plan.

These households need access to areas of opportunity that include transportation, supportive services for their disabled household member, food assistance, education opportunities and access to other mainstream programs.

According to the 2015 RAI, there is an absence of voucher holders living in the southern parts of Henderson and there is a low use of Housing Choice Vouchers in areas of high opportunity. Many tenants of public housing, as well as applicants on the waiting list for public housing, are not able to afford market rate housing. The SNRHA also administers 11,962 Housing Choice Vouchers (also known as Section 8) that allow families to rent in the private market and receive a subsidy towards their rent. This is a Federal program for assisting low- and very low-income families, the elderly, and the disabled to afford decent, safe and sanitary housing in the private market. With this assistance, residents can pay approximately 30-40% of their annual adjusted income toward rent, while the SNRHA pays the remainder.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

In August of 2024, Southern Nevada Regional Housing Authority reported 49,854 people on its public housing waiting list for affordable housing. There are currently only 5,836 low-income Henderson units. Additionally, there are 12,598 total vouchers with 7,044 on the housing choice voucher waiting list. According to Southern Nevada Regional Housing Authority 2024 Annual Plan, the most immediate housing needs are for lower income families who are at or below 30 percent, 50 percent, elderly, families with disabilities, special needs & youth aging out of foster care. Some to the immediate needs are landlords that will accept the housing choice voucher in higher opportunity areas.
Many of the public housing and housing choice voucher holders come from lower opportunity

neighborhoods. As the SNRHA plans for new site locations, developments within higher opportunity neighborhoods would provide a chance for residents to meet some of their most immediate needs. This would provide an excellent opportunity for future review to see if landlords and rental complexes in these higher opportunity areas are accepting Housing Choice Vouchers. During citizen outreach, many residents voiced concerns of not finding Voucher eligible units in higher opportunity areas as well as problems relating to the amounts of rental assistance provided, transportation issues and the application and credit process necessary to rent units in higher opportunity areas. SNRHA started a Landlord Incentive Program in August 2023 by offering cash incentives to landlords as signing bonuses and for vacancy losses to encourage them to accept the housing voucher.

How do these needs compare to the housing needs of the population at large

The needs of public housing residents are very similar to the housing needs of the population at large. The City continues to see a widening gap of available units and for individuals and families who need affordable housing. This need for housing is compounded for those who are living with a disability, serving as a caretaker for someone in the home, and those living on a fixed income. The City has partnered with other southern Nevada jurisdictions and the local public housing authority to help bring more housing vouchers to the area. These vouchers include project-based vouchers for new housing developments and housing choice vouchers. To assist the population at large with securing housing, the housing authority is working to educate and incentive local landlords. This targeted outreach to landlords helps reduce the preconceived negative stigma associated with accepting vouchers and helps provide housing of different types throughout Southern Nevada.

Discussion

The SNRHA Conventional Housing Program is currently open to veterans only. The Housing Choice Voucher Program is currently closed. With a combined waiting list of nearly 20,000 families, the lack of affordable housing is alarming. This is especially true among African Americans, extremely low-income families and families with disabilities which have the highest percentages on the waiting list.

Most of the existing affordable rental housing is affordable to those with incomes between 51% and 80% of AMI. These facts indicate the need to produce more affordable rental units for those with incomes below 50% of AMI.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The City of Henderson is an active member of the Southern Nevada Homelessness Continuum of Care (SNH CoC). Each year the City of Henderson participates in activities to reduce and prevent homelessness, including the participation in the Annual Homeless Census. The 2024 Southern Nevada Homeless Census and Survey was conducted on January 25, 2024. This regional effort is dependent on the collaboration of local governments, homeless service providers, and community volunteers to canvas Southern Nevada to count people experiencing homelessness. According to the Nevada Homeless Alliance, the leading barriers to obtaining housing are a lack of income and an inability to afford rent. Historically, SNH CoC has reported that the most frequently cited causes of homelessness include loss of job or unemployment, substance abuse, mental health issues, asked to leave family or friends' home, or illness/medical issues. In addition, there is the widening gap between income and cost of housing; a problem that is perpetuated by limited amounts of housing assistance. Other factors, such as mental illness, chronic health conditions, substance abuse, and the debilitating effects of trauma, also contribute to factors that are responsible for the presence of homelessness. Efforts are underway, however, to increase the amount and efficacy of relief extended to those experiencing homelessness and to those who are at-risk of becoming homeless.

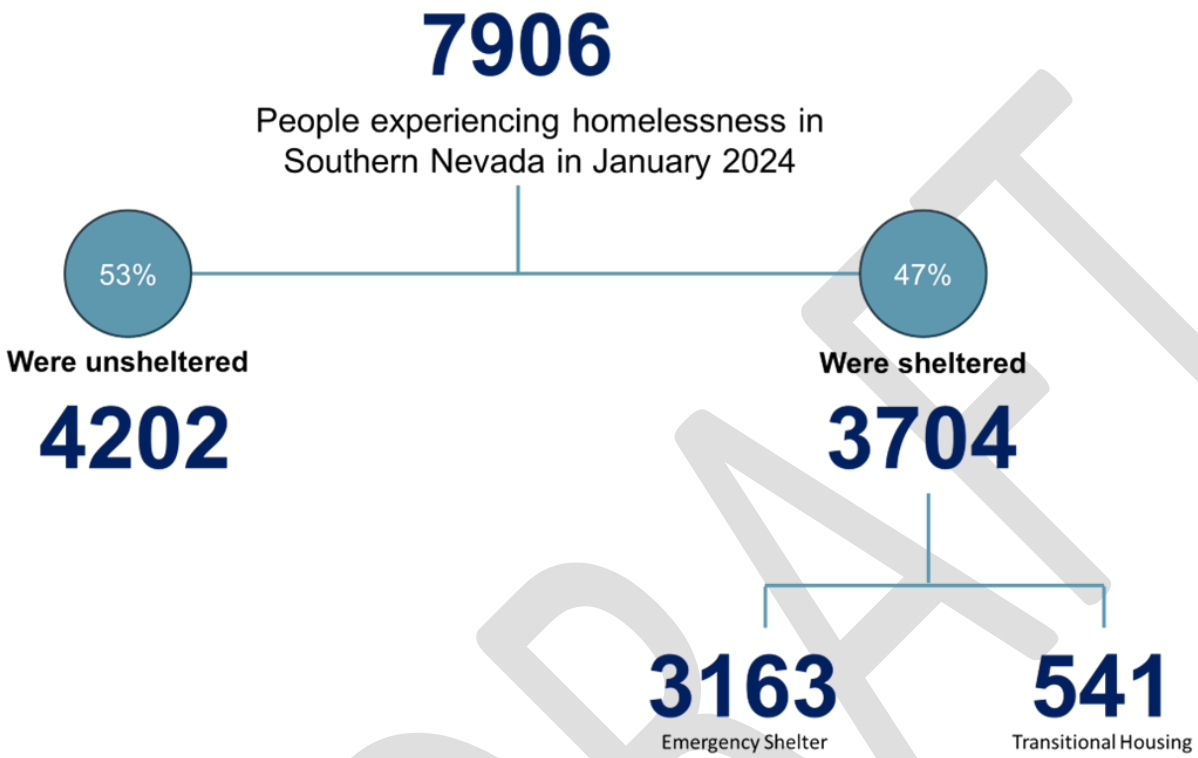
The SNH CoC is responsible for implementation and evaluation of the Help Hope Home – Plan to End Homelessness. Clark County Social Services acts as the CoC Collaborative Applicant who oversees the coordination of the local CoC competition and is responsible for submitting a joint funding application on behalf of all applicants dedicated to serving the homeless in Clark County. Homeless needs are identified through regular meetings of the SNH CoC Board, the Point in Time (PIT) Count, and regular communication between outreach workers, the emergency shelters and supportive housing programs. The 2024 Point-in-Time Count in the Clark County region identified 7,906 people experiencing homelessness. Of this total, 4,202 were unsheltered and 3,704 were sheltered persons. More specifically, Henderson counted 395 individuals experiencing unsheltered homelessness in the City of Henderson which is included in the regional total.

Homeless Needs Assessment

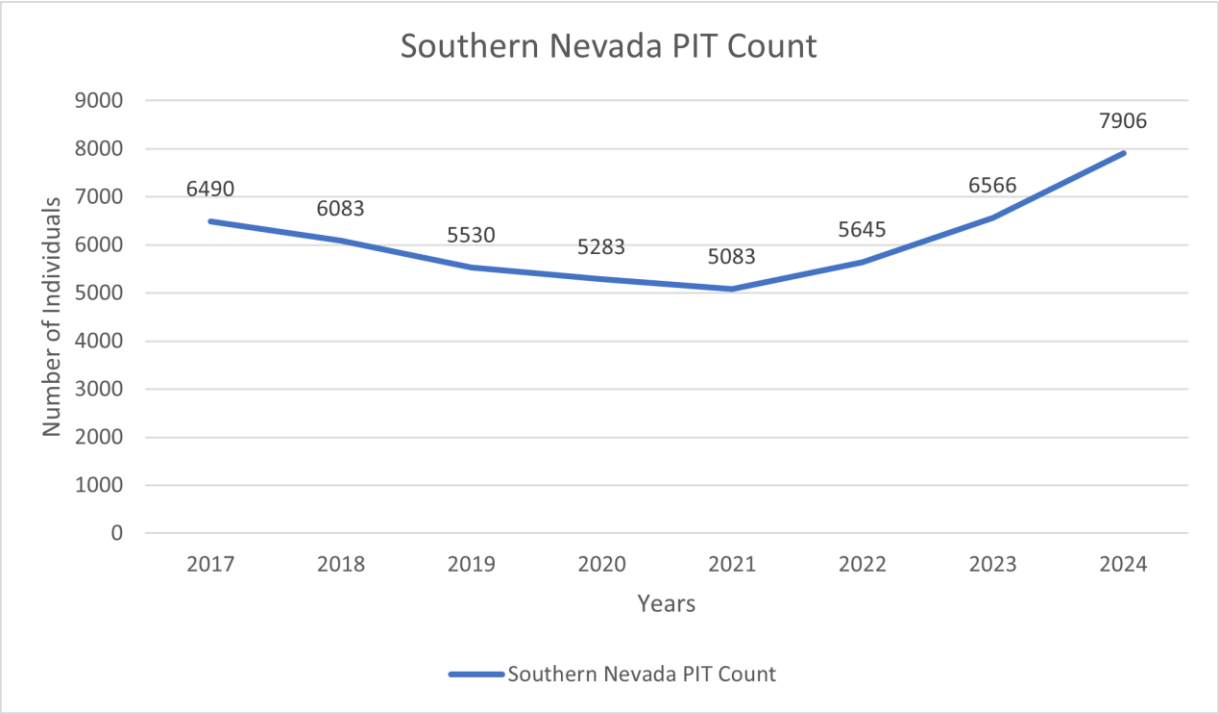
Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	115	1,370	0	0	0	0
Persons in Households with Only Children	10	19	0	0	0	0
Persons in Households with Only Adults	4,068	2,315	0	0	0	0
Chronically Homeless Individuals	1,985	748	0	0	0	0
Chronically Homeless Families	883	24	5,530	0	0	0
Veterans	66	429	0	0	0	0
Unaccompanied Child	235	209	0	0	0	0
Persons with HIV	14	27	0	0	0	0

Table 26 - Homeless Needs Assessment

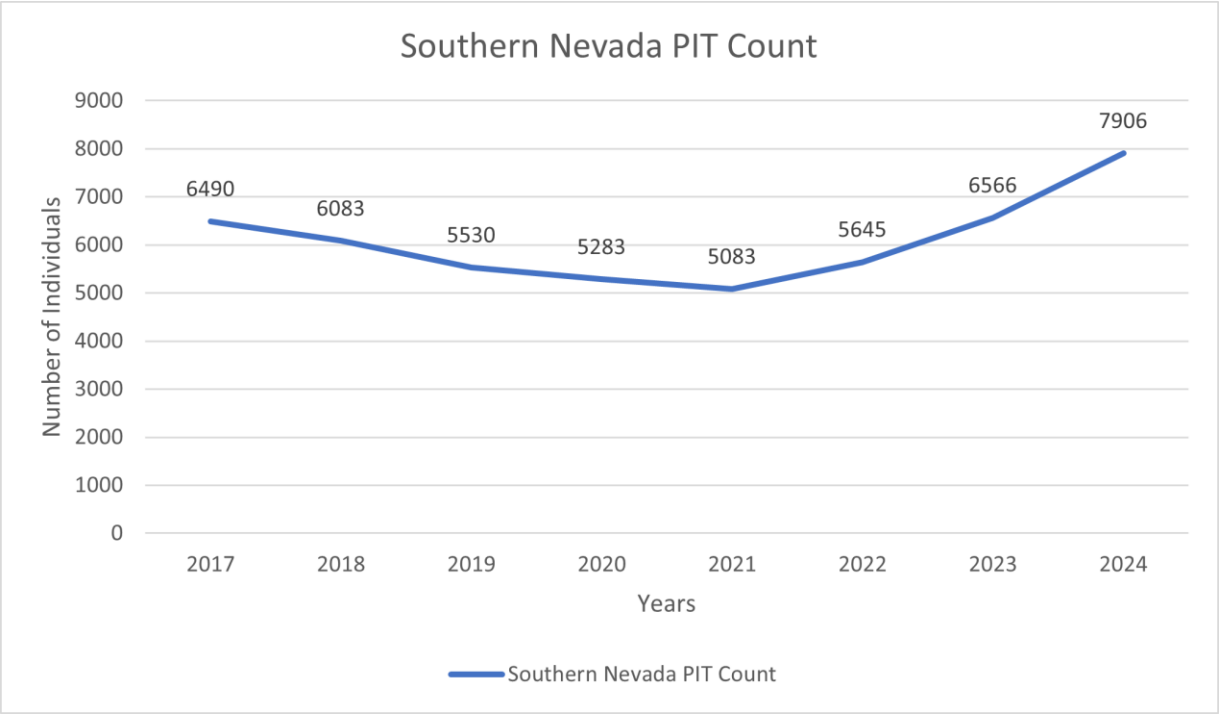
Data Source Comments:



Southern NV Continuum of Care Point in Time Count



Southern Nevada Point in Time Count 2024



Trends in Point in Time Count 2017-2024

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2024 Homeless Census and Survey, there were 416 families experiencing homelessness the night of the PIT count, which equates to 1501 individual family members. Survey respondents indicated that the leading causes of homelessness for families was loss of job, divorce, or separation, asked to leave by family or friend, or landlord sold or stopped renting their home. Before experiencing homelessness, 50% of the families were living in a home they rented or owned and 50% were staying with friends or family. At the time they became homeless, 50% of the families reported they were already living in Clark County and 80% of the families reported they were experiencing homelessness for the first time.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The most recent survey conducted in Southern Nevada showed that individual homeless persons are more likely to be between the ages of 35 and 44. In 2024, 42% of survey respondents identified their racial/ethnic group as African American, or African. Black/African American households are over-represented in the homeless population; they are 11.5% of the overall population but 42% of the homeless population. Race: White 34%; African American- 42%; Native Hawaiian Asian- 1%; American Indian/Alaskan Native/Indigenous-1%; multi-racial- 8%, Asian – 2%, Hispanic/Latina/e/o - 11% Ethnicity: Hispanic/Latino 11%; Non-Hispanic/Non-Latino-89%.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The 2024 Southern Nevada Homeless Point-In-Time Count and Survey indicates that between 2023 and 2024, the total amount of homeless persons increased from 6,566 to 7,906, respectively. In 2024 it was estimated that 19,568 people will experience homelessness in Southern Nevada at some point that year. The annual estimate of homelessness in Southern Nevada represents approximately less than 1% of the total population of Southern Nevada. Some of the key findings from the 2024 Homeless PIT and Survey are shown here:

Discussion:

Although there has been an increase in homelessness over the last few years, this has been followed by a decreasing trend during the previous decade. There has been a sharp increase in the cost of housing and rents during the past couple of years with a modest increase in area median income. Income has not kept pace with the increasing housing costs which likely correlates to the increase in homelessness in the area.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The special needs population includes various socially vulnerable populations such as elderly and frail elderly, persons with disabilities, persons with alcohol and other addictions, persons diagnosed with AIDS and related diseases, and public housing residents. According to the U.S. Department of Health & Human Services (2016), "socially vulnerable populations are especially at risk during public health emergencies because of factors like socioeconomic status, household characteristics, racial and ethnic minority status, or housing type and transportation."

Self-sufficiency is not a realistic goal for certain segments of the special needs population due to age and/or need for services. These households need permanent housing with supportive services, assisted living, transportation, medical services, treatment options and many other social services supports. There are consistent patterns between the special needs' population and the increased risk for homelessness because of lack of adequate housing facilities. The access to mainstream resources for these populations has a well-defined intake system. The main issue is one of capacity and adequate funding. There is a paucity of services for people with addictions.

Describe the characteristics of special needs populations in your community:

According to World Population Review, as of January 2024, the City of Henderson is home to approximately 343,382 residents and continues to grow. The City's population has grown older, as the percent of residents aged over 65 increased from 10% in 2000 to 20.3% in 2020, according to the U.S. Census Bureau, American Community Survey (ACS). According to the Southern Nevada Continuum of Care, in 2023, 15% of unsheltered homeless individuals throughout Clark County were above the age of 65. Additionally, as of 2022, 12.5% of the population in the City of Henderson have a disability (U.S. Census Bureau). Since 2000, the percentage of the population with a disability has decreased from 16.1% to 12.2%, which is consistent with the regional trends (U.S. Census Bureau). Henderson has several census tracts with very low household incomes. These areas are the neighborhoods to the southwest of the intersection of Boulder Highway and Lake Mead Parkway and to the northeast of that same intersection. The 2020 ACS 5-year estimate for median household income for Henderson was $75,430, which has increased from $55,949 in 2000.

Additionally, the City has several census tracts in the eastern portion of the City where more than more than 20% of the population are living below the national poverty level. Some (again surrounding the intersection of Lake Mead Parkway and Boulder Highway) are higher than 30% of the population. The

2020 ACS estimates are that 8% of Henderson residents are living below the poverty level, which has increased from 5.6% in 2000.

What are the housing and supportive service needs of these populations and how are these needs determined?

The housing and supportive service needs of these populations include access to affordable, permanent housing. Another need is employment that pays a living wage. Special needs populations typically work with a case manager or other staff with a service agency, who will help to coordinate housing and services. They do not provide this assistance in a service delivery system, where cooperation is a long-standing value. These needs were determined by working with community partners, that deliver these supportive services directly to residents. These support agencies report back to the city what the needs are for the vulnerable populations living in Henderson.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Clark County Ending HIV Epidemic Plan 2021-2026, since 2012, Clark County has experienced increase in both the number of new HIV diagnoses and in people living with HIV. As of 2019, there were 5,459 persons living with HIV (not AIDS or HIV stage 3) in Clark County, 4,651 persons living with HIV stage 3, and a total of 10,110 persons living with HIV. From 2015 to 2019, the number of persons living with HIV (excluding stage 3) increased by 25%, while those living with HIV stage 3 increased by 8%. The City of Henderson does not receive HOPWA funding to provide housing for individuals living with AIDS and HIV. However, other jurisdictions close to the City of Henderson do receive these funds and offer housing options for these individuals and their families.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

The City of Henderson continues to seek ways to benefit the special needs populations. Henderson is part of the AARP network of age-friendly communities and has recently adopted the Age-Friendly Action Plan. With these efforts, Henderson is committed to allow its residents to age in place by providing a safe and secured community with affordable and appropriate housing. The elderly population of residents age 65 and older makes up around 19% of the total population. Within the county, the City of Henderson has a slightly older median age than the rest of the county. Programs being considered to

assist the aging community by improving affordability and accessibility are possibly providing property tax relief programs for low-income older homeowners, increasing access to retrofit through deferred loans and grant programs, connecting residents to services to help them age in place and avoid hospitalization and/or nursing home care, and continuing to support in developing and maintaining affordable housing options.

As with the elderly population, many in the special needs population would greatly benefit from additional affordable housing. The City of Henderson will continue to look for ways to increase affordable housing stock for special needs residents and low- to moderate-income residents. With the recent completion of the HHCDS, Henderson supports senior housing and assisted living.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Annie E. Casey Foundation studies show that low socioeconomic standards are relevant for children's subsequent educational outcomes. This includes limited access to quality education. Therefore, one of Henderson's priorities is quality education and providing public access to preschool opportunities. For nearly 30 years, the Valley View Recreation Center (VVRC) has been home to the only licensed preschool program operated by the City of Henderson. The program started small in only one classroom and has expanded into seven classrooms and now serves nearly 200 3,4 and 5-year-old children each year.

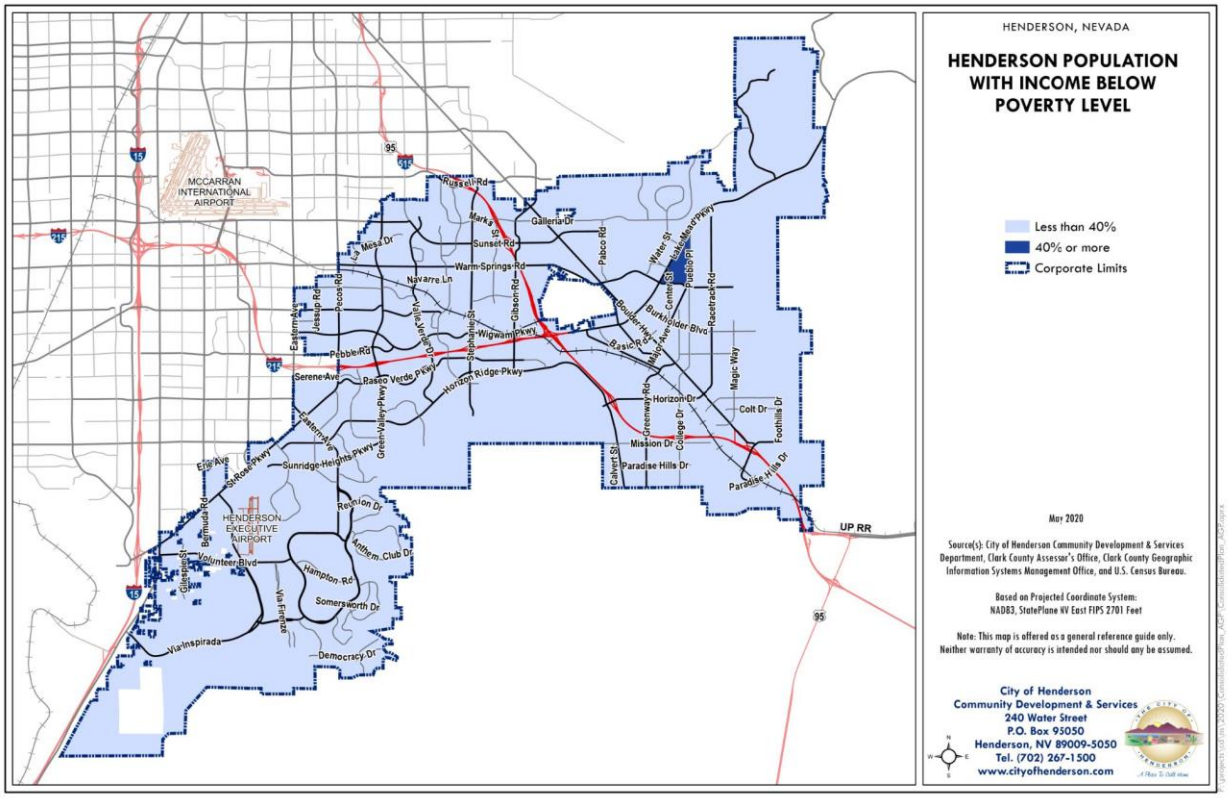
Additionally, the City of Henderson is in need of childcare facilities. The City of Henderson has fewer childcare centers, Head Start centers, family childcare providers, group family childcare, and out of school time programs when compared to comparable cities, like the City of Reno. Only one provider in the City of Henderson provides 24-hour care for families working nontraditional hours or in need of evening care.

The City of Henderson also identified the need for behavioral health facilities. The City of Henderson is the second most populated city in the state, yet it does not have any residential treatment centers that provide inpatient care, nor does it house any of the eight Certified Community Behavioral Health Clinics (CCBHC) in Nevada. The two CCBHCs available in the Clark County region are in the City of Las Vegas, approximately 25-40 minutes away via car or over an hour and a half via public transit from Henderson. Additionally, a Crisis Stabilization Center (CSC) that will be built will be in the northeastern part of the region is approximately 45 minutes away via car/assisted transport or nearly two hours via public transit from the City of Henderson. Establishing mental health facilities within the City of Henderson would ensure that all residents have equitable access to services and the support they need and encourage participation in follow-up and preventive care.

How were these needs determined?

In 2022, the City of Henderson contracted with Social Entrepreneurs, Inc. (SEI) to assess organizational and program capacity to provide social services across departments and programs within the City's Community Development and Services (CD&S) Department. This assessment project focused on understanding current service delivery, to include what programs were being offered, staffing issues associated with such programs, and service provision models used across City of Henderson departments. It also focused on planning for the future by making recommendations to build capacity and structure service delivery to ensure the City's approach to social service provision is effective and efficient. In 2023-2024, SEI conducted an assets and gaps assessment project to map the types of services currently available to City of Henderson residents and explore service gaps that should be addressed to support a more comprehensive system of care for vulnerable populations.

The report revealed that Henderson faces challenges related to poverty, homelessness, behavioral health, and violence. It combined key findings and recommendations to address social issues impacting the health and well-being of residents in the City of Henderson, Nevada. The overall methodology in this report compared the social services landscape in Henderson to the city of Reno Nevada between August 2023 and May 2024.
The gaps found in this report for non-housing community needs translate to social services facilities for behavioral health, childcare, violence, and homelessness.



Describe the jurisdiction's need for Public Improvements:

During outreach and community engagement, low- to moderate-income populations identified key public improvement needs through surveys and resident meetings. Senior citizens and homeless individuals emphasized the need for improved street accessibility, including handicapped curb cuts, enhanced safety features at crosswalks (such as flashing light beacons), curb repairs, solar installations in parking lots, and closer bus stops to affordable housing. Additionally, staff held meetings with public works and parks and recreation departments to discuss fiscal year 2025 projects, which include park facility upgrades and aesthetic improvements to community centers and recreation centers.

How were these needs determined?

The city of Henderson and regional, state and local organizations completed the 2023-2024 Social Services Assets and Gaps Needs Assessment. The report revealed that Henderson faces challenges related to poverty, homelessness, behavioral health, and violence.

Describe the jurisdiction's need for Public Services:

Henderson's diverse population faces significant social vulnerabilities, especially in areas affected by poverty, homelessness, and limited access to essential services. Behavioral health concerns, including substance use and suicidality, are exacerbated by a shortage of mental health providers. Based on national percentages, approximately 28,518 adults in the City with any mental illness did not receive treatment in the past year for a mental or emotional condition. Based on national percentages, an estimated 8,586 people in the City may be experiencing co-occurring mental illness and substance use disorder, and not receiving treatment for either. From July 1, 2022 to June 30, 2023, 365 individuals in the City of Henderson called 988 for assistance, with 144 calling for a mental health concern, and 51 expressing suicidalities. In 2022, 80 people in Henderson died from overdose which was the highest rate in the past six years, while 105 deaths by suicide occurred between 2021-2023.

Families and communities impacted by intimate partner and/or sexual violence in Henderson pose a significant threat to the safety and stability of residents, with thousands of cases reported annually. A total of 2,500 domestic violence (DV) cases involving an adult victim in Henderson were reported in fiscal year (FY) 22-23, projecting that an estimated 15,205 men and 48,209 women in the City of Henderson have or will experience sexual violence, physical violence, and/or stalking by an intimate partner and have or will have a subsequent impact (e.g., injury, fear, concern for safety, or needing services).

How were these needs determined?

These needs were determined by an assets and gaps assessment project conducted by Social Entrepreneurs, Inc. (SEI) for the City of Henderson in 2023-2024, which explored service gaps that should be addressed to support a more comprehensive system of care for vulnerable populations</p>

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

In 2023, the City of Henderson had a total population of 341,980 persons. Out of the population, 228,680 people resided in 81,210 owner-occupied units with a vacancy rate of 1.3 percent. Likewise, 113,300 people resided in 43,416 renter-occupied units with a vacancy rate of 4.5 percent. In total, Henderson has a homeownership rate of 65 percent. As of the most recent U.S. Census Bureau's American Community Survey (ACS 2022) Henderson's median household income was $85,311, the median home price in 2024 is $518,886. Across all owner households and irrespective of mortgage-status, monthly housing costs average $1,943 per month, resulting in 29.5 percent of households being classified as cost burdened and 22.5 percent excessively cost burdened.
Housing gaps are most prevalent among homeowners in the bottom tiers of the household income distribution. For all households in median annual income groups below $99,999, there is a shortage of 28,122 affordable owner-occupied residential units.

The City has 2 designated multifamily units that serve those with disabilities and special needs. These 2 properties comprise a total of 46 units. Although the total units help fill a valuable need in the community, there is a large shortfall of available rental units targeted to those with disabilities and special needs. To preserve existing affordable housing for those living with disabilities and special needs, the City administers 2 different home renovation programs. These 2 programs funded by HOME and CDBG focus on maintaining existing affordable housing stock.

The City of Henderson has 3 public housing complexes that cater to senior citizens and families. The 3 complexes were constructed in the 1980s and 1990s and are made up of 100 units each. The properties are owned and managed by the Southern Nevada Regional Housing Authority. Each year the housing authority works with federal, state, and local governments to rehabilitate and maintain the properties to ensure they continue to meet required habitability standards.

Local nonprofits, religious groups, and community organizations provide facilities where homeless persons can receive services. Services include food and clothing assistance, short-term housing, providing housing assessments, transportation, and connection to local homeless providers.
There currently is not a homeless shelter in the City of Henderson; however, there is a domestic violence shelter that operates at an undisclosed location. Because there is no designated shelter, the City partners with a local nonprofit who operates a shelter in Las Vegas.

The greatest regulatory barrier to creating affordable housing is the lengthy process of reserving and transferring federal land to the City for development. The transfer of land process is a multi-year process, and it is difficult to identify a clear timeline of when the property will be ready for development. This leaves community partners such as nonprofit and for-profit developers waiting years

for the project to start. This long wait time poses a potential risk to the developers when factors such as interest rates, inflation, market demand, and national events such as a pandemic or economic downturn can quickly change the current housing market.

The City works to build a strong and sustainable economy that can endure changing cycles of investment. Initiatives and programs to create an environment that supports established businesses while attracting new opportunities are ongoing and continue to evolve.
Targeted business development activities, coupled with a strong commitment to workforce development and quality education, contribute to the stability and prosperity of the City. Desirable neighborhoods with amenities and access to high-quality education are features that are critical to supporting Henderson's continued economic development and talent attraction.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Henderson's traditionally suburban development pattern needs to transform to respond to the growth and diversification it has experienced. Single-family detached homes comprise approximately 70% of Henderson's 131,800 housing units, creating a low-density pattern of development that foregoes denser, more land- efficient housing options that could significantly increase supply while also reducing costs for both renters and buyers alike. Multifamily attached and single-family residential development is expected to occur on the West side of Henderson within the next five years, which will serve both renters and owners with an increased availability of housing.

Given the shortage of variety of housing choices, Henderson must work to produce and preserve a diversity of affordable housing options that are located near transit, feature quality schools and employment opportunities, and have equitable access to goods and services for all residents who live, learn, work, and play in Henderson. The City of Henderson, as well as the region, needs more mixed-use properties, especially for low- to moderate-income families to find affordable housing.

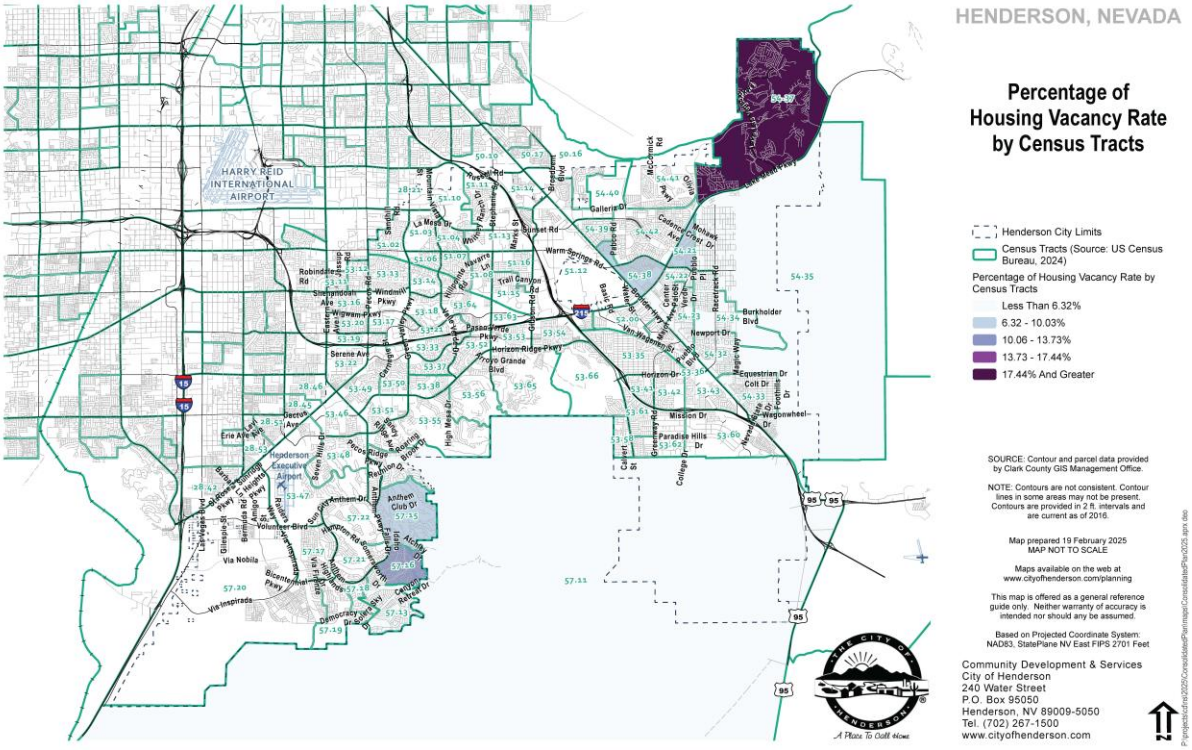
The vision of Henderson's housing future is to: Encourage a variety of well-designed housing choices with differing levels of affordability throughout the city that improve access to transportation options, employment and educational opportunities, healthcare, parks and trails, retail, healthy food options and other amenities and services to meet the needs of all residents.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	92,325	70%
1-unit, attached structure	7,710	6%
2-4 units	8,020	6%
5-19 units	14,060	11%
20 or more units	8,050	6%
Mobile Home, boat, RV, van, etc	1,635	1%
Total	***131,800***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS



COH housing vacancy rate

Unit Size by Tenure

	Owners		Renters	
	Number	**%**	**Number**	**%**
No bedroom	255	0%	1,330	3%
1 bedroom	755	1%	6,885	16%
2 bedrooms	13,100	17%	17,455	40%
3 or more bedrooms	63,485	82%	17,485	41%
Total	***77,595***	***100%***	***43,155***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Within the upcoming 5 years the City has one multi-family development that will be lost from the affordable housing inventory. Paseo del Prado is a 120-unit, two-story complex made up of 1, 2 and 3 bedroom units. The complex was assisted by State of Nevada Low-Income Housing Tax Credits in 1997. All 120 units are affordable, and the City assisted the owner with a $200,000 deferred HOME loan to complete Americans with Disability Act improvements in 2004. The City is currently completing a time-extension with the owner to allow the deferred HOME loan to expire simultaneously with the LIHTC sunset date. The LIHTC will expire December 31, 2026 and the owner has made it clear that they intend to sell the development upon expiration of the LIHTC.

Does the availability of housing units meet the needs of the population?

Public outreach for the 2025-2029 Consolidated Plan revealed residents are concerned about the need for more affordable housing. Based on the disproportionately lower median incomes for seniors and the substantial senior population in Henderson, affordable senior housing is a critical need. Seniors are more likely to benefit from affordable housing due to their lower and fixed incomes. Rising post-pandemic costs of living have left seniors on fixed incomes in precarious situations because while some working-age adults experiencing homelessness can be placed on a recovery path with social services, the older population will continue to have limited funds (Las Vegas Review Journal). Although seniors may have made plans for retirement through savings and pension plans, the pandemic had largely impacted their funds, and paired with inflation, made it harder to afford rent. Additionally, demographic trends indicate that the senior population will continue to further increase the demand for senior-specific affordable housing solutions.

In addition, a study conducted by Applied Analysis showed that 35% of Henderson residents cannot find affordable housing options. As of 2019, in Henderson, housing underproduction was 5,807, calculated as a ratio of current housing units to current households (ECOnorthwest). According to ECOnorthwest, for Henderson to address the current underproduction and meet expected future housing need (an estimated 65,618 units), a total of 71,425 units will need to be produced by 2040 in the city. Approximately 39% or 25,574 units needed for households that fall under 100% of the AMI. Henderson's quality of life and overall economic vitality depend on the ability of low-moderate income households to live near their workplaces. For example, workers who cannot afford to live near their jobs in Henderson must commute longer distances, contributing to a jobs-housing imbalance that exerts a heavy burden on the regional transportation network and adds to regional and local congestion. These factors demonstrate the fundamental importance of housing access and affordability to overall community welfare. Moving forward, Henderson must produce and preserve a diversity of affordable housing options that are located near transit, feature quality schools and employment opportunities, and have equitable access to goods and services for all residents who live, learn, work, and play in Henderson. Currently, the development of West Henderson for single family residential and multi-family residential could be developed for affordable housing.

The City of Henderson, Nevada, is currently facing a significant shortage of affordable housing units, particularly for low-income residents. This issue mirrors the broader trend observed in Clark County, where there is a deficit of 78,218 affordable homes for extremely low-income households—those earning at or below 30% of the area median income. This shortage expands to 78,112 homes including very low-income households.

In Clark County, according to the Nevada Housing Coalition, there are only 14 affordable and available rental homes per 100 extremely low-income households, the second-lowest ratio among all U.S. counties. This severe lack of affordable housing has led to increased housing insecurity and homelessness in the region.

To address this crisis, Clark County has initiated programs like the Clark County Community Housing Fund, allocating over $200 million for more than 36 housing developments across Southern Nevada since 2022. Despite these efforts, the demand for affordable housing continues to outpace supply, underscoring the need for sustained and collaborative initiatives to meet the housing needs of Henderson's population.

Describe the need for specific types of housing:

Single-family detached housing accounts for most of the housing in Henderson and Clark County. In 2020, the majority (86%) of the owner-occupied housing stock in Clark County was single-family detached homes, with 91% of owner-occupied homes were single-family (attached or detached). The overall share of single-family detached housing has continued to increase, from 57% to 64% between 2000 and 2017, to 70% in 2020. In 2020, approximately two- thirds of renters lived in attached housing and one-third in single-family detached housing. Since 2000, rental of single-family housing increased, from 19% to 39% of rental units in 2020.

Additionally, the growing senior population in Henderson underscores the need for affordable senior housing. According to the 2022 U.S. Census Bureau 5-year ACS, the City of Henderson has a higher concentration of seniors compared to the rest of the Las Vegas Valley. City-wide, 29% of the population is aged 60 and older, surpassing the 21% seen across Clark County overall. Younger households and those in the 25-64 age range have higher incomes compared to senior households (65+). Seniors have lower median incomes, making them more likely to fall in the lower AMI income brackets (30%-50%). The median income for households aged 25-44 is $89,470 and $106,954 for those aged 45-64, as opposed to $63,8433 for households aged 65 and over. This indicates more robust financial capacity among families and working-age individuals, which suggests a higher demand for affordable housing for seniors compared to families. According to CoStar data, approximately 3,365 senior housing units are in the Henderson market. With roughly 96,108 residents aged 60 or older in Henderson, this results in a capture rate of about 3.12%. In contrast, Clark County, with a population of approximately 487,827 and around 18,200 senior housing units, has a capture rate of 3.73%. This disparity highlights a significant

need for new senior housing construction in the Henderson submarket to bolster inventory. Moreover, only nine of these senior properties are affordable, comprising 1,293 units. These properties have an average construction age of 1997, with none built after 2014. Looking forward, the overall population of the Las Vegas metro area is aging. For instance, the number of residents aged 70-74 in 2021 was 48,036, a significant increase from previous years. This trend suggests an increasing demand for senior housing in the coming years. Introducing new senior housing would greatly enhance the inventory in a submarket.

Discussion

Residential choice means the choice of both a housing location and a housing type. Factors relating to location include affordability of the neighborhood (housing stock plus cost of living), travel times (to work, shopping, recreation, education), neighborhood characteristics, quality of public services (especially, for many families, schools), and tax rates. Housing type comprises many attributes, the most important of which are structure type (e.g., single-family, multi-family) and size, lot size, quality and age, price, and tenure (own/rent).

Because it is impossible to maximize all these services and simultaneously minimize costs, households must, and do, make tradeoffs. What they can get for their money is influenced by both economic forces and government policy. Different households will value what they can get differently. They will have different preferences, which in turn are a function of many factors like income, age of the head of the household, number of people and children in the household, number of workers and job locations, number of automobiles, and so on.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing prices in the City of Henderson have steadily increased. Information from the American Community Survey shows that Henderson experienced a 55% median housing price increase from $219,400 to $341,100 between 2009 and 2020. The housing trends continue to show an increase to $427,900 in 2022 (U.S. Census Bureau, American Community Survey (ACS)). Of the available housing, the ACS shows median contract rents have also increased 23% from $975 to $1,202 between 2009 and 2020. The median contract rent continued to climb to $1,446 as of 2022 (U.S. Census Bureau).

Statewide, concerns have been expressed about the impact of high inflation and interest rates on the housing market (State of Nevada, 2024). Statistics from the Federal Reserve of St. Louis showed that utilizing a 3.5% down payment down payment through a Federal Housing Administration (FHA) loan (principal/interest only) in January 2021, the monthly payment on a median home would have been $1,363.00 at the market interest rate of 2.82%, whereas in 2024, the same median home would be $2,808.00 per month at the market interest rate of 6.51% – which is over double the monthly cost to Nevada families.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	219,400	341,100	55%
Median Contract Rent	975	1,202	23%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	2,025	4.7%
$500-999	10,655	24.7%
$1,000-1,499	21,850	50.7%
$1,500-1,999	6,620	15.3%
$2,000 or more	1,989	4.6%
Total	***43,139***	***100.0%***

Table 30 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	575	No Data

Number of Units affordable to Households earning	Renter	Owner
50% HAMFI	2,440	1,170
80% HAMFI	13,515	5,375
100% HAMFI	No Data	10,799
Total	***16,530***	***17,344***

Table 31 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,046	1,212	1,457	2,071	2,464
High HOME Rent	652	791	979	1,150	1,264
Low HOME Rent	613	657	788	911	1,017

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

An individual making the 2024 minimum wage of $12.00 an hour (State of Nevada Department of Business & Industry, 2024) will make an average of $24,960 a year before taxes. If the individual spends 30% of their monthly income on housing expenses, they will pay $624 a month in rent. Only 4.7% of all rental contracts are under $500 a month and 24.7% are between $500-$999. The largest percentage (50.7%) of rental units cost between $1,000-$1,499 a month, requiring the majority of extremely low- and low-income individuals and families to pay 48% to 72% of their gross monthly income for housing. This means that the majority of the rental market is geared towards moderate- and above-income individuals and families.

How is affordability of housing likely to change considering changes to home values and/or rents?

As in most places, affordable housing is linked to the housing market. Demonstrated in the data above, as median home values increase so does median contract rents. Since Nevada was one of the hardest hit states during the recession and housing crisis, it has taken longer to bounce back. As the housing market continues to grow in strength, prices will increase, making affordability an issue for lower income and even middle-income households.

In 2020, Henderson was identified as experiencing a shortage of housing options affordable to middle-income households, which encompasses a range of residents who work as teachers, nurses, police officers, firefighters, and university faculty and staff. Therefore, the rising housing prices and contract

rents gives less accessibility to affordable housing options. Approximately 30% of households are considered “cost-burdened,” defined as spending more than 30% of total income on housing. As of 2022, 60% of renters are considered rent-burdened, spending 30% or more of household income on rent (U.S. Census Bureau).

If current trends hold over the next decade, this shortage is projected to expand, significantly impacting households across all income levels. According to the National Low Income Housing Coalition, as of 2022, the greater Metro area currently has a shortage of approximately 33 affordable housing options for every 100 middle-income households, and a surplus of affordable units does not exist until annual household income exceeds $80,000. This shortage more than doubles to a shortage of approximately 77 affordable and available rental units per 100 low-income households. Over the next decade, this shortage is projected to widen and increase affordability pressures for more households. As incomes rise, households become less susceptible to affordability concerns since they can afford any unit at 30% of their income level or below.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

HOME subsidized rental units have become very important in creating and maintaining affordable housing for extremely low- and low-income residents. As of 2024, the U.S. Department of HUD in the State of Nevada reported Fair market rent for a one-bedroom unit as $1,377 for the Las Vegas-Henderson-Paradise area. High HOME rents are reported as $1,141 and low HOME rents as $893 a month. An individual making minimum wage would be forced to pay over 66% of their monthly income towards their housing expenses if paying fair market rent rates. This information has impacted the strategy to preserve affordable housing greatly. The City of Henderson has not been able to identify a Community Housing Development Organization, which reduces the City’s ability to effectively deploy a portion of HOME funds that otherwise would go toward affordable housing programs and projects.

Southern Nevada has few affordable housing developers and is opting to work more with private developers to integrate affordable units within a market rate project, which also deconcentrates poverty. Since the CHDO designation is only for non-profits and requires an overhaul of their boards, there is no interest in a CHDO designation among the non-profits that could earn this designation. The City will continue to work with private developers to preserve the current affordable housing stock and aggressively work towards creating new affordable housing.

Discussion

Renter households are the most likely to be cost-burdened. Cost burden is a measure of housing affordability, based on the HUD standard that housing is affordable if it costs no more than 30% of a household’s gross income. Approximately 31% of all Clark County households are cost-burdened (i.e., pay more than 30% of their gross income for housing costs), with 52% of renter-households and 48% of owner-households being cost-burdened.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Single-family detached housing accounts for most of the housing in Clark County. In 2020, the majority (70%) of the housing stock in Clark County was single-family detached homes. The share of single-family detached housing increased from 59% to 70% from 2000 and 2020.

In 2020, about 64% of renters lived in attached housing and 36% in single-family detached housing. Since 2000, rental of single-family housing increased, from 19% to 55% of rental units in 2020.

Most of the housing stock in Henderson is 35 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 critical repairs and rehabilitation support.

Of the housing units available in the City of Henderson, nearly 6% of owner-occupied units and 9% of renter-occupied units were built before 1980, posing as risk for lead-based paint threat.

The City will concentrate on preserving its older housing stock by 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.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The map below shows the neighborhoods that have a concentration of housing stock constructed prior to 1960. These areas are found in the urban core where the urban areas began and very much mirror the low-income and minority concentration areas. These areas are more prone to urban decay due to the older age of the housing stock and it is important to make sure code enforcement standards are being adhered to and that safety and blight do not become further issues in these areas. Code enforcement in these areas is limited because many of the low- to moderate - income owners cannot afford to make improvements to their homes. For residents living in rental housing, the owners are not motivated to make improvements.

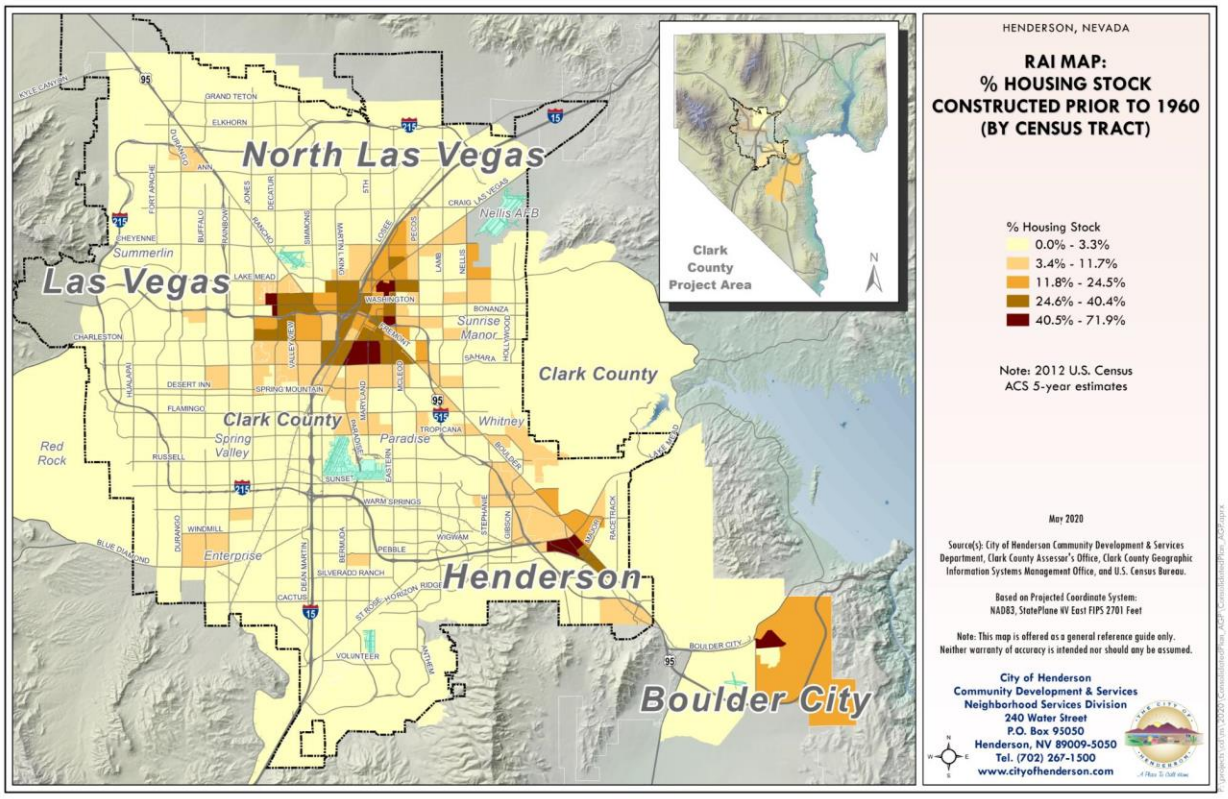
Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	17,780	23%	18,760	43%
With two selected Conditions	215	0%	930	2%
With three selected Conditions	135	0%	15	0%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With four selected Conditions	0	0%	0	0%
No selected Conditions	59,455	77%	23,440	54%
Total	***77,585***	***100%***	***43,145***	***99%***

Table 33 - Condition of Units

Data Source: 2016-2020 ACS



Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	35,920	46%	15,800	37%
1980-1999	36,720	47%	23,350	54%
1950-1979	4,525	6%	3,350	8%
Before 1950	425	1%	640	1%
Total	***77,590***	***100%***	***43,140***	***100%***

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,950	6%	3,990	9%
Housing Units build before 1980 with children present	13,485	17%	8,225	19%

Table 35 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686]
PLAN_SECTION_ID=[1313801000]>

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

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 prior to 1978 that are undergoing remodeling or renovation. Of the nearly 136,000 housing units in the City, approximately 8,500 were built before 1978. It is estimated that over 2,000 of these units may contain lead- based hazards and that the majority of those units are occupied by extremely low, low, and moderate-income households.

Discussion

As of 2020, only 10.1% of the owner-occupied homes in Henderson, Nevada in 2017 had mortgages that were under $1,000 a month. Most of the housing stock is not considered affordable to purchase by low- to moderate-income residents. This also affects the rental market, because most owners who are renting their home will rent the home for the amount that is owed in the monthly mortgage. This, in

turn, means that both purchasing and leasing a home are unaffordable. Low- to moderate-income families are forced to move into multi-family units. Although the City of Henderson does not currently have areas of large concentrations of low- to moderate-income families, if this trend were to continue, certain areas of the City with higher concentrations of low- to moderate-income families could start to emerge.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Southern Nevada Regional Housing Authority (SNRHA) is the public housing and voucher agency for Clark County, Las Vegas, Henderson, North Las Vegas and Boulder City. SNRHA was created in 2010 as a consolidation of three different housing authorities within the Las Vegas Valley. They were created into one with the hopes of better serving the residents and of benefiting from a single management and funding system. Various SNRHA Housing Developments and scattered site properties (single family homes) are located throughout Clark County and are part of the Conventional Public Housing Programs. These properties are composed of designated senior, elderly/disabled, and family properties. Over the past 25 years, approximately 20 multi-family and single-family housing developments citywide have leveraged affordable housing incentives through state and federal funding sources, of which 13 are for low-income seniors (totaling 1,886 units), five are for low-income families (totaling 423 units) and three are public housing communities (totaling 200 units) owned and operated by the Southern Nevada Regional Housing Authority (SNRHA). In addition to these larger projects, 38 scattered sites have also been funded through the Neighborhood Stabilization Program, which allocates federal funds from the Housing and Economic Recovery Acts. The SNRHA currently owns 2,871 units of conventional public housing in Clark County and houses over 5,000 people under the public housing program.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	2,871	9,875	30	9,845	1,879	803	7,381
# of accessible units									
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

SNRHA operates 14 public housing developments and 1734 units of low rent inventory. In Henderson, the Regional Housing Authority owns and operates three public housing complexes: Espinoza Terrace, Landsman Gardens, and Hampton Court.

Hampton Court is located at 1030 Center St, Henderson, NV 89015. In 2015 SNRHA submitted a RAD portfolio application for several of their housing inventory in two separate groups. Hampton Court is in the 2nd group. Hampton Court is within the 2nd group of RAD conversions with 7 complexes totaling 564 public housing units. RAD application properties listed in group 2 was under review in 2019. It is estimated to secure financing between 2023-26 and completion between 2024-2029
2018: Espinoza Terrace a 100-unit senior public housing development located in Henderson; Nevada converted to Project Based Section 8. The construction for all dwelling units was completed in January 2020 and 94% of the units have been leased–up as June 2020. All common buildings and site activities were completed by January 2020. The SNRHA self-developed this project.
2014: Landsman Gardens a 100-unit family public housing development in the Valley View neighborhood of Henderson, Nevada converted to Project Based Section 8. Landsman Gardens is the first FHA-financed project in the nation to close under the Rental Assistance Demonstration (RAD) program. Construction was completed December 2014 and 100% units lease-up as of March 2015.

Public Housing Condition

Public Housing Development	Average Inspection Score
NV018002404 Hampton Court	95

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

As a result of the Southern Nevada Regional Housing Authority's extensive redevelopment activities, many family developments are included as considerations for demolition and/or disposition. It is not expected that all developments be demolished or disposed of, however, revitalization efforts may include all remaining family developments. The SNRHA is considering all Public Housing Properties for Demolition or Disposition through Mixed Finance or Conversion under the Rental Assistance Demonstration Program. In the City of Henderson, Landsman Gardens has been disposed of as part of the RAD and Espinoza Terrace was disposed of as part of the RAD Program Conversion.

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

As indicated in the SNRHA Annual Plan and Five-Year Action Plan, the SNRHA will explore and implement various models of mixed financing with innovative partnerships to assist with the re-development and/or modernization of public housing developments. Options will include, but not be limited to, HOPE VI, Choice Neighborhood Initiatives (CNI), Rental Assistance Demonstration (RAD) Program, Capital Fund Financing Program (CFFP), Low Income Housing Tax Credits (LIHTC), various bond types and other leveraging options as identified in HUD's Transforming Public Housing Plan.

Discussion:

Under RAD the U.S. Department of Housing and Urban Development (HUD) is allowing housing authorities to rehabilitate and preserve their aging public housing developments using a variety of public and private affordable housing resources including tax-exempt bonds supported by project-based rental assistance, Federal Low-Income Housing Tax Credits and Public Housing Capital Funds (CFP)

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The City of Henderson is an active participant in the Southern Nevada Homelessness Continuum of Care (SNH CoC). In 2015, Clark County Social Services, on behalf of the SNH CoC, contracted with HomeBase, a national technical assistance provider on homelessness, to perform a gaps analysis of Southern Nevada's homeless response system. This analysis evaluated the current system, identified existing gaps, and made recommendations designed to improve the overall system of care to better address the needs of the homeless population in Southern Nevada. The Gaps Analysis reviewed all components of homeless housing and services, community engagement, and system governance, in terms of accessibility, availability and coordination. It also considered the overall functioning of the system as a whole and identifies strategies to improve system-level effectiveness and efficiency.

One of the findings of the 2015 Gaps Analysis was that the existing stock of homeless housing is insufficient to serve the existing homeless population. As of 2024, the finding remains the same. Feedback from consumers, from providers, and from key stakeholders all underscored the fact that homeless housing is scarce in the Southern Nevada region, that waiting lists are long, and that too many people remain homeless.

The facilities and housing in Henderson are provided by HopeLink of Southern Nevada and S.A.F.E. House.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	177	354	0	0
Households with Only Adults	0	7	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

2024 Southern Nevada CoC Housing Inventory Count

	Project Type	Total beds	PIT Count	Utilization Rate
Shelter	**Emergency Shelter**	**3676**	**3163**	**86%**
	Transitional housing	703	541	77%
Housing	Permanent Supportive Housing	2134	1523	71%
	Other Permanent Supportive Housing	628	536	85%
	Rapid Re-Housing	1872	1872	100%
	Grand Total	9013	7635	85%

Source: 2024 Southern Nevada Coc PIT Census Report

Housing and Shelter Inventory Trends

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Mainstream services are offered by nonprofit organizations to ensure that people experiencing homelessness are accessing necessary services when eligible. Agencies are using the SSI/SSDI Outreach, Access, and Recovery (SOAR) database to connect clients to SSI/SSDI benefits and helping them navigate the process. The CoC continues to expand relationships with Workforce Connections, the Workforce Investment Act service provider, and they have become an active member in the CoC. The Homeless Management Information System (HMIS). HMIS is a web-based data management tool that provides client and service tracking and reporting. Communities that receive federal funding for homeless programs and services are required to track their data in HMIS.

Additionally, in 2024, community resource kiosks were deployed to sites in the city that allow homeless individuals to look up, review, and access a variety of services and resources that include health, mental health, and employment related services. The city also has partnerships with the State welfare and employment assistance agencies and have services available at a variety of public locations such as libraries and governmental facilities that can be accessed by homeless persons.

As of 2023, the City of Henderson implemented a Mobile Crisis Intervention Team (MCIT) which consists of licensed mental health clinicians who can offer mental health assessments to homeless individuals. When requested, MCIT offers linkage to mental health services. However, due to a lack of resources available to be accessed by homeless individuals in Henderson, oftentimes individuals must seek those services in neighboring jurisdictions.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Services that specifically address the needs of people experiencing homelessness in Henderson include Giving Life Ministries, Salvation Army, HopeLink of Southern Nevada, and S.A.F.E. House. Giving Life Ministries provides nutritional services to low-income people and people experiencing homelessness. They also help with identification and bus passes when available. Salvation Army offers outreach services and housing assistance. HopeLink of Southern Nevada is a Family Resource Center that offers services to families with children. They offer a wide array of supportive services and housing assistance. S.A.F.E. House is one of the few facilities specific for persons experiencing interpersonal/domestic violence and their children. S.A.F.E. House offers housing and basic needs, as well as counseling and advocacy for those experiencing homelessness as a result of domestic violence.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Henderson is not prioritizing programs for special needs groups as defined by HUD but will be funding programs to support other groups, such as victims of domestic violence and youth in the juvenile justice system.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The City of Henderson is not prioritizing programs for special needs populations in this 2025-2029 Consolidated Plan. However, the City supports local nonprofits, Continuum of Care members, and other housing advocates who are assisting clients from specific sub-populations in Henderson. Subpopulations can include seniors, persons with disabilities, veterans of foreign wars, those with addictions or HIV, survivors of domestic violence and trafficking, formerly incarcerated women, female heads of household, unmarried parents with physical custody of a child, and transition age youth.

Supportive housing services for these different subpopulations can include housing counseling, connection with mainstream services, mental and physical health services, housing search and move-in assistance, rental and utility assistance, and coordination with willing landlords to quickly place clients into housing.

For large multifamily developments, the City is requiring that the developer and nonprofit partner either provide supportive services onsite themselves or partner with an agency who can provide such services. Often, these locations will have public agencies visit the location on specific days to help residents complete required paperwork and eligibility screening. The location will also have transportation available onsite to assist individuals traveling for appointments, accessing basic needs, and visiting family and friends.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

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Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City of Henderson is not prioritizing programs for special needs groups as defined by HUD but will be funding programs to support other groups, such as victims of domestic violence and youth in the juvenile justice system.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Henderson is not prioritizing programs for special needs groups as defined by HUD but will be funding programs to support other groups, such as victims of domestic violence and youth in the juvenile justice system.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

As of 2024, the City's unemployment rate has increased by 0.3% from the previous year. According to the 2022 Nevada Economic Report by the Nevada Department of Employment, Training, and Rehabilitation (DETR), as Nevada continues to recover from the pandemic, the same groups that historically have high unemployment are likely to continue to need focused services in the COVID recovery. Those groups that have seen some of the largest increases in unemployment due to the COVID pandemic: Black women, Hispanic women, and Black men have significant overlap with the groups that traditionally have high unemployment, and are therefore more likely to benefit from reemployment services. With prime-age women seeing significant differential impacts, it also appears likely that the reduction in available supports for families with children such as child care and in-person schooling are affecting labor market participation and that these women may have the most to gain from a return to more normal economic activity. As such, one of the priorities in the 2025-2029 Consolidated Plan is economic and workforce development. The goal is to partner with private businesses to match job skills, job training, and education with employment opportunities for low-income residents.

Economic Development Market Analysis

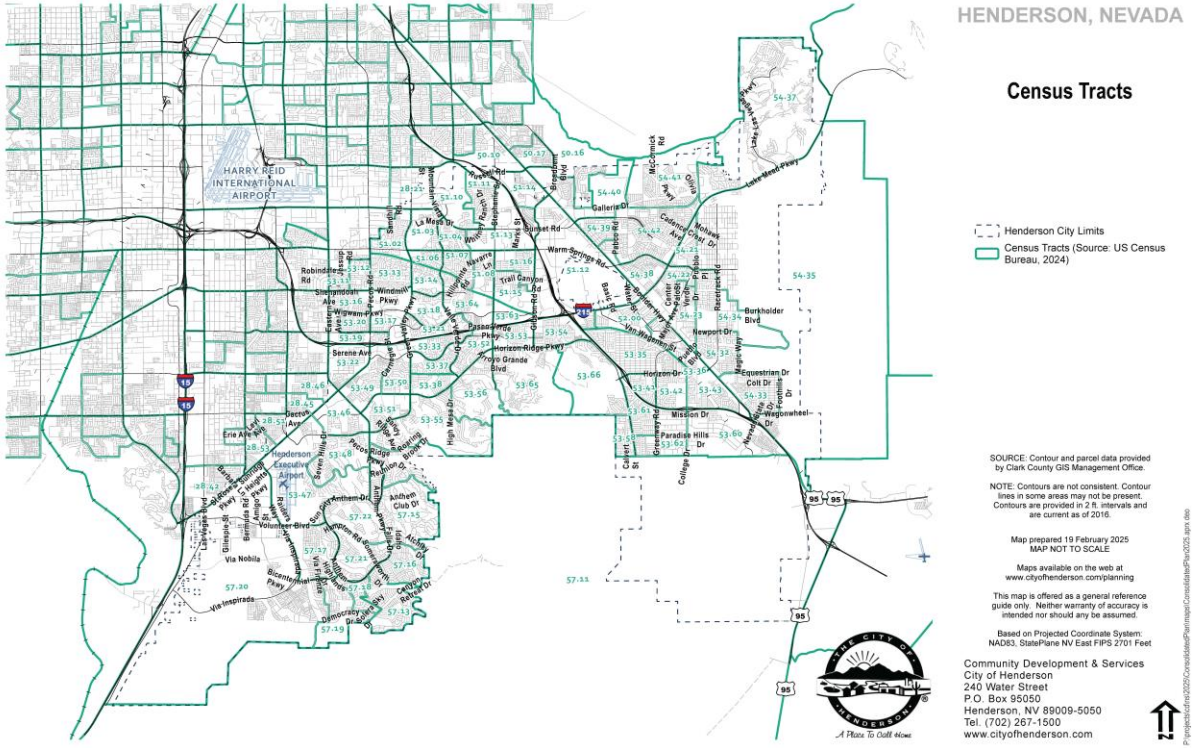
Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	635	99	1	0	-1
Arts, Entertainment, Accommodations	31,722	19,378	29	24	-5
Construction	8,842	7,102	8	9	1
Education and Health Care Services	15,431	14,493	14	18	4
Finance, Insurance, and Real Estate	7,844	7,046	7	9	2
Information	2,085	1,307	2	2	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Manufacturing	4,048	4,396	4	5	1
Other Services	3,597	3,255	3	4	1
Professional, Scientific, Management Services	10,989	6,208	10	8	-2
Public Administration	0	0	0	0	0
Retail Trade	14,959	14,606	14	18	4
Transportation and Warehousing	5,926	1,729	5	2	-3
Wholesale Trade	4,011	2,826	4	3	-1
Total	110,089	82,445	--	--	--

Table 40 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)



Henderson Census Tracts

Labor Force

Total Population in the Civilian Labor Force	152,165
Civilian Employed Population 16 years and over	141,475
Unemployment Rate	7.02
Unemployment Rate for Ages 16-24	15.66
Unemployment Rate for Ages 25-65	4.73

Table 41 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	39,020
Farming, fisheries and forestry occupations	5,025
Service	14,060
Sales and office	35,370
Construction, extraction, maintenance and repair	9,505
Production, transportation and material moving	7,130

Table 42 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	86,000	68%
30-59 Minutes	37,119	29%
60 or More Minutes	4,087	3%
Total	***127,206***	***100%***

Table 43 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	5,805	645	3,055

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	26,840	2,570	9,580
Some college or Associate's degree	42,060	2,615	12,485
Bachelor's degree or higher	44,860	1,860	9,250

Table 44 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	245	500	665	1,490	2,465
9th to 12th grade, no diploma	2,149	1,465	1,180	4,205	2,665
High school graduate, GED, or alternative	7,220	9,760	8,215	21,040	16,915
Some college, no degree	7,115	11,010	9,650	21,355	15,020
Associate's degree	855	3,460	3,745	8,055	5,495
Bachelor's degree	2,005	9,045	10,515	17,245	10,915
Graduate or professional degree	105	3,570	5,670	10,265	9,335

Table 45 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	78,896
High school graduate (includes equivalency)	71,013
Some college or Associate's degree	97,409
Bachelor's degree	119,183
Graduate or professional degree	167,337

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Henderson has a diverse economy including manufacturing, big box stores, medium size casino hotels, local and federal governments, and hospitals. The three largest business sectors are: (1) Arts,

Entertainment and Accommodations, (2) Retail Trade, and (3) Educational and Health Care Services, accounting for 54% of the jobs in Henderson. Henderson Employer vs Number of Employees: Titanium Metals Corporation, 500-599, Caption Call LLC, 500-599, St Rose Dominican Hospital, 600-699, Barclays Services LLC 900-999, Sunset Station Hotel and Casino, 1000-1499, The M Resort, 1000-1499, Green Valley Ranch Station Casino, 1500-1999, St Rose Dominican-Siena 2000-2499, City of Henderson 2500-2999.

Describe the workforce and infrastructure needs of the business community:

There is a total of 152,165 people in Henderson's civilian labor force, 93% of whom are ages 16 and older. As of 2020, the unemployment rate was 7.02, with steady increases annually. The highest occupations by sector are in management, business, and financial, followed by sales and office. According to the 2022 Nevada Economic Report by the Nevada Department of Employment, Training, and Rehabilitation (DETR), as Nevada continues to recover from the pandemic, the same groups that historically have high unemployment are likely to continue to need focused services in the COVID recovery. Those groups that have seen some of the largest increases in unemployment due to the COVID pandemic: Black women, Hispanic women, and Black men have significant overlap with the groups that traditionally have high unemployment and are therefore more likely to benefit from reemployment services. Additionally, the neighborhoods with low-income and high poverty levels are the same neighborhoods with a higher percent of the population without a High School or College degree. These neighborhoods with the lowest median income and highest percentage below poverty level also have the highest unemployment rate. These are some of the same neighborhoods that also have a high level of disability and female-headed households as well as low educational attainment levels. With prime-age women seeing significant differential impacts, it also appears likely that the reduction in available supports for families with children such as childcare and in-person schooling are affecting labor market participation and that these women may have the most to gain from a return to more normal economic activity.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

As the City of Henderson continues to experience population growth, the City understands the need for economic development activities and works to ensure the highest quality of development for the current and future community needs of the residents. Over the next five years, several projects and initiatives are underway that will affect business growth opportunities and workforce development. Valley Health System in West Henderson Hospital open in December 2024. The 150-bed facility offer a 36-bay emergency department, various specialty suites (heart, endoscopy, surgical) and labs (cardiac catheterization, electrophysiology, interventional radiology) and inpatient nursing care units to offer robust medical needs to the residents. The Mosaic Plan is a master plan to include industrial office/warehouse campus comprising over 1.8M square feet of mostly warehouse space. Stations Casino

- Inspirada Station is a Resort Hotel consists of casino gaming area, banquet space, sports book, 201 hotel rooms, specialty restaurants and other amenities that is expected to begin construction in 2029 and create approximately 1,132 permanent jobs. Haas Automation manufacturing facility in West Henderson is expected to open in 2026 and is expected to create 500 jobs in skilled manufacturing, engineering, and technology in the next two years, which is projected to increase to 1,400 jobs in four years and up to 2,500 jobs over the next ten years. New jobs, new companies and new investment that all lead to more money circulating in the Henderson economy and a higher quality of life—which in turn helps to attract more high-quality businesses and residents in the future. However, several environmental, business, and community changes may have large impacts on the development of such planned, and additional, investments and initiatives. As of September 2023, to mitigate the strain on water usage from the drought-stricken Colorado River, the Southern Nevada Water Authority has banned evaporative cooling in new commercial buildings because the systems are one of the largest consumers of water throughout Clark County (nearly 10% of the region's annual allotment of water). In place of the evaporative cooling systems, developers will be using air conditioning units. A study by G2 Energy Solutions found that, on average, installing an evaporative cooling system for a 50,000-square-foot building costs about $113,000, while a comparable air conditioning system costs about $219,000. The cost of operating and maintaining the systems over 20 years is about $600,000 for evaporative cooling and about $800,000 for air conditioning, placing economic strain on developers, or time restrain in looking for alternative options such as solar power energy. Additionally, the U.S. Chamber of Commerce (2021) found that fluctuations in equipment and material costs from inflation have resulted in infrastructure plans and builds exceeding costs and schedule targets. Long lead-times for construction materials, supply chain issues, escalating material and labor costs, and labor shortages, showed that 42% of contractors are unable to complete their work on time and within budget. The impacts may have a rippling effect onto the inability to pay competitive wages to employees when hiring, to elevate unexpected costs during construction. Therefore, the labor market will have a higher demand for employees of minimum wage, while employees are demanding more competitive wages to afford higher cost of housing and living.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As of 2020, it is estimated that 12.8 % of the population age 25 and over in this area had earned a Graduate or Professional School Degree and 21.2% had earned a bachelor's degree. In comparison, for the United States, it is estimated that for the population over age 25, 12.7% had earned a Graduate or Professional School Degree and 20.2% had earned a bachelor's degree. This level of educational attainment is slightly higher than national averages, which corresponds to higher proportion of white-collar jobs and lower unemployment for the City as a whole. The same areas that have lower educational attainment have higher levels of unemployment and lower skilled, lower paying jobs.

One of the priorities in the 2025-2029 Consolidated Plan is economic and workforce development. The goal is to partner with private businesses to match job skills, job training, and education with employment opportunities for low-income residents.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City of Henderson has put economic development and workforce development in the top three priorities for the 2025-2029 Consolidated Plan. The City of Henderson supports the College of Southern Nevada in their expansions and supports the local business bureau. All of these efforts will continue as the City begins to create more opportunities for small businesses and microloan and job retention programs. The City will also explore the possibility to expanding the support of regional job training programs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

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Discussion

Aligned land use and infrastructure plans will help to meet the needs of residents. Matching land use and infrastructure plans with the needs of economic target sectors and the psychographic profiles of the largest demographic segments—millennials and baby-boomers—will enable the City to offer the range of housing, employment and recreational amenities to meet the needs of multiple generations and allow them to stay in the City of Henderson.

Coincidentally, baby-boomers and millennials are looking for similar conveniences in their choice for where to live. For example, a variety of housing options near transit will support millennials, who are less interested in driving, as well as aging seniors as they become less able to drive independently. Proximity of community assets in a more compact pattern helps economic development by creating a vibrant atmosphere while offering the convenience of time and distance for all generations to remain in Henderson.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The area surrounding the intersection of Lake Mead Parkway and Boulder Highway has a large percentage of housing stock constructed prior to 1960. In addition, there is a food desert located in the area to the southeast of Boulder Highway and Lake Mead Parkway. A food desert is defined by the USDA as a census tract in which at least 33% of the population, or a minimum of 500 people, live more than one mile from a supermarket or large grocery store.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

What are the characteristics of the market in these areas/neighborhoods?

The housing values and contract rents for these areas are lower than other areas of Henderson. The median household value for owner-occupied units in the Henderson is $341,100, whereas the median household value in Pittman was $68,700 and $139,900 in the 54.38 and 54.39 Census tracts; $186,200 and $192,900 in Census tracts 54.22 and 54.21 in Valley View; and $192,000 in Census tract 52.00 in Downtown. Across all areas, there are fewer owner-occupied housing units as opposed to renter-occupied units, in comparison to the 64.3% and 35.7% rate for the City. Additionally, each location has a greater average household size per housing unit than compared to the City.

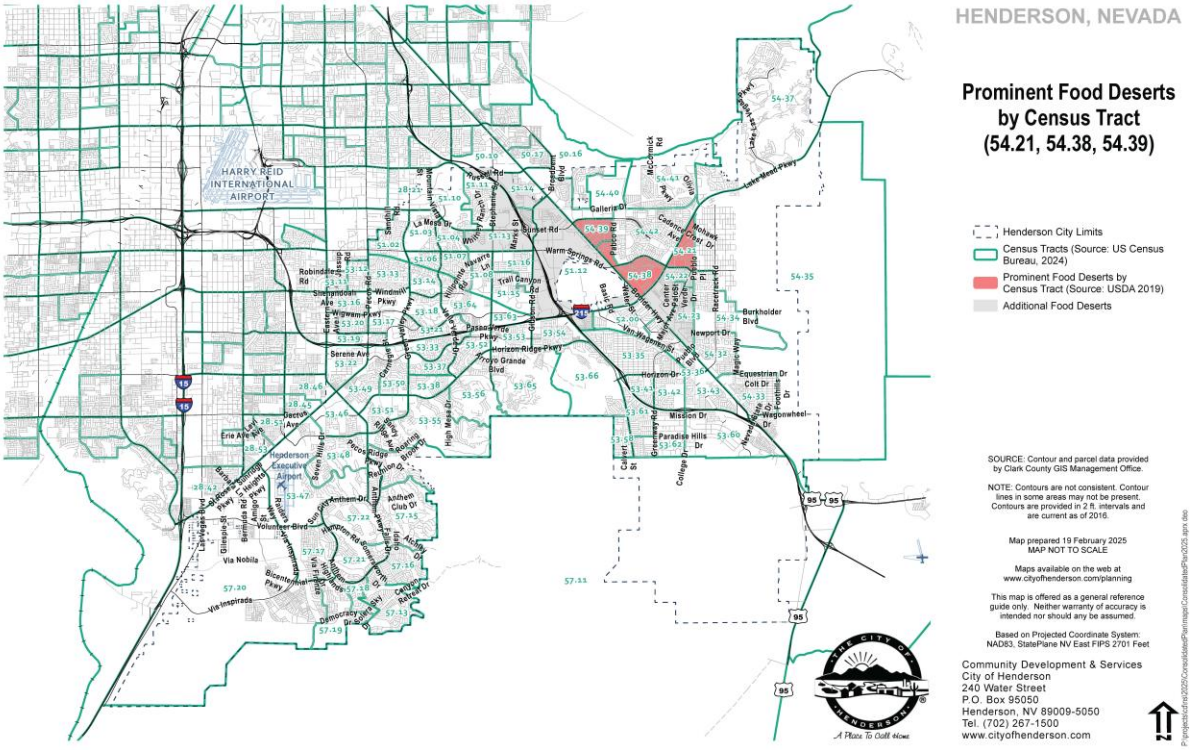
Are there any community assets in these areas/neighborhoods?

Within the census tract there is a Salvation Army, Brown Junior High School, Morrell Park, Valley View Recreation Center, Pumpkin Park with a local community garden, and a public housing complex of approximately 100 units. Additionally, there are several churches and an early childhood education center. Just outside the census tract but still within the community, there is C.T. Sewell Elementary School with a school park, Clark County Social Services, a fire station, and a Boys and Girls Club.

Are there other strategic opportunities in any of these areas?

As the City continues to bolster efforts to aid those residents living in poverty, the City will apply for the HUD Choice Neighborhood Initiatives Planning Grant to revitalize the SNRHA Hampton Court Neighborhood. The City will also pursue additional services and assets for children and families,

including a preschool in this specific area and other educational programs to increase opportunities and student engagement. The City and the RDA is also in the process of establishing a workforce development program that will enhance employment and earning prospects for the community.



Henderson food deserts

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to the U.S. Census Bureau American Community Survey (ACS), in 2020, 81.9% of City of Henderson households had broadband wiring and connections, which increased from 78.4% in 2017. As of the 2022 ACS, the percentage of households with broadband connectivity increased to 83.3% for Henderson, compared to 75.9% of households in Clark County and 73.3% of households across the nation. However, for low-income and moderate-income households, there is significantly fewer households with broadband connectivity who are in greater need. Only 62.2% of households earning less than $20,000 annually had broadband connectivity in 2020, compared to 50.8% of households in 2017; while 82.6% of households earning $20,000-$74,999 had broadband connectivity in 2020, compared to 75.3% in 2017.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to U.S. News and World Report, as of 2023, there are twelve broadband internet service providers in the City of Henderson. Of the twelve providers, two offer 5G Home Internet connection, three are Fiber Optic, four are Fixed Wireless, and three are Satellite connection. Only the three Satellite service providers offer 100% availability across the City, while the others offer availability from as little as 19.68% to 99.84% of the region. However, it must be noted that not all service providers offer comparable speeds, limiting residents' connectivity ability, and quality. It is important that more than one broadband Internet service provider serves the jurisdiction in order to enhance competition in offering a variety of service options that would lead to better service quality and lower prices, allowing for better affordability, especially to low-income residents. Increased competition would also encourage service providers to invest in advancing technology and infrastructure to serve the City of Henderson.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Excessive heat days will occur more frequently, droughts will last longer, and monsoon rainstorms will become more intense. Climate change impacts include: increased demand in electricity, decreased water supply, increased public health-related issues such as heatstroke and asthma, and increased risk of wildfires for in the County's wildland urban-interface areas. Scientists predict that the average temperature in region is expected to rise between 2.5 and 8â¿¦F in the next century.

The following natural hazards may affect Henderson and are likely to increase in intensity and frequency:

• Drought – The Lower Colorado River Basin experienced significant drought conditions since 2000. According to climate scientists, there is an 80-90% chance of another significant drought lasting over 10 years occurring this century, with a realistic threat of an epic 30- to 40-year dry spell or "megadrought." Drought impacts include: a shortfall of water supply, often referred to as a water management drought, and an increase in wildfire risk in the County's wildland urban-interface areas.

• Earthquake – Nevada is the third most seismically active state in the United States. The Las Vegas basin also experiences shaking due to distant earthquakes in western and northern Nevada, southern California, or western Utah. In the Las Vegas Valley, Seismologists say there is a roughly 1 in 10 chance that an M 6.0 earthquake — one large enough to cause significant damage — will strike the valley in the next 50 years. Clark County falls within the strong to severe ranges of the PGA scale, which measures the strength of an earthquake's ground movement. These regions will, on average, experience stronger earthquake shaking more frequently, with intense shaking that can damage even strong, modern buildings. Thus, based on historic activity and the PGA values, all areas in Henderson will feel shaking from an earthquake, with 98 percent of the area likely to experience strong to very strong shaking from earthquakes.

• Extreme/Excessive Heat - Southern Nevada has among the hottest climates in the U.S. and has been identified as one of the fastest-warming regions in the country. As the heat index rises, so do health risks, including heat exhaustion and heat stroke. Clark County reports that the region will experience a significant increase in the frequency and intensity of Extreme/Excessive Heat, days with temperatures exceeding 106° F, events in the coming decades. The current average of four extreme heat days per year is projected to increase to 23-30 days per year by 2064. July 2024 saw several heat related records broken, including the hottest temperature ever recorded in Las Vegas (120° F) and the most consecutive days (5) over 115° F.

• Flood – The desert southwest often experiences intense rainfall and subsequent flash floods. There are many types of flooding that Henderson is susceptible to, including: channel flooding, sheet flooding, alluvial fan flooding, and flash flooding. Because of the topography, the probability of floods occurring in Clark County communities is relatively high. Contributing to this dispersion type is an urbanization and sprawl pattern that has spread development onto the washes. In addition, runoff from monsoon thunderstorms can quickly overtop a wash, thereby flooding adjacent areas.

• Severe Weather - Severe weather is any aspect of the weather that poses risk to life and/or property and requires the intervention of authorities. These events include thunderstorms, hail, wind, and potentially tornadoes. During an event, Henderson will likely experience numerous adverse impacts, including damage to critical facilities/infrastructure like utilities, and residential and commercial buildings/property.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The 2024 Clark County Multi-Jurisdictional Hazard Mitigation Plan analyzed Henderson's vulnerability to several natural hazards. The following results indicate which natural hazards fall into the Severe or High risk in ascending order, including their *CPRI scores:

Drought (Severe, 4.0)

Extreme Excessive Heat (Severe, 4.0)

Climate Change (High, 3.55)

Severe Weather (High, 3.55)

Fissures & Subsidence (High, 3.25)

Earthquakes (High, 3.25)

Flood (High, 3.0)

Socially vulnerable populations can be more susceptible to hazard events based on several factors, including their physical and financial ability to react to or respond during a hazard and the location and construction quality of their housing. According to the FEMA National Risk Index map, the Community Resilience score for Clark County is 49.9, meaning communities within the County have a Very Low ability to prepare for anticipated natural hazards, adapt to conditions, and withstand and recover rapidly from disruptions, in comparison to the nation. A higher social vulnerability score results in a higher Risk Index score. With a Social Vulnerability score of 48.59, social groups in Clark County have a Relatively High susceptibility to the adverse impacts of natural hazards compared to nationally.

All residents of Henderson are at risk due to lack of water and the needs for water conservation during a drought event. Housing development, including much needed affordable housing development, could be affected by demand-management strategies triggered by water shortages. Housing can also increase water usage an exacerbate drought exposure and impacts, though high-density housing tends to be more efficient. Additionally, options to significantly temper water usage can be challenging, especially housing in rural areas. The moderate-high sensitivity and low-moderate adaptive capacity of Clark

County's housing system compounds the sensitivity of its residents, especially low- and fixed-income, unhoused, or rural residents.

According to the 2024 Clark County Multi-jurisdictional Hazard Mitigation Plan, the City of Henderson has a highly likely risk of experiencing an earthquake event and the entire population of Clark County is vulnerable to the hazards of an earthquake. From 2010 to 2020, there was a 20% increase of housing units, with new units built to the latest seismic codes. Older homes are at higher risk for impacts from a seismic event based on which seismic building codes were used to construct the houses.

From a health perspective, extreme and excessive heat brings the greatest risk to vulnerable populations. Extreme heat can cause increased heat related illness within a community. Heat waves are also predicted to cause two to three times more heat-related deaths by the midcentury. Socially vulnerable communities will experience the worst of these effects. When combined with populations with inequities, such as poverty, housing, and language limitations, these populations are at a higher risk of heat-related illness and death. Under extreme heat conditions, there is an increased energy and utility cost burden on the housing system due to demand for cooling. Further, state law currently does not have clear standards for heating and cooling in housing and few energy, cooling, and weatherization programs are specific to Southern Nevada. While wildfires are not necessarily a direct hazard to the housing, the poor air-quality associated with wildfires outside of Henderson causes the most impacts to low- and moderate-income households. Low-income communities living in risk prone areas face cumulative exposure to multiple pollutants.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The city of Henderson has a population of 343,382 people and is the second largest city in Nevada with the highest inventory of single-family homes with more citizens becoming renters and a decline of homeownership rates since 2020

Based on data from public input, Census data, governing plans, and various assessments, the city will prioritize services for low-income residents in public services, affordable housing, public facilities and neighborhood improvements, and economic development from 2025 to 2029. Services will be available citywide, covering all eligible Block Groups and Census Tracts for Community Development Block Grants.

Henderson will continue to focus on these broad-based priorities that are aligned with the city's governing plans including the Henderson 2024-2027 Strategic Plan, Henderson Strong Comprehensive Plan, Henderson Housing Community Development Strategy and the 2025 Regional Fair Housing and Equity Assessment.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	Henderson Citywide
	Area Type:	Within Henderson city limits
	Other Target Area Description:	Within Henderson city limits
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Henderson borders Interstate I-215 to the North, Lake Mead Parkway to the South, Boulder Highway (US 93/95) to the East, and the Las Vegas Boulevard to the West. The City of Henderson has a land area of 106.1 miles
	Include specific housing and commercial characteristics of this target area.	The City of Henderson is widely known for having large master planned communities that are supported by retail and shopping locations, parks and open spaces and schools. The City of Henderson is largely a residential community and is comprised of 70% residential land use and approximately 30% non-residential areas. In 2023, the city had a population of 341,980 persons. The median home value is $518,886, which results in a $1,943 median monthly housing cost. 29.5 percent of Henderson homeowners are Cost Burdened, and 22.6 percent is Excessively Cost burdened or paying more than 30 % of their income toward housing costs. 228,680 people resided in owner occupied units and 113,300 people resided in rental units. Henderson had a homeownership rate of 65 percent. Henderson citywide include 352 mostly privately owned vacant commercial parcels which makes it difficult to create large housing developments without impacting existing housing and commercial areas.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Based on the Census tracts, it was determined that a citywide investment would be more effective than targeting specific areas, as those areas would still fall under the broader citywide category.
	Identify the needs in this target area.	The City of Henderson will target Henderson Citywide to make the most significant impact for the low- to moderate-income residents.
	What are the opportunities for improvement in this target area?	As with many cities in the United States, the City of Henderson is concerned with increasing the affordability, accessibility, and sustainability of housing for residents. Increasing the quantity of affordable housing for low- to moderate-income residents, as well as maintaining the existing affordable housing, is a top priority.
	Are there barriers to improvement in this target area?	Barriers include the lack of financial resources to significantly affect the needs of low- to moderate-income residents. The City of Henderson receives around $1.6 million a year in CDBG funding and around $600,000 a year in HOME funding. With that, only 15% of CDBG funds can be used for public services although the need is much greater. The City is unable to adequately fund many of these nonprofits to dramatically change the circumstances of low- to moderate-income residents. Therefore, the City of Henderson is looking into strategically targeting three areas to invest a majority of CDBG and HOME resources into, to yield a more beneficial return for low-to-moderate income residents.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Henderson Citywide will allocate 100% of its CDBG and HOME investments to support low- and moderate-income residents. The city will focus on benefiting all low- and moderate-income individuals throughout the City of Henderson, rather than targeting a specific area. According to the 2023 Consolidated Annual Performance and Evaluation Report, 90% of the CDBG and HOME funds were used for activities citywide, while 43% were directed to CDBG-eligible census tracts. Moving forward, the city plans to invest 100% of the allocation across the entire city, enhancing affordable housing options, public services, and economic opportunities.

Although the City will invest its resources in Henderson citywide, Henderson has identified key neighborhood areas for investment to benefit low- to moderate-income individuals. These areas include Pittman, Valley View, Victory Village, and Townsite. Relevant planning documents that highlight these areas include the *Henderson Strong Comprehensive Plan*, *Housing and Community Development Strategy*, *Pittman Neighborhood Revitalization Plan*, *Downtown Henderson Master Plan*, and the *Eastside Redevelopment Plan*.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Public Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	Within Henderson city limits
	Associated Goals	Public Services
	Description	Prioritize support for individuals and families needing help in meeting their basic needs for essential services such as food, housing assistance, access close transit, healthcare, and childcare services.
	Basis for Relative Priority	This is one of the priorities identified during the public engagement and outreach for the 2025-2029 Consolidated Plan.
2	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Low
	Geographic Areas Affected	Within Henderson city limits
	Associated Goals	Affordable Housing
	Description	Leverage public-private funding sources to develop a mixed portfolio of affordable housing types that support individuals, families and specific special needs populations.

	Basis for Relative Priority	This is one of the priorities identified during the public engagement and outreach for the 2025-2029 Consolidated Plan.
3	**Priority Need Name**	Public facilities and neighborhood improvements
	Priority Level	Low
	Population	Low
	Geographic Areas Affected	Within Henderson city limits
	Associated Goals	Public Facilities
	Description	Parking resurfacing, shelter rehabilitation, rehabilitation of nonprofit facilities, streetlight efficiency in CDBG eligible areas, street and sidewalk accessibility including curb cuts, signage, and crosswalk safety. Senior centers; parks and recreational facilities; community centers; resource centers
	Basis for Relative Priority	This is one of the priorities identified during the public engagement and outreach for the 2025-2029 Consolidated Plan.
4	**Priority Need Name**	Economic Development
	Priority Level	Low
	Population	Low
	Geographic Areas Affected	Within Henderson city limits
	Associated Goals	Economic Development
	Description	Workforce development and microenterprise programs.
	Basis for Relative Priority	This is one of the priorities identified during the public engagement and outreach for the 2025-2029 Consolidated Plan.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Henderson faces challenges in its housing market, particularly for low-income renters and individuals with disabilities. An increasing number of renters now spend over 30% of their income on housing, putting them at higher risk of homelessness and lack of access to essential services. The City also has a growing population of individuals on fixed incomes, including the elderly and those with disabilities, who are especially vulnerable. The gap between federal cost-of-living increases and rising living expenses further disadvantages these groups. To address these challenges, the City has operated a Tenant-Based Rental Assistance (TBRA) program since 2023, run by a local nonprofit. The program helps eligible households find housing, assists with record-keeping, and works with property managers to prevent evictions and support residents wishing to stay in the City amidst rising costs.
TBRA for Non-Homeless Special Needs	The City does not have a separate TBRA program for non-homeless individuals with special needs. These individuals are referred to the nonprofit provider that administers the existing TBRA program.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	The City continues to lack enough affordable housing for those living with disabilities, seniors, youth, and other special populations. In an effort to build new affordable housing units, the city works with nonprofit and for-profit developers, and other jurisdictions to develop new affordable units. In 2025 the City will help fund Sunrise Ranch a new multifamily development totaling 144 units. Sunrise Ranch will be a 100% affordable complex and a portion of the units will focus on youth aging out of foster care, and for other special populations. In mid-2027 the City will help fund the Ovation Family Apartments located in west Henderson. The complex will be located in an area of the City that is still being actively developed and provide for essential services to residents. The new multifamily development will be 100% affordable, total approx. 390 units, and located on a major transportation route. Still in the planning stages is the Arroyo Grande Affordable Housing development. The City is working with the developer to identify the final design, number of units, and necessary financial resources to begin construction. Although the City is not contributing financial resources to this project, the City is contributing City-owned land the project will be located on. The development is expected to total 120 units which will all be affordable.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Rehabilitation	The City has a large amount of low income homeowners who do not have the resources to complete critical home repairs and modify their homes to allow them to age in place. Two-programs are administered for this population of homeowners to benefit from a deep subsidy and help them preserve existing affordable housing stock in the community. The City subawards a portion of it's HOME and CDBG annual allocation to a local nonprofit for the daily operations of these programs. The nonprofit is responsible for marketing the programs, ensuring the homeowner is low-income eligible, conducting the site inspections, completing the repairs, and closing out each property.
Acquisition, including preservation	In the City there is over 15 multi family developments that cater to low-income residents. Most of these developments are built using Nevada issued tax credits which require the owner to rent to a low-income tenant for specific time period. When the required time concludes, the owner is allowed to sell the development or begin charging market-level rents which will negatively impact the current renters. In an effort to preserve these existing low-income designated developments, the City has joined with other southern Nevada jurisdictions to monitor the expiration of the tax credits. As the expiration dates approach the jurisdictions are in communication with the owner to identify a new owner who can extend the requirements to rent at the lower rates keeping the units affordable for the low-income tenants.

Table 49 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Henderson expects federal funding from the Department of Housing and Urban Development to support this plan. The estimated allocation is $1,618,477 for the Community Development Block Grant (CDBG) and $671,315.11 for the HOME Investment Partnerships Program, based on 2024 award estimates. Additionally, unspent federal funds from previous years will carry over and are expected to be renewed over five years (2025-2029) or for the duration of this Strategic Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,618,477	0	371,660	1,990,137	6,473,908	CDBG funds will be utilized for a variety of activities including public services and public improvements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	671,315	219,980	4,528,861	5,420,156	2,685,260	HOME funds will be used for administration, affordable development and rehabilitation. State AAHTF funds will be utilized to provide tenant-based rental/utility assistance and fund multi-family housing development. HOME Pass Thru funds will be leveraged to increase affordable housing and maintain existing units.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will leverage the 25% HOME match requirement by using Affordable Housing Trust Funds (AHTF), awarded to the City by the State of Nevada Housing Division.
The city will maximize grant funding through federal, state, private and nonprofit organizations to carry out its community development priorities listed in the 2025-2029 Consolidated Plan. Some of the leveraged funding from the State of Nevada includes:

- State of Nevada HOME Pass Thru

- State of Nevada Account for Affordable Housing Trust Funds (AAHTF)
- State of Nevada Welfare Set-Aside

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City advertised a Request for Qualifications in June 2024 for a affordable housing developer to create a multi-family housing development on a parcel of city-owned land. The Arroyo Grande site is 4.2 acres and is located in a existing residential and commercial neighborhood. The site is adjacent to the City-operated Arroyo Grande Sports Complex and Pittman Wash Trail. The site has many local amenities and services that make it ideal for family apartments. The chosen developer is proposing two (2) buildings for the site which will provide a mix of 1, 2, and 3 bedroom units, and a total of 121 units. The city and developer are still collaborating on the final design, income restrictions, and timeline for the project. It is expected that construction will commence sometime in early-to-mid 2026.

In December 2024 the City has completed the land transaction and agreement for the Sunrise Ranch Apartments. Sunrise Ranch is located on 7.8 acres of priorly owned city land and will be developed into a 144-unit affordable housing complex. The complex was funded through a partnership of Nevada jurisdictions using grant funds. The complex will have a mix of income restrictions, and also provide up to 60 units for youth aging-out of the foster care system. The project will also benefit from 33 housing vouchers and residents will have access to residential and supportive services.

In late 2025 or early 2026 the City will complete the federal land transfer of approximately 15 acres that will be used for affordable family apartments. The site is located in west Henderson, in a currently minimally developed part of the City. Upon completion, the project will provide 389 units of affordable family apartments consisting of 1, 2, 3-bedroom units. The City is currently working with the developer to finalize the building design, income restrictions, financing, and timeline.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Henderson	Government	Planning neighborhood improvements public facilities public services	Jurisdiction
Southern Nevada Regional Housing Authority	PHA	Public Housing	Region
Southern Nevada Homelessness Continuum of Care	Regional organization	Homelessness	Region
Silver State Fair Housing Council	Non-profit organizations	Planning Rental	Jurisdiction
HOPELINK	Non-profit organizations	public services	Region
REBUILDING TOGETHER	Non-profit organizations	public services	Region
THE SALVATION ARMY	Non-profit organizations	public services	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The city of Henderson and regional, state and local organizations completed the 2023-2024 Social Services Assets and Gaps Needs Assessment and found gaps in its institutional delivery system. The report revealed that Henderson faces challenges related to poverty, homelessness, behavioral health, and violence. The recommendations that the team created to strengthen the delivery system include:
1. Work with community groups to create and deliver effective, culturally and linguistically appropriate approaches, messages, and materials to help address these social determinants of health.
2. Promote the use of best practices to inform the public
3. Support integrated, efficient use of resources for individuals, families and communities impacted by violence
4. Ensure health services, including behavioral and mental health services are available and provided in an appropriate manner
5. Collaborate with multisector partners to address and remove barriers to care

6. Promote use of evidence-based practices such as tenant based housed vouchers to address housing insecurity to improve health outcomes

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X		
Other Street Outreach Services		X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X		
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
	X		

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

According to the Nevada Division of Public and Behavioral Health there were was a total of 500 new diagnoses of HIV in the county in 2023. In 2023 there were 167 new diagnoses of Stage 3 (AIDS). There were a total of 12,026 people living with HIV in Clark County in 2023. The City of Henderson does not receive funding for the Housing Opportunities for Person with AIDS (HOPWA) Program, but the neighboring City of Las Vegas does and offers housing options for these individuals and their families to prevent homelessness. The City of Henderson's homeless response team maintains a strong partnership

with The Center, a local non-profit that provides wrap around services and resource connection through case management to meet the needs of those living with HIV.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The City of Henderson continues to investigate ways that will benefit special needs populations, including expanding partnerships with non-profit agencies to strengthen service delivery. The City partnered with St. Jude's Ranch for Children to provide financial assistance for low-income households in need of rental assistance. This organization serves abused, abandoned, and neglected children and youth in Southern Nevada and will help serve single parents with children or families with housing needs. The City has also partnered with the Salvation Army to provide financial assistance with low-income households in need of rental assistance and homeless street outreach services that also serve special populations. In addition to these two newer partnerships, the city will continue to work with HopeLink of Southern Nevada and Rebuilding Together Southern Nevada to provide services to special needs populations. HopeLink is a State-designated Family Resource Center that offers a variety of services to the community, including rent and utility assistance, assistance with basic needs such as food and clothing, as well as referrals for childcare, healthcare, mental health, substance abuse treatment and life skills classes. The City also has a longstanding partnership with Rebuilding Together to assist low-income seniors, veterans, and disabled persons with critical home repairs. This organization works to keep people housed in a healthy and safe environment. Some of the gaps of the service delivery system include the lack of resources located in Henderson. Most service providers are located outside of Henderson city limits and require people to travel further to access resources. The city will continue to work on expanding partnerships with service providers to bring more resources to Henderson. In addition, there is also a lack of a diverse housing stock and affordability that limits housing choice for Henderson residents. The city will continue to work to address these gaps.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The Southern Nevada Homelessness Continuum of Care will address gaps in services targeted to the homeless population by:

- Expanding case management capacity and quality
- Using peer mentoring to supplement case management support
- Providing more outreach and engagement and establishing system-wide standards
- Establishing a homeless court to focus on the legal needs of the homeless population
- Enhancing collaboration among stakeholders to reduce duplication of service delivery

The Silver State Fair Housing Council and the City will bridge the gaps in providing fair housing educational and outreach services targeted to populations of protected classes and the community by:

- Exploring options for coordinating transportation across the region
- Locate affordable housing along transportation routes.
- Support fair housing training and education opportunities throughout the region, specifically for rental properties that will be directed to housing service providers, management companies, and rental residents.
- Ensure training opportunities for rental residents to clearly inform this population of their rights and responsibilities, particularly as it relates to disabilities. Ensure these trainings are offered in English and Spanish.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2025	2029	Non-Homeless Special Needs	Henderson Citywide	Public Services	CDBG: $1,213,830	Public service activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 137 Households Assisted
2	Affordable Housing	2025	2029	Affordable Housing	Henderson Citywide	Affordable Housing	CDBG: $2,400,000 HOME: $8,105,416	Homeowner Housing Rehabilitated: 212 Household Housing Unit Other: 2 Other
3	Public Facilities	2025	2029	Non-Housing Community Development	Henderson Citywide	Public facilities and neighborhood improvements	CDBG: $4,750,215	Other: 3 Other
4	Economic Development	2025	2029	Non-Housing Community Development	Henderson Citywide	Economic Development	CDBG: $100,000	Jobs created/retained: 10 Jobs

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Public Services
	Goal Description	The public services category will Prioritize programs for low-income residents, preserving safety net services for families and individuals who are vulnerable or in "crisis". Safety net services include housing, homelessness, food insecurity, health and safety services. Thirty five (35) non housing public service activities will be provided by Iron Sharpens Iron, a mentoring diversion program for youth. Additionally, the housing related public services programs will be provided by: 1) HopeLink of Southern Nevada to support two homeless prevention case managers. 2. Refuge for Women to support a case manager and rental assistance for victims of sex trafficking 3) Safe House, to support a full time cook for victims of domestic violence.
2	**Goal Name**	Affordable Housing
	Goal Description	This category focuses on affordable housing through the following priorities: • Increase affordable housing for low-income families and vulnerable populations. • Fund programs for preserving owner-occupied housing, including rehabilitation and critical repairs for seniors and families. • Develop affordable housing units through land acquisition, infill development, new construction, and the rehabilitation of existing buildings. The City will utilize CDBG, CDBG-CV, HOME, and Affordable Housing Trust Funds, for housing and community development activities that are aligned with the goals of the 2025-2029 Consolidated Plan. These funds will be leveraged with the Emergency Solutions Grant-CV, HOME Pass Thru, Welfare Set Aside, and Emergency Rental Assistance funding to prevent homelessness, retention of owner-occupied housing, and the development and rehabilitation of affordable housing. Rebuilding Together Southern Nevada will utilize $400,000 and assist 53 owner occupied homeowners with Critical repairs each year.

3	**Goal Name**	Public Facilities
	Goal Description	The city sill partner with public works on clean-up or securing of unsafe structures and sites that pose a health or safety threat to prepare the site. Make improvements, including those for ADA accessibility, to public facilities, such as curbs and sidewalks, neighborhood parks and recreational improvements, tree planting, homeless facilities, transportation, and other public facilities/community centers. Projects to be determined. One of the identified projects in this category is Parks and Recreation Shade Structure. Replacement shade structure will be for a playground located at Stephanie Lynn Craig Park, in Henderson Nevada. The projected total estimate is $45,000 and includes the replacement of an existing shade structure that will be installation by the manufacture. On average, the park will host a minimum of 250 people weekly or 15,600 people each year. The main attractions at the park are the many baseball fields, playground areas, and walking trails.
4	**Goal Name**	Economic Development
	Goal Description	To be determined

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Over this next five-year Consolidated Planning period, the City estimates the following:

- Rental Housing: construction of approximately 40 rental units.
- Homeownership: rehabilitation of approximately 200 owner-occupied units through CDBG.
- Tenant-Based Rental Assistance: Assist nearly 333 households through HOME and CDBG

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

SNRHA has units designed for persons with mobility, sight, and hearing impairments, referred to as accessible units. The SNRHA has 115 accessible units for people with disabilities. According to the FY2020 Annual Plan, SNRHA will increase the percentage of fully accessible units for disabled tenants as well as develop and implement a strong Affirmative Fair Housing Marketing Plan. The Southern Nevada Regional Housing Authority recognizes its need for additional accessible units and have added these special unit types in future development plans. All public housing properties have been certified to follow Uniform Federal Accessibility Standards (UFAS), Section 504 and ADA Title II. The Southern Nevada Regional Housing Authority (SNRHA) also provides reasonable accommodations to address needs from residents.

Activities to Increase Resident Involvements

Resident involvement is crucial to meet the needs of public housing residents. Effective participation relies on clear communication and engagement. Key activities to increase involvement include:

- Active senior and family resident councils
- Family Self-Sufficiency Program with incentive-based participation
- Annual Resource Fairs and Holiday Events
- Board of Commissioners Public Meetings, where residents voice concerns on housing issues

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Strategy 1: Community Engagement and Developer Incentives

Action: Continue engaging community stakeholders in planning and collaborate with developers to identify the most needed housing types.
Support: Offer development incentives to maximize project square footage, improving housing density and affordability.
Strategy 2: Multi-Year Funding Allocations

Action: Provide multiple years of funding allocations to support long-term project viability.
Support: Collaborate with neighboring jurisdictions to fund projects outside the City's boundaries.
Strategy 3: Educating Landlords on Housing Vouchers

Action: Partner with southern Nevada jurisdictions and the local housing authority to educate landlords about the benefits of housing vouchers.
Support: Host annual events and recruit landlords through outreach efforts, offering incentives for participation.
Strategy 4: Prioritizing Affordable Housing Projects

Action: Prioritize funding for affordable housing based on proximity to essential services and projected completion dates.
Support: Focus on developing projects near vital community infrastructure to ensure accessibility for residents.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Henderson partners with HELP of Southern Nevada, a local non-profit organization, for outreach services. HELP's Mobile Crisis Intervention Team (MCIT) conducts interventions, abatements, and health and safety checks throughout all jurisdictions in Clark County. They work in tandem with all service providers to encourage homeless individuals and families living in places not meant for human habitation to engage in services. In addition to working with local non-profits on outreach to people experiencing homelessness, the City's Police and Fire Departments also contact people experiencing homelessness. When a first responder encounters someone experiencing homelessness, they will refer them to the Fire Department's Community Assist Program. This program assists in assessing the individual's needs and getting them connected to services that meet their needs, including housing, supportive services, or family reunification.

Addressing the emergency and transitional housing needs of homeless persons

There are two non-profit organizations located within the City of Henderson that assist with emergency shelter for people experiencing homelessness. HopeLink of Southern Nevada provides emergency shelter to families and individuals experiencing homelessness through a hotel/motel voucher program. Those experiencing homelessness are housed in a motel and provided case management to assess their needs. When housing needs have been assessed and a housing unit has been located, then the family or individual can leave the motel and move in to a more permanent housing situation where case management can continue to provide the supportive services needed to move toward self-sufficiency. SAFE House is another local non-profit organization that offers emergency shelter for those seeking refuge from interpersonal violence/domestic violence. The shelter is located at an undisclosed and secure facility and clients must call the 24-hour crisis hotline to access services. SAFE House provides basic needs, meals, and laundry onsite, as well as counseling and advocacy services for adults and children.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

While the City does not directly fund rapid rehousing programs, HopeLink of Southern Nevada does receive CoC funds and general funds from Clark County to operate a rapid rehousing program in Henderson. HopeLink ensures that families with children transition to permanent housing and provide case management to move families toward independent living. Case management is provided for the

duration of the time that the family participates in HopeLink's programs and even after the family has exited the program. Case managers follow up to ensure that families are not at risk of becoming homeless again after exiting the program.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Rising housing costs and a lack of affordable housing have made it harder for low-income individuals and families to access housing or maintain their existing housing. According to the 2019 Gap Report by the National Low-Income Housing Coalition (NLIHC), Nevada has the greatest shortage of affordable housing among States in the Nation with only 19 affordable and available rental homes for every 100 extremely low-income renter households. More specifically, Las Vegas only has 14 affordable and available units for every 100 units. The National average is 37 units.

Knowing that this gap exists, the City of Henderson focuses on homelessness prevention programs in order to keep low-income individuals and families housed and off the streets. The City has a longstanding partnership with HopeLink of Southern Nevada to provide a variety of services to low-income individuals and families at their Family Resource Center. HopeLink assists with housing, family supportive services, and financial stability assistance. Their housing programs include emergency shelter assistance, rapid re-housing, and rent and utility assistance. The City awards State and Federal grant funds to HopeLink to administer Homeless Prevention programs that aid with rent and utility assistance.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Henderson (City) ensures lead-based paint hazards are mitigated by mandating compliance with federal regulations. All subrecipients receiving state or federal funding for housing purposes (rehabilitation, tenant-based rental assistance, and new construction) must comply with the federal Lead-Based Paint Poisoning Preservation Act (42 U.S.C. 48214846) regulations. The city requires all subrecipients sign and attest that they comply with all federal Act's and regulations.
Upon entering into a grant award agreement with the City, subrecipients are also required to comply with the EPA's Renovation, Repair and Painting Rule as enacted in 2008.0 Adherence to this requirement is monitored by the City staff for the HOME and CDBG programs.

How are the actions listed above related to the extent of lead poisoning and hazards?

The City also partners with local nonprofit housing and social service agencies to evaluate and reduce lead-based hazards to households. These agencies have assisted with placing clients in scattered-site housing throughout the City that was built before 1978. Prior to assisting these low-income households, agency staff will utilize a lead hazard protocols and work with the landlord to ensure the property is free of lead or has been mitigated for the hazards associated with lead-based paint.
Should a property have a lead-paint hazard, the city and nonprofit agency will work to connect the property owner to available abatement resources. Resources include the referral to a lead-based paint hazard contractors and subsidized programs for property owners, and education on the risks associated with lead-based paint.

How are the actions listed above integrated into housing policies and procedures?

When sub-awarding HOME or CDBG funds to subrecipients, the City requires the recipient has policies and procedures for the detailed inspection and testing of lead-based paint hazards. Agencies will utilize a certified professional for the analysis and the cost of the analysis will be included in the projects scope of work and budget.
Upon the presence of lead-based paint hazards, the certified professional will develop a detailed schedule and plan for the work to be completed. The plan will include lead hazard reduction and control, abatement measures, and clearance inspections that will be completed by qualified employee.

The following requirements apply to federally funded rehabilitation and are required by the City:
Rehab where the costs range from $1,000 to $45,000: Provisions of the Protect Your Family from Lead in Your Home Pamphlet found at www.epa.gov/lead.

- Paint testing and risk assessment.
- Abatement (interim controls on exterior surfaces not disturbed by rehab).
- Repair surfaces disturbed during rehabilitation.
- Ensure that all identified lead-based paint hazards are eliminated, and that the unit is physically clear

of lead dust above allowable amounts.

The City has adopted the lead safe practices into the Property Standards utilized by subrecipients who are conducting residential renovations. The guidelines also describe the ongoing training requirements for the subrecipients staff members. Each year the City works to educate property owners, collaborate with the public housing authority and engages local nonprofits to help the public learn more about the dangers of lead-based paint hazards.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

As of July 1, 2024 the United States Census Bureau reported the City of Henderson has a poverty rate of 8.4%. The City continues to see a positive trend in the number of households facing a higher costs of living each year, especially for the cost of housing. The rising housing costs are attributed to the rising poverty rate in the City.

The City partners with local nonprofits and community partners to help administer city-wide programs that help reduce the poverty level. These partner agencies have a network of resources that help link low-income households with mainstream services, in-kind goods, and household subsidies. Subsidized programs allow for rental assistance, eviction prevention, security deposits, and placement in permanent housing for the households. The nonprofit partners also provide case management services after the household has secured housing. The case manager stays in constat contact with the household to help them remain in housing and connected to needed resources. Other services the nonprofit agency's case manager can offer include job training, purchase of work-related items, work and safety cards, and any needed preemployment certifications.

The City also administers a competitive CDBG Public Services grant application process to award funding to agencies who are offering education, job training, life skills, and case management services to low-income households. The competitive process aligns with the CDBG National Objectives, and the most urgent needs identified during the City's community outreach efforts.

The nonprofit applicants are asked to evaluate the City of Henderson's long range planning documents and provide a proposal that helps meet the published goals pertaining to low-income and underserved populations. Public service projects that are proposed include employment and job training, academic tutoring, mentorship, economic development, helping those living with disabilities, and assisting individuals gain new skills as they reenter the workforce.

In addition to CDBG public service projects, the City also partners with local workforce boards, schools, colleges, and other related job training programs. These partnerships help provide new skills and training opportunities for the most vulnerable community members in the City.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City requires recipients of CDBG and HOME funds to comply with the Section 3 requirements of prioritizing employment, training, and contracting opportunities to low-and very low-income individuals. Compliance is completed through a partnership between the City and the local public housing authority. The City has an agreement in place which describes how the local authority will maintain the list of available Section 3 targeted workers and Section 3 business concerns. The local authority will maintain all records demonstrating Section 3 compliance including outreach to eligible workers and business. All

record keeping of labor hours and advertisements to Section 3 businesses is a responsibility of the local authority.

The Section 3 policy and procedure for City grant awards mandates that all contractors will coordinate with the housing authority's procurement manager. The procurement manager is the primary contact for subrecipients to link available Section 3 targeted workers with the available opportunities.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Henderson Office of Community and Neighborhood Programs staff monitors agencies receiving federal funding to ensure compliance with regulations. This includes desk reviews and on-site visits for organizations receiving CDBG and HOME funds in public services, public facilities, and affordable housing.

CDBG Sub-recipients:

- Must submit monthly reports detailing program activities and clients served, including demographic data.
- City staff reviews these reports to assess progress and outcome measurements.
- Backup documentation is required for reimbursement requests to ensure compliance with CDBG guidelines, including timely expenditures.
- Periodic on-site visits assess client records, policies, accounting systems, budget management, property records, and compliance with federal requirements.

The City also conducts site visits to ensure compliance with Davis-Bacon wage requirements for construction projects.

National Development Council (NDC):

The City has partnered with NDC to conduct financial monitoring of affordable housing developments to ensure financial viability.
HOME Funds:

- Annual desk reviews assess performance and compliance for multi-family housing units.
- Sub-recipients must submit annual compliance reports, reviewed during the desk review.
- The City has a cooperative agreement with the State of Nevada Housing Division to conduct on-site monitoring, client file reviews, and inspections of HOME-assisted units.
- Training and Technical Assistance:

The City provides training and technical assistance to sub-recipients to ensure compliance with program requirements.

The City of Henderson partners with the Southern Nevada Regional Housing Authority to provide referrals for Section 3 employment opportunities to residents in public housing to gain employable skills with local contractors that focus on construction and pest control.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Henderson expects federal funding from the Department of Housing and Urban Development to support this plan. The estimated allocation is $1,618,477 for the Community Development Block Grant (CDBG) and $671,315.11 for the HOME Investment Partnerships Program, based on 2024 award estimates. Additionally, unspent federal funds from previous years will carry over and are expected to be renewed over five years (2025-2029) or for the duration of this Strategic Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,618,477.00	0.00	371,660.43	1,990,137.43	6,473,908.00	CDBG funds will be utilized for a variety of activities including public services and public improvements.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	671,315.11	219,980.00	4,528,860.56	5,420,155.67	2,685,260.44	HOME funds will be used for administration, affordable development and rehabilitation. State AAHTF funds will be utilized to provide tenant-based rental/utility assistance and fund multi-family housing development. HOME Pass Thru funds will be leveraged to increase affordable housing and maintain existing units.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will leverage the 25% HOME match requirement by using Affordable Housing Trust Funds (AHTF), awarded to the City by the State of Nevada Housing Division.
The city will maximize grant funding through federal, state, private and nonprofit organizations to carry out its community development priorities listed in the 2025-2029 Consolidated Plan. Some of the leveraged funding from the State of Nevada includes:

- State of Nevada HOME Pass Thru

- State of Nevada Account for Affordable Housing Trust Funds (AAHTF)
- State of Nevada Welfare Set-Aside

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City advertised a Request for Qualifications in June 2024 for a affordable housing developer to create a multi-family housing development on a parcel of city-owned land. The Arroyo Grande site is 4.2 acres and is located in a existing residential and commercial neighborhood. The site is adjacent to the City-operated Arroyo Grande Sports Complex and Pittman Wash Trail. The site has many local amenities and services that make it ideal for family apartments. The chosen developer is proposing two (2) buildings for the site which will provide a mix of 1, 2, and 3 bedroom units, and a total of 121 units. The city and developer are still collaborating on the final design, income restrictions, and timeline for the project. It is expected that construction will commence sometime in early-to-mid 2026.

In December 2024 the City has completed the land transaction and agreement for the Sunrise Ranch Apartments. Sunrise Ranch is located on 7.8 acres of priorly owned city land and will be developed into a 144-unit affordable housing complex. The complex was funded through a partnership of Nevada jurisdictions using grant funds. The complex will have a mix of income restrictions, and also provide up to 60 units for youth aging-out of the foster care system. The project will also benefit from 33 housing vouchers and residents will have access to residential and supportive services.

In late 2025 or early 2026 the City will complete the federal land transfer of approximately 15 acres that will be used for affordable family apartments. The site is located in west Henderson, in a currently minimally developed part of the City. Upon completion, the project will provide 389 units of affordable family apartments consisting of 1, 2, 3-bedroom units. The City is currently working with the developer to finalize the building design, income restrictions, financing, and timeline.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2020	2024	Affordable Housing	Henderson Citywide	Affordable Housing	CDBG: $480,000.00 HOME: $5,420,155.67	Rental units constructed: 2 Household Housing Unit Homeowner Housing Rehabilitated: 53 Household Housing Unit Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
2	Public Services	2020	2024	Non-Homeless Special Needs	Henderson Citywide	Public Services	CDBG: $242,766.00	Public service activities other than Low/Moderate Income Housing Benefit: 35 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 137 Households Assisted
3	Economic Development	2020	2024	Non-Housing Community Development	Henderson Citywide	Economic Development	CDBG: $.00	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Facilities	2020	2024	Non-Housing Community Development	Henderson Citywide	Public facilities and neighborhood improvements	CDBG: $828,670.00	Other: 2 Other

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Affordable Housing
	Goal Description	The City will allocate CDBG funds to partner with local organizations on affordable housing projects: • Rebuilding Together Southern Nevada: $400,000 for critical home repairs for 53 low-income seniors, veterans, and disabled individuals, focusing on safety and health-related system replacements. • The Just One Project: $80,000 to support a case manager's salary and benefits for the HOME Tenant Based Rental Assistance (TBRA) Program. The City will allocate HOME funds to partner with developers for various affordable housing and rehabilitation project: • The Just One Project: $140,000 for rental deposits for individuals in the HOME Tenant Based Rental Assistance (TBRA) Program. • Affordable Housing Development: $464,183.11

2	**Goal Name**	Public Services
	Goal Description	The City will allocate CDBG funds to partner with local organizations for various support services: • HopeLink of Southern Nevada: $125,658 for two case managers to provide rental assistance and emergency shelter vouchers to 44 Henderson residents. • Refuge for Women: $35,000 for case management, rental, and utility assistance to help 11 sex trafficking victims achieve self-sufficiency. • Iron Sharpens Iron Mentoring: $35,000 for staff salaries and rental space in Henderson for 35 at-risk youth diversion program. • S.A.F.E. House: $47,108 for a full-time cook and food for the 82 domestic violence shelter residents.
3	**Goal Name**	Economic Development
	Goal Description	The City is seeking to fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance. Project is to be determined.
4	**Goal Name**	Public Facilities
	Goal Description	This priority focuses on improving neighborhoods by demolishing, cleaning, or securing unsafe structures and sites that pose health or safety risks. It also includes enhancing public facilities such as curbs, sidewalks, parks, recreation areas, tree planting, homeless shelters, transportation, and community centers, with an emphasis on ADA accessibility. Parks and Recreation Shade Structure: $45,000 Public Facilities and Infrastructure: $457,010

Projects

AP-35 Projects – 91.220(d)

Introduction

The list below outlines the programs and activities that the City of Henderson plans to implement during the 2025-2029 funding year. All the programs and activities meet the goals and priorities of the 2025-2029 Consolidated Plan. CDBG and HOME funds are leveraged and strategically used to maximize outcomes for residents in meeting the program priorities. The nonprofit organizations that the City of Henderson partners with provide supportive services to low- to moderate-income residents. The City of Henderson does not have a social service department and depends on the community partnerships with local nonprofit organizations and Clark County Social Services to provide these important services to residents.

Projects

#	Project Name
1	CDBG - Program Administration 25/26
2	CDBG - HopeLink of Southern Nevada - Henderson Client Case Management 25/26
3	CDBG - Iron Sharpens Iron Mentoring - At Risk Youth Mentoring /Diversion Program 25/26
4	CDBG - Refuge for Women - RFW Las Vegas Transitional Living House 25/26
5	CDBG - S.A.F.E. House - Emergency Services Program 25/26
6	CDBG - Affordable Housing - Rebuilding Together Southern Nevada - Critical Repair Program 25/26
7	CDBG/HOME - Affordable Housing - TJOP Shared Housing 25/26
8	CDBG - Public Facilities and Neighborhood Improvements - Shade Structure 25/26
9	CDBG - Public Facilities and Neighborhood Improvements 25/26
10	HOME - Program Administration 25/26
11	HOME - Affordable Housing Development Project 25/26

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

During the development of the 2025-2029 Consolidated Plan, nearly 150 residents participated, sharing their opinions and insights about existing and potential housing issues. This input consisted of stakeholder interviews, various focus groups, and targeted outreach helped to identify the allocation priorities to address underserved needs. Survey takers agree that City of Henderson should prioritize low income/vulnerable residents in creating and maintaining housing affordability and assisting those

who are experiencing homelessness. Housing Affordability was a major burden for families when seeking housing in Henderson. Survey results show the City should focus on housing for low income residents, families and seniors. In addition, survey respondents ranked affordable rental housing, public facilities and neighborhood improvements, and economic development as top priorities in the community. The CDBG and HOME funded activities are aligned with these priorities and were selected based on these areas.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	CDBG - Program Administration 25/26
	Target Area	Henderson Citywide
	Goals Supported	Public Services Affordable Housing Public Facilities Economic Development
	Needs Addressed	Public Services Affordable Housing Public facilities and neighborhood improvements Economic Development
	Funding	CDBG: $323,695.00
	Description	Staff costs and expenses required to administer and oversee CDBG programs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	Henderson City Hall 240 S. Water Street, MSC 117, Henderson, NV 89015
	Planned Activities	To provide program administration and oversight.
2	**Project Name**	CDBG - HopeLink of Southern Nevada - Henderson Client Case Management 25/26
	Target Area	Henderson Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $125,658.00
	Description	National Objective: 24 CFR 570.208 (a)(2)(i). HopeLink of Southern Nevada will provide funding for two case managers for their emergency rental and utility assistance programs for Henderson residents at risk of becoming homeless. HopeLink works with households to increase their income and maintain self- sufficiency thereby decreasing the need for future rental assistance. The national objective for this CDBG activity is low/limited clientele benefit. The matrix code is Subsistence Payments (05Q).

	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	44 low to moderate income residents will receive services.
	Location Description	178 Westminster Way, Henderson, NV 89015
	Planned Activities	CDBG funding will be used to fund two case managers to assist individuals with homeless prevention services.
3	**Project Name**	CDBG - Iron Sharpens Iron Mentoring - At Risk Youth Mentoring /Diversion Program 25/26
	Target Area	Henderson Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $35,000.00
	Description	To expand a 12-week group mentoring diversion program for at-risk youth in Henderson designed to improve self-esteem, emotion regulation, and conflict resolution.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	35 at risk youth in Henderson and their immediate families.
	Location Description	The program's location will take place at one of three Henderson Boys and Girls Clubs.
	Planned Activities	CDBG funding will be used for salary and benefits for a part time Youth Mentor staff position, rental fees for program space, and professional services for the contracted staff.
4	**Project Name**	CDBG - Refuge for Women - RFW Las Vegas Transitional Living House 25/26
	Target Area	Henderson Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $35,000.00

	Description	Overall support for a transitional living program which provides survivors of sex trafficking with the resources and stability needed to transition to independent living.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	11 sex trafficking individuals living in transitional housing
	Location Description	Services are offered at the 1000 N. Green Valley Pkwy #440-299, Henderson, NV 89074. Services are also provided remotely.
	Planned Activities	10 clients will receive case management, rental assistance, workforce training, and transportation support to help them transition to independent living.
5	**Project Name**	CDBG - S.A.F.E. House - Emergency Services Program 25/26
	Target Area	Henderson Citywide
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: $47,108.00
	Description	National Objective: 24 CFR 570.208 (a). Funding is to support salaries and benefits for a full time cook and the purchase of nutritionally balanced food. The cook will prepare meals for individuals and children living in the domestic violence shelter. The matrix code is services for victims of domestic violence, dating violence, sexual assault, or stalking (05G).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	82 individuals and their children will receive prepared meals while living in the shelter.
	Location Description	The domestic violence shelter is located in a confidential location but the main office is located at 921 American Pacific Drive #300, Henderson, NV 89014.
	Planned Activities	The full time cook will purchase food and prepare nutritional meals for individuals at the shelter.
6	**Project Name**	CDBG - Affordable Housing - Rebuilding Together Southern Nevada - Critical Repair Program 25/26

	Target Area	Henderson Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $400,000.00
	Description	National Objective: 24 CFR 570.208 (a)(2)(i). Rebuilding Together Southern Nevada provides owner occupied critical home repairs for low- to moderate- income Henderson residents. The program address repairs such as electrical, plumbing, roofing, HVAC/heating, ADA modifications and energy efficiency. The purpose of the program is to help residents remain in their home and maintain the current affordable housing stock. The national objective for this CDBG activity is low/moderate limited clientele benefit. The matrix code is rehabilitation: single unit residential (14A).
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	53 households
	Location Description	The critical repairs occur citywide for low to moderate income households
	Planned Activities	CDBG funding will be used to provide major repairs and replacements of systems that are critical to the safety and survival of low-income veterans, seniors and disabled families. These home repairs and accessibility modifications will enhance safety, promote independence, and reduce injuries and illnesses caused by unsafe home environments. Additionally, neighborhood revitalization events will occur at least once a year.
7	**Project Name**	CDBG/HOME - Affordable Housing - TJOP Shared Housing 25/26
	Target Area	Henderson Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	CDBG: $80,000.00 HOME: $140,000.00

	Description	CDBG funding for the salary and benefits for a case manager in a shared housing activity. This activity pairs low to moderate income renters in a shared living situation, enabling them to split costs for rent and other expenses.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	40 Low to moderate income individual renters.
	Location Description	Henderson citywide
	Planned Activities	To find lower cost options for individuals seeking permanent housing. Shared housing supports individuals in finding a roommate or other co-housing environments to split costs and reduce the overall cost of living.
8	**Project Name**	CDBG - Public Facilities and Neighborhood Improvements - Shade Structure 25/26
	Target Area	Henderson Citywide
	Goals Supported	Public Facilities
	Needs Addressed	Public facilities and neighborhood improvements
	Funding	CDBG: $45,000.00
	Description	This activity is replacement of a shade structure for a playground located at Stephanie Lynn Craig Park, in Henderson Nevada. The projected total estimate is $45,000 and includes the replacement of an existing shade structure that will be installed by the manufacture. The main attractions at the park are the many baseball fields, playground areas, and walking trails.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	On average, the park will host a minimum of 250 people weekly or 15,600 people each year.
	Location Description	The shade structure for the playground is located at Stephanie Lynn Craig Park, in Henderson Nevada.
	Planned Activities	This activity is replacement of a shade structure for a playground located at Stephanie Lynn Craig Park, in Henderson Nevada.
	Project Name	CDBG - Public Facilities and Neighborhood Improvements 25/26

9	**Target Area**	Henderson Citywide
	Goals Supported	Public Facilities
	Needs Addressed	Public facilities and neighborhood improvements
	Funding	CDBG: $898,676.43
	Description	The City will collaborate with Public Works and Parks & Recreation to improve infrastructure in CDBG-eligible areas. This includes cleaning up or securing unsafe structures, making ADA accessibility improvements, and enhancing public facilities such as curbs, sidewalks, parks, recreational spaces, transportation, homeless facilities, and community centers.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	CDBG eligible census tracts
	Planned Activities	To be determined.
10	**Project Name**	HOME - Program Administration 25/26
	Target Area	Henderson Citywide
	Goals Supported	Public Services Affordable Housing Public Facilities
	Needs Addressed	Public Services Affordable Housing Public facilities and neighborhood improvements
	Funding	HOME: $67,132.00
	Description	These funds will be used for the administration and operational expense to manage the HOME program (21A) TBD.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	The administration of CHDO funds will take place at Henderson City Hall, 240 S. Water Street, Henderson, NV 89015

	Planned Activities	To be determined
11	**Project Name**	HOME - Affordable Housing Development Project 25/26
	Target Area	Henderson Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: $5,213,023.67
	Description	HOME funds will be used for construction of multi-family projects.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	To be determined
	Location Description	To be determined
	Planned Activities	HOME funds, including program income will be used for multi-family projects to be determined.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Henderson is located in the southeastern Las Vegas Valley, bordered by I-215 to the north, Lake Mead Parkway to the south, Boulder Highway (US 93/95) to the east, and Las Vegas Boulevard to the west. It covers 106.1 square miles and is part of the Las Vegas Metropolitan area.

Henderson is designated by HUD as an exception grantee due to having few areas with 51% low and moderate-income residents. As a result, the threshold for CDBG activities is set at 41.80%, meaning that these activities must benefit at least 41.80% low-income residents in each service area. There are 48 Census Tract/Block Groups throughout the city that meet this criteria, where most CDBG funds are allocated.

Geographic Distribution

Target Area	Percentage of Funds
Henderson Citywide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

According to the 2023 Consolidated Annual Performance and Evaluation Report, 90% of the CDBG and HOME funds were used for activities citywide, while 10% were directed to CDBG-eligible census tracts. Moving forward, the city plans to invest 100% of the allocation across the entire city, enhancing affordable housing options, public services, economic opportunities and public facilities and neighborhood improvements.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

The Southern Nevada Regional Housing Authority (SNRHA) is the local public housing agency that serves Southern Nevada. In the City of Henderson, there are three (3) multifamily public housing developments and approximately 41 single-family scattered sites throughout the city. The city collaborates with the SNRHA to identify and leverage funds for new construction or rehabilitation of affordable housing developments for vulnerable populations. In addition, the City and SNRHA are part of a regional collaboration group that includes the state, county, and other Southern Nevada jurisdictions. This regional group has monthly meetings to collaborate on funding opportunities, projects, and general coordination related to housing preservation and programs.

Actions planned during the next year to address the needs to public housing

The City of Henderson partners with the Southern Nevada Regional Housing Authority to provide referrals for Section 3 employment opportunities to residents in public housing to gain employable skills with local contractors that focus on construction and pest control. The skills obtained through this opportunity allow SNRHA residents to increase their income, which leads to self-sufficiency. The city is also working with SNRHA to identify upcoming housing, infrastructure, and rehabilitation projects to leverage federal and state resources. The city will coordinate affordable housing projects identified through its shared membership of the Regional Housing Coalition and the Southern Nevada Consortium Group which includes local jurisdictions on affordable housing issues. The city will also support the SNRHA sponsored Family Self Sufficiency Program Coordinating Committee (PCC) to gain and offer resources on topics related to workforce development and employment training, senior living, mental health, affordable housing, and more. The purpose of the PCC is to obtain and provide resources to address the challenges faced by FSS participants.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The SNRHA and the City of Henderson is collaborating to host the first Family Resource Fair in the City of Henderson to help families with the resources needed . The Family Self Sufficiency Program (FSS) offered through SNRHA is an incentive program that encourages resident homeownership. Participants of the program receive escrow credits when reductions in rental subsidies occur. Accumulated credits can be used toward the purchase of a home. The FSS program uses the coordination of public and private resources to enable eligible families to achieve economic independence and self-sufficiency. The FSS Program is designed to promote employment opportunities and increase asset building among families living in assisted housing. The three main features of the FSS Program are: (1) case management; (2) delivery of services; (3) the creation of an escrow account. SNRHA utilizes two programs allowing residents to access homeownership: Housing Choice Voucher Program; and the Public Housing Program. Each program continues to assist low-income families reach the dream of owning a home. The Section 8

Homeownership Program allows eligible households to use their Section 8 vouchers towards a home mortgage payment. Attendance at the ongoing empowerment workshops is required to graduate from the program and become a homeowner. The city refers clients to SNRHA's FSS program and Nevada Housing Division as a resource to assist low-income first-time homebuyers since its First-Time Buyers program is currently inactive.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Southern Nevada Regional Housing Authority is not designated as troubled by HUD.

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City of Henderson will focus on homelessness prevention and supportive services to reduce and end homelessness. The City will partner with non-profit organizations to provide supportive services programs that assist with financial stability and economic development, as well as housing services, to reduce the number of people experiencing homelessness in the community.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Henderson's goal is to reduce and end homelessness as much as possible utilizing the current funding available.
The city will partner with The Salvation Army , a local non-profit organization, for outreach services. The Henderson Homeless Response Team (HHRT), comprised of Salvation Army team members, will respond to areas of need within the community based on reports from citizens and other city departments' personnel to assist our unhoused and vulnerable populations. HHRT will also work proactively by driving around in the city to identify unhoused residents and engage with them through rapport building conversations. They will work in tandem with all service providers to encourage homeless individuals and families living in places not meant for human habitation to participate in services. Outreach workers will assess the needs of each individual or family and connect them with the appropriate programs through referral and by providing transportation. There will be two outreach teams that will drive around the city spanning a six-day workweek to ensure there is daily coverage to continue rapport building and service connection with our unhoused population. In addition to working with local non-profits on outreach to people experiencing homelessness, the City's Police and Fire Departments work with residents. When a first responder encounters someone experiencing homelessness, they will contact the Office of Public Response (the city's code enforcement division) to request the dispatch of the HHRT to assist with connecting the family or individual to services, housing, and/or resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

There are two non-profit organizations located within the City of Henderson that assist with emergency shelter for people experiencing homelessness. HopeLink of Southern Nevada provides emergency shelter to families and individuals experiencing homelessness through a hotel/motel voucher program. Those experiencing homelessness are housed in a motel and provided case management to assess their needs. When housing needs have been assessed and a housing unit has been located, then the family or individual can leave the motel and move into a more permanent housing situation where case management can continue to provide the supportive services needed to move toward self-sufficiency. SAFE House is another local non-profit organization that offers emergency shelter for those seeking

refuge from interpersonal violence/domestic violence. The shelter is located at an undisclosed and secure facility and clients must call the 24-hour crisis hotline to access services. SAFE House provides basic needs, meals, and laundry onsite, as well as counseling and advocacy services for adults and children. Additionally, through the city's partnership with The Salvation Army, the HHRT can connect individuals and families to the programs and services that are located at The Salvation Army campus. These include one of the only LGBTQIA+ shelters in the area, vocational and hostel beds, transitional housing units, and the Seeds of Hope program which offers emergency shelter and wrap around services for those impacted by human trafficking.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

While the City does not directly fund rapid rehousing programs, HopeLink of Southern Nevada does receive CoC funds and general funds from Clark County to operate a rapid rehousing program in Henderson. HopeLink ensures that families with children transition to permanent housing and provide case management to move families toward independent living. Case management is provided for the duration of the time that the family participates in HopeLink's programs and even after the family has exited the program. Case managers follow up to ensure that families are not at risk of becoming homeless again after exiting the program. The HHRT outreach workers maintain a strong partnership with the local Veterans Affairs field office and work together when assisting an unhoused veteran in order to maximize service and resource connection.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Rising housing costs and a lack of affordable housing have made it harder for low-income individuals and families to access housing or maintain their existing housing. According to the 2024 Gap Report by the National Low-Income Housing Coalition (NLIHC), Nevada has the greatest shortage of affordable housing among States in the Nation with only 14 affordable and available rental homes for every 100 extremely low-income renter households. More specifically, Las Vegas-Henderson-Paradise, NV only has 13 affordable and available units for every 100 units. The National average is 34 units.

Knowing that this gap exists, the City of Henderson focuses on homelessness prevention programs to keep low-income individuals and families housed and off the streets. The City has a long-standing partnership with HopeLink of Southern Nevada to provide a variety of services to low-income individuals and families at their Family Resource Center. HopeLink assists with housing, family supportive services, and financial stability assistance. Their housing programs include emergency shelter assistance, rapid re-housing, and rent and utility assistance. The City awards State and Federal grant funds to HopeLink to administer Homeless Prevention programs that aid with rent and utility assistance. The city is currently finalizing partnership agreements with the state welfare office and local Medicaid managed care organizations that will provide discharge planning to inmates at the city jail which includes wrap around supportive services and appropriate housing options upon reintegration.

Discussion

As an active participant in the Southern Nevada Homelessness Continuum of Care (SNH CoC), the City of Henderson will continue to work with other local government agencies and homeless service providers to work towards ending homelessness.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to affordable housing that the City has worked to overcome are streamlining the development standards in the City code. Such streamlining efforts have caused projects to be reviewed and decided on by staff rather than having plans reviewed at multiple levels and the Planning Commission. Also in recent years the City has completed regulatory changes that help encourage the development of new affordable housing developments. These changes include parking reduction requirements, expedited plan check review, and standards for Tiny Houses. As new types of building materials and different types of housing are coming to the nation, the City stays up to date on the different methodologies of housing and actively updates City codes to accommodate these new structures if they are conforming to the current area and provide healthy and safe housing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Henderson (City) is not negatively affected by existing public policies adopted by the jurisdiction that will develop, maintain, or improve affordable housing. Conversely, the maintains incentives, streamlined review processes, set-aside land, and identified city-owned land that aide in the development of new affordable housing. The City has drafted the Henderson Strong (Henderson Strong) Comprehensive Plan that is a citywide planning document and the Housing and Community Development Strategy. Both documents have a housing element within each and have estimates of future housing needs, key areas for development, and existing areas for investment.
The West Henderson Land Use Plan and the Downtown Master Plan also describe the need for affordable housing, mixed-use areas, multiple density categories, and integrating transportation, green building, working where one lives.

Discussion:

An innovative approach to identifying challenges to developing affordable housing and fostering new approaches was the creation of the Housing Advisory Committee (HAC). The HAC met over a 2 year period and was made up of local nonprofit leaders, housing developers and community leaders who met quarterly to identify best practices in affordable housing development, ways to influence legislative leaders, and identify new ways to promote affordable housing to private landlords. Key benefits the HAC identified for the City includes continued advocacy for affordable, equitable, and sustainable housing; developing housing opportunities supporting all persons; reinforcing the recently adopted regulatory changes by the City supporting developer incentives and fees that can be waived for affordable housing development.

AP-85 Other Actions – 91.220(k)

Introduction:

Henderson has a comprehensive affordable housing plan within the Office of Community and Neighborhood Programs, which addresses current housing needs, available financial resources, and the balance between maintaining existing housing and promoting new construction.

The city manages a multifamily housing portfolio of state- and federally-assisted developments, tracking their tax credit and affordability expiration dates. Henderson works with property owners to extend affordability and identifies buyers committed to maintaining it long-term.

Henderson also supports homeowner rehabilitation, with a local nonprofit managing critical repairs and large-scale projects to help seniors age in place and preserve neighborhood integrity.

The city's goal is to preserve existing housing, acquire new affordable housing, extend affordability periods, and collaborate with developers on new construction. These efforts are documented annually in the Consolidated Plan, Annual Action Plan, Henderson Strong Plan, and the Henderson Housing Plan. Each year, city leadership prioritizes and allocates resources to maintain and expand affordable housing services.

Actions planned to address obstacles to meeting underserved needs

To address obstacles to meeting underserved housing needs, Henderson plans the following actions:

1. Streamline land transfer process: The City will advocate for a more efficient federal land reservation and transfer process to speed up development timelines, minimizing delays caused by factors like interest rates, inflation, or economic downturns.
2. Mitigate high development costs: The City will continue to seek financing and funding to offset rising costs caused by high interest rates and inflation, ensuring affordable housing projects remain viable.
3. Encourage mixed-income developments: The City supports projects that combine affordable and market-rate units, though large-scale developments can be costly and require complex funding sources. Henderson will work to simplify and expedite the funding process.
4. Advocacy and policy support: Henderson will advocate for state and regional resource allocation, support legislative policies that promote affordable housing production, and push for an inclusionary zoning policy to encourage affordable housing development.
5. Land trust exploration: The City will explore the creation of a land trust program through private-public partnerships to secure land for affordable housing development.
6. Community education: The City will continue educating the community about the link between affordable housing access and reducing homelessness, fostering support for affordable housing initiatives.

These actions aim to address regulatory, financial, and market barriers to creating more affordable housing in Henderson.

Actions planned to foster and maintain affordable housing

In an effort to build new affordable housing units, the city works with nonprofit and for-profit developers, and other jurisdictions to develop new affordable units. In 2025 the City will help fund Sunrise Ranch a new multifamily development totaling 144 units. Sunrise Ranch will be a 100% affordable complex and a portion of the units will focus on youth aging out of foster care, and for other special populations.
In mid-2027 the City will help fund the Ovation Family Apartments located in west Henderson. The complex will be located in an area of the City that is still being actively developed and provide for essential services to residents. The new multifamily development will be 100% affordable, total approx. 390 units, and located on a major transportation route.

Still in the planning stages is the Arroyo Grande Affordable Housing development. The City is working with the developer to identify the final design, number of units, and necessary financial resources to begin construction. Although the City is not contributing financial resources to this project, the City is contributing City-owned land the project will be located on. The development is expected to total 120 units which will all be affordable.

Actions planned to reduce lead-based paint hazards

To reduce lead-based paint hazards, the City of Henderson mandates compliance with federal regulations for all subrecipients receiving state or federal housing funds. This includes adherence to the federal Lead-Based Paint Poisoning Prevention Act and the EPA's Renovation, Repair, and Painting Rule. Subrecipients must attest to compliance when entering into grant agreements with the City.

For federally funded rehabilitation projects, the City requires:

- Distribution of the "Protect Your Family from Lead in Your Home" pamphlet.
- Paint testing and risk assessments.
- Abatement, including interim controls on exterior surfaces and repairs to surfaces disturbed during rehab.
- Elimination of all lead-based paint hazards and removal of lead dust above allowable levels.

The City also integrates lead-safe practices into its Property Standards for residential renovations and ensures ongoing training for subrecipient staff. Additionally, the City works annually to educate property

owners, collaborate with the public housing authority, and engage local nonprofits to raise awareness of lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

The City of Henderson continues to investigate ways that will benefit special needs populations, including expanding partnerships with non-profit agencies to strengthen service delivery. The City partnered with St. Jude's Ranch for Children to provide financial assistance for low-income households in need of rental assistance. This organization serves abused, abandoned, and neglected children and youth in Southern Nevada and will help serve single parents with children or families with housing needs. The City has also partnered with the Salvation Army to provide financial assistance with low-income households in need of rental assistance and homeless street outreach services that also serve special populations. In addition to these two newer partnerships, the city will continue to work with HopeLink of Southern Nevada and Rebuilding Together Southern Nevada to provide services to special needs populations. HopeLink is a State-designated Family Resource Center that offers a variety of services to the community, including rent and utility assistance, assistance with basic needs such as food and clothing, as well as referrals for childcare, healthcare, mental health, substance abuse treatment and life skills classes. The City also has a longstanding partnership with Rebuilding Together to assist low-income seniors, veterans, and disabled persons with critical home repairs. This organization works to keep people housed in a healthy and safe environment. Some of the gaps of the service delivery system include the lack of resources located in Henderson. Most service providers are located outside of Henderson city limits and require people to travel further to access resources. The city will continue to work on expanding partnerships with service providers to bring more resources to Henderson. In addition, there is also a lack of a diverse housing stock and affordability that limits housing choice for Henderson residents. The city will continue to work to address these gaps. The city is also seeking to fund economic development initiatives and support services that help job seekers to receive additional training or enter the job market, including microenterprise assistance to decrease poverty levels.

Actions planned to develop institutional structure

The City of Henderson, along with regional, state, and local organizations, completed the 2023-2024 Social Services Assets and Gaps Needs Assessment, identifying gaps in its institutional delivery system. The assessment highlighted challenges related to poverty, homelessness, behavioral health, and violence. The following recommendations were made to strengthen the system:

1. Collaborate with community groups to create culturally and linguistically appropriate approaches to address social determinants of health.
2. Promote the use of best practices to inform the public.
3. Support integrated, efficient use of resources for individuals, families, and communities affected by violence.
4. Ensure accessible health services, including behavioral and mental health care.
5. Work with multisector partners to remove barriers to care.

6. Promote evidence-based practices, such as tenant-based housing vouchers, to address housing insecurity and improve health outcomes.

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance coordination between public and private housing and social service agencies, Henderson has several key housing projects planned:

Sunrise Ranch Apartments: This 144-unit, low-income complex will provide housing for youth transitioning from foster care or at risk of homelessness, as well as other qualifying populations such as victims of domestic violence or human trafficking. The apartments will offer supportive services, job training, and permanent service housing, with construction scheduled to begin in early 2025 and complete by late 2026.

West Henderson Affordable Family Apartments: This 389-unit family housing community will serve low-income individuals and families. Located on federal land, it will offer workforce housing and related services. Construction is expected to start in January 2026, with completion by February 2028.

Arroyo Grande Family Apartments: This 121-unit development will provide affordable housing for middle-income households. Located next to a sports complex and trails, the project will incorporate sustainable building technologies. It is expected to be completed by 2030.

These projects will improve coordination between housing providers and social service agencies, ensuring that residents receive comprehensive support services.

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0

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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

HOME funds in a housing development are often leveraged with other financing to render the projects financially feasible. The following comprise other potential funding sources to leverage HOME.

State of Nevada Affordable Housing Grants. The State receives a portion of the residential resale transfer tax proceeds and sets them aside to assist low-income eligible households. Households must be 60% or below the local median income. Funds can be used for new construction or rehabilitation of affordable housing units. The City of Henderson uses the state grant funds to meet the federal HOME match requirements.

Project-Based Vouchers. The Southern Nevada Regional Housing Authority is responsible for the administration and issuance of vouchers. The new vouchers assigned to the new housing developments provide a dependable revenue to the developer and allows them to obtain larger conventional financing.

Low-Income Housing Tax Credit Program (LIHTC). Nevada Housing Division administers the Low-Income Housing Tax Credit (LIHTC) program and is the state's housing credit agency. The State office sets forth selection criteria, gives preference to projects, and ensure projects serve low-income households. The LIHTC and other potential subsidies help reduce the total cost of construction or acquisition of a existing building.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

   All guidelines and requirements that address resale or recapture, as required in Section §92.254 of the HOME Rule, are outlined in the City of Henderson's Affordable Housing Programs Operating Procedures and a recapture provision is included in program agreements. The City's HOME agreements state that the applicant agrees that the deferred loan amount shall be due and payable to the City upon sale, transfer, lease or change of ownership of the property during the "Period of Affordability". In the event of a voluntary or involuntary sale during the Period of Affordability, the City will recapture the entire amount of direct HOME subsidy that assisted the homebuyer to purchase the property. Recapture of funds upon sale will be limited to "Net Proceeds", if any. The Net Proceeds of a sale are the sale price minus the non-HOME loan repayments and any closing costs.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City utilizes recapture provisions to recoup all or a portion of the direct HOME subsidy to ensure the unit or units remain affordable. These requirements are detailed in the City's Affordable Housing Programs Operating Procedures and included as conditions in HOME funding agreements. Recapture occurs within the affordability period and recaptured funds will be used for additional HOME eligible activities.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The City of Henderson does not use HOME funds to refinance existing debt on a multifamily housing rehabilitation project.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *<TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*

   N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

   N/A

Appendix - Alternate/Local Data Sources

Sort order	Type	Data Source Name	List the name of the organization or individual who originated the data set.	Provide a brief summary of the data set.	What was the purpose for developing this data set?	Provide the year (and optionally month, or month and day) for when the data was collected.	Briefly describe the methodology for the data collection.	Describe the total population from which the sample was taken.	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?	What time period (provide the year, and optionally month, or month and day) is covered by this data set?	What is the status of the data set (complete, in progress, or planned)?