

Executive Summary

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

1. Introduction

This Five-Year Strategic Plan outlines the activities The City of Sparks, Nevada will undertake leveraging Community Development Block Grant (CDBG) funding to address housing, public services, homelessness and non-housing community development projects for Program Years 2015 through 2019, inclusive.

Using Community Development Block Grant funds, the City intends to continue to focus on improving the "West End of Sparks" and other low to moderate income neighborhoods throughout the Sparks community through public facility improvements and Single Family Homeowner - Occupied Housing Rehabilitation Program activities. Additionally, this Strategic Plan discusses how the City will address public services and homeless needs throughout Washoe County as well as within Sparks.

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

During the next five years (2015 through 2019), the City of Sparks, through community partnerships and investment of Community Development Block Grant funding, is committed to serving the Sparks community, creating sustainable and affordable housing, improving neighborhoods and funding public needs to provide for greater accessibility to needed services.

CDBG will be used to specifically:

1. Make improvements to public infrastructure to increase accessibility and public safety;
2. Support the operations of nonprofits that provide shelter and supportive services to extremely low income households, residents with special needs and persons who are homeless; and
3. Support activities that create affordable and mixed-income housing opportunities.

HOME dollars will be used to support:

1. Increase the supply of affordable rental units and mixed-income rental developments.
2. Preserve and maintain existing affordable rental units.
3. As needed, support homeownership opportunities for low - and moderate - income households.

City of Reno's ESG allocation will be used to:

1. Support the operations of nonprofits that provide shelter and supportive services to extremely low income households, residents with special needs and persons who are homeless.
2. Assist persons who are homeless find permanent housing (“rapid re-housing”).

3. Evaluation of past performance

Over the previous five years (2010 through 2014) the City of Sparks was successful in sustaining and maintaining the older housing stock in identified low-income neighborhoods through the Single-Family Homeowner-Occupied Housing Rehabilitation Deferred Loan and Emergency Repair Grant Programs. Additionally, the City was successful in implementing Pedestrian Improvement initiatives in low income neighborhoods as well as provide key services to homeless or at-risk of becoming homeless individuals and households. This was achieved in part through the collaborative efforts of the Washoe County HOME Consortium (WCHC).

4. Summary of citizen participation process and consultation process

Several methods are employed to encourage citizen participation in the development of the Five Year Consolidated Plan. Methods included presenting overview information on the Plan and proposed projects at meetings throughout the community.

The City of Sparks made a draft of the Plan available for public comment for a 30-day period prior to submitting a final version to HUD for approval. The location and times of the public hearings as well as a notice of the availability of a draft document were advertised in the Reno Gazette Journal in accordance with the City's Citizen Participation Plan.

Also, the City of Sparks Community Services Department staff consulted with the public works, capital projects and other key staff in review of citizen-identified areas of need based upon calls received.

Additionally, the citizen participation and consultation process included:

- Community meeting and presentation hosted by the City of Sparks (4 attendees)
- Participation in a meeting with the local Continuum of Care (CoC) and the Reno Area Alliance for the Homeless (RAAH) [34 attendees]; and
- Participated in a focus group meeting with affordable housing developers, providers and developers of market rate housing (seven attendees);

The community meetings was noticed through social media and local newspaper outlet (Reno Gazette Journal) and the community meeting was held on April 14, 2015 at the City of Sparks Council Chambers.

The community meeting included:

- A brief overview of the Consolidated Plan and Annual Action Plan;
- A presentation of the allowed uses of CDBG and HOME funds;
- A presentation of how CDBG and HOME funds have been invested in LMI neighborhoods in the past; and
- A discussion with attendees about housing and community development needs and the activities they would like to see prioritized.

Discussion with RAAH members focused on housing and community development needs of persons experiencing homelessness and those at risk of homelessness. Topics included: needed types of housing and services; access to public transportation; job readiness training needs; and the prioritization of needs.

The focus group with affordable and market rate housing developers and providers included discussion of the current housing market, the impact of the Tesla plant and other businesses opening on the housing market, and the economics of affordable housing development in the area.

5. Summary of public comments

A public meeting was held at 5:30 p.m. on April 14, 2015 to present the Five Year Consolidated Plan for Program Years 2015 through 2019 and the Annual Action Plan for 2015. Mr. George Graham, Housing Specialist for the City of Sparks, led the meeting. There were two other staff members and four members of the public who attended.

Mr. Graham provided an introduction and overview of the plan. The City of Sparks is an entitlement community that receives direct allocation of Community Development Block Grant (CDBG) funds from the Department of Housing and Urban Development (HUD). The City is required to submit a Consolidated Plan every three to five years as well as submit an Annual Action Plan of implementation of the approved Consolidated Plan.

Mr. Graham shared two maps depicting the Consolidated Plan accomplishments from the previous five years. The first map showed pedestrian improvement projects by year for the previous five years. Mr. Graham explained that these projects were not picked arbitrarily. The areas selected for improvement are based on the conditions of the infrastructure in these census tracts as well as demographic data. Improvements include replacement of streets, curbs, and sidewalks in qualifying neighborhoods.

The second map showed Housing Rehabilitation Program activity for both the Deferred Loan and Emergency Repair Grant programs. Mr. Graham explained the differences between the two programs and the role the City plays in both.

Upon the close of presentation, Mr. Graham solicited feedback from the attendees with regard to specific needs and/or programs they would like to see implemented over the next five years.

A couple in attendance asked if there were plans to upgrade infrastructure in the area of their home. Specifically, they reside on M Street between 1st and 4th Streets. They have been experiencing some sewer issues and have replaced their sewer structure for their home. However, they still experience problems due to the age of their home and presumably the age of the infrastructure supporting the home. Mr. Graham advised that we would obtain their contact information at the close of the meeting and have their area checked for potential problems by the City's maintenance department.

There were no further questions or comments.

The next step is a presentation of the Consolidated Plan before City Council on Monday, May 11, 2015 at 2:00 p.m. The public comment period ends on Monday, May 11, 2015. The Plan will be submitted to HUD on Friday, May 15, 2015.

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

There were no comments and/or views not accepted.

7. Summary

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
CDBG Administrator	SPARKS	Community Services Department
HOME Administrator	RENO	Washoe County HOME Consortium

Table 1 – Responsible Agencies

Narrative

The City of Reno is the lead agency of the Washoe County HOME Consortium (WCHC). The WCHC is a consortium comprised of Washoe County, City of Reno and City of Sparks for the purpose of receiving and managing HOME funds only.

Consolidated Plan Public Contact Information

Contact information for the WCHC (HOME funding):

Des Craig
City of Reno, Community Development Department
1 East First Street
P.O. Box 1900
Reno, NV 89505
craigd@reno.gov

Contact information for CDBG Program:

George T. Graham, Housing Specialist

City of Sparks - Community Services Department

431 Prater Way

Sparks, Nevada 89431

ggraham@cityofsparks.us

Contact information for ESG:

Elaine Wiseman
City of Reno, Community Development Department
1 East First Street
P.O. Box 1900
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PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

This section summarizes the process of consulting with stakeholders and residents in the region during development of the Consolidated Plan. It begins with a summary of how the cities and county support a coordinated system of housing and service delivery.

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(I)).

The City of Sparks is an active participant in the Reno Area Alliance for the Homeless (RAAH). RAAH is a coalition of homeless services providers, support service agencies, local and state governmental representatives, developers, faith-based service providers, the University of Nevada (Reno), law enforcement and the medical community who began meeting on a monthly basis in June 2000 to discuss better ways to work together to meet community needs.

City of Sparks, City of Reno and Washoe County staff attend the RAAH meetings and support RAAH's activities to enhance coordination among providers in the region. The City of Reno also created and continues to fund the Community Assistance Center (CAC), the central location for services to assist persons who are homeless.

RAAH's and the city's efforts to enhance coordination include, but are not limited to, the following:

- RAAH has facilitated trainings to social service providers that educate them in the areas of Medicaid and the SSI/SSDI Outreach, Advocacy, and Recovery (SOAR) program which provides training to increase access to Social Security disability benefits.
- A Mobile Outreach Safety Team (MOST) was established through a partnership with Northern Nevada Adult Mental Health Services (NNAMHS) and the Reno Police Department to conduct outreach to individuals experiencing mental health crises. The team has facilitated access to hospital services and supportive services for individuals in the community, including those experiencing homelessness.
- The region's Homelessness Prevention and Rapid Re-Housing Program is conducted through a City of Reno central intake system that utilizes local organizations to manage the program and connect recipients with housing and services.

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

City of Sparks staff participates in the efforts of many community groups, including the Continuum of Care (CofC), Reno Area Alliance for the Homeless (RAAH), as well as other human service collaborative. Throughout the year staff participates in multiple efforts targeting specific special needs populations, such as the Access Advisory, Nevada Committee on Aging, and Senior Citizen Advisory committees. This participation is continuous, as opposed to just when developing the action plan. This participation allows staff to gauge the ongoing needs of specific target populations throughout the community.

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

City of Sparks is not a recipient of ESG funding. However, City of Reno staff work closely with RAAH and staff at the CAC to determine how to most effectively allocate ESG to meet the needs of persons who are homeless. An example is the introduction of the rapid re-housing program (RRH). The city's RRH program was initially presented to Reno Area Alliance for the Homeless (RAAH) Leadership Council, as well as in broader community meetings. Since the RRH was established, the city has continued to solicit feedback in order to ensure the program is working as intended.

ESG funds are not allocated to the Homeless Management Information System (HMIS) costs; however, all ESG funded activities must be entered into the Nevada HMIS (or a comparable system for domestic violence providers). ESG funded Activities must maintain a minimum HMIS data quality percentage of ninety (90). The City of Reno is the CoC grantee for HMIS in Washoe County and is involved heavily in the Steering Committee which is the authorized body to adopt HMIS operating and Administrative procedures.

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	Casa de Vida
	Agency/Group/Organization Type	Services - Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	Builders Association of Northern Nevada
	Agency/Group/Organization Type	Business Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
3	Agency/Group/Organization	Catholic Charities
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-homeless Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
4	Agency/Group/Organization	City of Reno
	Agency/Group/Organization Type	Other government - Local Grantee Department
	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?	

5	Agency/Group/Organization	City of Sparks
	Agency/Group/Organization Type	Other government - Local Grantee Department
	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?	
6	Agency/Group/Organization	Committee to Aid Abused Women
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims Health Agency Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
7	Agency/Group/Organization	COMMUNITY SERVICES AGENCY, INC
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
8	Agency/Group/Organization	Nevada Youth Empowerment Project
	Agency/Group/Organization Type	Services-Children Services-Education Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
9	Agency/Group/Organization	Northern Nevada Adult Mental Health Services
	Agency/Group/Organization Type	Services-Health Health Agency Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
10	Agency/Group/Organization	NORTHERN NEVADA COMMUNITY HOUSING RESOURCE BOARD
	Agency/Group/Organization Type	Housing Neighborhood Organization
	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?	
11	Agency/Group/Organization	PacifiCap Properties Group Apartments
	Agency/Group/Organization Type	Housing Business Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

12	Agency/Group/Organization	Praxis Consulting Group
	Agency/Group/Organization Type	Housing Business Leaders Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
13	Agency/Group/Organization	Reno Area Alliance for the Homeless
	Agency/Group/Organization Type	Services - Housing Services-homeless Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
14	Agency/Group/Organization	Reno Initiative for Shelter and Equality
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
15	Agency/Group/Organization	Reno Housing Authority
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Education Service-Fair Housing Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
16	Agency/Group/Organization	Silver State Fair Housing
	Agency/Group/Organization Type	Service-Fair Housing Neighborhood Organization
	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?	
17	Agency/Group/Organization	State of Nevada Aging and Disability Services Division
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Other government - State Neighborhood Organization

	What section of the Plan was addressed by Consultation?	HOPWA Strategy Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
18	Agency/Group/Organization	University of Nevada - Reno
	Agency/Group/Organization Type	Services-Education Other government - State Foundation
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
19	Agency/Group/Organization	Volunteers of America
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
20	Agency/Group/Organization	Washoe County Social Services
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Health Health Agency Child Welfare Agency Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	HOPWA Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
21	Agency/Group/Organization	Washoe County HOME Coalition
	Agency/Group/Organization Type	Services - Housing Other government - County Foundation Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

22	Agency/Group/Organization	WASHOE COUNTY SCHOOL DISTRICT
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Child Welfare Agency Other government - County Foundation Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	
23	Agency/Group/Organization	Westcare Foundation
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Regional organization Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

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

All agencies and organizations in the housing and community development fields were invited and encouraged to attend public meetings, participate in a stakeholder focus group and provide comments on the Draft Consolidated Plan during the 30-day public comment period.

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		

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(I))

The City of Reno and WCHC Consolidated Plan was prepared as a regional effort. The City of Reno, City of Sparks and Washoe County housing and community development staff met regularly to oversee the development of the Consolidated Plan. Preparation of the document was contracted to BBC Research & Consulting (BBC) of Denver.

The three units of government met in January to initiate development of the Consolidated Plan with BBC. Staff collaborated on the organization of the public meetings for the Plan, stakeholder consultation and publication of the Draft Plan. The needs assessment and housing market analysis were conducted at a regional level (see NA and MA sections of this document), to provide needs at both the city and county levels. Staff from both cities and the county also met regularly to evaluate and select the organizations which would receive HOME funding, and to coordinate the HOME allocation with proposed CDBG allocations for Reno and Sparks. This collaboration will continue during the remainder of the five-year planning period, including development of a regional study of fair housing barriers, which will occur during summer 2015.

Narrative (optional):

PR-15 Citizen Participation

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

The citizen participation process included three public meetings attended by members of the public and social service providers. In addition to the public meetings, citizen participation included a focus group with local affordable and market rate housing developers. Housing and community development needs identified by participants validated needs shown in the market and housing analyses as well as the professional experience of city staff and service providers. This in turn helped shape the goal setting process to address the identified needs.

- Discussion topics in the public meetings included: Challenges in securing rental housing experienced by low income renters with imperfect credit or rental histories;
- Challenges in securing rental housing experienced by youth with no rental history and imperfect or no credit history;
- The role of small, independent landlords in housing low income households in the area, and the challenges or risks these landlords take when choosing to rent to applicants with less than stellar histories;
- The positive benefits accrued to all residents from the area’s quality and safe parks that are found in every neighborhood, regardless of the neighborhood’s economic profile;
- Difficulties faced by employers and employees—absenteeism, late arrival—resulting from a lack of dependable or timely bus services (e.g., late buses, infrequent service on certain routes, constrained hours of operation);
- Lack of bus service to key employment centers for low or moderate skilled workers, such as the Summit area or Wal-Mart;
- A lack of consistent and affordable child care leads some parents to make the economically sound decision to quit retail jobs and rely on WIC (Special Supplemental Nutrition Program for Women, Infants and Children);
- Increased reliance of low income households on “doubling up” or combining households due to affordability constraints;
- Bank-owned foreclosures can be found throughout the area. Many are falling into disrepair and lack ongoing maintenance, leading to negative impacts on neighboring property values and inviting crime.

- Low income seniors or seniors on fixed incomes have no options for affordable housing, and many stay in their homes longer than is safe for them due to health concerns, dementia or Alzheimer’s.
- Monthly bus passes and individual ride costs often exceed low income residents’ ability to pay.
- In parts of the community, bus service stops at 3:00 pm, limiting employment and education opportunities for low income and other residents dependent on bus service for transportation;
- The downtown Reno Bus Transfer Station on 4th street is often populated by pimps, drug dealers and criminal elements, creating an unsafe environment, particularly for vulnerable populations such as youth and seniors.
- Homeless youth and youth at-risk of homelessness have acute housing and service needs that are not met by the existing adult-oriented shelter, housing and supportive service programs. These needs are amplified for chronically disabled youth, sex-offending youth and parenting or pregnant youth.
- The community or RTC Washoe should create a shuttle system to transport employees to work opportunities that lie outside of the current route system.
- There is a need for public restrooms that are available 24 hours a day, seven days a week.

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)

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Washoe County HOME Consortium (WCHC) is comprised of Washoe County and the two incorporated cities within the county, Reno and Sparks. Washoe County is both geographically and demographically diverse. The county covers an area of 6,600 square miles, borders both Oregon and California and encompasses the dense, urban environment of downtown Reno; suburban residential areas; sparsely populated rural areas; and two Indian reservations. The region is home to a wide variety of residents, from members of three Great Basin tribes, to outdoor enthusiasts, entertainers and gaming professionals—and, most recently, technology sector entrepreneurs.

The region has experienced strong population growth in the past 15 years. Between 2000 and 2014, the county gained 97,000 people overall. Reno grew by 55,000 people and Sparks added 26,000. Annually, population growth averaged 1.9 percent in Washoe County, 2 percent in Reno and 2.6 percent in Sparks. This compares to 2.8 percent for Nevada overall and less than 1 percent for the United States.

Household income also grew, but not enough to keep up with inflation. The median income in Washoe County rose to \$53,588 in 2013 from \$45,815 in 2000—a 17 percent increase. According to the Federal Reserve, inflation rose by 35 percent as measured by the Consumer Price Index, or CPI. In sum, incomes rose by about half of what was needed to keep up with inflation. Households in Reno had the strongest income growth—a rise of 20 percent—yet this still lagged behind inflation.

Like many areas in the U.S., the region experienced a rapid acceleration in housing prices during the last decade, following by a significant decline. The region's housing market has strengthened in recent years.

During the next five years, the City of Sparks and the Washoe County HOME Consortium will use CDBG and HOME funding to improve public infrastructure, revitalize neighborhoods and public places, assist nonprofits that provide critical supportive services, create and maintain affordable and mixed-income housing, and provide housing to persons with special needs and who are experiencing homeless.

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

Summary of Housing Needs

One of the objectives of the City of Sparks Community Services Department will be utilizing a portion of the of the annual entitlement to continue implementation of the Single Family Owner-Occupied Housing Rehabilitation Program which is comprised of two components. The program will be employed into qualifying low-to-moderate income areas of the city:

1. Deferred Loan Payment Program: The program is designed to to assist low income Owner/Occupied households residing within the City of Sparks to correct housing deficiencies and addressing items deemed essential to preserve health, safety and welfare (i. e. less than 80% Area Median Income, [AMI]). The loan is secured by a Deed of Trust on the home and must be paid backupon sale, transfer of title, or when the original applicants no longer reside in the home. There are no monthly payments or interest charges assessed.

2. Emergency Repair Grant Program: The program is designed to assist owner/occupants at or below 60% Area Median Income (AMI), residing within the City of Sparks, to make immediate and urgent corrections or necessary repairs to their homes. The maximum amount is \$2,500.00 per client and is a one time grant.

Additionally, the following goals and objectives detail the housing activities that are anticipated to be accomplished over the next five year Consolidated Plan period via the Washoe County HOME Consortium (PY-2015 through PY-2019):

The Washoe County HOME Consortium (WCHC) is comprised of Washoe County and the two incorporated cities within the county, Reno and Sparks. Washoe County is both geographically and demographically diverse. The county covers an area of 6,600 square miles, borders both Oregon and California and encompasses the dense, urban environment of downtown Reno; adjacent City of Sparks to the east, suburban residential areas; sparsley populated rural areas; and two Indian Reservations. The region has experienced significant population growth in the past 15 years. Between years 2000 and 2014 the county gained 97,000 people overall. the City of Reno grew by 55,000 people and the City of Sparks experienced an population growth of 26,000. Annually, population growth has averaged 1.9 percent in Washoe County, 2 percent in the City of Reno and 2.6 percent in the City of Sparks. This compares to 2.8 percent for the State of Nevada and less than 1 percent nationally.

Household income has also grown, but not enough to keep up with inflation. The median income in Washoe County rose to \$53,588 in 2013 from \$45,815 in 2000 (a 17% increase). According to the Federal Reserve, inflation rose by 35 percent as measured by the Consumer Price Index (CPI). In summation, incomes rose by about half of what was needed to keep up with inflation. Households in the City of Sparks experienced an income growth of 24 percent change of median income of \$45,745 in year 2000 to a median income of \$56,637 (most recent year of 2011); yet this lagged behind inflation.

Like many areas in the U.S., the region experienced a rapid acceleration in housing prices during the last decade, following by a significant decline. The region's housing market has strengthened in recent years but the indicators are steady as opposed to be substantial rise. Housing needs persist for many residents in the region and specifically the City of Sparks renters and homeowners experiencing housing cost burdens of more than 50% of household income. These homeowners are at great risk of losing their homes to foreclosure due to their struggle to make their monthly mortgage payments.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	66,346	88,830	34%
Households	24,698	33,342	35%
Median Income	\$45,745.00	\$56,637.00	24%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,850	3,760	5,175	3,165	18,385
Small Family Households *	1,060	1,335	2,025	1,195	9,200
Large Family Households *	200	270	595	345	1,810
Household contains at least one person 62-74 years of age	384	600	1,025	730	3,634
Household contains at least one person age 75 or older	425	645	544	350	780
Households with one or more children 6 years old or younger *	570	789	1,200	640	2,760
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 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	10	75	60	90	235	0	0	55	0	55
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	115	25	75	35	250	0	35	0	10	45
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	170	215	100	85	570	0	55	40	25	120
Housing cost burden greater than 50% of income (and none of the above problems)	1,420	895	395	0	2,710	525	650	730	255	2,160
Housing cost burden greater than 30% of income (and none of the above problems)	80	855	1,040	485	2,460	145	290	785	495	1,715

	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
Zero/negative Income (and none of the above problems)	90	0	0	0	90	100	0	0	0	100

Table 7 – Housing Problems Table

Data 2007-2011 CHAS

Source:

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	1,725	1,210	630	210	3,775	525	740	830	285	2,380
Having none of four housing problems	205	1,005	1,900	1,225	4,335	210	800	1,820	1,450	4,280
Household has negative income, but none of the other housing problems	90	0	0	0	90	100	0	0	0	100

Table 8 – Housing Problems 2

Data 2007-2011 CHAS

Source:

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	880	815	765	2,460	109	300	560	969
Large Related	185	89	129	403	15	120	265	400
Elderly	234	360	240	834	460	340	380	1,180

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	495	710	410	1,615	85	175	360	620
Total need by income	1,794	1,974	1,544	5,312	669	935	1,565	3,169

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

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	795	420	235	1,450	105	170	240	515
Large Related	175	4	4	183	15	120	65	200
Elderly	219	175	70	464	320	230	205	755
Other	475	320	115	910	85	130	240	455
Total need by income	1,664	919	424	3,007	525	650	750	1,925

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

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	255	275	110	65	705	0	70	40	10	120
Multiple, unrelated family households	30	0	60	20	110	0	20	0	25	45
Other, non-family households	0	0	0	35	35	0	0	0	0	0
Total need by income	285	275	170	120	850	0	90	40	35	165

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	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.

The single person household in need of housing assistance is primarily the senior and elderly and frail population. The senior population is typically on fixed income and have limited resources to sustain a reasonable "Quality of Life" in their latter years of life.

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.

Twenty five of the 112 persons identified as homeless in the county’s January count said they had a disability. Fifty-percent of those living in temporary shelter and who responded to a survey said they had a disability. Many persons with disabilities are seniors and need permanent supportive housing (800 live in motels). Those who are housed need improvements to existing structures to make them accessible. The national Center for Disease Control (CDC) tracks the incidence of Intimate Partner Violence (IPV) and Sexual Violence, which includes physical violence as well as non-physical but threatening behavior such as stalking. CDC data and similar studies consistently find the prevalence of physical violence against women to range from approximately one-quarter to one third of adult women.

The CDC estimates the lifetime prevalence of rape for women in Nevada at 26 percent. This is the third highest prevalence rate of all states in the U.S. The lifetime prevalence rate for any type of domestic violence, including dating violence, sexual assault and stalking in Nevada is 48 percent for women—the highest in the country—and 31 percent for men.

Applying the above CDC estimates to the numbers of adult women and men in Washoe County suggests that as many as 42,000 Washoe County women have been raped at some point in their lifetime and 80,000 have experienced IPV. Nearly 50,000 men in the county have experienced IPV.

During periods of violence, it is critical that victims are able to quickly obtain safe, secure and affordable housing (“bridge housing”) so they do not need to return to the aggressor. Often the only option for “transitional housing” is limited to short-term motels, which are not safe and secure.

Of the 112 persons identified as homeless in the 2015 Point in Time count, 6 were fleeing domestic violence. Eighteen of those who were in temporary housing at the time of the count said they sought out and were denied a spot in a domestic violence shelter. The very small number of homeless residents who say they were fleeing domestic violence in relation to the number of women and men in the county who likely experience such violence, along with denial of admission into a domestic violence shelter, indicate that many victims are continuing to live with their perpetrator and/or seeking refuge with families and friends.

Washoe County Child Protective Services (CPS) investigates cases of child abuse and neglect. In 2013, 7,100 cases were referred to CPS, down from 7,500 in 2011. In 28 percent of these cases—about 2,000 cases—maltreatment was found. The children in these situations were removed from their homes to alternative living situations. These data suggest that, annually, as many as 2,000 children in the region require some type of alternative housing situation coupled with supportive services.

What are the most common housing problems?

According to the Housing Problems tables above, the most common housing problem is cost burden. HUD estimates that as many as 10,500 renters in Reno experience severe cost burden, which means these renters pay more than 50 percent of their monthly household income in rent. Of these, nearly 6,000 have incomes of less than 30 percent of the AMI (poverty level).

Another 4,500 homeowners experience severe cost burden. These owners are at greatest risk for losing their homes to foreclosure because they struggle to make their monthly mortgage payment. Many of these owners are seniors who may have paid off their home but remain cost burdened due to property taxes and insurance. These homeowners are also unlikely to be able to afford to make repairs to their homes. Maintaining the condition of homes occupied by elderly not only provides senior residents with a place to live (they may be unable to afford alternatives, such as assisted living facilities) but also preserves the units for the next generation and helps sustain neighborhood quality.

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

Yes, the largest number of homeowners to experience cost burden and severe cost burden are elderly households. The largest number of renters to experience cost burden are small and unrelated households—i.e., single renters, couples living together and unrelated roommates. Residents occupying single family households—likely large families—are the majority of the households that are overcrowded.

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

Households who are most at-risk of homelessness are those living in temporary conditions in weekly motels. A count and survey of persons who are homeless in 2015 found 3,179 individuals living in motels. Of these, 1,098 were in longer-term motel leases. About one-quarter of these individuals are seniors (807 seniors); 6 percent children (199 children); and 10 percent living as families. Participants in the RAAH Consolidated Plan discussion described a “dire need” for affordable senior housing. Youth aging out of the foster care system are at particular risk for homelessness, and youth homelessness is increasing (ages 18 to 24). With the exception of the Nevada Youth Empowerment Project, nearly all programs and services for those at risk of homelessness are designed to assist adult householders, who have different assets and needs than youth who are homeless or at risk of homelessness. RAAH discussion participants also raised concerns about the high number of inmates in the corrections system with no current address; these individuals are at-risk of homelessness upon release. Throughout the public consultation process, stakeholders emphasized the importance of access to public transportation to sustaining employment and housing. For many low income residents, the cost of monthly bus passes (\$65 for adults) or individual rides (\$2) exceeds their resources.

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:

Residents living in short-term motels (about 3,200 residents in January 2015) and on a temporary basis with friends and family are most at-risk of homelessness. Data on the actual number of residents who are doubling-up with friends and family are not available.

The 2015 survey and count of persons who are homeless found that about 41 percent of homeless individuals had lived with friends and family at some point in time. HUD-provided data on severe cost burden by income estimate that 8,570 households are severely cost burdened and live below the poverty level. These estimates place the range of residents most at-risk of homelessness between 3,000 and 9,000.

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

Data on the characteristics linked to housing instability and homeless are collected annually through the January Point in Time (PIT) counts. The 2015 count asked respondents to give the circumstances that brought them to Washoe County. For adults, most were passing through on the way to other cities or to live with family and became homeless; another very common reason was a job loss. The cost of housing was identified by the vast majority of homeless people as the reason they were homeless (88%), followed by mental health (10%) and substance abuse challenges (8%). (Numbers add to greater than 100 percent due to multiple response.) These challenges, coupled with the inability to find or keep a job, are the primary factors contributing to homelessness in Washoe County. The primary reasons that homeless youth interviewed in the PIT count became homeless included family violence (32%), “aging out” of their housing situation (49%) and differences in religious and social values (10%). Of the youth

participating in the PIT count, 89 percent said they could no longer live with their parents for the above reasons.

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

Sections NA-15, NA-20, NA-25 and NA-30 provide data on households with disproportionate housing needs. The data are generated by HUD using a special data set that allows analysis by race and ethnicity and income category. The racial categories and ethnicity (Hispanic) are consistent with the definitions used by the U.S. Census. Income ranges correspond to HUD income categories and are based on the area median income for a family of four, which can be found at <http://www.huduser.org/portal/datasets/il.html>.

According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60 percent of households earning between 50 and 80 percent of the area median income (AMI) have a housing problem, and 75 percent of Hispanics in the same income category have a housing problem, Hispanics would have a disproportionate need.

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	2,780	260	255
White	1,910	195	210
Black / African American	50	0	10
Asian	45	10	0
American Indian, Alaska Native	95	25	0
Pacific Islander	10	10	0
Hispanic	675	25	35

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 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	3,220	1,015	0
White	2,045	795	0
Black / African American	105	25	0
Asian	115	50	0
American Indian, Alaska Native	35	20	0
Pacific Islander	4	0	0
Hispanic	920	115	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 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	3,370	2,640	0
White	2,255	1,715	0
Black / African American	55	85	0
Asian	195	185	0
American Indian, Alaska Native	25	20	0
Pacific Islander	0	4	0
Hispanic	845	605	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 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	1,680	1,855	0
White	1,170	1,325	0
Black / African American	25	50	0
Asian	40	60	0
American Indian, Alaska Native	15	40	0
Pacific Islander	10	0	0
Hispanic	425	345	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 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

The data in the disproportionate housing needs tables above suggest that the population with the most disproportionate needs is Pacific Islanders earning between 50-80 percent of AMI. This population faces housing problems at a rate which is 46 percentage points higher than whites and 48 percentage points higher than the jurisdiction as a whole. Other populations facing disproportionate housing problems include: Native Americans earning 0-30 percent of AMI, at 12 percentage points higher than whites and 11 percent higher than the jurisdiction, and African Americans and Pacific Islanders earning 30-50 percent of AMI, who have disproportionate needs at a rate 10 percentage points and 11 percentage points higher than whites and the jurisdiction as a whole.

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

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	2,335	705	255
White	1,570	535	210
Black / African American	50	0	10
Asian	35	15	0
American Indian, Alaska Native	95	25	0
Pacific Islander	10	10	0
Hispanic	575	125	35

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 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	1,670	2,565	0
White	945	1,890	0
Black / African American	50	80	0
Asian	85	75	0
American Indian, Alaska Native	35	20	0
Pacific Islander	4	0	0
Hispanic	550	485	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 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	1,285	4,725	0
White	740	3,230	0
Black / African American	40	100	0
Asian	110	265	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	4	0
Hispanic	400	1,050	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 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	430	3,105	0
White	265	2,230	0
Black / African American	10	65	0
Asian	20	80	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	10	0
Hispanic	125	635	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 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

The severe housing tables above suggest that the population facing the highest rate of severe housing problems is Pacific Islanders earning 50-80 percent of AMI. This population has severe housing problems at a rate 21 percentage points greater than whites and 19 percentage points greater than the jurisdiction as a whole. Asians earning 50-80 percent of AMI also have disproportionately more severe housing problems, at a rate 14 percentage points higher than whites and 12 percentage points higher than the jurisdiction.

Persons of Hispanic descent face lower levels of disproportionate need with those earning 0-30 percent of AMI and earning 80-100 percent of AMI facing needs at a rate that is around 10 percentage points higher than whites and the jurisdiction overall.

Curiously, the HUD data suggest that some non-white groups, including Native Americans and African Americans, face lower levels of need than whites.

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:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,800	8,020	5,050	265
White	14,210	5,865	3,525	220
Black / African American	330	145	145	10
Asian	955	260	190	0
American Indian, Alaska Native	240	55	115	0
Pacific Islander	90	14	10	0
Hispanic	2,810	1,665	1,050	35

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Similar to previous tables, the HUD cost burden table shown above suggests that Pacific Islanders have disproportionate needs: specifically, those earning 30-50 percent of AMI face a rate of need that is 22 percentage points greater than whites.

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?

The HUD pre-populated tables above show that Native Americans earning 0-30 percent of AMI have housing problems at a rate 11 percentage points higher than the jurisdiction, African Americans and Pacific Islanders earning 30-50 percent of AMI face housing problems at a rate 10 percentage points higher than the jurisdiction and Pacific Islanders earning 50-80 percent of AMI have problems at a rate 48 percent higher than the jurisdiction as a whole.

Severe housing problems are experienced disproportionately to the jurisdiction as a whole by Asians earning 0-30 percent of AMI (10 percentage points higher rate) as well as Asians and Pacific Islanders earning 50-80 percent of AMI (12 percentage points and 19 percentage points higher, respectively). For households earning 80-100 percent of AMI, Hispanics have disproportionately greater need than whites (11 percentage points higher) and need almost disproportionate to the Jurisdiction (9 percentage points higher).

Housing cost burden is experienced disproportionate to the jurisdiction as a whole by Pacific Islanders earning 30-50 percent of AMI. This population has housing cost burden at a rate 22 percentage points higher.

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

Stakeholders consulted for this Consolidated Plan did not identify disproportionate needs by race or ethnicity. Instead, they identified disproportionate needs for other groups such as youth exiting the foster care system, youth and elders experiencing homelessness, very low income seniors, large families, and individuals with dual diagnosis or other mental health disabilities, persons with disabilities reliant on SSI or SSDI and persons leaving incarceration.

Stakeholders described each of these groups as needing affordable housing in general as well as other services. Beyond suitable affordable housing, stakeholders identified the following needs for these groups:

- Housing, emergency shelter and supportive service programs designed and appropriate for the unique needs of youth, including parenting youth;
- Case management for clients leaving shelters, but especially elders, youth, persons with mental illness and/or substance abuse;
- Access to services for low income senior residents to help with staying housed;
- Comprehensive behavioral health services, including medication management and substance abuse services;
- Rent and utility assistance;

- Sober living, transitional and permanent living opportunities for persons with dual diagnosis; and
- Expand mobile outreach services to provide crisis services and welfare checks.

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

In general, housing needs exist for non-white residents in many areas of central Reno, parts of Sparks and in some rural areas—largely Native American reservations—of Washoe County. Despite having the highest levels of housing needs according to the disproportionate need measure, Pacific Islanders are a relatively small population in the region and are not found to be concentrated in any one area based on HUD’s criteria for concentrations.

NA-35 Public Housing – 91.205(b)

Introduction

This Needs Assessment (NA) section describes the provision of public housing in Reno, Sparks and Washoe County, including the number of Housing Choice Vouchers (HCV), characteristics of public housing clients, and the needs of households receiving public housing subsidies. The primary provider of assisted housing in the region is the Reno Housing Authority (RHA). RHA assisted with updating the information in this section.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant – based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	26	735	2,529	7	2,340	125	0	55

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			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	7,692	12,255	11,438	9,764	11,616	8,531	0
Average length of stay	0	4	4	5	0	5	0	0
Average Household size	0	1	2	1	1	2	1	0
# Homeless at admission	0	3	0	30	0	6	24	0
# of Elderly Program Participants (>62)	0	13	257	805	7	774	17	0
# of Disabled Families	0	6	148	829	0	734	46	0
# of Families requesting accessibility features	0	26	735	2,529	7	2,340	125	0
# 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

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant – based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	25	652	2,161	6	1,998	107	0	49
Black/African American	0	0	51	304	1	284	13	0	5
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	26	56	0	50	5	0	1
Pacific Islander	0	1	6	8	0	8	0	0	0
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

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant – based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	2	208	416	1	398	11	0	5
Not Hispanic	0	24	527	2,113	6	1,942	114	0	50

***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:

RHA owns and manages 753 Public Housing units. Of these, 38 are accessible and 289 are barrier free. Currently there are 27 applicants who have requested either a barrier free or accessible unit; their applications are in process. RHA also manages transfer requests of current residents; as of the date of this Consolidated Plan, there were no outstanding requests to transfer to an accessible or barrier free unit.

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

The most immediate needs of residents of Public Housing and Housing Choice voucher holders are suitable housing, utility assistance and community resources. As a Move to Work (MTW) agency, RHA has been working to increase resident self-sufficiency and connect its residents to additional services/resources in the community such as financial guidance, continuing education and job training.

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

The needs of public housing residents and non-PHA residents in the community at large are similar—except for affordable rental housing. Rental housing cost burden for residents without public subsidies has become more severe as rental prices have risen. In addition to the need for affordable rentals, low income residents at large face challenges finding stable employment.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section discusses the extent of homelessness in Reno and Washoe County, including the characteristics of persons who are homeless and their primary challenges in finding housing. The Reno Area Alliance for the Homeless (RAAH) conducts a very comprehensive count and survey of persons who are homeless and their families each January. The following tables are based on this information.

Nature and Extent of Homelessness According to 2015 PIT Count:

The 2015 Point in Time (PIT) Count was held on January 29, 2015 at 4 a.m. Nineteen teams of law enforcement officials, homeless service providers, and social workers volunteered to search targeted areas for unsheltered, homeless individuals. According to the 2015 PIT report, the 2015 count had the largest number of volunteers in recent history, allowing the count to cover an expanded geographic area.

A total of 112 individuals were counted, up 15 from the 2014 count. This includes 14 individuals age 18 to 24 that were counted as part of the Youth Count on the same day.

Characteristics of those counted include the following:

Race and ethnicity

- 78 percent of homeless individuals were identified as white; 89 percent were non-Hispanic;
- 11 percent were identified as Hispanic; and
- 11 percent were of two or more races.

Age and Gender

- 82 percent of respondents were older than age 24; 18 percent were young adults (18-24); and
- 74 percent were male.

Subpopulations

- 18 percent were veterans;
- 22 percent had a disability;
- 31 percent had severe and persistent mental illness;
- 18 percent had a substance abuse disorder;
- 34 percent were chronically homeless; and
- 5 percent identified as victims/survivors of domestic violence.

Data on the race and ethnicity of persons who are homeless was also collected through a survey of individuals at the Catholic Charities St. Vincent's Dining Room of sheltered homeless, which was conducted in conjunction with the 2015 PIT Count.

A total of 66 surveys were conducted. Sixty-percent of respondents identified their race as white; 14 percent Hispanic/Latino (race and ethnicity were combined categories); 12 percent American Indian or Alaskan Native; 3 percent African American; another 3 percent Asian; and the remainder other races.

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.

199 children were identified in the 2015 PIT count as living in motels, the largest number since 2009. An additional 3,384 children were identified as “in housing transition” and at-risk of homelessness.

Twenty veterans were identified in the 2015 PIT count.

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the 2015 PIT count, 112 persons were found to be unsheltered, living along the river, in public parks, and on the street. The majority of these individuals were unaccompanied men.

784 individuals were identified in shelter and transitional housing. Of these, 454 were in shelters (with 30 of these in an overflow situation) and 330 were in transitional housing.

3,179 individuals were identified as living in short-term motels and 1,098 were living in longer-term motels.

Of those living in motels, 807 were seniors; 199 were children; and 322 were in family units.

Discussion:

At the time this Consolidated Plan was available for public comment, the WCHC was in the process of updating its HUD-required Analysis of Impediments to Fair Housing Choice (AI). The county last conducted an AI in 2007 (dated January 2008). Efforts began to update the AI in 2014, pending the release of an updated AI template by HUD.

The 2007 AI found a few barriers to affordable and fair housing; however, the barriers were not specifically related to public policies affecting the cost of housing development. The barriers to affordable housing access and development identified in the AI included:

1. Apparent discrimination in the rental markets. Discriminatory actions involved discriminatory terms and conditions in rental leases, failure to make reasonable accommodations and noncompliance with design and construction.
2. Lack of a comprehensive first-time homebuyer program. This section will be updated once the 2015 AI is complete.

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

Introduction:

Non-homeless special needs residents are those who are not homeless but may be at-risk and who have additional challenges finding housing to meet their specific needs. Non-homeless special needs populations may include, but are not restricted to, the following:

- Elderly and frail elderly,
- Persons with disabilities,
- Persons with HIV/AIDS,
- Persons with severe and persistent mental illness,
- Substance abusers, including those in recovery,
- Victims/survivors of domestic violence, and
- Youth exiting the foster care system.

Describe the characteristics of special needs populations in your community:

According to the Washoe County Community Health Needs Assessment (2015-2017) and federal data on special needs populations:

Elderly and frail elderly. There are 76,000 residents in Washoe County over the age of 60; this is expected to grow to 100,000 by 2020 and 130,000 by 2030. 20,000 of the county's seniors are socially isolated; one out of four has difficulty with activities of daily living; 5,000 are considered "frail"; one fourth are in poor health; 20,000 have unaffordable housing costs; and more than 5,000 (8% of all seniors) live in poverty.

Persons with disabilities. There are an estimated 46,000 persons in the region who are disabled. Of these residents, about 9,200—or 21 percent—live below the poverty line. Nineteen percent are unemployed—almost three times the unemployment rate of the region overall.

Persons with severe and persistent mental illness. The Substance Abuse and Mental Health Services Administration (SAMHSA) reports data on persons with severe and persistent mental illness for large metro areas and states. According to SAMHSA, 4 percent of Nevadans over the age of 18 have severe mental illness and 18 percent have any mental illness. Six percent have had at least one a major depressive episode. Applying these to Washoe County's population of adults suggests that nearly 14,000 of residents in the county have severe and persistent mental illness; almost 60,000 have any mental illness; and 20,000 have been challenged with serious depression.

Persons with substance abuse challenges. Alcohol abuse in the region is above national average (7%) with an estimated 12 percent of the region's residents age 12 and older having substance abuse

challenges, or about 39,000 residents. Drug abuse—which affects an estimated 3 percent of residents age 12 and older—is closer to the national rate. Twelve percent of residents—about 43,000—need but are not receiving substance abuse treatment.

Victims/survivors of domestic violence. According to the Center for Disease Control, as many as 42,000 Washoe County women have been raped at some point in their lifetime and 80,000 have experienced intimate partner violence (IPV), which includes stalking and verbal abuse. Nearly 50,000 men in the county have experienced IPV.

Youth. Washoe County youth are more likely to be depressed and experience sadness than youth nationwide. They also have a higher suicide rate than youth nationwide.

Youth exiting the foster care system have very little financial resources and skills to live independently. The majority of services and shelters in the region serve adults and offer little help to youth aging out of foster care or who are homeless. Needs are amplified for disabled youth, sex-offending youth and/or youth who are pregnant or are parents, the numbers of which are unknown.

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

The most critical housing and supportive service needs of special needs groups in the region include:

- A shortage of rental housing affordable to residents who live below the poverty level (rents of less than \$500/month)—for all special needs populations.
- Senior housing developments for seniors across the income spectrum. An estimated 800 seniors live in temporary housing in motels. Higher income seniors who want to downsize and desire to live in housing with walkability and near health care and other supports cannot find products to meet their preferences.
- Accessible housing for persons with disabilities located near transit and services.
- Assistance for renters who have imperfect credit scores, rental or criminal histories and are repeatedly turned away by landlords.
- Severe shortage of housing for youth, including those aging out of foster care, who have no rental history and credit history.
- Lack of affordable, safe, comprehensive transportation that connects low income workers to employment centers and housing to supportive services.

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

The Center for Disease Control (CDC) maintains reports on the prevalence of HIV and AIDS at the MSA level. In the Washoe County area, the prevalence rate for AIDS is 156.7 per 100,000 people. This puts the estimated population of persons in the region living with AIDS at 667.

Nationally, 13 percent of persons living with AIDS need some type of housing assistance. Applying this rate to the number of persons living with AIDS in Washoe County results in an estimated 88 people who need housing assistance.

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

Each year, in coordination with the City's annual budget review and preparation, the City of Sparks evaluates its public facilities, parks and recreation facilities and public improvement needs for the community. The following breakdown is an overview of needs:

- Public Facilities needs - Improvements to expand access (i. e. ADA requirements) and bring some facilities into compliance; improvement to wastewater collection systems and processes;
- Public buildings needs - Improvements of heating, ventilation and air conditioning needs and systems, electrical upgrades, water heaters to preserve, extend and maintain the useful life of the facilities; and
- Parks and recreation needs - Improvements to public parks, trails walkways, and equipment to maintain and improve safety and extend their useful life, numerous improvements to public pools, marina and associated equipment, and community centers

How were these needs determined?

Public facilities and public improvements are determined by the city annually as part of its Capital Improvements Plan (CIP) update. The CIP is updated as a budget document each year.

Describe the jurisdiction's need for Public Improvements:

In determining the geographic area the city would invest its CDBG dollars, staff reviewed census tract data to ensure the areas meet qualifications as well as areas of aging infrastructure. City staff meets regularly with Public Works Department for information relative to community request, needs and areas requiring improvements. Due to aging infrastructure primarily in the "West End" of the Sparks community (oldest area of the city), the concentration of pedestrian improvements have been targeted for neighborhoods in the West End of Sparks.

How were these needs determined?

These needs were identified from staff and departmental meetings as well as meetings inviting public comments from the general public of the City of Sparks.

Describe the jurisdiction's need for Public Services:

The Community Needs Health Assessment and input from service providers were used to determine public service needs. The Needs Assessment pinpoints several areas where the region's services are inadequate to meet demand:

1. Significant lack of mental health care providers. Overall, the State of Nevada has half of the national rate of mental health care providers. Many counties in Northern Nevada are federally defined mental health care shortage areas. Washoe County has a higher rate of suicide—for both adults and children—and substance abuse than the state overall.
2. Shortage of health care providers to serve very low income residents. The needs assessment identified a shortage of Medicaid providers, as well as a lack of understanding among many residents of the complexity of Medicaid and the health care system in general.
3. Lack of transportation.
4. Need for expanded assistance to help low income and special needs residents access the services they need.
5. Limited access to healthy food for some low income residents.

How were these needs determined?

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Since 1970, the Truckee Meadows have been one of the fastest growing areas in the nation, with population increasing by over 100% by 1990. According to the Nevada State Demographer's Office at the University of Nevada, Reno, the population of the City of Sparks was estimated to be approximately 92,302. Recent estimations indicate a continued growth pattern. According to statistics of the Nevada State Demographer's Office; the unemployment rate for Washoe County and Nevada has historically averaged between 1% and 2% below the national average. However, with the recent economic downturn, Nevada has been one of the hardest hit in the nation and currently has among the highest unemployment rates in the country. As recent as 2012, Sparks unemployment rate was 9.9% versus 4.4% at the beginning of the downturn in 2007.

The recent economic downturn has had a negative impact on most sectors of the local economy. The unemployment rate remains high but signs of improvement are evident for the economy and the local housing market outlook.

Since the last Consolidated Plan was completed, the housing market in Reno/Sparks and Washoe County has changed significantly. Prices rose quickly, followed by a sharp decline. The local municipalities are currently experiencing a much welcome period of price stabilization.

Still, even with the housing market downtown, housing is less affordable than it was in 2000. Recent estimates of median home value and median rent suggest prices have outpaced income growth in the past decade. Median home values and median rents are 25 percent higher than they were in 2000. Yet median household income is just 17 percent higher.

Many households in the region fell below the poverty line during the Great Recession. The number of renters earning less than \$20,000 per year in the county rose by more than 7,000 between 2008 and 2013. Although affordable rentals were added to the market, the additional units failed to keep pace with growth in very low income renters. As such, the shortage of very affordable rental units rose during the past five years.

Expected job growth in the region should contribute to further reductions in unemployment and alleviate some of the housing cost burden experienced in the past. Yet this growth will also create new demand for homes in the region, potentially raising the cost of housing if the supply fails to keep up with new demand.

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

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	24,905	67%
1-unit, attached structure	1,831	5%
2-4 units	2,822	8%
5-19 units	4,783	13%
20 or more units	2,061	6%
Mobile Home, boat, RV, van, etc	926	2%
Total	37,328	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	63	0%	465	4%
1 bedroom	288	1%	3,400	26%
2 bedrooms	3,260	16%	4,885	37%
3 or more bedrooms	16,691	82%	4,290	33%
Total	20,302	99%	13,040	100%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

From a regional perspective, a database of subsidized properties maintained by the Public and Affordable Housing Research Corporation (PAHRC) and the National Low Income Housing Coalition (NLIHC) reports 7,421 subsidized rental units in Washoe County. The majority of these—87 percent—are located in Reno. One development with 250 units is located in Sun Valley (3% of all units) and 10 percent are located in Sparks.

A slight majority of the subsidized units (57%) were developed with the Low Income Housing Tax Credit (LIHTC) program. Two developers serve low income seniors (total of 83 units) and 16 percent (1,172 units) are targeted to residents with Housing Choice Vouchers.

In addition, the Reno Housing Authority owns and manages more than 150 scattered site rental homes (15 of which are lease to own) that were acquired through the Neighborhood Stabilization Program (NSP).

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

HUD maintains a database with rental properties that are at-risk of being lost from the inventory of subsidized units due to expiring contracts. As of March 2015, 13 developments with 1,209 rental units were listed as at-risk of losing their affordability. All are located in Reno. With the exception of one, all developments offered workforce targeted rents, between 80 and 140 percent of AMI. As discussed in the Projects section of this Plan, HOME dollars are proposed to assist in the preservation of two existing affordable rental developments, including one Project-based Section 8 property.

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

No, there is a shortage of housing for renters earning less than \$20,000 per year.

After the collapse of the housing market in 2008 and throughout the recession, market rate rents fell. Affordable units targeted to 60 percent of AMI or higher competed with conventional units. The current rebound in the housing market coupled with positive employment news (e.g., the Tesla relocation) is yielding increasing property values and rents. Participants in the developer focus groups described significant unmet demand for units affordable to households with zero income or earning 40 percent or less of AMI. Project-based Section 8 have wait-lists, and units affordable to this population.

Developers consider affordable, accessible housing for non-elderly persons with disabilities to be a significant need in the area. In particular, they referred to a mismatch between housing that could suit this population's needs and the income available to pay for housing. This is an especially acute problem for households relying on SSI or SSDI.

Stakeholders discussed a need for a variety of specialized housing types they believe are needed for different population segments, including:

- Sober living, transitional living and permanent housing options for persons with substance abuse or dual diagnosis/co-occurring disorders;
- Residential treatment programs;
- Variety of integrated settings for persons with disabilities, including independent dwelling units with or without supportive services and group homes or other models of congregant living; and
- Senior housing that is affordable and accessible to health care, transportation and other services have near zero vacancy rates.

Describe the need for specific types of housing:

The greatest needs are rental units priced at less than \$500 per month. Residents who cannot find units in this price range are living in weekly motels (1,900 residents reside in motels, including 800 seniors and 300 families) and/or are cost burdened.

Discussion

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

Introduction

Based on the following data tables, the median cost of owning a home have increased by two thirds between year 2000 and year 2011. Hence, the cost of homeownership have priced some prospective clients out of the market and the affordable alternative is to acquire affordable rental housing.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	138,900	229,600	65%
Median Contract Rent	628	835	33%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,414	10.8%
\$500-999	7,425	57.0%
\$1,000-1,499	3,526	27.0%
\$1,500-1,999	551	4.2%
\$2,000 or more	124	1.0%
Total	13,040	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	245	No Data
50% HAMFI	1,185	655
80% HAMFI	6,205	2,699
100% HAMFI	No Data	4,159
Total	7,635	7,513

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No, there is not sufficient housing for all households. Gaps in the rental market exist for renters earning less than \$20,00 in Reno, Sparks and for the county overall. An updated comparison of rent supply and demand was conducted for this Consolidated Plan, which found an increase in the shortage of affordable rental units since 2008 - even taking into account the softening of the rental market in the early part of this decade (discussed below).

The 2010 Five-year Plan found that 11,300 households in Washoe County earned less than \$15,000. These households had approximately 3,100 affordable rentals to choose from, resulting in a shortage of 8,200 rentals of less than \$500 per month. In Reno in 2008, 8,900 renter households earned less than \$15,000. There were approximately 2,700 affordable units available to households in this income range, leaving a shortage of approximately 6,200 rental units for these very low income households.

By comparison, in 2013:

In Washoe County, 14,500 renters earn less than \$15,000 per year - an increase of 3,200 renters from 2008. An additional 6,900 renters earn between \$15,000 and \$20,000 per year. Altogether, 21,400 Washoe County renters earn less than \$20,000 per year. These renters represent about 30 percent of renter households in the county.

Washoe County renters earning less than \$20,000 have about 7,200 rental units affordable to them, leaving a shortage 14,200 affordable rental units. "Affordable rents" for these renters are units with rents of less than \$500 per month. These "shortage" numbers do not represent renters who are homeless; rather, they show the number of renters who are cost burdened and are "renting up" because they cannot find rents in their affordability range.

The rental gap increased between 2008 because the number of renters earning less than \$20,000 increased (by about 7,000 renters) and rental units affordable to them failed to keep pace with their growth (the affordable inventory grew about 900 units).

In Reno, a rental shortage of 10,800 units renting for less than \$500 per month exist for renters earning \$20,000 and less. This is 4,600 more units than in 2008. The gap increased for the same reason as in country overall: growth in low income renters that exceeded growth in the affordable units to serve them.

In Sparks, the rental gap is estimated 2,960 units for renters earning less than \$20,000 per year.

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

The rental market in Washoe County is in a state of transition. Overall since 2000, rents have increased in the region (a 29% rise between 2000 and 2013) and vacancy rates have declined. Yet trends in rent cost have been bumpy, tied closely to the housing market crash in the mid-200s and, more recently, the recovery (i. e. a stabilization of homes in foreclosure and increase in homebuilding and homebuying).

For most of the past decade, rents increased, reaching a high \$969 per month in 2009. This was followed by a sharp, and then a more gradule, decline. Between 2010 and 2011 alone, the median rent dropped by \$50.

The ACS data indicate that the rental market has stabilized , as year-to-year declines have softened. Past rent trends suggest a flat rental market in the short term. Yet job growth, particularly in high-wage jobs that draw younger workers who rent, and relatively low vacancy rate currently (5%), could lead to increases in the near future.

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

The 2013 ACS reports the following distribution of rents by bedroom size:

39% of studios have rents of between \$300 and \$500 per month and 38% rent between \$500 and \$750 per month,

55% of 1-bedroom units rent between \$500 and \$750 per month,

38% of 2-bedroom units rent between \$750 and \$1,000 per month,

78% of 3-bedroom units rent for more than \$1,000 per month.

These are relatively consistent with Fair Market and HOME rents reported in the prior table.

Rents in many parts of the country have risen rapidly in the past year; these increases won't be shown in the ACS until late 2015, when 2014 data are available. It appears, based on rent trends between 2010

and 2013, that the Washoe County market is still in a recovery state and FMR and HOME rents are tracking well with current rent levels.

The county and cities should monitor the rental market as data become available for a rapid turn in rent costs, a situation that has been prevalent in the past year in other high employment-growth cities.

Discussion

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

Introduction

This section discusses the condition and age of housing in Reno, Sparks and Washoe County, using data prescribed by HUD. The source of the data in the five-year American Community Survey (ACS), which represents the most recent source of condition variables at all geographic levels in the region.

Definitions

A "substandard condition" or non-conforming development is addressed under City of Sparks Title 20 Zoning and land use controls. An excerpt of the aforementioned code states that "...a substandard development may continue to be occupied and used for any purpose permitted by this title unless it becomes a public nuisance or is damaged or destroyed as provided in this title".

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,621	38%	6,186	47%
With two selected Conditions	115	1%	727	6%
With three selected Conditions	14	0%	31	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,552	62%	6,096	47%
Total	20,302	101%	13,040	100%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,376	31%	3,202	25%
1980-1999	5,972	29%	4,266	33%
1950-1979	7,235	36%	4,783	37%
Before 1950	719	4%	789	6%
Total	20,302	100%	13,040	101%

Table 33 – Year Unit Built

Data Source: 2007-2011 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	7,954	39%	5,572	43%
Housing Units build before 1980 with children present	2,240	11%	1,915	15%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 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 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Participants in the developer focus group discussed the challenges posed by aging housing stock, particularly in the downtown core of the City of Reno. Seniors and others are looking for product in the downtown area, but the available housing is in need of rehabilitation. Those currently living in the area's low and moderate income neighborhoods, particularly seniors aging in place, have a need for health and safety improvements and an increasing need for converting existing units to accessible housing. Participants noted a lack of funding for rehabilitation and underscored the sometimes significant costs of converting existing units to fully accessible housing. In addition to downtown Reno, participants discussed needs for conversion or rehabilitation in the West End neighborhoods of Sparks.

The City of Sparks Housing Rehabilitation Program is designed to assist single-family homeowners with maintenance and the upkeep of their home under the Deferred Loan and Emergency Repair Grant Programs. Currently there is not a program to assist in rental rehabilitation.

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

As shown in the Risk of Lead Based Paint table above, about 4,400 owned homes and 4,200 rented housing units were built before 1980 and are occupied by families with children.

The risk of lead paint contamination is relatively low in the region since the majority of housing was built in 1980 and later. This is also reflected in records from the Washoe County Health District, which typically receives just one to three referrals annually from children with elevated blood lead levels. A

recent analysis of blood lead data in the county found a declining trend of elevated lead levels, from 5.2 percent in 2005 to 2.9 percent in 2007 (source is: Williamson, Virginia, Lead Exposure in Northern Nevada, Master's Thesis, UNR, 2009; EPI-News, April 17, 2009, Vol 29, No. 7).

Discussion

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

Introduction

The Reno Housing Authority (RHA) serves the region (i. e. City of Reno, City of Sparks and Washoe County) by providing affordable rental units, administering the Section 8 tenant based rental assistance program and through foreclosure prevention and mitigation activities. RHA has a long history of providing self-sufficiency services to clients in the form of FSS, IDEA, and other homeownership initiatives and programs. The city actively partners with RHA to continue to explore additional affordable housing development opportunities.

The housing authority owns and operates 750 affordable units; 285 of these units are designed for seniors and persons with disabilities. In addition, RHA has been a development partner in a Low Income Housing Tax Credit (LIHTC) properties. RHA is a model housing authority, having earned "High Performer" designation from HUD.

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	23	750	2,581	6	2,575	560	0	662
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – 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:

Real Estate Assessment Center (REAC) inspectors from HUD recently completed inspections of each of RHA's eight public housing complexes. The inspectors complimented RHA for the appearance, condition and maintenance of the public housing units in Reno and Sparks. One inspector said RHA's housing was "the best" he had inspected. A score of 90 out of 100 is nationally considered to be a high performer, and almost all of RHA's properties rated well above that level. The following chart details the inspection scores for each Public Housing complex:

Public Housing Condition

Public Housing

Development Average Inspection Score

Mineral Manor 95

Tom Sawyer Village 97

Silverada Manor 96

Stead Manor 95

Hawk View

Apartments 91

Essex Manor 97

Myra Birch Manor 97

McGraw Court 99

Table 49 - Public Housing Condition

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

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

There is an ongoing need to preserve the aging Public Housing stock in the area; however, over the years, RHA has been able to effectively use Capital Fund Program grants to modernize its Public Housing units and address concerns before they become major issues. In addition, RHA has been able to successfully correct other maintenance issues as they arise with operating funds.

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

The Reno Housing Authority has the reputation as a high performing agency; and will begin a new era under new Executive Director and new Deputy Executive Director as of April/2015. A new initiative of the Reno Housing Authority is the future plans of transitioning to a "Moving To Work" (MTW) agency.

RHA upholds a high standard of living when it comes to units as well as the common areas within each complex it owns. Capital Fund Program grants and operating funds are budgeted to complexes as needed. The need is evaluated through in-house and third party inspections and resident input.

Discussion:

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

Introduction

The homeless facilities include the Men’s Drop-in-Center, Reno Sparks Gospel Mission and St. Vincent’s Dining Facility a woman’s shelter, family shelter, triage center and community resource center to address the needs of the homeless community of the three municipalities (i. e. City of Reno, City of Sparks and Washoe County). The City of Reno is the home of the complex and lead agency of the Washoe County HOME Consortium (WCHC) and all jurisdictions contribute funding for the operations of the complex.

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	0	0	0	0
Households with Only Adults	0	0	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 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

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.

The Reno Area Alliance for the Homeless (RAAH) is a coalition of homeless services, support services, local and state governmental representatives, developers, faith-based service providers, the University of Nevada (Reno), law enforcement and the medical community who began meeting on a monthly basis in June 2000 to discuss better ways to work together to meet community needs.

In terms of increasing housing options and adopting housing first models, RAAH has set a priority of increasing permanent supportive housing options for chronically homeless individuals. Permanent supportive housing is the single most effective approach to addressing homelessness. Addressing the lack of permanent supportive housing in Washoe County has been the primary goal of RAAH for the past three years and the focal point of the community's Continuum of Care funding requests. This combination of housing relocation services and home-based case management enables homeless families to break the cycle of homelessness. The methodology facilitates long-term stability and provides formerly homeless families who are considered at risk of another episode of homelessness with the support necessary to remain in permanent housing (http://www.beyondshelter.org/aaa_initiatives/ending_homelessness.shtml).

RAAH recognizes that CofC funding alone will not be sufficient to fund all the housing slots and options needed to house the chronically homeless. An action step of that goal is to explore alternative funding options to enhance the funds sought through the CofC application process. A fund development subcommittee that is part of the emergency shelter planning committee is pursuing this action.

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

Introduction

This section summarizes the facilities and services available to serve special needs populations in City of Reno, City of Sparks and Washoe County.

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 housing and service needs of special populations are discussed in more detail in NA-45, along with estimates of special populations in need. In sum, the most critical housing and supportive service needs of special needs groups in the region include:

- A shortage of rental housing affordable to residents who live below the poverty level (rents of less than \$500/month)—for all special needs populations.
- Senior housing developments for seniors across the income spectrum. An estimated 800 seniors live in temporary housing in motels. Higher income seniors who want to downsize and desire to live in housing with walkability and near health care and other supports cannot find products to meet their preferences.
- Accessible housing for persons with disabilities located near transit and services.
- Assistance for renters who have imperfect credit scores, rental or criminal histories and are repeatedly turned away by landlords.
- Severe shortage of housing for youth, including those aging out of foster care, who have no rental history and credit history.
- Lack of affordable, safe, comprehensive transportation that connects low income workers to employment centers and housing to supportive services.

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

The City of Reno rapid re-housing (RRH) program, created in 2012, coordinates with the Continuum of Care (CofC) to find housing for residents who are at-risk of homelessness, including those returning to Reno from institutions and youth aging out of foster care. The CAC also offers programs for residents leaving institutions and who do not have permanent housing. The Re-engagement Center at the CAC works with the Washoe County School District and offers comprehensive services to youth living in the CAC, as well as to youth in the surrounding area. The Center works to return students to school and improve attendance of poor achieving students.

The Low-Income Housing Trust Fund (LIHTF) financially supports low-income activities and serves as a match credit for required federally funded programs throughout the state, including Washoe

County. Funds from the LIHTF can be used to develop and support affordable housing through the acquisition of vacant land for new construction or the reconstruction or rehabilitation of existing units. Funds can be used to upgrade units with appropriate supportive equipment for persons with a physical or mental disability, or for the conversion of an existing structure to affordable housing. Finally, LIHTF can be used to provide rental assistance for loans or grants to very low- and low-income families for security deposits.

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)

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))

CDBG, HOME and ESG funds will be prioritized to assist residents who are very low income, have special needs and/or are at-risk of homelessness, in addition to those who are experiencing homelessness. CDBG dollars will be used to improve sidewalk and street accessibility for disabled residents in qualified census areas, Housing Rehabilitation activities and to supplement the CAC operations. HOME dollars will be used to support the creation of affordable senior rental housing. The City of Reno ESG dollars will be used for RRH, as well as to support the CAC.

In Program Year 2015 (City of Reno),

\$500,000 in CDBG and \$75,000 in ESG will support CAC operations,

In Program Year 2015 (City of Sparks),

Up to \$424,632 will be used towards Pedestrian Improvements in a project whose specific boundaries are Rock Boulevard, westerly boundaries, G Street northerly boundaries, 15th Street easterly boundaries, and F Street southerly boundaries. of the \$424,632 amount, \$201,624 is new funding and \$223,008 is carried-over/reprogrammed from previous years.

Up to \$155,000 will be carried-over from previous years for the Housing Rehabilitation Deferred Loans activities;

Up to \$55,000 will be carried-over from previous years for the Emergency Repair Grant activities.

Up to \$1,325,000 in HOME will be allocated to the creation of an affordable rental senior housing development (Lincoln Way Apartments). Of the \$1,325,000 of HOME funds; \$975,000 is from previous year monies and \$350,000 is new HOME funding allocation.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The WCHC is in the process of updating its HUD-required Analysis of Impediments to Fair Housing Choice (AI). The county last conducted an AI in 2007 (dated January 2008). Efforts began to update the AI in 2014, pending the release of an updated AI template by HUD.

The 2007 AI found a few barriers to affordable and fair housing; however, the barriers were not specifically related to public policies affecting the cost of housing development. The barriers to affordable housing access and development identified in the AI included:

1. Apparent discrimination in the rental markets. Discriminatory actions involved discriminatory terms and conditions in rental leases, failure to make reasonable accommodations and noncompliance with design and construction.
2. Lack of a comprehensive first-time homebuyer program.

This section will be updated once the 2015 AI is complete.

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

Introduction

This section of the Market Analysis (MA) supplements the housing data and information in prior tables with community development data. The section discusses conditions of employment, economic development and public improvements. The data used in this section is a combination of self-reported data from the Census' American Community Survey (ACS) and data from the Nevada Department of Employment, Training and Rehabilitation (DETR).

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	339	95	1	0	-1
Arts, Entertainment, Accommodations	7,664	6,178	24	19	-5
Construction	1,862	3,441	6	11	5
Education and Health Care Services	4,649	2,900	14	9	-5
Finance, Insurance, and Real Estate	1,789	1,215	5	4	-1
Information	430	141	1	0	-1
Manufacturing	2,456	3,258	8	10	2
Other Services	1,112	1,038	3	3	0
Professional, Scientific, Management Services	2,456	1,700	8	5	-3
Public Administration	0	0	0	0	0
Retail Trade	4,789	3,764	15	12	-3
Transportation and Warehousing	2,834	4,994	9	16	7
Wholesale Trade	2,158	3,484	7	11	4
Total	32,538	32,208	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	48,193
Civilian Employed Population 16 years and over	43,656
Unemployment Rate	9.41
Unemployment Rate for Ages 16-24	26.19
Unemployment Rate for Ages 25-65	6.72

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	8,461
Farming, fisheries and forestry occupations	2,064
Service	5,415
Sales and office	12,197
Construction, extraction, maintenance and repair	3,635
Production, transportation and material moving	2,485

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,281	77%
30-59 Minutes	7,823	19%
60 or More Minutes	1,550	4%
Total	40,654	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

Education:**Educational Attainment by Employment Status (Population 16 and Older)**

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,796	563	1,702
High school graduate (includes equivalency)	9,216	1,131	2,784
Some college or Associate's degree	13,597	1,045	3,329
Bachelor's degree or higher	8,571	528	1,281

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	223	649	1,077	1,445	681
9th to 12th grade, no diploma	1,329	1,537	899	1,454	751
High school graduate, GED, or alternative	2,772	3,852	3,425	5,854	3,689
Some college, no degree	2,253	3,642	3,032	7,056	2,541
Associate's degree	469	885	998	2,453	706
Bachelor's degree	325	2,120	2,029	3,229	1,317
Graduate or professional degree	24	434	815	1,753	721

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,581
High school graduate (includes equivalency)	28,466
Some college or Associate's degree	37,522
Bachelor's degree	44,107
Graduate or professional degree	57,607

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

The largest employment sector in Washoe County is Arts, Entertainment and Accommodations, making up about one-fourth of jobs in the county. The next largest industries include Education and Health Care and Retail Trade (both 14% of jobs). Except for some occupations in the Health Care industry, the primary employment industries in the county pay low to moderate wages. Workers in these industries find periods of rising housing costs difficult to manage and often work multiple jobs to manage housing costs.

Describe the workforce and infrastructure needs of the business community:

Until recently, the primary workforce needs in the region was the creation of jobs. The Economic Development Authority of Western Nevada has been instrumental in attracting a growing number of “primary companies” to Reno and the region. In the last year, Garlock Printing, Lincoln Cutting and Amazon have relocated their manufacturing and distribution facilities to Reno. The region’s

unemployment rate has been cut in half from the historic highs experienced during the Great Recession. Approximately 3,500 new jobs were created in 2013.

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.

The Reno-Sparks Convention and Visitors Authority constructed a National Bowling Stadium, which was sold to the City of Reno, but remains operated by the Authority. Currently the stadium brings in over 100,000 people to Reno/Sparks region in tournament years and generates \$100 million for the regional economy each year. The City of Reno, working with the Nevada State Legislature, has instituted a new Downtown Lodging Fee to raise funds for a major upgrade to this facility which has secured the continuation of the bowling tournaments for the next 20 years.

These many efforts are paying off, most notably in the construction of a new Tesla battery manufacturing plant that is expected to generate 6,500 jobs for the Reno/Sparks communities.

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

Education attainment of residents in the region is relatively high, with one-third college educated and another one-third with some college or an Associate's degree. Younger residents are more highly educated than those who are older than 45 years. The influx of technology and manufacturing companies in the region is likely to increase the overall educational attainment of workers. Residents who are currently unemployed—particularly those who are older—may need to return to college or enroll in technical training to develop the skills desired by future employers.

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 Economic Development Authority of Western Nevada (EDAWN) is a public/private partnership with a goal to expand business and employment opportunities in Northern Nevada. EDAWN conduct workforce training and economic development on the city's behalf.

EDAWN has several workforce training programs:

- Customized training through Truckee Meadows Community College. The college offers a range of classes, including both Spanish and English; workplace safety; business and technical writing; and workplace communication and cultural competencies;
- Internships through area universities and community colleges;

- Train Employees Now (TEN). This state program offers short-term, skills-based training programs to the employees of new and growing businesses who offer jobs with livable wages; and
- Right Skills Now. This federal program trains employees for careers in manufacturing.

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

No

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.

No, however; the City of Reno which is the lead agency of the Washoe County HOME Consortium (WCHC) is a member of the Western Nevada Development District (WNDD), an EDA recognized development organization located in Carson City.

Discussion

The Consolidated Plan will support economic development investments by funding needed infrastructure and public safety improvements, as well as supporting housing opportunities for workers near new jobs districts.

MA-50 Needs and Market Analysis Discussion

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

Generally speaking, households with highest concentrations (i. e. overcrowding) are located in higher poverty areas of the City of Sparks (i. e. "Westend of Sparks" adjacent to the City of Reno eastern border). This area is has several mobile home parks that are in need of improvement as well as single-family housing units in need of rehabilitation.

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

Yes, census tracts with concentrations of racial and ethnic minorities are perdominately located in the older section of town commonly referred to as "West End of Sparks". the area is bordered by City of Reno adjacent city limits to the west, Interstate I-80 to the south, Oddie Boulevard to the north and Pyramid Highway to the east.

Individual poverty rate. The individual poverty rate for all of Washoe County is 15.1 percent; this meansthat 15 percent of people in the county live in poverty. The poverty threshold is set at the federal level and is currently \$24,250 for a family of four. When a household meets this threshold, all members of the household are counted as living in poverty.

Racially and ethnically concentrated areas of poverty (RCAP/ECAP). An RCAP or ECAP is a neighborhood with significant concentrations of high poverty and a minority majority. HUD's definition of an RCAP/ECAP is a census tract that has a non-white population of 50 percent or more (majority minority) and a poverty rate of 40 percent or more. Washoe County has four RCAPS/ECAPS.

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

The characteristics of these areas are several mobile home parks in dire need of repair and upkeep, older and some dilapidated housing stock are also in need of repair. The City of Sparks Housing Rehabilitation Deferred Loan and Emergency Grant Programs is available to qualifying households needing rehabilitation and repair.

Are there any community assets in these areas/neighborhoods?

Some of the community assets include easy access to public transportation and TOD amenities. The community assets in the concentrated neighborhoods include:

- Central location and easy access to downtown Reno,
- An abundance of underutilized commercial properties and vacant lots,

- Access to public transportation,
- Grocery and retail services,
- Parks and recreation community centers, and
- easy access to recreation and outdoors activities.

RTC Washoe provides public transportation services within these areas, with most routes originating in the downtown Reno Transfer Center. Service coverage ranges from the Truckee Meadows Community College campus area in the north, Lakeridge in the south, McQueen to the west and Sparks to the east.

Are there other strategic opportunities in any of these areas?

There are limited statigic opporunities in terms of vacant land and/or properties for future development.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Sparks organization-wide strategy of implementing goals and objectives of being a sustainable and progressive city is captured in the city's Mission and Vision Statement and more detailed in the City of Sparks Strategic Plan FY 2010-2015:

Mission Statement

To be a fiscally stable municipal government and provide a progressive foundation with entrepreneurial resources for business. This will be accomplished by maintaining and enhancing the quality of life, fulfilling employment, recreational and educational opportunities for all, and by utilizing neighborhoods as the building blocks of the City of Sparks.

Vision Statement

To be a city that embraces the changing needs and expectations of our citizens through respect for people, preserving the small town atmosphere and creating a progressive, prosperous and safe community.

In concert with the City of Sparks Strategic Plan, This section provides an overview of the goals, activities and outcomes for the City of Sparks and Washoe County HOME Consortia (WCHC) Five-year (2015-2019) Consolidated Plan. The remainder of the tables in this section summarize how block grant funds will be allocated to address housing and community development needs during the next five years.

The Action Plan section, which follows the Strategic Plan section, describes the allocation of funds for the 2015 program year.

During the 2015-2019 planning period, the City of Sparks will use CDBG for the following strategic initiatives:

1. Make improvements to public infrastructure to increase accessibility and public safety.
2. Support the operations of nonprofits that provide shelter and supportive services to extremely low income households, residents with special needs and persons who are homeless.
3. Support activities that create affordable and mixed-income housing opportunities.

HOME will be used to support the following goals:

1. Increase the supply of affordable rental units and mixed-income rental developments.
2. Preserve and maintain existing affordable rental units.
3. As needed, support homeownership opportunities for low- and moderate-income households.

Whereas the City of Sparks is not a direct recipient of ESG funds, the City of Reno does receive ESG funds and their allocation will be used as following for the benefit of the Reno/Sparks community and Washoe County:

1. Support the operations of nonprofits that provide shelter and supportive services to extremely low income households, residents with special needs and persons who are homeless.
2. Assist persons who are homeless find permanent housing (“rapid re-housing”).

The City of Sparks, City of Reno and Washoe County are jointly in the process of beginning the planning of developing an Analysis of Impediments to Fair Housing Choice (AI). It is anticipated that this initiative will be completed in July of 2015. The results and strategies from this study will be integrated into the Annual Action Plans for CDBG and HOME beginning in 2016.

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

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

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

The City of Sparks focus of implementing CDBG improvements in the "West End" of the Sparks community and other areas which is determined by specific Census Tract qualifying as low to moderate income areas within the incorporated city limits (income not exceeding 80% AMI). Specific improvements entail implementation of the Housing Rehabilitation Programs (i. e. Deferred Rehabilitation Loan and Emergency Repair Grant Programs). Additionally, CDBG-funded public improvements of street, sidewalks and curb replacement will take place in the designated areas of "West End Neighborhoods" of the City of Sparks.

CDBG is targeted according to need, not geographic location. The City of Sparks uses its Capital Improvements Plan (CIP) to develop community development priorities and uses CDBG to supplement funding for improvements in HUD-designated low and moderate income (LMI) areas. Other considerations are availability and timing of funding, and availability of partners for the implementation of projects.

HOME dollars are also allocated based on housing need. HOME funds are used throughout the Consortia geographic area to support development of affordable housing.

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

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	City of Sparks
	Priority Level	High
	Population	Low Moderate
	Geographic Areas Affected	
	Associated Goals	Availability/Accessibility of Decent Housing Provide Suitable Living Environment Accessibility of Suitable Living Environment
	Description	<p>Priority needs for the 2015-2019 Consolidated Planning period will include the following:</p> <ul style="list-style-type: none"> • CDBG will be prioritized for activities that improve accessibility for persons with disabilities, improve public safety and provide supportive services to very low income residents, residents with special needs and persons experiencing homelessness. • HOME dollars will be prioritized to projects that serve very low income residents and residents with special needs (elderly, persons with disabilities).
	Basis for Relative Priority	

Narrative (Optional)

Priority needs for the 2015-2019 Consolidated Planning period will include the following:

- CDBG will be prioritized for activities that improve accessibility for persons with disabilities, improve public safety and provide supportive services to very low income residents, residents with special needs and persons experiencing homelessness.
- HOME dollars will be prioritized to projects that serve very low income residents and residents with special needs (elderly, persons with disabilities).
- ESG will prioritize funding the CAC and rapid re-housing.

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)	Rising rental costs and Large number of residents living in temporary housing in area motels.
TBRA for Non-Homeless Special Needs	
New Unit Production	Currently there is a lack of rental units serving 0-50% AMI population.
Rehabilitation	Rising rental costs, growing workforce and increased risk that units will be marked to market rents.
Acquisition, including preservation	Rising rental costs, growing workforce and increased risk that units will be marked to market rents.

Table 48 – Influence of Market Conditions

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

Introduction

In a cooperative and concerted effort, the City of Sparks, City of Reno and Washoe County have partnered to form the Washoe County HOME Consortium (WCHC) to leverage their annual Public Service share of CDBG funds with other community support dollars to provide a single, annual grant making process. This effort has successfully served the community and provided those much needed funds to serve low-income individuals and families. Previous joint ventures of the local jurisdictions leveraged funding resources consisted Community Development Block Grant, HOME funds, Emergency Shelter Grant and Low Income Housing Trust Funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	660,957	0	223,008	883,965	2,600,000	The City of Sparks anticipate using Community Development Block Grant funds, to continue focus on improving the "West End" area of Sparks and those identified low-income neighborhoods with approximately 10 deferred loans per annum through the Housing Rehabilitation Program. In addition, the following Strategic Plan discusses how the city will address public service and homeless needs throughout Washoe County as well as within the City of Sparks.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	350,000	0	975,000	1,325,000	840,000	
Other	public - local	Public Services	99,697	0	0	99,697	398,788	The City of Sparks anticipates budgeting up to \$12,697 for public services to serve low and moderate income individuals residing at the Community Assistance Center (Homeless Center) as well as providing funding for the Community Triage Center in the amount of \$87,000 for a total community investment of \$99,697.

Table 49 - 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

State trust funds will leverage HUD funding allocations. In other cases, eligible, local projects and programs are funded entirely with non-HUD monies. In either case, the local funds support HUD-funded activities by contributing to the goals of the Consolidated and Action Plans by providing necessary financial resources.

Low Income Housing Trust Funds (LIHTF) funds are generated by the state through a real estate transfer tax. The funds are allocated to eligible projects and programs that will provide quality affordable housing to households at or below 60 percent of median income. LIHTF will continue to be used during the Five-year Consolidated Planning period to satisfy match requirements.

The cities of Sparks and Reno contract with Silver State Fair Housing Council for continued compliance with federal Fair Housing Laws. As part of this effort, Silver State Fair Housing Council provides staff training on related Fair Housing laws and tracks new housing developments and providing developers with Fair Housing Resources. This Partnership enables the jurisdictions to further leverage their funding for increased staff training opportunities and regulatory compliance.

The cities of Sparks, Reno and Washoe County contract with Social Entrepreneurs Inc. (SEI), for facilitation of the Reno Area Alliance for the Homeless (RAAH) and development of the annual Continuum of Care (CoC) application for homelessness prevention funding. It is anticipated that this effort will continue over the next five years. Additionally, the three jurisdictions contract with Westcare Nevada Inc. to operate the Community Triage Center (CTC). The CTC serves chronically inebriated and/or mentally ill individuals as well as adults who do not have access to health care or emergency medical services based on their homeless and/or indigent status.

The WCHC and City of Sparks use the local resources through grant funding through local financial institutions and City of Sparks General Fund budget to leverage the HUD funding allocations. In some cases, leveraged resources are invested alongside HUD funds within projects. In other cases eligible, local projects and programs are funded entirely with non-HUD monies. In either case, the local funds support HUD-funded activities by contributing to the goals of the Consolidated and Annual Action Plan by providing necessary financial resources.

The WCHC partners with Community Housing Development Organizations (CHDO) to provide financial support for affordable housing development throughout City of Reno, City of Sparks and Washoe County. The Reno Housing Authority (RHA) is a separate entity governed by an independent Board of Directors; as such the City does not have authority over its general hiring, contracting and procurement

process. However, the Reno Housing Authority has been a great partner in the community and it is anticipated that this partnership relationship will continue. RHA has received HOME and NSP funds in the past to develop rental properties and to construct single-family homes for rental and homeownership.

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

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

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Sparks CDBG Housing Rehabilitation Program which includes the Single-Family Deferred Loan and Emergency Repair Grant will be administered by the housing specialist. The Community Services Department will carry out public infrastructure activities; the Planning and Engineering activities.

The WCHC enters funding agreements with private developers and program administrators to address identified housing needs throughout Washoe County.

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	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			

Transportation			
Other			

Table 51 - 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)

The City of Sparks contracts with a number of non-profit agencies to provide a variety of social services to its residents. These agencies are experienced in providing these types of services and have been operating in the community. The WCHC partners with certified Community Housing Development Organizations (CHDO) to provide financial support for affordable housing throughout Reno, Sparks, and Washoe County. The WCHC also provides financial support to private developers that have prior experience in providing safe, decent, and sanitary housing to low income residents.

The Reno Housing Authority is a separate entity governed by an independent Board of Directors and, as such, the city does not have authority over its general hiring, contracting, and procurement processes. The Reno Housing Authority has received HOME funds in the past to develop rental properties and to construct single-family homes. RHA recently received a \$21 million award from HUD to address the foreclosure problem in the region and was very successful in acquiring foreclosed homes to add to its scattered site inventory. These types of partnerships will continue.

Partnering with a number of agencies to deliver housing and community development services allows the City of Sparks to provide needed services. Innovative partnering maximizes the city’s limited financial and human resources. Staff also attend training and seminars relevant to the administration of grant funds and increase capacity to operate programs that address community needs.ity for numerous years. They understand the needs of community members and continue to alter their programs as necessary to best address these needs.

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 Reno-Sparks region is fortunate to have a dedicated, well-established and organized system of housing and supportive service provision. Providers appear to work together well, there is little duplication of services and, based on the Consolidated Plan survey, local leadership and residents have consistent views on prioritizing and addressing top needs. That said, the region was very hard hit by the economic downturn. The region lost population during 2009, unemployment reached double digits homes dropped in value and many residents entered poverty. Although the economy has improved, providers are pressed to meet growing demands for their services with fewer resources, due to a period of declining funding. In sum, lack of funding to address growing needs remains the largest obstacle to addressing underserved populations.

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

Stakeholders consulted for this Consolidated Plan and Action Plan identified few structural barriers to meeting underserved needs and institutional structure gaps other than limited and affordable transportation, difficulty of renters with blemished records to find housing, and limited services and housing for youth aging out of foster care. These complex obstacles will be considered in the context of other, more comprehensive planning efforts.

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	Affordability of Decent Housing	2015	2019	Affordable Housing			CDBG: \$0 HOME: \$975,000	Rental units constructed: 155 Household Housing Unit
2	Availability/Accessibility of Decent Housing	2015	2019	Affordable Housing		City of Sparks	CDBG: \$210,000	Homeowner Housing Rehabilitated: 16 Household Housing Unit
3	Provide Suitable Living Environment	2015	2019	Homeless		City of Sparks	CDBG: \$100,000	Homelessness Prevention: 1000 Persons Assisted
4	Accessibility of Suitable Living Environment	2015	2019			City of Sparks	CDBG: \$424,632	

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Affordability of Decent Housing
	Goal Description	Goal 1: Expand affordable rental housing opportunities for extremely and very low-income households, including those with special needs.

2	Goal Name	Availability/Accessibility of Decent Housing
	Goal Description	Goal 2: Stabilize neighborhoods and increase appropriate housing opportunities for low and moderate income households, including those with special needs.
3	Goal Name	Provide Suitable Living Environment
	Goal Description	Goal 3: Support organizations that provide supportive services to the region's lowest income residents and residents with special needs.
4	Goal Name	Accessibility of Suitable Living Environment
	Goal Description	Goal 4: Support quality living environments of low- and moderate-income households through infrastructure improvements

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)

Based on 2015 program year HOME outcomes, the WCHC expects to assist with the creation or preservation of an average of 300 housing opportunities annually. The actual number each year will vary with project cost, type and population targeted for assistance.

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)

Based on RHA's present waiting lists and the needs of current public housing residents, RHA staff does not see a need to increase the number of accessible units; however, whenever the opportunity presents itself to modify a unit in a cost effective manner and in a way that is not detrimental to the residents, RHA is eager to take advantage of the opportunity in order to increase options for its residents.

Activities to Increase Resident Involvements

RHA promotes ongoing resident activities, including year-round youth programs at the family sites and regular Resident Council meetings at all public housing sites. RHA solicits input from residents at each of the Resident Council meetings regarding improvements within their complex and future resident activities. Furthermore, resident service contracts are executed with residents to help maintain certain aspects of their complex.

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

The WCHC is in the process of updating its HUD-required Analysis of Impediments to Fair Housing Choice (AI). The county last conducted an AI in 2007 (dated January 2008). Efforts began to update the AI in 2014, pending the release of an updated AI template by HUD.

The 2007 AI found a few barriers to affordable and fair housing; however, the barriers were not specifically related to public policies affecting the cost of housing development. The barriers to affordable housing access and development identified in the AI included:

1. Apparent discrimination in the rental markets. Discriminatory actions involved discriminatory terms and conditions in rental leases, failure to make reasonable accommodations and noncompliance with design and construction.
2. Lack of a comprehensive first-time homebuyer program.

This section will be updated once the 2015 AI is complete.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The 2007 AI found a few barriers to affordable and fair housing; however, the barriers were not specifically related public policies affecting the cost of housing development. The barriers to affordable housing access and development identified in the AI included:

1. Apparent discrimination in the rental markets. Discriminatory actions involved discriminatory terms and conditions in rental leases, failure to make reasonable accommodations and noncompliance with design and construction.
2. Lack of a comprehensive first-time homebuyer program. Strategies recommended by the 2007 AI to address the barriers included:
 - Enhancing fair housing outreach and education efforts, thereby improving public awareness of fair housing.
 - Providing financial assistance to improve the fair housing delivery system.
 - Implementing a more comprehensive first-time homebuyer training program.

This section will be updated once the 2015 AI is complete.

SP-60 Homelessness Strategy – 91.215(d)

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

RAAH develops an annual Homelessness Strategy for Washoe County. Homeless service providers in Washoe County offer a continuum of services including emergency shelter, transitional housing, permanent housing and supportive services. Although RAAH does not have specific jurisdiction over the community, local government is represented throughout RAAH's activities and strategy development. Through participation in RAAH, several strategies to ensure that adequate discharge planning procedures and policies are in place across the Continuum and within the institutions in the state. Details on the discharge strategy appear in the Action Plan. RAAH has worked to link the Nevada's Governor's Policy Academy on Homelessness to advocate for statewide policies prohibiting discharge without housing in place. In addition, RAAH has worked with providers to ensure the implementation of its premier strategy to have staff persons trained to provide housing placement assessment and assistance as part of their case management and social services activity.

RAAH, in partnership with the Governor's Policy Academy on Homelessness continues to work with a variety of stakeholders to ensure a collaborative approach is used to assist persons exiting care into housing. This includes promoting the strategy adopted by Northern Nevada Adult Mental Health Services (NNAMHS) that all agencies begin the process of discharge planning when a client enters care rather than when they are preparing to be discharged.

The most current Strategic Plan is summarized below.

Strategic Issue #1 – Data/ Coordinated Assessment and Centralized Intake

The current data system for homeless providers is incomplete, inefficient, and ineffective in capturing and managing information necessary to prevent and end homelessness. Centralized intake can enhance the quality of client screening and assessment, and better target program assistance to where it can be most effective. As a result, the system for preventing and ending homelessness is less fragmented and scarce resources are used more efficiently.

Goal 1: Quickly identify youth age 24 and under who are at risk or are homeless

Goal 2: All clients are able to access assistance in real time, and receive the same assessment and preferred placement

Goal 3: Providers are able to see the entire inventory and availability of resources

Goal 4: Data is collected and reported so that unmet need as well as agency utilization of the system is well understood

Goal 5: The system is integrated, streamlined, promotes data sharing and is captured consistently in HMIS

Addressing the emergency and transitional housing needs of homeless persons

Strategic Issue #2 - Housing

At its root, homelessness is the result of the inability to afford and maintain housing. Two trends are largely responsible for the rise in homelessness: a growing shortage of affordable housing and an increase in poverty. Affordable housing in Nevada is limited, particularly in the northern area of the state. The unmet need for permanent supportive housing in northern Nevada is 610 beds. Northern Nevada lacks an adequate stock of affordable housing in order to sufficiently house the number of homeless youth, individuals, and families.

Goal 1: Secure resources for housing

Goal 2: Quickly rehouse people who fall out of housing

Goal 3: Provide client-centered housing with supportive services

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.

Strategic Issue #3 – Wraparound/SOAR

Experiencing homelessness exacerbates health problems and the ability to access appropriate care. Residential instability and insecurity, including doubling up and overcrowding, creates substantial risks to child health, development, and educational outcomes. Housing instability and living in lower socioeconomic neighborhoods can lead to significant stress, mental health problems, obesity, and diabetes. Patients with multiple and chronic health needs often find navigating a complex and fragmented healthcare system overwhelming, making wraparound supportive services an essential component of linking health care, human services, and housing. While wraparound services are available for the homeless in northern Nevada, they are not sufficient or as readily available as necessary to promote long-term housing stability.

Goal 1: Increase access to all funding (federal, foundations, grants, private) for which Nevada may be eligible

Goal 2: Determine eligibility and apply for all available wrap around services

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

Strategic Issue #4 – Funding

Sufficient funding for homeless programs continues to be an ongoing issue. Funding for housing in Nevada comes from a variety of sources, however, it is only sufficient to maintain current projects and there is a lack of dedicated funding for the target subpopulations. Nevada lacks the resources to sufficiently fund housing, wraparound, and other services to effectively prevent and end homelessness.

Goal 1: Increase funding for housing and supportive services

- Support policies that promote development and funding for affordable housing
- Secure 50 transitional housing units for youth age 24 and a pathway to permanent housing
- Secure new permanent affordable housing for 1,000 seniors and to house 100 individuals using a housing first approach
- Ensure resources are available to provide case management and wrap around services to all at risk or who are homeless

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

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

The local jurisdictions understanding that the potential risk remains, continue to ensure that all housing projects funded with CDBG and HOME funds will comply with the revised Federal guidelines regarding notification and abatement requirements. WCHC requests for proposals require developers to sign Lead-Based Paint (LBP) Certifications and Assurances and that renovation firms be certified under EPA's Renovation, Repair and Painting Rule and trained in lead-safe work practices.

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

The West End of Sparks have the oldest housing stock and in the instances of rehabilitation through the Housing Rehabilitation Program measures are taken to mitigate the threat of hazardous materials. Lead-based paint risks will continue to be addressed through rehabilitation and preservation activities in accordance with HUD and EPA guidelines.

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

Monitoring includes verification that lead information pamphlets have been provided to tenants in rental units and homeowner rehab for housing built prior to 1978. Developers and contractors are reminded of required lead practices and have been and will be noticed of any new requirements, such as the EPA Lead Certification requirement as of April 27, 2010.

The City of Reno, as the lead agency in the Washoe County HOME Consortium, makes annual inspections of all HOME funded projects, and requires new applications for HOME funding to comply with current LBP and asbestos rules and regulations. The city advises all contractors on all jobs on their LBP responsibilities, and the Contractors' Board requires compliance of their members.

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

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

The city's primary emphasis locally in regard to anti-poverty strategies is to first provide lower income families and individuals with a range of support services that will assist them in meeting their basic living needs, including food, shelter, mental and physical health, childcare, and transportation. A number of such support programs are funded through the annual human services funding process. Other programs are provided locally through other funding mechanisms.

Once households are able to adequately meet their basic needs, job training and job placement assistance services become increasingly important. Many households will also require continuing support services. The three jurisdictions will work together and in collaboration with other public, private, and non-profit organization to increase the range of job training opportunities available within the region. Each jurisdiction also works within their respective communities to assist small businesses and to attract, retain, and expand businesses of all sizes.

The jurisdictions also cooperate among themselves and with other outside organizations on local and regional economic development activities. These efforts serve to not only create greater numbers of jobs for local residents, but also to expand the range of jobs offering low and moderate income resident's prospects for upward mobility. Although most local economic development activities are not funded through the Action Plan process, the jurisdictions collaborate on these types of activities in conjunction with regional providers such as the Economic Development Authority of Western Nevada, NevadaWorks, JOIN, Truckee Meadows Community College System and the University of Nevada Reno.

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

The City of Sparks does not have a stand-alone anti-poverty policy or strategy. The city's actions to address poverty are evident in the creation and support of the CAC and priorities to fund housing developments that assist very low income residents.

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 WCHC staff annually monitors existing HOME-funded projects, programs, and organizations that receive funds to evaluate compliance with program objectives and funding requirements including:

- Verification of income for all clients housed in funded projects.
- Verification of rents charged
- Inspection of units and grounds for compliance with code and adequate maintenance.
- Lease agreements.

In addition, staff monitors rehab and new construction projects during the construction process.

Notice of upcoming monitoring is provided to property and program management in writing 15 days in advance. Follow-up letters reporting observations and compliance issues are sent out following the audit. In the event that a project is out of conformance with funding regulations or more information is needed to complete the monitoring process, the property is given 45 days to come into compliance. If this is not done further contacts are made and staff will schedule meetings as necessary and offer technical assistance to resolve the issues. If the technical assistance provided is unsuccessful, staff will move forward with proceedings to cancel the agreement and demand repayment.

On CDBG –funded projects, in the event that a sub-recipient is out of conformance with CDBG regulations, they are given 45 days to come into compliance. If this is not done further contacts are made and staff will schedule meetings as necessary and offer technical assistance to resolve the issues. If the issues cannot be resolved the contract would be canceled.

Community Development staff assumes responsibility for ensuring that projects comply with prevailing wages. Certified payroll reports are submitted electronically through LCP Tracker and reviewed monthly. In addition on-site interviews are conducted to ensure that all contractors and sub-contractors are in compliance with the regulations.

Annually progress toward long-term goals outlined in the Consolidated Plan is measured by reviewing projects undertaken and compared to the established goals for each program. This annual review includes evaluating the expenditures made and the timeliness of commitments.

A Community Development staff member monitors agencies that receive funds annually to determine compliance with program outcomes established when funding contracts are executed, as well as review of the following items:

Verification of income for clients served with grant money during the grant period.

- Canceled checks or copies of checks, other proof of payment and invoices for expenditures during the grant period.
- Log sheets/case files for clients served during the grant period.
- Reporting problems or clarifications
- Overall program progress; requirements will vary depending on whether an agency is identified as a point of entry, an auxiliary, or an agency to agency provider.
- Additionally, recipients are required to submit reports on a monthly or quarterly basis. Information required includes client totals, progress toward program performance and outcome measures and requests for reimbursement. This information is reviewed for compliance with regulations and goals of the funding program before funds are disbursed to the sub-recipient.

In the event that a sub-recipient agency is not performing adequately, staff will schedule meetings as necessary and offer technical assistance to resolve issues. If the technical assistance provided is unsuccessful, staff will move forward to cancel the contract. Additionally, if funds are not being expended on a timely basis, staff works with the agency to determine if they can amend their approved contract budget and expend it in a different eligible category.

Expected Resources

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

Introduction

In a cooperative and concerted effort, the City of Sparks, City of Reno and Washoe County have partnered to form the Washoe County HOME Consortium (WCHC) to leverage their annual Public Service share of CDBG funds with other community support dollars to provide a single, annual grant making process. This effort has successfully served the community and provided those much needed funds to serve low-income individuals and families. Previous joint ventures of the local jurisdictions leveraged funding resources consisted Community Development Block Grant, HOME funds, Emergency Shelter Grant and Low Income Housing Trust Funds.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	660,957	0	223,008	883,965	2,600,000	The City of Sparks anticipate using Community Development Block Grant funds, to continue focus on improving the "West End" area of Sparks and those identified low-income neighborhoods with approximately 10 deferred loans per annum through the Housing Rehabilitation Program. In addition, the following Strategic Plan discusses how the city will address public service and homeless needs throughout Washoe County as well as within the City of Sparks.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder 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	350,000	0	975,000	1,325,000	840,000	
Other	public - local	Public Services	99,697	0	0	99,697	398,788	The City of Sparks anticipates budgeting up to \$12,697 for public services to serve low and moderate income individuals residing at the Community Assistance Center (Homeless Center) as well as providing funding for the Community Triage Center in the amount of \$87,000 for a total community investment of \$99,697.

Table 53 - 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

State trust funds will leverage HUD funding allocations. In other cases, eligible, local projects and programs are funded entirely with non-HUD monies. In either case, the local funds support HUD-funded activities by contributing to the goals of the Consolidated and Action Plans by providing necessary financial resources.

Low Income Housing Trust Funds (LIHTF) funds are generated by the state through a real estate transfer tax. The funds are allocated to eligible projects and programs that will provide quality affordable housing to households at or below 60 percent of median income. LIHTF will continue to be used during the Five-year Consolidated Planning period to satisfy match requirements.

The cities of Sparks and Reno contract with Silver State Fair Housing Council for continued compliance with federal Fair Housing Laws. As part of this effort, Silver State Fair Housing Council provides staff training on related Fair Housing laws and tracks new housing developments and providing developers with Fair Housing Resources. This Partnership enables the jurisdictions to further leverage their funding for increased staff training opportunities and regulatory compliance.

The cities of Sparks, Reno and Washoe County contract with Social Entrepreneurs Inc. (SEI), for facilitation of the Reno Area Alliance for the Homeless (RAAH) and development of the annual Continuum of Care (CoC) application for homelessness prevention funding. It is anticipated that this effort will continue over the next five years. Additionally, the three jurisdictions contract with Westcare Nevada Inc. to operate the Community Triage Center (CTC). The CTC serves chronically inebriated and/or mentally ill individuals as well as adults who do not have access to health care or emergency medical services based on their homeless and/or indigent status.

The WCHC and City of Sparks use the local resources through grant funding through local financial institutions and City of Sparks General Fund budget to leverage the HUD funding allocations. In some cases, leveraged resources are invested alongside HUD funds within projects. In other cases eligible, local projects and programs are funded entirely with non-HUD monies. In either case, the local funds support HUD-funded activities by contributing to the goals of the Consolidated and Annual Action Plan by providing necessary financial resources.

The WCHC partners with Community Housing Development Organizations (CHDO) to provide financial support for affordable housing development throughout City of Reno, City of Sparks and Washoe County. The Reno Housing Authority (RHA) is a separate entity governed by an independent Board of Directors; as such the City does not have authority over its general hiring, contracting and procurement process. However, the Reno Housing Authority has been a great partner in the community and it is anticipated that this partnership relationship

will continue. RHA has recieved HOME and NSP funds in the past to develop rental properties and to construct single-family homes for rental and homeownership.

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

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	Affordability of Decent Housing	2015	2019	Affordable Housing				Rental units constructed: 45 Household Housing Unit
2	Accessibility of Suitable Living Environment	2015	2019					Homeowner Housing Rehabilitated: 16 Household Housing Unit
3	Provide Suitable Living Environment	2015	2019	Homeless				
4	Availability/Accessibility of Decent Housing	2015	2019	Affordable Housing				

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Affordability of Decent Housing
	Goal Description	Expand affordable rental housing opportunities for extremely and very low-income households, including those with special needs.
2	Goal Name	Accessibility of Suitable Living Environment
	Goal Description	Stabilize neighborhoods and increase appropriate housing opportunities for low and moderate income households, including those with special needs.

3	Goal Name	Provide Suitable Living Environment
	Goal Description	Support organizations that provide supportive services to the region's lowest income residents and residents with special needs.
4	Goal Name	Availability/Accessibility of Decent Housing
	Goal Description	Support quality living environments of low- and moderate-income households through infrastructure improvements and blight reduction.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Sparks anticipates a continued implementation of the agreed upon local and regional goals and objectives include appropriation of funding for the support of Fair Housing activities and Continuum of Care strategic planning, provided funding for operation of the Community Assistance Center (the regional homeless shelters for men, women and families), provided loans and grants to income-eligible households for housing rehabilitation efforts through City-administered Single Family, Owner-Occupied Housing Rehabilitation Loan and Emergency Grant programs and the continued initiative of improving the much-needed sidewalk, curb, gutter and other pedestrian improvements in eligible low to moderate income neighborhoods.

In Program Year 1 (FY 2015/16), the City of Sparks remains committed to expending funds from the U.S. Department of Housing and Urban Development to improve the quality of life in our community and address the needs of low and moderate income persons and households.

The City of Sparks is also a member of the Washoe County HOME Consortium (WCHC), in which the City of Reno serves as the lead entity, and through this partnership HOME Investment Partnership Program dollars continue to be invested in Washoe County projects which increases affordable housing opportunities for low- and moderate-income households. Specifically, the City of Sparks anticipates completion of a 45-unit affordable senior citizen rental apartment development project (Lincoln Way Apartments).

This Annual Action Plan outlines the activities that the City of Sparks will undertake in PY 1 of the Consolidated Plan, leveraging Community Development Block Grant funding to address housing, public services and homelessness prevention under the objectives of a suitable living environment and decent housing.

For the Federal Fiscal Year (FY 2015/16), the City of Sparks has been allocated \$660,957 in new Community Development Block Grant (CDBG) funding. In addition, the City of Sparks proposes to carry-over and/or reprogram approximately \$233,008 that was not used in previous years. Combined, these funds total \$883,965 which the City of Sparks proposes to use as follows:

CDBG:

- Up to \$15,000 for Fair Housing activities;
- Up to \$10,020 for Continuum of Care (CoC) activities;
- Up to \$91,800 for Planning and Administrative activities;
- Up to \$99,143.55 for Community Assistance Center activities (homeless shelter);

- Up to \$57,001 for Housing Rehabilitation Administration activities;
- Up to \$424,632 for Pedestrian Improvements in a project whose specific boundaries are Rock Boulevard on the west, G Street to the north, 15th Street to the east and F Street on the south. Of the \$424,632 amount, \$201,624 is new funding and 223,008 is carried-over/reprogrammed from previous years.
- Up to \$155,000 carried over from previous years for Housing Rehabilitation Deferred Loan activities;
- Up to \$55,000 carried over from previous years for Emergency Repair Grant activities;

HOME

The WCHC will invest an additional HOME funds up to \$350,000 for development of a new construction 45-unit affordable senior citizen rental apartment project (Lincoln Way Apartments).

Projects

#	Project Name

Table 55 – Project Information

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

Throughout the program year the City of Reno and WCHC have continued to focus efforts on serving those most in need through the support of activities that increase the availability of affordable housing opportunities, including the development of rental units targeting households earning not more than 40% of the AMI and those experiencing homelessness. Proximity to services is considered in evaluating housing developments for funding. Substantial resources are also used to support services for individuals experiencing homeless.

Allocations of resources, from all sources, are made annually based upon evaluations of current circumstances and needs. For grant funds this process takes into account regulatory requirements, goals established in the Consolidated Plan, awareness of community initiatives and Council priorities.

Affordable housing allocations are determined through a multi-step process in response to applications submitted. The WCHC Technical Review Committee (TRC), comprised of one staff and one community representative from each jurisdiction plus one at-large member and a representative of the Truckee Meadows Regional Planning Agency, receives, evaluates and makes funding recommendations, which includes WCHC HOME money, and State HOME money. These recommendations are forwarded to the WCHC Directors for approval and forwarding to the Regional Planning Governing Board for ratification. During this process proposed projects and programs are evaluated for compliance and addressing the identified needs and goal.

AP-38 Project Summary
Project Summary Information

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

While the federal funds received through HUD will be used to provide affordable housing, public services and housing rehabilitation activities throughout the city for low and moderate income households, the City has identified a target area for the physical improvements (pedestrian improvements specifically) it will undertake in FY 2015/16.

This targeted project area was identified as in low-income area, meeting the LMI area benefit under the suitable living environment objective availability/accessibility outcome and is bound by Rock Boulevard to the West, G Street to the North, 15th Street to the East and F Street to the South. Although numerous needs were identified within the community, limited human and financial resources made it necessary to prioritize those housing, economic development, and community development projects that will have the biggest impact for the community and best leverage the available resources.

Projects undertaken in low-income neighborhoods are intended to improve the quality of life through reinvestment and removal of blighting conditions and through provision of affordable, quality living opportunities. The City of Sparks proposes to dedicate approximately 52 percent of the FY 2015/2016 CDBG funds allocated to it for the target area Pedestrian Improvements. Of the total CDBG funding available to the City, including CDBG funding from previous years' allocations, 35 percent are proposed.

CDBG is targeted according to need, not geographic location. The City of Sparks uses its Capital Improvements Plan (CIP) to develop community development priorities and uses CDBG to supplement funding for improvements in HUD-designated low and moderate income (LMI) areas. Other considerations are availability and timing of funding, and availability of partners for the implementation of projects. to be used in the target area.

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

While the federal funds received through HUD will be used to provide affordable housing, community development, and economic opportunities throughout the city for low and moderate income households, an effort will be made to direct funding and services into areas of low income and minority/ethnic concentration. For housing, every effort is made to ensure housing options are available in a variety of neighborhoods, including a range of economic and racial/ethnic compositions. Although numerous needs were identified within the community, limited human and financial resources make

necessary to prioritize housing, economic development, and community development projects that will have the biggest impact for the community and best leverage the resources.

Projects are distributed throughout the community and serve a broad population of clients. Projects undertaken in low-income neighborhoods are intended to improve the quality of life through reinvestment and removal of blighting condition and the availability of affordable, quality living opportunities. Housing dollars are prioritized for residents most in need and within corridors designed to facilitate access to services meeting both basic living needs and supportive services.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Through a regional partnership led by the City of Reno, there is a growing emphasis on supporting programs that rapidly re-house homeless individuals and families, programs that demonstrate success in moving people into housing and programs that can help households maintain housing, while acknowledging the dearth of housing available to such households. As a result both emergency shelter operations and a re-housing program will be funded through regional partnerships during the program year.

It is anticipated 580 individuals will be provided shelter and 40 households will be re-housed. The goals of these projects are to prevent homelessness, and assist individuals and families find permanent housing and regain self-sufficiency.

One Year Goals for the Number of Households to be Supported	
Homeless	580
Non-Homeless	45
Special-Needs	0
Total	625

Table 57 - 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	45
Rehab of Existing Units	15
Acquisition of Existing Units	0
Total	60

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

The Reno Housing Authority (RHA) is a separate entity governed by an independent Board of Directors and, as such, the city does not have authority over its general hiring, contracting, and procurement processes. RHA has received HOME funds from WCHC in the past to develop rental properties and to construct single-family homes. RHA recently received a \$21 million award from HUD to address the foreclosure problem in the region and was very successful in acquiring foreclosed homes to add to its scattered site inventory. These types of partnerships will continue.

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

RHA promotes ongoing resident activities, including year-round youth programs at the family sites and regular Resident Council meetings at all public housing sites. RHA solicits input from residents at each of the Resident Council meetings regarding improvements within their complex and future resident activities. Furthermore, resident service contracts are executed with residents to help maintain certain aspects of their complex.

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

N/A

Discussion

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

Introduction

The City of Reno acts as the Collaborative Applicant for the Washoe County submission of the Continuum of Care (CoC) and provides administrative funds for related planning activities through RAAH. In addition, the city has taken lead in implementing the 10 Year Plan to End Homelessness and is the CoC HMIS grant administrator. The CoC continues to provide much needed permanent supportive housing in the community. RAAH meetings, public forums, and strategic planning activities all focused on increasing awareness of homelessness and housing first strategies among service providers. As a result, chronic homelessness is now referenced in the Washoe County Human Services Strategic Plan and in the Fund for a Healthy Nevada/State of Nevada Grants Management Unit prioritization and assessment reports.

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

Reno, Sparks and Washoe County continue to pool funds to support shelter operations. Staff will continue to support activities at the CAC and work to build collaborations between housing and service providers to increase the supply of supportive housing in the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

Through WCHC housing priorities, developers are encouraged to incorporate supportive services for individuals recovering from homelessness into a portion of the funded units.

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

For the homeless, there are several aggressive, regularly scheduled outreach activities that take place each week for persons living on the street through the Mobile Outreach Safety Team, a local partnership between mental health and law enforcement agencies, and the Veterans Administration Health Care for Homeless Veterans program. Once outreach occurs, persons are connected immediately to the most appropriate resources based upon their individualized needs. All outreach activities are conducted with resources that can immediately either provide a direct service or link the person to appropriate

resources. For example, transportation is offered to assist the individual in accessing medical care, shelter, food, clothing, Washoe County Social Services and to access other mainstream resources. If a need is identified during the outreach episode that cannot immediately be addressed, case management and follow up occurs to ensure the individual receives the services they need.

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

RAAH providers have worked to decrease homeless persons' length of stay in emergency or transitional housing, while implementing processes to support transitions to permanent rather than experiencing a relapse into street homelessness, and to increase the income of chronically homeless individuals to assist in the transition to permanent housing and independent living. To achieve this objective, RAAH members have evaluated admission and discharge policies of existing programs to determine barriers to stay for chronically homeless participants. Efforts have also been undertaken to implement the SOAR program in earnest and improve the ability of workers to assist their clients to access Social Security Disability as well as Food Stamps and Medicaid.

Discussion

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

Introduction:

At the time this Consolidated Plan was available for public comment, the WCHC was in the process of updating its HUD-require Analysis of Impediments to Fair Housing Choice (AI). The county last conducted an AI in 2007. Efforts began to update the AI in early 2015, pending the release of an updated AI template by HUD.

The updated AI will contain a revised Fair Housing Action Plan (FHAP) to address identified impediments, including those impediments related to negative effects of public policies (e.g., land use controls, tax policies affecting land use, zoning ordinances, building codes and development fees).

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Other policy actions and programs to assist low income households in the region are discussed below.

Actions planned to address obstacles to meeting underserved needs

Stakeholders consulted for this Consolidated Plan and Action Plan identified few structural barriers to meeting underserved needs other than limited and affordable transportation, difficulty of renters with blemished records to find housing, and limited services and housing for youth aging out of foster care. These complex obstacles will be considered in the context of other, more comprehensive planning efforts. How peer communities have addressed these issues will also be examined.

In addition, staff will continue to hold workshops to assist homeless households apply for housing, work closely with RAAH and the CAC to develop appropriate programming at homeless shelters and expand client resources and educate city leaders on the housing and community development needs in the region.

Actions planned to foster and maintain affordable housing

Projects that support creation and preservation of affordable housing will be a priority. During the 2015 program year, an estimated \$240,000 in CDBG dollars and \$2.4 million HOME dollars will be used to support the preservation and creation of affordable and mixed-income housing. An additional \$779,000 in unexpended HOME funds is expected to be allocated to 2016 affordable housing projects.

Actions planned to reduce lead-based paint hazards

The City of Sparks, City of Reno and WCHC will continue to ensure that all housing projects funded with CDBG and HOME funds will comply with the revised Federal guidelines regarding notification and abatement requirements. WCHC requests for proposals will require developers to sign Lead-Based Paint (LBP) Certifications and Assurances and that renovation firms be certified under EPA's Renovation, Repair and Painting Rule and trained in lead-safe work practices.

Actions planned to reduce the number of poverty-level families

Past actions to address poverty will be continued. The City of Reno will commit the maximum amount of allowable CDBG funds toward the operations of the CAC to help meet the needs of families and individuals in poverty.

HOME dollars will be prioritized to housing projects that serve extremely and very low income households.

The City of Sparks will continue to work with EDAWN and Truckee Meadows Community College to provide job training opportunities to low income unemployed residents.

Actions planned to develop institutional structure

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

The City of Sparks, City of Reno and Washoe County staff will continue to be part of and support RAAH. Additionally, the City of Sparks will use the maximum allowable of CDBG funds to provide supplemental funding and support to the operations of the CAC, a one-stop resource center and efficient distribution of resources to residents in need. The City of Sparks, City of Reno and Washoe County will also support the activities of the Reno Housing Authority as needed.

Discussion:

Program Specific Requirements

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

Introduction:

Past actions to address poverty will be continued. The City of Sparks will commit the maximum amount of allowable CDBG funds toward the operations of the CAC to help meet the needs of families and individuals in poverty.

The City of Sparks will continue to prioritize their HOME dollars allocation to housing projects that serve extremely and very low income households and individuals.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(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
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.	100.00%

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:

The City of Sparks is a Participating Jurisdiction of the Washoe County HOME Consortium (WCHC) and the City of Reno is the lead agency. The WCHC and the City of Sparks use the local resources described above to leverage the HUD funding allocations. In some cases, leveraged resources are invested alongside HUD funds within projects. In other cases eligible, local projects and programs are funded entirely with non-HUD monies. In either case, the local funds support HUD-funded activities by contributing to the goals of the Consolidated and Annual Action Plan by providing necessary financial resources.

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:

No HOME funds will be used for homebuyer activities.

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:

No acquisition of units is anticipated with the use of HOME funds in the City of Sparks. The City of Reno as the lead agency of the WCHC is responsible for all administration activities and has been delegated such by the City of Sparks.

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:

There are no plans of using HOME funds to refinance existing debt secured by multifamily housing in the City of Sparks. The City of Reno as the lead agency of the WCHC is responsible for all administration activities and has been delegated such by the City of Sparks.

Discussion:

Attachments

Grantee SF-424's and Certification(s)

OMB Number: 4040-0004
Expiration Date: 09/31/2016

Application for Federal Assistance SF-424		
<p>* 1. Type of Submission:</p> <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application		
<p>* 2. Type of Application:</p> <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision		
<p>* If Revision, select appropriate letter(s):</p> <input type="text"/>		
<p>* Other (Specify):</p> <input type="text"/>		
<p>* 3. Date Received:</p> <input type="text" value="05/15/2015"/>		<p>4. Applicant Identifier:</p> <input type="text"/>
<p>5a. Federal Entry Identifier:</p> <input type="text"/>		<p>5b. Federal Award Identifier:</p> <input type="text"/>
<p>State Use Only:</p>		
<p>6. Date Received by State:</p> <input type="text"/>		<p>7. State Application Identifier:</p> <input type="text"/>
<p>8. APPLICANT INFORMATION:</p>		
<p>* a. Legal Name: <input type="text" value="City of Sparks"/></p>		
<p>* b. Employer/Taxpayer Identification Number (EIN/TIN):</p> <input type="text" value="88-6000202"/>		<p>* c. Organizational DUNS:</p> <input type="text" value="0899202430000"/>
<p>d. Address:</p>		
<p>* Street1: <input type="text" value="931 Prater Way, P. O. Box 857"/></p>		
<p>Street2: <input type="text"/></p>		
<p>* City: <input type="text" value="Sparks"/></p>		
<p>County/Parish: <input type="text" value="Washoe"/></p>		
<p>* State: <input type="text" value="NV: Nevada"/></p>		
<p>Province: <input type="text"/></p>		
<p>* Country: <input type="text" value="USA: UNITED STATES"/></p>		
<p>* Zip / Postal Code: <input type="text" value="89431-4298"/></p>		
<p>e. Organizational Unit:</p>		
<p>Department Name:</p> <input type="text" value="Community Services"/>		<p>Division Name:</p> <input type="text" value="Planning"/>
<p>f. Name and contact information of person to be contacted on matters involving this application:</p>		
<p>Prefix: <input type="text" value="Mr."/></p>	<p>First Name: <input type="text" value="George"/></p>	
<p>Middle Name: <input type="text" value="Seely"/></p>		
<p>* Last Name: <input type="text" value="Graham"/></p>		
<p>Suffix: <input type="text"/></p>		
<p>Title: <input type="text" value="Housing Specialist"/></p>		
<p>Organizational Affiliation:</p> <input type="text"/>		
<p>* Telephone Number: <input type="text" value="(775) 353-7895"/></p>		<p>Fax Number: <input type="text" value="(775) 353-1635"/></p>
<p>* Email: <input type="text" value="jgg@cityofsparks.us"/></p>		

Application for Federal Assistance SF-424	
* 9. Type of Applicant 1: Select Applicant Type: <input type="checkbox"/> City or Township Government	
Type of Applicant 2: Select Applicant Type: <input type="text"/>	
Type of Applicant 3: Select Applicant Type: <input type="text"/>	
* Other (specify): <input type="text"/>	
* 10. Name of Federal Agency: United State Department of Housing and Urban Development	
11. Catalog of Federal Domestic Assistance Number: HJ4-002	
CFDA Title: Entitlement Grant	
* 12. Funding Opportunity Number: FR-5900-R-01	
* Title: CDBG Housing Rehabilitation and Pedestrian Improvements	
13. Competition Identification Number: <input type="text"/>	
Title: <input type="text"/>	
14. Areas Affected by Project (Cities, Counties, States, etc.): <input type="text"/> <input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="Type of Area"/>	
* 15. Descriptive Title of Applicant's Project: CDBG Housing Rehabilitation and Pedestrian Improvements	
Attach supporting documents as specified in agency instructions. <input type="button" value="Add Attachments"/> <input type="button" value="Delete Attachments"/> <input type="button" value="Type of Attachment"/>	

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	650,957.00
* b. Applicant	0.00
* c. State	0.00
* d. Local	0.00
* e. Other	223,608.00
* f. Program Income	0.00
* g. TOTAL	874,565.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**
 a. This application was made available to the State under the Executive Order 12372 Process for review on
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**
 Yes No
 If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)**
 ** I AGREE
 ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

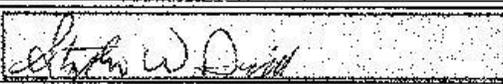
Authorized Representative:

Prefix: * First Name:
 Middle Name:
 * Last Name:
 Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative:  * Date Signed:
 STEPHEN W. DRISCOLL

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

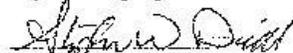
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

05/14/2015
Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) ~~2015~~, ~~2016~~ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

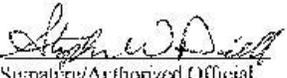
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.



Signature/Authorized Official 05/14/2015
Date

STEPHEN W. DRISCOLL
CITY MANAGER

Title

**OPTIONAL CERTIFICATION
CDBG**

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official _____
Date

Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.

Signature/Authorized Official

Date

Title

ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion -- If an emergency shelter's rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs -- In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services -- The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds -- The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality -- The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement -- To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan -- All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction's consolidated plan.

Discharge Policy -- The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from

publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature/Authorized Official

Date

Title

HOPWA Certifications

The HOPWA grantee certifies that:

Activities -- Activities funded under the program will meet urgent needs that are not being met by available public and private sources.

Building -- Any building or structure assisted under that program shall be operated for the purpose specified in the plan:

1. For at least 10 years in the case of assistance involving new construction, substantial rehabilitation, or acquisition of a facility.
2. For at least 3 years in the case of assistance involving non-substantial rehabilitation or repair of a building or structure.

Signature/Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Appendix - Alternate/Local Data Sources