

# 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 initiatives and non-housing community development projects for Program Years 2020 through 2024, inclusive.

Using Community Development Block Grant funds, the City intends to continue to focus on improving the "West End of Sparks" (see associated map) 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 (2020 through 2024), 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. Provide supplemental support for 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. Implement AFH measures to ensure Fair Housing Activities are in place in the Sparks community; 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 in the Sparks community, City of Reno and Washoe County region,
2. Preserve, support and maintain existing viable affordable rental housing stock in the Sparks community and region,
3. Support homeownership opportunities for low - and moderate - income households through the transference of Private Activity Bond Cap Allowance (PABC) to the Nevada Housing Division (NHD) and/or the Nevada Rural Housing Authority (NRHA),

***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 (i. e. "rapid re-housing").

**3. Evaluation of past performance**

Over the previous five years (i. e. 2015 through 2019) the City of Sparks was successful in sustaining and maintaining the older viable housing stock in identified low-income neighborhoods through the City of Sparks - 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). Additionally, the city was successful in the allocation of Private Activity Bond Cap (PABC) to the Nevada Housing Division (NHD) and the Nevada Rural Housing Authority (NRHA) which in turn converted said PABC into funds that assisted First-time Homebuyers in the Sparks community with resources to purchase a home.

**4. Summary of citizen participation process and consultation process**

Several methods were 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
- Participation in a meeting with the local Northern Nevada Continuum of Care (NNCoC) and the Reno Alliance for Homeless (RAH); and
- Participated in a focus group meeting with affordable housing developers, providers and developers of market rate housing;

The community meetings were noticed through social media and local newspaper outlet (Reno Gazette Journal) and the community meeting was held "Virtually" on April 22, 2020 via the "ZOOM" app platform.

## **5. Summary of public comments**

A public meeting was conducted; **this meeting will be hosted virtually** using ZOOM, an app that can be downloaded on a portable device or personal computer. In-person attendance is **not** available. The virtual meeting will take place on Wednesday April 22, 2020 at 5:30 p.m. to present the Five-Year Consolidated Plan for Program Years 2020 through 2024 and the Annual Action Plan for 2020/2021.

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.

Maps depicting the Consolidated Plan accomplishments from the previous five years and the proposed direction over the next five years were presented to attendees. 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.

## **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	SPARKS	Washoe County HOME Consortium

**Table 1 – Responsible Agencies**

### Narrative

The City of Sparks is an entitlement community and receives a direct funding allocation of Community Development Block Grants (CDBG) from the Department of Housing and Urban Development (HUD). Additionally, the City of Sparks is a Participating Jurisdiction of the Washoe County HOME Consortium (WCHC). The WCHC is a consortium of local jurisdictions comprised of Washoe County, City of Reno and City of Sparks for the purpose of receiving and managing HOME funds only and the City of Reno is the Lead Agency of the WCHC.

### Consolidated Plan Public Contact Information

#### Consolidated Plan Public Contact Information

#### *Contact information for the WCHC (HOME funding):*

Cylus Scarbrough, AICP  
 City of Reno, Community Development Department  
 1 East First Street  
 P.O. Box 1900  
 Reno, NV 89505  
[scarbroughc@reno.gov](mailto:scarbroughc@reno.gov)

***Contact information for the City of Sparks (HOME funding):***

Ian Crittenden

Development Services Manager

City of Sparks - Community Services Department

431 Prater Way

Sparks, Nevada 89431

icrittenden@cityofsparks.us

***Contact information for City of Sparks - 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 City of Reno ESG Program:***

Monica T. Cochran

City of Reno, Community Development Department

1 East First Street

P.O. Box 1900

Reno, NV 89505

cochranm@reno.gov

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(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 Alliance for the Homeless (RAH) and the Northern Nevada Continuum of Care (NNCoC). RAH 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 RAH meetings and support RAH’s activities to enhance coordination among providers in the region. The City of Reno, City of Sparks and Washoe County collectively fund the Community Assistance Center (CAC), the central location for services to assist the homeless men population and the women/children shelter ("Good Home" formerly Northern Nevada Adult Mental Health Services Campus (NNAMS) on Galletie Way in Sparks, Nevada.

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

- RAH 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 Northern Nevada Continuum of Care (NNCoC), Reno Alliance for the Homeless (RAH), 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 targeted 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 direct recipient of ESG funding. However, City of Reno staff (which does receive ESG Funds) work closely with RAH 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 Alliance for the Homeless (RAH) Leadership Council, as well as in broader community meetings. Since the RAH 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	<b>Agency/Group/Organization</b>	Catholic Charities
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Regional Organization assisting the community.
2	<b>Agency/Group/Organization</b>	CITY OF RENO - COMMUNITY RESOURCES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Other government – Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community partner and Lead Agency of the Washoe County HOME Consortium (HOME)
3	<b>Agency/Group/Organization</b>	City of Sparks
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Service-Fair Housing Other government - Local



	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participating Jurisdiction of WCHC and direct entitlement grantee of CDBG allocation
4	<b>Agency/Group/Organization</b>	Nevada Youth Empowerment Project
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services - Victims Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Unaccompanied youth Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Partner

5	<b>Agency/Group/Organization</b>	WASHOE COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services - Victims Child Welfare Agency Agency - Emergency Management Other government - County Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Participating Jurisdiction of WCHC.
6	<b>Agency/Group/Organization</b>	Washoe County School District
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Education Child Welfare Agency Other government - County Regional organization Civic Leaders

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Partner
7	<b>Agency/Group/Organization</b>	Washoe County HOME Consortium
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Other government - County Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Funding source for the development of affordable housing
8	<b>Agency/Group/Organization</b>	WASHOE COUNTY SENIOR SERVICES
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Elderly Persons Services-homeless Services - Victims Health Agency Other government – County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Facilitator of serving senior population

9	<b>Agency/Group/Organization</b>	Washoe County Social Services
	<b>Agency/Group/Organization Type</b>	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 - Victims Other government - County Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Facilitator of initiating social services
10	<b>Agency/Group/Organization</b>	Builders Association of Northern Nevada
	<b>Agency/Group/Organization Type</b>	Regional organization Business Leaders Major Employer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Local business partner

12	<b>Agency/Group/Organization</b>	COMMUNITY SERVICES AGENCY DEV.CORP
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Business Leaders Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community business partner
13	<b>Agency/Group/Organization</b>	COMMUNITY SERVICES AGENCY, INC
	<b>Agency/Group/Organization Type</b>	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 - Victims Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Lead-based Paint Strategy Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Partner

14	<b>Agency/Group/Organization</b>	Volunteers of America
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Planning organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community partner

15	<b>Agency/Group/Organization</b>	Reno Housing Authority
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Other government - Federal Regional organization Planning organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Partner
16	<b>Agency/Group/Organization</b>	Silver State Fair Housing Council
	<b>Agency/Group/Organization Type</b>	Services - Housing Service-Fair Housing Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community partner monitoring Fair Housing initiatives.

17	<b>Agency/Group/Organization</b>	NORTHERN NEVADA COMMUNITY HOUSING RESOURCE BOARD
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Regional organization Business Leaders Civic Leaders Neighborhood Organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Community Partner and Stakeholder

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

All agencies and organizations in the housing and community development fields are invited and encouraged to attend public meetings, participate in a stakeholder focus group and provide comments on the development of the Consolidated Plan. No organization or agency are prohibited from participating in the planning process of the development of the Consolidated Plan.

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

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	City of Reno	

**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, City of Sparks and Washoe County (WCHC) are collectively working in the development of the WCHC Consolidated Plan as a regional collaborative effort. The City of Reno, City of Sparks and Washoe County housing and community development staff meet regularly to oversee the development of the Consolidated Plan.

The three units of government meet to initiate and implement development of the Consolidated Plan by means of public meetings through the Community Homeless Advisory Board (CHAB) monthly meetings and other stakeholder consultation and meetings.



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

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

The citizen participation process included 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.

**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

Enterprise Community Partners, was engaged by Charles Schwab Bank in October, 2016 to assist the Truckee Meadows (i. e. City of Reno, City of Sparks and Washoe County) region in developing actionable steps to strengthen partnerships and increase the impact and production of affordable housing throughout the region. This work culminated in the Truckee Meadows Affordable Housing Forum, held on January 12, 2017. The forum was designed to facilitate cross-sector conversation and collaboration, identify common challenges, and regional opportunities. In preparation for the workshop, Enterprise collected and analyzed data across various housing and market indicators to assess the current need for affordable housing within the Truckee Meadows region and the policy environment to support this work. This assessment is summarized in the Key Assessment Findings section. Enterprise worked in partnership with regional leadership to design a detailed agenda for the affordable housing forum, which included an overview of local challenges and opportunities, and facilitated small group stakeholder visioning and strategy sessions to prioritize the region’s housing challenges, and to establish the building blocks for a roadmap that will guide future actions in the region.

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

### Summary of Housing Needs

The Truckee Meadows Region (i. e. City of Reno, City of Sparks and Washoe County) has experienced strong population growth in the past 5 years. Between 2015 and 2020. The City of Reno population for 2020 is estimated to be approximately 250,998, the City of Sparks population of 2020 is estimated to be approximately 104,246 by year 2020 and Washoe County population is expected to be approximately 457,333 by 2020.

Household income also grew, but not enough to keep up with inflation. The median income in Washoe County is approximately \$63,310; whereas the estimated median income of the City of Reno and the City of Sparks is \$46,489 and \$53,481 respectfully. Income has not kept pace with the vast population growth in the region. The number of people living in the Truckee Meadows grew by 34 percent from year 2000 to 2026. The 2018 Consensus Forecast projects the population will continue to grow throughout Washoe County over the next ten years, but at a slower rate than 2000 and 2016. The projected 54,039 new households would create demand for an additional 22,542 new housing units. The City of Sparks percent of change in population was 42.8 % (a higher rate than the City of Reno, Washoe County and the Truckee Meadows Region).

According to the State of Nevada Department of Business and Industry Housing Division, some remarkable changes took place in Nevada’s housing market over the period of the housing boom, bust and recovery. One notable change is homeownership decreased from a high of 65.7% in 2006 to 54.5% in 2016 before starting to increase again the past two years. Rent in Nevada has been increasing faster than renter household income over the past 17 years. However, the proportion of Nevada’s extremely low and very low income renter households (household incomes under 50% of area median income) experiencing severe rent burden decreased from 61% in the 2007-2011 period to 59% in the 2012-2016 period.

The rate of homelessness as measured by the point-in-time homeless count per thousand population has seen a decrease in Clark County but has been increasing since 2015 in Washoe County. Both counties are well above the national average rate of point-in-time homelessness.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	90,264	93,435	4%
Households	32,119	34,990	9%
Median Income	\$56,339.00	\$52,795.00	-6%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

## Number of Households Table

	<b>0-30% HAMFI</b>	<b>&gt;30-50% HAMFI</b>	<b>&gt;50-80% HAMFI</b>	<b>&gt;80-100% HAMFI</b>	<b>&gt;100% HAMFI</b>
Total Households	3,225	4,275	5,840	4,045	17,595
Small Family Households	935	1,545	2,055	1,635	8,815
Large Family Households	375	370	690	375	1,220
Household contains at least one person 62-74 years of age	630	1,060	1,250	935	4,030
Household contains at least one person age 75 or older	340	705	765	425	895
Households with one or more children 6 years old or younger	520	925	1,140	919	2,185

**Table 6 - Total Households Table**

Data 2011-2015 CHAS  
Source:

## 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
<b>NUMBER OF HOUSEHOLDS</b>										
Substandard Housing - Lacking complete plumbing or kitchen facilities	50	70	60	60	240	4	0	80	35	119
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	85	170	115	0	370	20	20	35	0	75
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	270	270	280	110	930	30	15	70	0	115
Housing cost burden greater than 50% of income (and none of the above problems)	1,420	990	210	10	2,630	680	685	420	165	1,950

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	175	880	1,450	540	3,045	130	450	830	635	2,045
Zero/negative Income (and none of the above problems)	135	0	0	0	135	40	0	0	0	40

**Table 7 – Housing Problems Table**

Data 2011-2015 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
<b>NUMBER OF HOUSEHOLDS</b>										
Having 1 or more of four housing problems	1,820	1,500	675	175	4,170	735	720	605	200	2,260
Having none of four housing problems	310	1,145	2,485	1,725	5,665	185	915	2,080	1,950	5,130
Household has negative income, but none of the other housing problems	135	0	0	0	135	40	0	0	0	40

**Table 8 – Housing Problems 2**

Data 2011-2015 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	620	770	785	2,175	210	470	480	1,160
Large Related	315	265	100	680	55	80	165	300
Elderly	375	774	365	1,514	405	450	495	1,350
Other	660	485	510	1,655	180	144	195	519
Total need by income	1,970	2,294	1,760	6,024	850	1,144	1,335	3,329

**Table 9 – Cost Burden > 30%**

Data 2011-2015 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	425	435	100	960	160	285	205	650
Large Related	230	70	0	300	35	40	10	85
Elderly	340	439	80	859	350	225	140	715
Other	660	115	75	850	155	130	70	355
Total need by income	1,655	1,059	255	2,969	700	680	425	1,805

**Table 10 – Cost Burden > 50%**

Data 2011-2015 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	305	410	385	110	1,210	20	35	105	0	160
Multiple, unrelated family households	25	35	29	0	89	30	0	0	0	30

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Other, non-family households	25	0	0	0	25	0	0	0	0	0
Total need by income	355	445	414	110	1,324	50	35	105	0	190

**Table 11 – Crowding Information – 1/2**

Data Source: 2011-2015 CHAS

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

**Table 12 – Crowding Information – 2/2**

Data Source  
Comments:

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

The single person household in need of housing assistance is primarily the senior, 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 later years of life. From 2000 to 2016, the number of seniors (i. e. residents aged 60 years or older) in the region nearly doubled. In 2016, this age group represented more than one-fifth of Truckee Meadows residents, and seniors are projected to make up an increasingly large share of the region's population over the next 17 years. The growing senior population has unique housing needs - for instance, seniors interested in aging in place may need physical modifications to their homes (i. e. the City of Sparks Housing Rehabilitation Deferred Loan and Emergency Repair Grant Programs can address these needs), while others may be looking to downsize or relocate to housing that offers services or other amenities. Identifying opportunities to lower existing housing cost or create new affordable housing options suitable for seniors is particularly important for this age group as they retire and begin living on fixed incomes.

**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.**

*Based on the most recent "Point in Time" a total of 226 people were living on the street, in parks and along the Truckee River during the Point-in-Time count last year (2019). The total is expected to surpass previous numbers. In total, 1,256 people, including sheltered and unsheltered, were counted in 2019. A group of government officials and volunteers participated in the Point in Time exercise combing the*



streets of Reno/Sparks in the annual Point-in-Time count of homeless people. While the number is expected to be higher the situation and conditions are worsening.

In 2019, 226 people were counted as living on the streets of Reno and Sparks, according to the Point-in-Time annual event. Whereas, that number only counts people who were living on the streets, in parks or by the Truckee River with the 24-hour time period the count was conducted.

### **What are the most common housing problems?**

The biggest contributor to the growing homeless population in the Truckee Meadows Region has been the unattainable and lack of affordable housing as well as the income inequality to live in the region. A livable wage is difficult to attain and maintain in Reno and Sparks, hence acquiring and maintain an affordable home (rent or ownership) is a difficult challenge to get out of poverty and eventually homelessness.

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

Besides the elderly on a fixed income data supports that the empty-nester, veteran population and single female head of households with children are finding their earned income and resources are insufficient to live in the Truckee Meadows Region (i. e. Reno/Sparks). A local charity and community partner (i. e. Catholic Charities of Northern Nevada) sponsored an annual event "Project Homeless Connect" and observed an increase of the homeless crisis in the Reno/Sparks community in the number of people seeking assistance.

The Truckee Meadows Regional Strategy for Housing Affordability asserts the following in the 2019 'Housing our Future' study "Like other communities across the country, rents are rising faster than incomes in the Truckee Meadows, limiting the ability of all residents, and especially lower-income households, to obtain housing that is affordable to them. As these residents are priced out, their housing options often become limited to areas with higher concentrations of poverty and lower access to opportunity".

**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**

**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:**

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

Renters make up and increasing share of households throughout all jurisdictions (i. e. City of Reno, City of Sparks and Washoe County). From 2000 to 2016, renters came to occupy a slightly larger share of the region's housing units, growing from 40 percent of all households to 44 percent in 2016. this trend is consistent across all three jurisdictions. In the City of Reno, a majority of households are renters, while owners make up the majority of households in the other jurisdictions.

**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.

### Introduction

Among the various racial and ethnic groups residing in the region, the largest growth has occurred among residents identifying as Hispanic or Latino - this group increased by 89 percent from 2000 to 2016. By 2035, the Latino population is expected to grow to 32 percent of the total population across Washoe County. As the region's racial and ethnic composition changes, the regions housing needs may also become more varied. For instance, Hispanic households generally face greater barriers when entering the homeownership market (particularly when seeking conventional mortgages than White or Asians households. Additionally, research has shown that Asian and Hispanic households are more likely to live in mult-generational households, which may drive more demand for larger units.

Residents identifying as Hispanic or Latino constitute the largest non-White racial or ethnic groups in each of the jurisdictions (27.6% of Sparks residents identify as Hispanic or Latino).

### 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	2,865	184	175
White	1,625	110	170
Black / African American	100	35	0
Asian	104	24	0
American Indian, Alaska Native	25	0	0
Pacific Islander	10	0	0
Hispanic	904	20	4

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2011-2015 CHAS  
Source:

\*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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,540	730	0
White	2,115	520	0
Black / African American	114	15	0
Asian	110	20	0
American Indian, Alaska Native	40	0	0
Pacific Islander	20	0	0
Hispanic	1,035	174	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	3,550	2,290	0
White	2,280	1,625	0
Black / African American	80	50	0
Asian	235	85	0
American Indian, Alaska Native	0	8	0
Pacific Islander	35	0	0
Hispanic	905	485	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*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	1,550	2,495	0
White	945	1,490	0
Black / African American	70	95	0
Asian	99	65	0
American Indian, Alaska Native	0	15	0
Pacific Islander	45	0	0
Hispanic	370	730	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*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**

## 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.

### Introduction

The "Extremely Low Income" data indicates that 35% of the African-American sub group has none of the four housing problems studied, this is very comparable to the Asian population studied (i. e. approximately 24%) but what needs to be understood is that we are still studying the lowest economic bracket of the community. What is more alarming is the percentile of American Indian suffering is more than double the (i. e. 60%+) the African American and Asian population.

### 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	2,555	495	175
White	1,520	215	170
Black / African American	100	35	0
Asian	104	24	0
American Indian, Alaska Native	14	10	0
Pacific Islander	10	0	0
Hispanic	714	210	4

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 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	2,220	2,060	0
White	1,235	1,390	0

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Black / African American	99	25	0
Asian	85	45	0
American Indian, Alaska Native	40	0	0
Pacific Islander	20	0	0
Hispanic	705	504	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data 2011-2015 CHAS  
Source:

\*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

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,280	4,565	0
White	760	3,150	0
Black / African American	15	110	0
Asian	68	250	0
American Indian, Alaska Native	0	8	0
Pacific Islander	35	0	0
Hispanic	405	990	0

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data 2011-2015 CHAS  
Source:

\*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	375	3,675	0
White	185	2,250	0
Black / African American	0	165	0
Asian	55	104	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	45	0
Hispanic	110	985	0

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data 2011-2015 CHAS  
Source:

\*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 Housing stock is predominantly single-family, detached homes (60 percent of all housing in the region), followed by large multifamily buildings with 20 units or more (9 percent of all housing) and smaller multifamily buildings with 5 to 9 units (8 percent of all housing). As noted in the 2016 Truckee Meadows Housing Study, the region lacks the "missing middle" housing - including cottages, townhouses, duplexes, or garden style apartments - which can often be offered at different price points than traditional single-family or multifamily housing.

Single-family detached homes make up the largest share of housing in each of the jurisdictions, particularly in the City of Sparks. Among the jurisdictions, Reno has the smallest share of housing that is single-family detached homes and the largest share of housing that is large multifamily. Large multifamily constitutes the second largest share of all housing in all jurisdictions (i. e. except Sparks) where smaller multifamily buildings with 5 to 9 units are the second most common housing type (10 percent of the city's housing stock).



## 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:

The Truckee Meadows housing affordability study indicates Sixteen percent (16%) of residents in the Truckee Meadows are both low-income and pay more than half of their income on housing cost. This is extremely troubling when you consider that not more than 30% has long been the standard of avoiding housing burden status. This situation makes them particularly susceptible to housing displacement according to the 2019 housing affordability study performed by Truckee Meadows Regional Strategy for Affordable Housing Study.

One- and two-person households constitute 64 percent of households in the Truckee Meadows, but only 41 percent of housing units are studios, one-bedrooms or two-bedrooms. This mismatch means many smaller households may be doubling up or paying for more space than they need. These smaller households are becoming increasingly common throughout the region, suggesting demand for smaller housing throughout the region may continue to grow.

This mismatch exists across all jurisdictions in the region. The gap between the share of small households and the share of small housing units is smallest in Reno and largest in Sparks.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	22,095	7,460	5,225	200
White	16,125	4,715	3,485	195
Black / African American	525	160	204	0
Asian	1,085	400	185	0
American Indian, Alaska Native	165	50	14	0
Pacific Islander	45	45	55	0
Hispanic	3,655	1,940	1,150	4

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2011-2015 CHAS

### Discussion:

Some of the regions existing affordable housing may lose income restrictions in the next five to ten years, which would only deepen the supply gap for the region's lowest income residents.

## **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 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 unit's 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 Alliance for the Homeless (RAH) 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.

**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)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
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.**

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

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

**Discussion:**

## 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 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 need’s 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:**

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.

## **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 Facility's needs - Improvements to expand access (i. e. ADA requirements) and bring some facilities into compliance, improvement to wastewater collection systems and processes.
- Public building's 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 has 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:

The Truckee Meadows' recent economic growth has attracted residents, business and investments from across the country - including new employers such as Tesla and expanded business development through sites like the Tahoe-Reno Industrial Center (TRIC). This influx of residents from surrounding areas and increased demand for regional services and infrastructure. Investing in housing affordability will not only help existing residents withstand these pressures but will ensure the region can grow sustainably over the long run.

## 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	24,660	65%
1-unit, attached structure	1,870	5%
2-4 units	2,535	7%
5-19 units	5,440	14%
20 or more units	2,525	7%
Mobile Home, boat, RV, van, etc	910	2%
<b>Total</b>	<b>37,940</b>	<b>100%</b>

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

#### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	160	1%	805	5%
1 bedroom	285	1%	3,570	24%
2 bedrooms	2,780	14%	5,360	36%
3 or more bedrooms	16,770	84%	5,250	35%
<b>Total</b>	<b>19,995</b>	<b>100%</b>	<b>14,985</b>	<b>100%</b>

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 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 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 leased 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! One- and two-person households constitute 64 percent of households in the Truckee Meadows, but only 41 percent of housing units are studios, one-bedrooms or two-bedrooms. This mismatch means many smaller households may be doubling up or paying for more space than they need. These smaller households are becoming increasingly common throughout the region, suggesting demand for smaller housing throughout the region may continue to grow.

**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

Nearly forty percent of all residents in the region and fifty-seven percent of renters earn less than 80 percent of the Area Median Income (AMI), qualifying as "low income". For every 100 low income renters earning between 51 and 80 percent AMI, there are only 96 units affordable to them in the region. This shortage gets progressively worse for very low and extremely low-income households looking for rental units they can afford. For every 100 low income households earning between 31 and 50 percent of AMI, there are only 41 units affordable to them, and for every 100 low-income households earning 30 percent AMI or less, there are only 30 units affordable to them.

These trends are relatively consistent across the jurisdictions. Sparks is the only jurisdiction that currently has as many units priced at 51 to 80 percent AMI as there are renters earning in that income bracket (not accounting for the availability of those units), but it has a steeper unit shortage than the other jurisdictions for renters earning 50 percent of AMI or less.

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	293,800	184,100	(37%)
Median Contract Rent	832	817	(2%)

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,554	10.4%
\$500-999	8,470	56.5%
\$1,000-1,499	4,035	26.9%
\$1,500-1,999	825	5.5%
\$2,000 or more	95	0.6%
<b>Total</b>	<b>14,979</b>	<b>100.0%</b>

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

### Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	175	No Data
50% HAMFI	1,750	880

<b>% Units affordable to Households earning</b>	<b>Renter</b>	<b>Owner</b>
80% HAMFI	7,534	3,490
100% HAMFI	No Data	5,925
<b>Total</b>	<b>9,459</b>	<b>10,295</b>

**Table 30 – Housing Affordability**

Data Source: 2011-2015 CHAS

### Monthly Rent

<b>Monthly Rent (\$)</b>	<b>Efficiency (no bedroom)</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
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).

### **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-2000s 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 \$1,250 per month in 2010. This was followed by a sharp, and then a more gradual, 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 HOME rents/Fair Market Rents are far from what the local market institutes on its residents of the community. It is clearly a sellers' market in the sale of homes as well as what is charged on renters and there is no incentive for landlords and/or developers to lighten the demand or pricing.

### **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	5,905	30%	6,545	44%
With two selected Conditions	185	1%	970	6%
With three selected Conditions	0	0%	50	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	13,910	70%	7,420	50%
<b>Total</b>	<b>20,000</b>	<b>101%</b>	<b>14,985</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,640	33%	3,970	26%
1980-1999	6,325	32%	5,450	36%
1950-1979	6,550	33%	4,840	32%
Before 1950	485	2%	740	5%
<b>Total</b>	<b>20,000</b>	<b>100%</b>	<b>15,000</b>	<b>99%</b>

Table 33 – Year Unit Built

Data Source: 2011-2015 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	7,035	35%	5,580	37%
Housing Units build before 1980 with children present	3,775	19%	1,870	12%

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2011-2015 ACS (Total Units) 2011-2015 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 needs 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									
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>									

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**

The Reno Alliance for the Homeless (RAH) 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, RAH 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 RAH 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](http://www.beyondshelter.org/aaa_initiatives/ending_homelessness.shtml)).

RAH recognizes that CofC funding alone will not be enough 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.

**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.**

## **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 (CoC) 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)**

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 2020/2021 (City of Sparks),

- Up to \$236,304.15 of new CDBG funds will be used to support implementation of the Pedestrian Improvements activities in a project whose specific boundaries are Prater Way to D Street for the north and south boundaries and 15<sup>th</sup> to 12<sup>th</sup> Streets for the west and east boundaries.
- Up to \$50,000 of new CDBG funds will be used to support implementation of the Housing Rehabilitation Deferred Loan Program activities.
- Up to \$20,000 of new CDBG funds will be used to support implementation of the Emergency Repair Grant Program activities.
- Up to \$19,000 of new CDBG funds will be used to support Continuum of Care (CoC) activities (to assist in ending homelessness)
- Up to \$90,064.05 of new CDBG funds will be used to support operation of the Community Assistance Center (i. e. men's homeless shelter) and the Norther Nevada Adult Mental Health Services Campus (NNAMHS) – Women, children and family homeless shelter.
- Up to \$25,000 of new CDBG funds will be used to support implementation of Fair Housing activities
- Up to \$154,070.80 of new CDBG funds will be used for implementation of Planning Grant Administration
- Up to \$90,000 of new CDBG funds to support implementation of the Housing Rehabilitation Administration activities.



**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))**

N/A

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

WCHC (i. e. The City of Reno, City of Sparks and Washoe County) updated its HUD-required Analysis of Impediments to Fair Housing Choice (AI). The county last conducted an AI in 2007 (dated January 2008). Efforts were completed in updating the AI in 2015, pending the release of an updated AI template by HUD.

The 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.

## 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	425	56	1	0	-1
Arts, Entertainment, Accommodations	7,830	5,899	21	16	-5
Construction	2,828	4,655	8	13	5
Education and Health Care Services	5,020	3,368	14	9	-5
Finance, Insurance, and Real Estate	1,950	1,249	5	3	-2
Information	499	121	1	0	-1
Manufacturing	2,983	3,473	8	10	2
Other Services	1,138	1,175	3	3	0
Professional, Scientific, Management Services	2,496	1,757	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	5,248	4,706	14	13	-1
Transportation and Warehousing	3,695	5,597	10	15	5
Wholesale Trade	2,362	4,102	6	11	5
Total	36,474	36,158	--	--	--

**Table 39 - Business Activity**

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)



## Labor Force

Total Population in the Civilian Labor Force	49,550
Civilian Employed Population 16 years and over	44,420
Unemployment Rate	10.40
Unemployment Rate for Ages 16-24	30.27
Unemployment Rate for Ages 25-65	6.97

**Table 40 - Labor Force**

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	9,195
Farming, fisheries and forestry occupations	2,805
Service	4,880
Sales and office	13,035
Construction, extraction, maintenance and repair	3,315
Production, transportation and material moving	2,495

**Table 41 – Occupations by Sector**

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	32,755	77%
30-59 Minutes	7,975	19%
60 or More Minutes	1,840	4%
<b>Total</b>	<b>42,570</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2011-2015 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	4,550	650	2,130

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	9,110	1,025	2,830
Some college or Associate's degree	13,700	1,190	3,010
Bachelor's degree or higher	9,525	630	1,670

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2011-2015 ACS

### Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	54	415	850	2,015	940
9th to 12th grade, no diploma	1,590	1,205	1,300	1,555	820
High school graduate, GED, or alternative	2,735	4,085	3,140	5,735	4,210
Some college, no degree	2,915	3,395	2,870	6,835	3,505
Associate's degree	330	1,305	1,130	2,410	720
Bachelor's degree	325	1,945	2,190	3,810	1,780
Graduate or professional degree	39	600	1,220	2,105	720

**Table 44 - Educational Attainment by Age**

Data Source: 2011-2015 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	68,076
High school graduate (includes equivalency)	100,505
Some college or Associate's degree	87,967
Bachelor's degree	147,438
Graduate or professional degree	122,772

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2011-2015 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 trainings 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)?**

**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.

**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 having 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 predominately 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.

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

**Individual poverty rate.** The individual poverty rate for all of Washoe County is 15.1 percent; this means that 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.

### **Are there any community assets 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 other strategic opportunities in any of these areas?**

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.

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

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

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

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

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

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

# 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 [Comprehensive Plan](#).

#### **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 Comprehensive 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 (2020-2024) 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 2020/2021 program year.

During the 2020-2024 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”).

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

### Geographic Area

Table 46 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Sparks West End
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Housing
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	
	<b>Include specific housing and commercial characteristics of this target area.</b>	
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	
	<b>Identify the needs in this target area.</b>	
	<b>What are the opportunities for improvement in this target area?</b>	
	<b>Are there barriers to improvement in this target area?</b>	

### 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

<b>1</b>	<b>Priority Need Name</b>	City of Sparks - West End
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Mentally Ill veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions
	<b>Geographic Areas Affected</b>	Sparks West End
	<b>Associated Goals</b>	Affordability of Decent Housing Availability/Accessibility of Decent Housing Provide Suitable Living Environment
	<b>Description</b>	
	<b>Basis for Relative Priority</b>	

### Narrative (Optional)

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

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Rising rental costs and Large number of residents living in temporary housing in area motels
TBRA for Non-Homeless Special Needs	
New Unit Production	
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 Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	684,439	0	0	684,439	2,540,000	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.

**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**

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 staff works collectively with facilitation of the Reno Alliance for the Homeless (RAH) and development of the annual Northern Nevada Continuum of Care (NNCoC) application for homelessness prevention funding. It is anticipated that this effort will continue over the next five years. Additionally, the three jurisdictions contract with Well Care 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 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 publicly 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
City of Sparks	Government	Ownership Planning public services	Jurisdiction

**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	X
<b>Supportive Services</b>			
Alcohol & Drug Abuse		X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			X

Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		
<b>Other</b>			

**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 several 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.

Partnering with several 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 necessity 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 influx of population, 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	2020	2021	Affordable Housing	Sparks West End	City of Sparks - West End	CDBG: \$70,000	Homeowner Housing Rehabilitated: 20000 Household Housing Unit
2	Availability/Accessibility of Decent Housing	2020	2021	Affordable Housing	Sparks West End	City of Sparks - West End	CDBG: \$50,000	Homeowner Housing Rehabilitated: 7 Household Housing Unit
3	Provide Suitable Living Environment	2020	2021	Homeless	Sparks West End	City of Sparks - West End	CDBG: \$90,064	Homeless Person Overnight Shelter: 100 Persons Assisted

Table 52 – Goals Summary

### Goal Descriptions

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

2	<b>Goal Name</b>	Availability/Accessibility of Decent Housing
	<b>Goal Description</b>	
3	<b>Goal Name</b>	Provide Suitable Living Environment
	<b>Goal Description</b>	Provide a regional service of shelter to the homeless population of Reno, Sparks and Washoe County

**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)**

The City of Sparks anticipate assisting approximately seven (7) households through the Housing Rehabilitation Deferred Loan and Emergency Repair Grant Program combined during FY 2020/2021.

## **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**

No

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

### **Barriers to Affordable Housing**

The WCHC completed updating its HUD-required Analysis of Impediments to Fair Housing Choice (AI). Efforts were completed the AI update the AI in 2015, pending the release of an updated AI template by HUD.

The 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.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The 2015 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 2015 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.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

RAH 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 RAH does not have specific jurisdiction over the community, local government is represented throughout RAH's activities and strategy development. Through participation in RAH, 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. RAH 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, RAH 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.

RAH, 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 Comprehensive 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 can access assistance in real time, and receive the same assessment and preferred placement

Goal 3: Providers can 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 youths, 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 enough 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***

Enough 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 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. Several such support programs are funded through the annual human services funding process. Other programs are provided locally through other funding mechanisms.

Once households can 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, Nevada Works, 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 throughout 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. If 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, if 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.

If 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 Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	684,439	0	0	684,439	2,540,000	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.

**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**

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 work collectively in the facilitation of the Reno Alliance for the Homeless (RAH) 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 Well Care 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 publicly 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	2020	2024	Affordable Housing	Sparks West End	City of Sparks - West End	CDBG: \$70,000	Homeowner Housing Rehabilitated: 7 Household Housing Unit
2	Availability/Accessibility of Decent Housing	2020	2024	Affordable Housing	Sparks West End	City of Sparks - West End	CDBG: \$20,000	Homeowner Housing Rehabilitated: 7 Household Housing Unit
3	Provide Suitable Living Environment	2020	2024	Homeless			CDBG: \$90,064	

**Table 54 – Goals Summary**

#### Goal Descriptions

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



<b>2</b>	<b>Goal Name</b>	Availability/Accessibility of Decent Housing
	<b>Goal Description</b>	Goal 2: Stabilize neighborhoods and increase appropriate housing opportunities for low- and moderate-income households, including those with special needs.
<b>3</b>	<b>Goal Name</b>	Provide Suitable Living Environment
	<b>Goal Description</b>	Provide a regional service of shelter to the homeless population of Reno, Sparks and Washoe County

## 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), and the former Northern Nevada Adult Mental Services Campus (NNAMHS), 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 2020/21), 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.

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 2020/2021), the City of Sparks has been allocated \$684,439 in new Community Development Block Grant (CDBG) funding which the City of Sparks proposes to use as

follows:

**CDBG:**

- Up to \$25,000 for Fair Housing activities;
- Up to \$19,000 for Continuum of Care (CoC) activities;
- Up to \$154,070.80 for Planning and Administrative activities;
- Up to \$90,064.05 for Community Assistance Center activities (homeless shelter);
- Up to \$90,000.00 for Housing Rehabilitation Administration activities;
- Up to \$236,304.15 for Pedestrian Improvements in new funding.
- Up to \$50,000 of new CDBG funds for Housing Rehabilitation Deferred Loan activities;
- Up to \$20,000 of new CDBG funds for Emergency Repair Grant activities;

**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 considers 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 2020/2021.

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 Prater Way to D Street for the north and south boundaries and 15<sup>th</sup> to 12<sup>th</sup> Streets for the west and east boundaries.

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 2020/2021 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**

<b>Target Area</b>	<b>Percentage of Funds</b>
Sparks West End	

**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.

The goals of these projects are to prevent homelessness, and assist individuals and families find permanent housing and regain self-sufficiency.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	100
Non-Homeless	7
Special-Needs	0
Total	107

**Table 57 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	7

**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. 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 way 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. 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:**

Efforts were completed in the update of the AI in 2015.

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**

Stakeholders consulted for this Consolidated Plan (CP) and Annual Action Plan (AAP) 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 RAH 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.

### **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 (CP) and Annual Action Plan (AAP) 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. HOME dollars will be used to support the preservation and creation of affordable and mixed-income housing in the region.

### **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 RAH. 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
<b>Total Program Income:</b>	<b>0</b>

#### 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%