



# **PY 2023 Consolidated Annual Performance and Evaluation Report (CAPER)**

**DRAFT**

**City of Reno**  
Housing & Neighborhood Development Department  
1 East First Street  
P.O. Box 1900  
Reno, NV 89505

## Table of Contents

CR-05 - Goals and Outcomes .....	3
CR-10 - Racial and Ethnic composition of families assisted .....	10
CR-15 - Resources and Investments 91.520(a) .....	12
CR-20 - Affordable Housing 91.520(b) .....	19
CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) .....	22
CR-30 - Public Housing 91.220(h); 91.320(j) .....	25
CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j).....	28
CR-40 - Monitoring 91.220 and 91.230.....	33
<b>CR-45 - CDBG 91.520(c) .....</b>	<b>36</b>
CR-50 - HOME 24 CFR 91.520(d).....	37
CR-58 – Section 3 .....	44

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## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Reno is an entitlement jurisdiction, receiving an annual allocation of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) program funds through the US Department of Housing and Urban Development (HUD). These funds help the City address the housing and community development objectives outlined by HUD, which include, but are not limited to: the development and preservation of affordable housing, public facilities and infrastructure improvements, economic development, homelessness prevention, public services for LMI and special needs groups and affirmatively furthering fair housing. The City works with the Washoe County HOME Consortium (WCHC) to administer the HOME program in the region. WCHC also receives state HOME funds which are not reported in this CAPER, and will instead be reported in the state CAPER.

HOME rental construction and rehab activities were open and in development throughout the program year, but only completed projects were reported in the table below. In Program Year (PY) 2023, there were 46 new or rehabilitated HOME rental units reported as complete. This was associated with the Marvel Way Apartments (#1322), Springview Apartments (#1316), Sierra Cove Apartments at 2314 Greyhaven (#1297), Sanctuary Senior Apartments (#1294), Vine Street Ridgehouse Rehab (#1318), and Truckee Heights Apartments (#1349). Several new rental construction and rehabilitation projects are still in various stages of development and include Ridge at Sun Valley (#1369), Railyard Flats (#1386), Marvel Way Apartments Phase II (#1363), Orovada St. Senior Apartments (#1361), Vintage at Redfield Apartments (#1355), Pinyon Apartments (#1354), Copper Mesa Apartments (#1353), Vintage at Washington Station (#1352), and Vintage at Spanish Springs (#1351). All these additional HOME new construction and rehab activities will be reported in future CAPERs once they have been completed.

HOME-ARP activities during PY 2023 included Reno Works Tenant Based Rental Assistance (#1387) and Supportive Services at the Domestic Violence Resource Center (#1385).

CDBG activities benefitted an estimated 26,735 LMI residents through improvements to parks and recreation facilities and public infrastructure such as streets and sidewalks. There were 16,105 persons who benefitted from parks and recreation facility improvements alone. Fire station improvements benefitted an estimated 10,630 LMI persons. A summary of these activities has been provided further

below in this section.

ESG activities benefitted 174 persons at-risk of homelessness or experiencing housing instability with rental/deposit assistance activities. The City administers the homeless prevention program directly and helps individuals remain in stable housing so they can work towards regaining self-sustainability.

CDBG-CV accomplishments are reported further below in this section.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

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Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Expand Public Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30000	0	0.00%	6000	0	0.00%
1B Improve Public Infrastructure Capacity	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30000	8118	27.06%	6000	0	0.00%
1C Improve Access to Public Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	30000	81474	271.58%	6000	26735	445.58%
2A Increase Homeownership Opportunities	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	10	0	0.00%			

2B Increase Affordable Rental Housing Opportunitie	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	225	67	29.78%	17	37	217.65%
2B Increase Affordable Rental Housing Opportunitie	Affordable Housing	HOME: \$	Rental units rehabilitated	Household Housing Unit	225	18	8.00%	15	9	60.00%
3A Provide Supportive Services for Special Needs	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	3864	77.28%			
3B Provide Vital Services for LMI Households	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%			
4A Provide Homeless Rapid Re-Housing Assistance	Homeless	ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1250	57	4.56%			
4A Provide Homeless Rapid Re-Housing Assistance	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	150	268	178.67%	150	174	116.00%

4B Provide Assistance to Homeless Shelters	Homeless	ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	9000	4914	54.60%			
4C Provide for Street Outreach	Homeless	ESG: \$	Homelessness Prevention	Persons Assisted	10000	344	3.44%			

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

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**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

PY 2023 is the fourth program year of the City of Reno’s 2020-2024 Consolidated Plan. The City allocates CDBG, HOME and, ESG funding to programs that will address the highest priority needs and goals identified in the City’s 5-Year Plan. The City worked diligently to meet its established annual goals for this reporting period, and these effort are summarized further below. In PY 2023, CDBG funds were expended on public infrastructure and facility improvements, HOME funds were expended on affordable housing activities, and ESG funds were expended on homeless prevention activities.

CDBG priority projects for this reporting year included support for public infrastructure and facility improvement activities that benefitted low to moderate-income (LMI) persons, special needs populations, and those in low/mod areas. These activities in particular were accessibility improvements at several playgrounds, playground and/or restroom improvements at parks such as Robinhood Park, gates at Paradise Park, improvements to Fire Station 2, and the California Building Roof Project. There were no public service programs or affordable housing activities completed in PY 2023 with CDBG funds. CDBG fund expenditures are described in more detail in the CR-15 Resources and Investments section.

For CDBG-CV, the City expended a total of \$404,994.86 in CDBG-CV funds on admin of the CV program and the acquisition for Village on Sage Street development to be used for transitional housing for individuals economically impacted by the pandemic, benefitting approximately 1,825 persons.

**PY 2023 AAP Goals and Actual Accomplishments**

1A Expand Public Infrastructure: The City had a goal to assist 6,000 persons living in low/mod areas with the expansion of public infrastructure. Goal 1A and 1B both measure public infrastructure improvements such as streets and sidewalks and accomplishments have all been reported in 1B. This goal will be combined in the future for reporting purposes. 1B Improve Public Infrastructure Capacity: The City had a goal to assist 6,000 persons living in low/mod areas with public infrastructure improvements. The City had infrastructure improvements in progress, however this report does not reflect the benefitted numbers until the activity is marked as complete. These activities will be reported on in future CAPERs. 1C Improve Access to Public Facilities: The City had a goal to assist 6,000 persons living in low/mod areas with public facility improvements. The City assisted 26,735 persons through public facility improvements on the roof at the City owned California Building community center. The City also made park improvements to the playground and basketball courts at Robinhood Park, parking lot improvements at Fire Station 2, and with the addition of security gates at Paradise Park. 2B Increase Affordable Rental Housing Opportunities: The City and HOME Consortium had a goal to assist 33 LMI households with new construction of affordable rental housing. Although there are several projects in

various stages of development, HOME only reports on units completed within the program year. There were no new rental units constructed, however there were 9 LMI households assisted with housing rehab at Vista Point Apartments (#1289) located on 250 Talus Way, Reno NV.4A Provide Homeless Rapid Re-Housing Assistance: The City had a goal to assist 150 individuals with homeless prevention rental assistance activities and served 174 persons. Rental assistance will help individuals remain or attain stable housing while they work to regain self-sustainability.CDBG-CVThe City completed one activity in the CDBG-CV program, which is the Village on Sage Street (#1374) acquisition activity, which benefitted 1,825 persons. This development provides safe, clean, social-distancing appropriate, and affordable housing for people who are working but struggling to afford rent. Seniors and persons with disabilities on fixed incomes are also eligible. A summary of expenditures for the CDBG-CV program has been included in the CR-15 Resources and Investments.

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## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	3,259	32
Black or African American	80	2
Asian	286	1
American Indian or American Native	60	1
Native Hawaiian or Other Pacific Islander	0	1
<b>Total</b>	<b>3,685</b>	<b>37</b>
Hispanic	359	6
Not Hispanic	3,513	39

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	4
Asian or Asian American	4
Black, African American, or African	36
Hispanic/Latina/e/o	29
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	85
Multiracial	28
Client doesn't know	12
Client prefers not to answer	0
Data not collected	3
<b>Total</b>	<b>201</b>

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

**DATA NOTE:** Due to the limitations of the IDIS system reporting table, “other and multi-racial” individuals were not counted in the race table above. The City also conducted activities for the CDBG program such as public improvements that had a benefit for residents living in low/mod areas in the City, and were not captured in the table reported above.

According to the 2017-2021 ACS, the majority of the City’s residents identify racially as white 59.3% with minority races being 3.9% black, 6.5% Asian, 0.9% Native American/Alaskan Native, and Native Hawaiian or Pacific Islander with 0.7%. Ethnically, 25.8% of the population in Reno is Hispanic.

CDBG racial and ethnic data was provided by the PR-23 Summary of Accomplishments report. It should be noted that the table above reports 3,685 assisted by race, however the number was actually 6,859 as 187 were “other” race. For a percentage of the total assisted by race, 2% were Black, 7.3% were Asian, 1.5% were Native American/Alaskan Native, 0% were Native Hawaiian or Pacific Islander and 4.8% for “other” race. Those who identified ethnically as Hispanic were 9.3%. While most minority groups are small in Reno, the City will work to identify these underserved groups in future activities.

HOME racial and ethnic data is compiled for only completed activities in the 2023 program year. The HOME program assisted a total of 37 households with new construction units and 9 households with rental rehab activities. By race, there were 32 white households, 2 black, 1 American Indian/Alaskan Native, 1 Native American/Other Pacific Islander, 1 Black/African American & White, and 9 that were “other multiracial”. The data table above doesn’t have a line for “other multi-racial, therefore the total assisted by race only shows 37. Reporting by ethnicity, of the 46 households assisted 6 were Hispanic and 39 were non-Hispanic.

For ESG, there were 174 individuals assisted with homeless prevention rental assistance. By race/ethnicity, 49% were white, 21% were black, 2% were American Indian/Alaskan Native, 2% were Asian or Asian American. There were 7% that did not know/refused. By ethnicity 17% were Hispanic.

## CR-15 - Resources and Investments 91.520(a)

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,035,642	2,017,030
HOME	public - federal	2,522,130	280,316
ESG	public - federal	181,952	290,328

**Table 3 - Resources Made Available**

### Narrative

During PY 2023, the City had three sources of Federal funds which were the CDBG, HOME, and ESG grant programs. The table above details the resources made available during the program year as well as funds expended during the program year.

CDBG funds in the amount of \$2,010,659 were made from the annual allocation, \$312 from program income, and \$24,671 from reprogrammed prior year resources for a total amount of \$2,035,642. Expenditures in the amount of \$2,133,582 included funds programmed in prior plan years that were finally spent on completing activities in PY 2023, which explains how expenditures were higher than resources available. These funds went towards parks and recreation facility improvements, street and sidewalk improvements, and admin of the program.

For HOME funds, \$1,627,662 was made available from the annual allocation, \$443,408 in prior year resources, and \$451,060 was from program income for a total of \$2,522,130. In the program year the City expended a total of \$307,609. HOME funds were expended to cover the cost of admin for the HOME program and for continuing the development of several new rental construction and rehab projects.

ESG funds in the amount of \$181,952 was made available from the annual allocation, and \$290,328 was expended. Expenditures also included funds from program year 2022. ESG funded activities went towards homeless prevention and admin of the ESG program.

### CARES Funds

CDBG-CV: HUD made available CDBG-CV funds through the CARES Act to the City of Reno for a total of \$3,092,962 to use on activities that would prevent, prepare for and respond to COVID-19. In PY 2023, the City expended another \$116,552 in CDBG-CV funds on admin of the CV program. This brings total expenditures in the program to \$2,718,523.86 and leaves a remaining balance of \$375,038.14 in the program. The PR-26 CDBG-CV Financial Summary Report has been attached to the CR-00 to confirm.

## HOME-ARP

In September 2021, HUD announced the Washoe HOME Consortium would receive a HOME-ARP allocation of \$5,066,913. HOME-ARP funds are intended to support qualifying populations such as the homeless through eligible activities such as rental housing development, supportive services, administration and planning. The Consortium's HOME-ARP plan was approved in PY 2022, and in PY 2023 a total of \$27,293 was spend on administration of the HOME-ARP program and supportive services at the Domestic Violence Resource Center. The City will continue to report HOME-ARP expenditures throughout the life of the program in future CAPER reports.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

### Narrative

CDBG funds are targeted according to need, not geographic location per se. The City of Reno 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 of partners for the implementation of projects.

HOME funds are allocated based on housing need. HOME funds are used throughout the Consortium's geographic area to support development of affordable housing.

ESG homeless prevention services are targeted throughout the City and based on the needs of citizens.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

Federal funds help to leverage local funds which may be utilized to fund larger public infrastructure activities such as those in the CDBG program. The CDBG program does not require a match. The 25% HOME match requirement is fulfilled by Washoe County's share of Low-Income Housing Trust Funds, which are generated by a state level real estate transfer tax. Trust fund dollars are used in addition to HOME funds for the development and preservation of affordable housing units. ESG has a 1-for-1 dollar match, which the City is responsible for as it directly administers the program. The City now reports details of ESG matching funds in the Sage online reporting system.

Publicly owned land used to address the needs identified in the plan

The City of Reno's Public Works Department maintains a comprehensive list of city-owned lots. These lots may be used, sold, or traded in the future to help address both the affordable housing and community development needs identified in the plan. In addition, the City is continuously searching for additional properties that may be more conducive to the needs identified in this plan. The City of Reno is moving forward with plans to sell two city-owned properties east of Downtown Reno, located at 315 and 335 Record Street. On August 14, 2024, Council voted to move forward with the Ulysses Development Group proposal to build 136 units of affordable housing and directed staff to enter into an Exclusive Negotiating Agreement to negotiate the financing structure, affordability length, and development milestones and timelines. As this property was improved using CDBG funding, the City will follow steps required by program regulations and the Citizen Participation Plan should there be a change in use. The City also donated land bought with NSP funding to the Reno Housing Authority for the Dick Scott Manor project, a twelve unit affordable new construction project for Veterans, which was recently completed. The project also received HOME and ARPA funds, and there are HUD VASH vouchers associated with the project.

## ESG Match

FY 2023 match funds satisfied the 1-1 dollar match requirement for the program. Full details of match funds are reported in the ESG Sage reporting system.

## HOME Match

The match liability for PY 2023 was \$287,836.41. This confirmed in the PR33 Home Matching Liability Report, which brings the excess match from prior Federal fiscal year to \$39,349,351.59.

## HOME Program Income

The PR-09 reports that before the program year start date of July 1, 2023 there was \$841,467.43 in program income funds for the HOME program. In the program year starting on July 1, 2023 to June 30, 2024, the City received \$381,678.44 in HOME PI and expended \$51,493.76 on the following activities:

#1316 Springview: \$24,999.45

#1379 HOME General Administration 23/24: \$26,494.31

There were no HOME PI funds spent on TBRA activities. This leaves a balance of \$1,159,978.13 for HOME PI. A PR09 Receipt Fund Type report has been uploaded to the CR-00 to confirm.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	39,637,188
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	39,637,188
4. Match liability for current Federal fiscal year	287,836
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	39,349,352

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
841,467	381,678	51,494	0	1,159,978

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	239	0	0	9	25	205
Dollar Amount	166,399,017	0	0	4,929,047	17,276,386	144,193,583
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	239	7	232			
Dollar Amount	166,399,017	10,891,467	155,507,550			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

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## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	182	220
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>182</b>	<b>220</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	150	174
Number of households supported through The Production of New Units	17	37
Number of households supported through Rehab of Existing Units	15	9
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>182</b>	<b>220</b>

Table 12 – Number of Households Supported

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

In PY 2023, the City of Reno and Washoe County HOME Consortium worked on several affordable rental development and rehab housing projects. New affordable housing construction resulted in 37 new HOME units and 9 rental rehab units reported as complete during the program year.

**Discuss how these outcomes will impact future annual action plans.**

As mentioned above, the City of Reno and the Washoe County HOME Consortium are working to complete several affordable rental housing construction and rehab developments, which are in various stages of development.

The City and HOME Consortium will continue to prioritize and look for ways to expand affordable housing options throughout the community. The City and HOME Consortium will also continue to work with its CHDO partners to expand these housing options for low-income households.

The City will also continue to prioritize services that help at-risk of homelessness and homeless individuals and families. These activities will be through homeless prevention rental assistance activities. The City will continue to review future outcomes in upcoming plans and revise its goals based on the need from the community and progress of its housing activities in development.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	0	16
Low-income	0	30
Moderate-income	0	0
<b>Total</b>	<b>0</b>	<b>46</b>

**Table 13 – Number of Households Served**

**Narrative Information**

The table above only reports on households assisted with affordable housing through the CDBG and HOME program.

Only HOME funds are used for affordable housing, and the City does not fund affordable housing activities through CDBG. The City also assisted 174 homeless persons with rental assistance through the ESG program, however this is not shown in the table above.

The City and Consortium only used HOME funds towards affordable housing activities and 46 low- to moderate-income (LMI) households were assisted with rental housing construction and rehab activities at the Vista Point Apartments on 250 Talus Way, Reno NV. Of these household, 16 were extremely low-income and 30 were low-income.

The City and WCHC anticipates that with the completion of pending developments there would be more

units created for LMI households in the region. Both rental construction and rental rehab activities were also started in the program year and the City anticipates reporting these in future CAPER reports.

#### Worst Case Needs

Those with worst case needs are persons or households that are extremely low-income and are at-risk of or experiencing homelessness. In the program year, the City and WCHC assisted 16 extremely low-income households with newly constructed or rehabilitated rental units. New construction and rental rehabilitation activities will allow these households to be able to stabilize their housing situation and help to improve their quality of lives, and avoid housing conditions that may lead to homelessness.

As mentioned above, the City also assisted 174 persons at-risk of becoming homeless, or experiencing housing instability with homeless prevention rental assistance using ESG.

The City and WCHC did not specifically report any persons with a disability in affordable housing programs, however if a household with a disability is identified for assistance in one of the housing programs, the City will make all necessary accommodations within reason to meet the needs of the household.

## **CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

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

The Northern Nevada Continuum of Care (CoC), and local community service providers continue to use the Coordinated Entry system (CES), implemented in May of 2016. The system is a multi-entry system where individuals who are presented as homeless are assessed using a standardized assessment and evaluation. Our community has chosen to use the VI-SPDAT system, which stands for Vulnerability Index - Service Prioritization Decision Assistance Tool. To specialize in each demographic, the CoC and community utilizes the Individual VI-SPDAT, the Family VI-SPDAT, and the Youth VI-SPDAT to best identify the needs of each sub-population. This assessment allows for people experiencing homelessness or at risk of homelessness to be prioritized for housing based on need and vulnerability, taking into account tri-morbidity factors. After being assessed, those individuals who are the most acute are housed as quickly as possible through the community queue.

A Point-in-Time (PIT) survey was also conducted on January 25, 2024 by the CoC. The PIT takes place within the last 10 days of January each year, and Washoe County works with the other two CoCs to ensure all regional and statewide counts take place on the same day. There were a total of 1,760 persons counted which was an increase of 4% from the 2023 survey. There were 1,397 sheltered and 363 unsheltered individuals. As reported by the County, the capacity of emergency shelter beds has increased in the past several years, in part due to COVID related activities, which has resulted in a higher number of sheltered individuals. The PIT survey was also conducted during the coldest time of the year when many unsheltered homeless seek emergency shelter and may have also influenced the number of persons seeking shelter.

Street outreach teams within the community quickly identify the most vulnerable in the community that are unsheltered such as those living in places not meant for human habitation like the street, provide intensive case management services to link the clients to their immediate needs, and identify the most appropriate housing placement.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The emergency shelter continues to operate at a high capacity each night. As clients enter the shelter, they are assessed with the appropriate VI-SPDAT assessment, and triaged to the appropriate type of housing based on their needs. The emergency shelter continues to operate using HUD's low barrier and housing first models, which have helped reduce the length of stay in the shelter. Shelter case managers

work with clients on housing individualized case plans to ensure each client who wants to work towards the goal of housing, and have the resources and support they need to do so.

The capacity for emergency shelter beds has significantly increased, partly due to an increase capacity at the Nevada Cares Campus from 369 beds to 604 beds. This increase has helped with accessibility for persons seeking shelter and has resulted in a higher number of sheltered homeless versus unsheltered in recent years. The goal of the shelter is to meet individual men and couples who are currently experiencing homelessness where they are at and provide housing focused case management to move these clients into stable and independent housing as soon as possible. The shelter also provides basic hygienic services including temporary restrooms, handwashing, showers, and laundry. The Nevada Cares Campus also has a Safe Camp that features Mod Pods.

Washoe County also provides homeless shelter to women with the Our Place emergency shelter. This facility is a low-barrier emergency shelter, specifically designed to provide women and families experiencing homelessness, a warm, safe, and home-like environment to stay in. Wraparound services are provided to meet the needs of individuals and families and the program is designed to help aid them in end the homeless cycle in their families.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The Northern Nevada Continuum of Care (CoC) works with regional partners and stakeholders to develop strategies to end homelessness in Washoe County. The Regional Alliance to End Homelessness (RAH) is the local stakeholder group for the Northern Nevada CoC. Homeless service providers in Washoe County offer a continuum of services including emergency shelter, transitional housing, permanent housing and supportive services. Although the Northern Nevada CoC does not have specific jurisdiction over the community, local government units are represented throughout the CoC's activities and strategy development.

Through participation in the Northern Nevada CoC, several strategies to ensure that adequate discharge planning procedures and policies are in place across the Continuum and within the institutions in the state. The Northern Nevada CoC has worked to link the Nevada's Governor's Interagency Council on Homelessness to advocate for statewide policies prohibiting discharge without housing in place. In addition, the Northern Nevada CoC 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.

The City also assisted 174 individuals who were either at-risk of homeless or were experiencing homelessness with rental assistance activities. This assistance is provided directly through the City, and rental assistance services help individuals and families avoid returning to homelessness. The City will continue to make this a priority for the program.

**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**

As mentioned above, the CoC and local service providers have continued to use the Coordinated Entry System (CES). CES is a multi-entry system where individuals who are presented as homeless are assessed using a standardized assessment and evaluation. Our community has chosen to use the VI-SPAT, currently the community utilizes the Individual VI-SPDAT, the Family VI-SPDAT, and the Youth VI-SPDAT to best identify the needs of each homeless sub-population. This assessment allows for people experiencing homelessness or at risk of homelessness to be prioritized for housing based on need and vulnerability, taking into account tri-morbidity factors. After being assessed, those individuals who are the most acute are housed as quickly as possible through the community queue.

As mentioned above, the City also assisted 94 persons at-risk of homeless and/or already experiencing homelessness with rental assistance activities. Those who qualify may receive up to three months of rental assistance, but must be able to demonstrate the ability to financially sustain their housing once the assistance period ends. The homeless prevention activities help to start the transition to permanent/positive housing outcomes and help avoid households becoming homeless again. For information and how to apply for assistance, the City provides a web portal to accept applications at: <https://portal.neighborlysoftware.com/ERAP-RENONV/Participant>

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Housing Authority of the City of Reno (RHA) serves the region by providing affordable rental housing through the Public Housing program, administering the Housing Choice Voucher and Project Based Voucher assistance programs, and providing other affordable housing through non-HUD funded programs such as the Low Income Housing Tax Credit (LIHTC) program. RHA currently owns and operates over 750 Public Housing units and administers 2,554 Housing Choice Vouchers to low-income residents, 541 Veterans Affairs Supportive Housing (VASH) Vouchers, along with 137 Emergency Housing Vouchers (EHV) and 5 Foster Youth to Independence (FYI) vouchers. RHA has been able to maintain and make improvements to its Public Housing units through the Capital Fund Program; however, as much of RHA's Public Housing is over 50 years old, the use of HUD tools to begin repositioning some Public Housing complexes is underway. RHA is very near to closing on a Rental Assistance Demonstration and/or Section 18 blended repositioning project at Silverada Manor. Additionally, RHA will close within the year on a new LIHTC project in which RHA used Section 18 to demolish and dispose of the existing Public Housing units on the site. This project will add 100 affordable housing units to the community in addition to replacing the 99 formerly public housing units. RHA is continuing to explore the utilization of HUD tools for repositioning Public Housing to ensure the long-term functioning and affordability of these units.

RHA also has a variety of other multi-family housing units including over 160 scattered-site single-family homes and over 375 other affordable housing units. RHA is a model housing authority, having earned "high performer" status from the US Department of Housing and Urban Development (HUD) year after year. HUD inspections of RHA's eight public housing properties consistently result in high-performing scores.

RHA recently completed the construction of a 12-unit complex, Dick Scott Manor, designed to serve homeless veterans supported through the HUD-VASH program. Within two weeks of receiving the Certificate of Occupancy, all 12 units were leased and occupied.

RHA's current Development projects and funding sources:

With the award of Home Means Nevada Initiative (HMNI) funding through the Nevada Housing Division, RHA has begun both redevelopment of some Public Housing complexes, and development of new affordable housing.

- Hawk View Apartments is a Public Housing redevelopment project that will remove 99 units of Public Housing and replace it with 199 units of affordable housing funded with a combination of Low-Income

Housing Tax Credits (LIHTC), HMNI funds and other gap funding.

- Silverada Manor is another Public Housing redevelopment that will substantially rehabilitate 150 units of Public Housing using LIHTC, HMNI, and other gap funding sources. This project utilizes the Rental Assistance Demonstration program to convert the rental subsidy from the Public Housing program to the HCV program.
- Railyard Flats is a 15-unit new construction project that will serve low-income families. The project is funded by HMNI, HOME ARP and RHA's own unrestricted funds.
- Carville Court is a redevelopment project that will replace 6-units of existing affordable housing with at least 11-units of newly constructed affordable housing. The project is funded by RHA's own unrestricted funds.
- McGraw/Silver Sage Court is a combination Public Housing and HOME complex that will undergo a substantial rehabilitation. The current 50-units at the combined site will remain affordable by using HMNI and HOME funds.
- Stead Manor is a Public Housing redevelopment project that will substantially rehabilitate 68-units of Public Housing using HMNI funds.

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

The Reno Housing Authority continues to promote 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 respective complexes and future resident activities. Additionally, resident service contracts are executed with residents to help maintain certain aspects of their respective complexes.

The RHA helps its residents gain self-sufficiency through improving economic outcomes through the Workforce Development Program, and for youth, the STAR Apprenticeship Program which are automatically enrolled into the Workforce Development Program.

The STAR Apprenticeship Program is a 24-week program that provides career-connected learning opportunities for residents of all ages. Through the program, public housing residents and HCV participants are provided with on-the-job training and related classroom instruction that serve to increase current skill levels. Each STAR participant gains valuable work experience within one of RHA's departments (maintenance, development, finance, etc.) and is provided with continuous feedback regarding expectations and overall performance throughout.

RHA's Workforce Development Program is designed to assist families and youth in increasing their level of education, workforce skills and employment earnings. Workforce Development staff focus entirely on providing RHA's workable families with the tools, skills and support they often need to confidently seek, gain, and maintain employment. Through the Workforce Development Program, RHA will continue to provide a client focused approach to all facets of self-sufficiency.

**Actions taken to provide assistance to troubled PHAs**

Not applicable. The Reno Housing Authority is not a troubled PHA.

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## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken 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. 91.220 (j); 91.320 (i)**

With funding from CDBG, HOME, and ESG, the City and Washoe County HOME Consortium have been able to fund a number of projects to expand affordable housing opportunities, while also improving administrative efficiency and exploring ways to reduce impediments to fair housing. The City of Reno has made great progress toward improving quality of life for all residents - especially low-income households, the homeless, disabled, and vulnerable citizens through the implementation of these projects.

CDBG project activities include ADA accessibility modifications and improvements to public facilities and infrastructure in Reno. These activities have focused on parks and recreational facilities, streets, and sidewalks.

HOME funds have been allocated to address the most pressing housing needs in the region, which recently have been affordable rental housing development and preservation for LMI households. In the 2023 PY, the Washoe County HOME Consortium worked to help renters with this priority. These projects are intended to increase and maintain the affordable housing stock in the area. As detailed in the CR-20 Affordable Housing section, there are a number of projects in various stages of development.

In 2019 the City of Reno passed an ordinance and updated the Reno Municipal Code to provide the City the ability to reduce or subsidize, in whole or in part, impact fees, fees collected for the issuance or building permits, and sewer connection fees for an affordable housing project serving households at or below 60% AMI. In PY 2023, two HOME projects that were completed that received building permit fee and sewer connection fee reductions, Marvel Way Apartments (#1322) and Springview Apartments (#1316).

ESG funds supported the City's homeless prevention program for extremely low-income households at-risk of homelessness, residents with special needs, and persons who were experiencing homelessness. ESG dollars were focused on rental housing activities and assisting homeless persons in obtaining affordable housing that would provide the stability that would hopefully lead to permanent housing outcomes.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The City of Reno has taken a leadership role in coordinating housing and service provisions for the

region, including mitigating homelessness. The City identified and applied for additional public and private resources to meet underserved resident's needs. City leadership has been and will continue to work closely with the private sector to increase their understanding of the greatest needs in the region and find creative public-private partnerships to address needs. Collaboration with nonprofit service providers and Washoe County Social Services has been, and will continue to be, a priority in identifying and meeting underserved needs.

As an example, the activities identified in this report work directly to address the underserved needs in the community. Public facility improvements are targeted towards low/mod areas and are intended to benefit LMI individuals and families. Homeless prevention programs are designed to provide rental assistance and limit housing instability so LMI households can get back on their feet and achieve self-sufficiency.

#### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

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

WCHC developed a Residential Rehabilitation Standards (RRS), which includes guidance for LBP assessment and abatement. The RRS describes that each Structure built prior to 1978 shall have a visual lead based paint inspection conducted. Housing units with \$5,000.00 or more in Federal money shall have a full lead assessment conducted. Work conduct that could disturb lead based paint shall be performed by workers qualified by the State of Nevada and conducted utilizing Lead Safe Work Practices. Federal Regulations issued by the U.S. Department of Housing and Urban Development and identified as 24 CFR, Part 35, "Lead Based Paint Poisoning Prevention in Certain Residential Structures" as of 15 Sept 2000 shall be followed: The Rehab Specialist shall in all cases notify the occupants of the hazards of lead-based paint using the federal government pamphlet "Renovate Right" Testing and risk assessment shall be accomplished as required. Full disclosure of information concerning lead-paint testing results shall be made to the homeowner/occupant. Interim controls and/or abatement will be conducted in accordance with the applicable Federal Regulation. Every precaution shall be taken to safeguard workers and occupants during the interim control or abatement process. In order to reduce the potential of lead paint poisoning and to protect the health and safety all original windows in pre 1978 house shall be replaced with windows meeting ENERGY STAR\* standard.

#### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The activities described in this plan work to directly reduce the number of poverty level families in Reno and Washoe County. The City of Reno directly administered its homeless prevention program, which provided rental assistance to at-risk and homeless households. This assistance works directly to help

keep families out of homelessness and work to help them back to sustainability.

Affordable housing programs by the City and WCHC help low-income households avoid homelessness and have stable housing to improve economic outcomes their quality of life. Public improvements in LMI areas of the City help to improve the neighborhood and invite public and private investments into the area, and in particular low/mod areas.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The City of Reno and Washoe County HOME Consortium staff continue to be an active and supportive part of the Regional Alliance to end Homelessness. The City of Reno also used CDBG funds to support the Nevada CARES Campus, a one-stop resource center and efficient provider of resources to residents in need. This shelter has recently increased its capacity and continues to be a lead resource for the homeless community. The City continues to make efforts to allocate all prior year funding as required by HUD and there has been an increase in the number of affordable housing projects funded with HOME dollars. A list of housing development and rehab projects in various stages of development is located in the CR-20 Affordable Housing section.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City continues to coordinate with CoC member agencies and homeless service providers to improve and expand services towards persons who are at-risk or experiencing homelessness. These are done through scheduled monthly meetings and training opportunities to CoC members and interested members in the community that are designed to promote countywide commitment to permanent solutions to end homelessness in the CoC region. The lead entity role, which consists of funding applications, grant monitoring, planning and governance, was transitioned to Washoe County from the City of Reno on September 1, 2021.

The City will also continue to partner with the Washoe County HOME Consortium, which is a forum to discuss affordable housing issues in the region, and an opportunity for private housing and social service agencies to request funding.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The following impediments were found in the research and community participation conducted for the 2015 Washoe County AI. The AI was adopted in May 2016 and is being updated with the next Consolidated Plan.

Impediment No. 1. Persons with disabilities have difficulty obtaining reasonable accommodations.  
Impediment No. 2. Limited availability of public transit and inaccessible infrastructure creates access barriers for persons with disabilities.  
Impediment No. 3. Affordable rental housing is lacking.  
Impediment No. 4. There is a lack of public engagement in fair housing.  
Impediment No. 5. Housing in lower income areas is in poor condition.  
Impediment No. 6. Some homeowners' associations (HOAs) and landlords engage in discriminatory practices.

#### Actions Taken to Address Impediments to Fair Housing Choice

CDBG administrative funding is given annually to the Silver State Fair Housing Council (SSFHC). This funding will help address a number of impediments, including:

- Persons with disabilities having difficulty obtaining reasonable accommodations in housing. The SSFHC receives complaints regarding reasonable accommodations and assists tenants by informing them of their rights and making the proper referrals to see them enforced.
- There is a lack of public engagement in fair housing. The SSFHC actively holds trainings for both housing providers and tenants, while also participating in broader discussions on fair and affordable housing with local policy makers, developers, and HUD program administrators.
- Some homeowners' associations (HOAs) and landlords engage in discriminatory practices. The SSFHC receives complaints regarding reasonable accommodations and assists tenants by informing them of their rights and making the proper referrals to see them enforced.

To address the lack of affordable rental housing the City has made it a goal in the PY 2023 AAP to increase affordable rental housing opportunities for LMI households through rental units constructed. See the CR-20 for the rental construction and rehab activities that are currently in development.

The City also administered a Rental and Deposit Assistance Program directly to help individuals and families at-risk of homelessness and/or experiencing housing instability with financial assistance. Eligible applicants must be at 60% AMI or below, demonstrate a risk of homelessness/housing instability, and show the ability to financially sustain their housing once the assistance period ended.

As housing in lower income areas are in poor condition, the HOME Consortium has helped to address this by completing 9 rental rehab units for LMI households. These activities help to maintain housing

conditions that may otherwise lead to housing instability.

Limited availability of public transit and inaccessible infrastructure creating access barriers for persons with disabilities was addressed through the City's public improvement activities. These improvements in the program year include ADA sidewalk and street improvements, and the ADA improvements at local parks. Please see the CR-05 for a list of activities completed in PY 2023.

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## **CR-40 - Monitoring 91.220 and 91.230**

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

The Housing and Neighborhood Development (HAND) Department at the City of Reno provides overall assurance that the Consolidated Plan grant programs implemented through the City of Reno are being carried out as required. Each department that manages grant-funded programming is responsible for monitoring their respective program activity for compliance with City, OMB, and HUD program standards. The City's Finance Department monitors these activities in cooperation with the HAND Department in implementing all Consolidated Plan programming.

Programmatic, regulatory, and contract compliance is achieved through the City's grant administration and finance departments. Structured reviews are conducted on-site to ensure consistency with the contract, for determining the adequacy of program performance, and to ensure that reported information is accurate. The HAND office uses a monitoring checklist which includes standard HUD monitoring guidelines; the Finance department monitors compliance using a checklist specific to minimum standards determined by the City, State, and Federal government. If potential issues of non-compliance are identified, a corrective action is implemented to prevent continuance of a violation and to mitigate adverse effects of violation.

### **MBE and WBE Business Participation**

For bids that pertain to NRS 332 there is no preference given for minority or women owned businesses but we do ask them on our documents if they are certified as a minority, women-owned business: the verbiage reads "The above is for information only. The City of Reno encourages minority business participation; however, no preference shall be given." The City provides details on MBE/WBE contracts awarded in the CR-15 and CR-50.

### **Comprehensive Planning Requirements**

The comprehensive planning requirements include the community planning and development process of the 5-Year ConPlan, subsequent AAPs, and CAPERs as per 24 CFR 91 Subpart A, C & F. Citizen

participation is a vital part of the consolidated plan process, and the City will make sure to follow its HUD approved Citizen Participation Plan (CPP) which helps guide staff to gather community input which is an essential component in identifying the priority housing and community development needs in the City.

### **Citizen Participation Plan 91.105(d); 91.115(d)**

#### **Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

Citizen participation is a major component in the implementation of the City's HUD program reports. Annual Action Plans and performance reports are posted on the City of Reno's website at [www.reno.gov](http://www.reno.gov) and reviewed at public meetings and hearings. The City notices public meetings through the methods required by 24 CFR 91.105 and the State of Nevada Open Meeting Law.

The City made available the draft 2023 Consolidated Annual Performance and Evaluation Report (CAPER) to the general public and encouraged the public, as well as private and public entities, to voice their comments and opinions on the City's performance and accomplishments. A notice was published in the Reno Gazette-Journal on September 11, 2024.

The draft CAPER was available for public comment from September 11, 2024 to September 26, 2024. Written comments on the draft CAPER were encouraged, and the draft was made available for review at <https://www.reno.gov/government/departments/housing-neighborhood-development> or by contacting staff at:

City of Reno  
Neighborhood Development Division  
P.O. Box 1900  
Reno, NV 89505  
Phone: (775) 334-3112  
Email: [litzj@reno.gov](mailto:litzj@reno.gov)

The City also held a public hearing at City Council on September 25, 2024 at 10:00 AM in the Council Chambers of Reno City Hall at 1 East First Street, Reno, NV 89505. The meeting could also be viewed virtually and accessed at: <https://www.reno.gov/meetings> or <https://reno.primegov.com/public/portal>

PUBLIC COMMENTS:

(INSERT AFTRE PUBLIC HEARING)

(IF RECEIVED-UPLOAD AFTER COMMENT PERIOD ENDS) The public comments received via email have been uploaded to the CR-00.

ADA Compliance and Language Assistance:

Para obtener información en Español, llame al (775) 334-3112.

The City makes reasonable efforts to assist and accommodate individuals with disabilities desiring to attend City Council meetings. Interested persons could contact the City Clerk's Office at (775) 334-2030 48 hours in advance so that arrangements could be made. The City also provides a Request for Reasonable Accommodation Form available online which may be submitted from the City's website at: <https://www.reno.gov/Home/Components/Form/Form/6796bee3ab744b868caf97997808a1f4/2586>. Those who require the document in an alternative format may contact the Housing and Neighborhood Development Division at 775-334-3112 or email [litzj@reno.gov](mailto:litzj@reno.gov) to request assistance.

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## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

PY 2023 is the fourth planning year of the 5-Year 2020-2024 Consolidated Plan and there were no changes to the overall strategies of the Strategic Plan. The priority needs and goals continue to serve as the basis of the 5-Year Strategic Plan. While the needs and goals remain the same, the City may make adjustments to the goal outcome indicators as necessary to properly account for any changes to planned activities and funding priorities during the development of each AAP in the 5-Year planning period.

### **CDBG-CV**

The City will continue to monitor the lasting impact of the COVID-19 pandemic. CDBG-CV funds were awarded to the City to address the needs of LMI households during the pandemic. At this time, the City doesn't expect any changes to the goals or outcomes for already established goals that address these needs. In PY 2023, the City completed activity #1374 - Acquisition for Transitional Housing - Village on Sage Street, which has 300+ dorm-style affordable housing units with shared bathrooms, recreation, and kitchen facilities. The Village on Sage Street provides safe, clean, social-distancing appropriate, and affordable housing for people who are working, or seniors or people with disabilities on fixed incomes, but struggling to afford rent. A summary of accomplishments is located in the CR-05 and CDBG-CV expenditures are summarized in the CR-15.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

#### HOME Monitoring

The Nevada Housing Division (NHD) completed the onsite monitoring reviews, including the physical inspections, for our HOME projects during July 2023 to March 2024. On March 2024, the City of Reno, as the lead agency for the Washoe County HOME Consortium (WCHC), terminated the agreement with the NHD. From March to June 2024, the City of Reno took over onsite monitoring reviews, including the physical inspections our HOME projects.

Unit inspections were completed using HUD's Housing Quality Standards (HQS). A total of 207 HOME units were physically inspected during fiscal year 2024. All unit deficiencies were corrected within the appropriate timeframe.

In an effort to maintain compliance with 24 CFR 92.504 (d), the City of Reno will have completed an onsite monitoring review, including unit inspections, for each HOME project in our portfolio by the end fiscal year 2026. It will take a total of three years to accomplish this task (fiscal years 2024, 2025, and 2026).

Project Name	Year Monitored	Units Inspected	Findings
Alpine Haven Apartments	FY24	4	Trip hazards; sharp edges; inoperable appliances
Altitude by Vintage fka Southridge	FY25		
Altitude by Vintage fka Skyline	FY25		
Altitude by Vintage fka Skyview	FY25		
Arbor Cove at Virginia Lake	FY25		
Aspen Village	FY24	4	Trip hazards; inoperable appliances
Austin Crest	FY23		
Autumn Village	FY25		
Banbridge	FY25		
Bethel Plaza II	FY24	4	Burned lightbulbs; loose face plates; inadequate weather stripping
Bethel Plaza Senior Apartments	FY24	4	Burned lightbulbs; loose face plates; inadequate weather stripping
Boulder Creek	FY26		
Bristlecone	FY25		
Butterworth Estates	FY24	11	None
C Street Apartments	FY24	4	Inoperable lighting; sharp edges; inoperable appliances; cluttered water heater storages; trip hazards.
Carriage Stone Senior Apartments	FY25		
City Hall Senior Apartments	FY26		
Community Gardens	FY24	10	Infestation; litter
Copper Mesa	FY25		
Cottonwood Village	FY24	4	Smoke alarms inoperable; sharp edges
Dakota Crest	FY25		
El Centro	FY24	11	None
Golden Apartments	FY26		

Grace Senior Apartments	FY24	4	Undercharged fire extinguisher; auxiliary lighting.
Hillside Meadows	FY24	11	None
Juniper Village	FY24	4	Sharp edges; guardrails; weather stripping; cabinet doors; trip hazards
Lincoln Apartments	FY24	4	None
Maples Leaves	FY24	4	Ventilation; inoperable appliances; inoperable lighting; sharp edges; electrical hazards.
Marvel Way I	FY24	7	Inoperable electrical outlets; inoperable sinks/faucets
Moran Street	FY24	4	Lights inoperable; inoperable toilet; inoperable appliances
Orovada I	FY25		
Park Manor	FY24	4	None
Parkside Gardens	FY24	4	None
Parkway Lodge	FY26		
Pilgrims Rest Senior	FY25		
Plaza at Fourth	FY25		
Ridgehouse on Keystone	FY25		
Ridgehouse on Cambridge	FY25		
Ridgehouse Transitional	FY25		
Ridgehouse on Vine	FY25		
Riverplace Senior	FY25		
Riverside Artist Lofts	FY25		
Sierra Cove	FY24	10	Infestation
Sierra Crest	FY25		
Sierra Manor I	FY25		
Sierra Manor II	FY25		
Silver Sage at Neil	FY25		
Silver Sage Court	FY24	4	None
Silver Terrace Apartments	FY25		
Sky Mountain by Vintage	FY24	5	None

Southpeak by Vintage	FY25		
Park on Virginia	FY25		
Springview by Vintage	FY24	4	None
St Vincent's Residence	FY25		
Steamboat by Vintage	FY24	5	
Step 2	FY24	4	Inoperable appliances
Step One	FY25		
Inova Apartments	FY24	11	Inoperable appliances; broken doors; cluttered water heater storage rooms; ventilation; sharp edges; inoperable doors
Sunset Ridge Apartments	FY25		
Terracina Apartments	FY24	4	Egress; inoperable appliances; inoperable lighting; infestation; inoperable toilets; sharp edges; smoke alarms; electrical hazards
Trembling Leaves	FY24	4	Sharp edges; egress; inoperable lights; electrical hazards
Truckee Heights	FY24	11	None
Village at North	FY24	4	Fire extinguisher; egress; sharp edges; inoperable lights
Vintage at Citivista	FY24	4	Sharp edges; inoperable appliances; smoke alarms
Vintage at Sanctuary Senior	FY24	4	Electrical hazards
Vintage at the Crossings	FY24	6	Electrical hazards
Vintage Senior Apartments	FY25		
Vista Point Apartments	FY24	9	Windows inoperable; egress; electrical hazards; inoperable electrical outlets; inoperable lighting; ventilation; GFCI; security; mold-like substance
Vitality Unlimited Phoenix House IV	FY25		
Westcare	FY25		
William Raggio Apartments	FY24	4	Sharp edges; egress; inoperable lighting; smoke alarms
Willie J Wynn Apartments	FY24	8	None
Willows on Wells	FY24	4	Infestation; inoperable lighting; water leaks
Yorkshire Terrace	FY25		

**TOTAL:  
207**

CAPER

40

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

The WCHC Affirmative Marketing Plan applies to all projects and programs funded by the WCHC. The goals of this program are implemented by:

- Providing equal service without regard to race, color, religion, sex, handicap, familial status, or national origin of any client, customer, or resident of any community;
- Keeping owners and managers informed about fair housing laws and practices;
- Informing clients and customers about their rights and responsibilities under the fair housing laws by providing verbal and written information;
- Evaluating the effectiveness and compliance of all marketing as it relates to fair housing; Including the equal opportunity logo or slogan, and the accessibility logo-type where applicable, in all advertisements, brochures, and written communications to owners and potential tenants;
- Displaying the fair housing posters in rental offices and other appropriate locations;
- Soliciting applications for vacant units from persons who are least likely to apply for assistance without the benefit of special outreach efforts, and to work with the local public housing authority and other service and housing agencies to distribute information to a wide and diversified population;
- Maintaining records of applicants for vacant positions; working to alleviate issues for those clients who are limited in English proficiency; and
- Requiring funding applicants to certify adherence to fair housing requirements.

WCHC monitoring includes a review of fair housing compliance. A property's failure to comply might result in the WCHC providing more specific guidelines for compliance, or the WCHC might recover the HOME funds invested in the project. The WCHC refers fair housing questions to the Silver State Fair Housing Council and utilizes the Council for reference and information. In PY 2023, the WCHC has approved all projects in development.

**MBE and WBE Business Participation**

For bids that pertain to NRS 332 there is no preference given for minority or women owned businesses but we do ask them on our documents if they are certified as a minority, women-owned business: the verbiage reads "The above is for information only. The City of Reno encourages minority business participation; however, no preference shall be given."

For HOME funded contracts, the Washoe County HOME Consortium did not issue any direct contracts in PY 2023. The aggregate contract amounts by race and women-owned businesses are displayed in the CR-15 MBE/WBE table.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

The PR-09 reports that before the program year start date of July 1, 2023 there was \$841,467.43 in program income funds for the HOME program. In the program year starting on July 1, 2023 to June 30, 2024, the City received \$381,678.44 in HOME PI and expended \$51,493.76 on the following activities:

#1316 Springview: \$24,999.45

#1379 HOME General Administration 23/24: \$26,494.31

There were no HOME PI funds spent on TBRA activities. This leaves a balance of \$1,159,978.13 for HOME PI. A PR09 Receipt Fund Type report has been uploaded to the CR-00 to confirm.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The City of Reno donated property at 250 Sage Street to the Community Foundation of Western Nevada as part of a new land trust program operated by the Foundation. Since gaining control of the property, the Community Foundation has installed 224 units of dormitory-style manufactured housing units at this location that are affordable for very low income households. The project is known as the Village at Sage Street, and the rents are only \$400 monthly. The City completed an acquisition activity to improve this project with 96 additional units.

The City of Reno has also donated land at 1920 East 4th Street, directly adjacent to 250 Sage Street, to Northern Nevada Hopes for the development of a new housing solution for the homeless called "Hope Springs." The site was completed on January 14, 2021 and has 30 individual sleeping units in individual shelters with a private recreation center. The shelters have heat and electricity, and Northern Nevada Hopes will have staff on site for security. The project is a three year pilot program, and individual residents will be able to stay for a maximum of twelve months before they must transition to other housing. Northern Nevada Hopes will also be providing support services to the clients so that they can be successful in finding employment and other housing once the twelve month period has passed.

Annually, the City of Reno transfers the City's allocation of Private Activity Bonds, referred to as Volume Cap, to support affordable housing. Two affordable housing projects are currently in development as a result of these funds. The Volume Cap will be used by the Nevada Housing Division to issue tax exempt bonds to finance the new construction of affordable units and rehabilitation of existing units for rental housing.

**HOME ARP**

HOME-ARP In September 2021, HUD announced an allocation of \$5,066,913 to the City and Washoe County HOME Consortium for a new grant called the Home Investment Partnerships Grant American Rescue Plan (HOME-ARP). The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing development, administration and planning, and nonprofit operating and capacity building assistance. HOME-ARP funds must assist people in HOME-ARP "qualifying populations, which include: sheltered and unsheltered homeless populations; those currently housed populations at risk of homelessness; those fleeing or attempting to flee domestic violence or human trafficking; other families requiring services or housing assistance or to prevent homelessness; and those at greatest risk of housing instability or in unstable housing situations. After a comprehensive citizen participation process and consultation from local stakeholder agencies, as well as an assessment of the needs of qualifying populations in the area, the Consortium developed a HOME-ARP Allocation Plan. The plan identified that those with the lowest income were also the most cost burdened by their housing expenses. To compound this issue, these very low-income households also have the lowest number of subsidized housing available. Increasing the number of affordable housing units for those with very low-incomes will help alleviate this issue. Providing supportive services like case management and housing navigation services will also help the qualifying populations with support to prevent homelessness and housing instability. It was determined that the highest funding priority for HOME-ARP funds is the development of affordable rental housing. Approximately 60% of HOME-ARP funds were allocated to new rental development, 20% towards supportive services and 5% for TBRA. The HOME Consortium estimates that a minimum of 9 units would be developed and added to the area affordable housing stock with HOME-ARP funds.

### CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	631				
Total Section 3 Worker Hours	81				
Total Targeted Section 3 Worker Hours	0				

**Table 14 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1				
Direct, on-the job training (including apprenticeships).	1				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	1				
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

**Table 15 – Qualitative Efforts - Number of Activities by Program**

## Narrative

On October 29, 2020 HUD made effective the Final Rule, which set new benchmarks for Section 3 under 24 CFR 75. Section 3 helps to establish more economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance for development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular to those who are recipients of the Federal assistance. The Final Rule changes tracking the number of qualified new hires in Section 3 projects, to tracking the total labor hours worked.

As applicable to the City of Reno, the benchmark for Section 3 workers was set at 25 percent or more of the total number of labor hours worked by all workers on a Section 3 project. The benchmark for Targeted Section 3 workers was set at 5 percent or more of the total number of labor hours worked by all workers on a Section 3 project.

Section 3 Projects cover housing rehab/construction and public improvement construction activities assisted under HUD grant programs that provide housing and community development financial assistance that exceeds a threshold of \$200,000. A \$100,000 project threshold applies to grants under HUD's Lead Hazard Control and Healthy Homes programs. The City had one activity reported as meeting the threshold as defined as a Section 3 project:

Activity #1336 – Robinhood Park, was marked as having met the criteria for a Section 3 project. There were 631 labor hours completed, 81 of which were completed by Section 3 workers. Efforts made included outreach efforts to reach job applicants that were public housing and other funding targeted workers, direct on the job training, and connecting residents with assistance seeking employment.