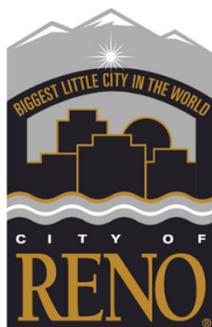


# Annual Action Plan

**FY 2024-2025**

**Community Development Block Grant (CDBG)  
HOME Investment Partnerships Program (HOME)  
Emergency Solutions Grant (ESG)**

**City of Reno, Nevada  
EIN: TH74SE96JVC7**



# Executive Summary

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

### 1. Introduction

The City of Reno (Reno) and the Washoe County HOME Consortium (WCHC) work together to provide safe, decent, and affordable housing and a suitable living environment especially for low- to moderate-income (LMI) households and the special needs population living in the region.

In the Reno and Washoe County region, the City of Reno receives the Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) directly from HUD. CDBG can only be allocated within city boundaries. ESG is allocated to support residents within the City boundaries who are at risk of becoming homeless. The HOME Investment Partnerships (HOME) grant is allocated regionally to support affordable housing activities in the county and in the cities of Reno and Sparks. The City of Reno is the lead agency for preparing the WCHC Consolidated Plan. As such, this Annual Action Plan (AAP) contains both the City of Reno's CDBG and ESG allocation plan and the WCHC HOME allocation plan. The PY 2024 AAP outlines the activities that will help to accomplish the goals that address the priority needs identified in the 5-Year Consolidated Plan.

The City worked closely with partner municipalities, the local housing authority, the local Continuum of Care and its members, stakeholder organizations, as well as citizens through the Citizen Participation Process to identify the priority needs and form the goals in the AAP. Through the fulfillment of the goals outlined in this plan, the City will improve the quality of life for LMI households and special needs citizens in the community.

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Reno has developed its strategic plan based on an analysis of the data presented in the 5-Year Consolidated Plan and an extensive community participation and consultation process. Through these efforts, the City has identified four priority needs with associated goals to address those needs. The priority needs with associated goals include:

## Expand/Improve Public Infrastructure & Facilities

1A Expand Public Infrastructure

1B Improve Public Infrastructure Capacity

1C Improve Access to Public Facilities

## Preserve & Develop Affordable Housing

2A Increase Homeownership Opportunities

2B Increase Affordable Rental Housing Opportunities

## Homelessness Housing & Support Services

4A Provide Homeless Rapid Re-Housing Assistance

In addition to its entitlement allocations of CDBG, HOME, and ESG, the City will use prior year resources for affordable housing development in the form of approximately \$603,634 of HOME program income and \$1,381,972 in prior year HOME funds. Prior year resources from CDBG previously allocated for workforce housing initiatives in the amount of \$603,198 in 2023 funding will be used for public facilities and infrastructure projects.

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City, with other public, private, and nonprofit community housing providers and non-housing service agencies, have made significant contributions to provide safe, decent, and affordable housing and suitable living environments, especially for LMI individuals in the community. However, affordable housing, improvements to public facilities and infrastructure, and vital public services for LMI households and special needs persons remains one of the most prolific needs facing the City of Reno, as documented by the Consolidated Plan and the most recent 2023 Consolidated Annual Performance and Evaluation Report (CAPER).

- The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG, HOME, and ESG. Through CDBG funds the City was able to support over 7,000 LMI residents through improvements to streets and sidewalks, neighborhood facilities, parks and recreation facilities, and acquisition to support the expansion of the Village on Sage Street transitional LMI housing. The City has also been able to make strides with affordable housing through new rental housing construction and preservation with HOME funds. The City provides other incentives to encourage affordable housing development such as density bonuses and reduced parking. Additionally, the City has an Affordable Housing

Fee Reduction Program, which had previously approved \$7.3M from its sewer fund, and recently approved an additional \$4M, for a subsidization of sewer fees, as well as building permit fees for developers of affordable housing. Assistance went towards LMI renters and providing re-entry housing to residents experiencing homelessness. Finally, ESG allocated toward the Rental and Deposit Assistance Program assisted 94 individuals and families experiencing homelessness or at risk of homelessness. The Rental and Deposit Assistance Program assisted a total of 1,311 households between federal and non-federal funding sources. ESG-CV was used to support Rapid Rehousing, Street Outreach activities by the City's Clean and Safe Team, Bridge Housing, and a Housing Navigator.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

The City of Reno adheres closely to its HUD approved Citizen Participation Plan which allows for citizens to participate in the development of the City's Consolidated Plan and AAP.

During the development and through the citizen participation process of the Consolidated Plan, the City gathered responses to help form the priority needs of for the five years of the Plan. An online stakeholder survey and community survey was open online to receive input on the community and housing development needs. Stakeholder organizations also discussed the priority needs for public infrastructure, public facilities, housing, public services, and for the homeless. The needs identified were recorded in the 2020-2024 5-Year Consolidated Plan.

For the PY 2024 AAP, the City held a 30-day public comment review period from May 24, 2024 through June 25, 2024 to give members of the public an opportunity to review and make comments on the plan. A copy of the draft plan could be viewed at the Housing and Neighborhood Development Department office at 1 East First Street, Reno, NV and on the City's website. Written comments could be returned to the contacts listed in the PR-05 of this plan. (INSERT SUMMARY OF COMMENTS RECEIVED FROM PUBLIC AFTER REVIEW PERIOD.)

A public hearing was held at City Council on June 12, 2024 at 10:00 AM to discuss and approve the Annual Action Plan. (INSERT SUMMARY OF COMMENTS RECEIVED AFTER PUBLIC HEARING.)

Details of the citizen participation process for the 2024 AAP is located in the AP-12 Participation section of this plan.

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

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

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

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity 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	RENO		Housing and Neighborhood Development Department
HOME Administrator	RENO		Washoe County HOME Consortium
ESG Administrator	RENO		Housing and Neighborhood Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City of Reno is the lead agency in the Washoe County HOME Consortium (WCHC). The WCHC is a consortium between Washoe County, Reno, and, Sparks for the purpose of receiving and managing HOME funds only. The City of Reno also receives a direct allocation of Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds.

**Consolidated Plan Public Contact Information**

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

Elaine Wiseman  
 City of Reno, Housing & Neighborhood Development  
 1 East First Street  
 P.O. Box 1900

Reno, NV 89505  
wisemane@reno.gov

**Contact information for CDBG:**

Jayna Litz  
City of Reno, Housing & Neighborhood Development  
1 East First Street  
P.O. Box 1900  
Reno, NV 89505  
litzj@reno.gov

**Contact information for ESG:**

Jayna Litz  
City of Reno, Housing & Neighborhood Development  
1 East First Street  
P.O. Box 1900  
Reno, NV 89505  
litzj@reno.gov

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

This section summarizes the citizen participation process of consulting with stakeholders and residents in the region during development of the Plan. A summary of how the cities and county support a coordinated system of housing and service delivery is provided.

#### **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 Reno is an active participant in the Northern Nevada CoC and the CoC's governing board the Northern Nevada CoC Leadership Council (NNCLC). NNCLC is a coalition of homeless services, support services, local and state governmental representatives, developers, faith-based service providers, law enforcement and the medical community to discuss better ways to work together to meet community needs. City of Reno staff attend the NNCLC meetings and support NNCLC's activities to enhance coordination among providers in the region. The Northern Nevada CoC and the City's efforts to enhance coordination include, but are not limited to, the following: City staff have worked closely with the NNCLC who work to end homelessness and collaborate with community providers. The City of Reno's Clean and Safe team have organized outreach efforts in partnership with local law enforcement and worked to engage and house our unsheltered homeless.

#### **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.**

Staff participate in the efforts of many community groups, including the Northern Nevada Continuum of Care (CoC), Northern Nevada CoC Leadership Council (NNCLC), Regional Alliance to end Homelessness (RAH), as well as other human services collaboratives. City staff acted as the co-chair for the CoC's Landlord and Tenancy Support Working Group, which was a group formed after the need was identified in the CoC's annual strategic plan. Throughout the year staff participate 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 targeted just when developing the action plan. This participation allows staff to gauge the ongoing needs of specific target populations throughout the community.

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

City of Reno staff work closely with NNCLC to determine how to most effectively allocate ESG to meet the needs of persons who are homeless and at risk of homelessness. City staff regularly collaborate with members of the NNCLC, and worked with community partners to fund rapid rehousing, and street outreach programs utilizing ESG-CV funds. With the ESG-CV funds the City staff worked with community partners to determine the greatest need, and then quickly entered into agreements to fund programs to meet those needs. The programs included a new rapid rehousing program for individuals, a bridge housing program to increase emergency shelter beds, and additional street outreach workers to address the needs of our area's unsheltered homeless.

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 jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Reno
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Reno is the lead agency to develop the Consolidated Plan and Annual Action Plans, and the lead agency in the Washoe County HOME Consortium.
2	<b>Agency/Group/Organization</b>	WASHOE COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with the housing needs assessment and is a member in the Washoe County HOME Consortium.

3	<b>Agency/Group/Organization</b>	City of Sparks
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with the housing needs assessment and is a member of the Washoe County HOME Consortium.
4	<b>Agency/Group/Organization</b>	Reno Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Reno Housing Authority is the local PHA and consulted with the housing needs assessment and public housing.
5	<b>Agency/Group/Organization</b>	Regional Alliance to end Homelessness
	<b>Agency/Group/Organization Type</b>	Services-homeless Continuum of Care

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Regional Alliance to end Homelessness is the local CoC. Consulted with the housing needs assessment and homeless strategy.
6	<b>Agency/Group/Organization</b>	Awaken
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
7	<b>Agency/Group/Organization</b>	Communities In Schools of Western Nevada
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.

8	<b>Agency/Group/Organization</b>	Washoe County Library System
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Public Internet Access Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Washoe County libraries offer on-site printing services and computer usage. Users can create new or work on existing files from a USB drive or cloud storage. Users can browse the internet and print, or bring in their own notebook, tablet, or smartphone to print documents. The City of Reno plans to work with the library in the coming year to help promote these services via outreach to its Rental and Deposit Assistance program applicants who need internet and/or computer access.
9	<b>Agency/Group/Organization</b>	CSADC
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
10	<b>Agency/Group/Organization</b>	Dayton & Associates, LLC
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
11	<b>Agency/Group/Organization</b>	Greenstreet
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
12	<b>Agency/Group/Organization</b>	NEVADA HOUSING DIVISION
	<b>Agency/Group/Organization Type</b>	Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
13	<b>Agency/Group/Organization</b>	Northern Nevada HOPES
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Persons with HIV/AIDS Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
14	<b>Agency/Group/Organization</b>	Praxis Consulting Group
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
15	<b>Agency/Group/Organization</b>	Regional Transportation Commission of Washoe County
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Housing Community Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
16	<b>Agency/Group/Organization</b>	Renown Health
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
17	<b>Agency/Group/Organization</b>	Ridge House
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
18	<b>Agency/Group/Organization</b>	Safe Embrace
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
19	<b>Agency/Group/Organization</b>	Silver Sage Manor, Inc.
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
20	<b>Agency/Group/Organization</b>	Silver State Fair Housing
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
21	<b>Agency/Group/Organization</b>	Truckee Meadows Housing Solutions
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
22	<b>Agency/Group/Organization</b>	Truckee Meadows Regional Planning Agency
	<b>Agency/Group/Organization Type</b>	Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
23	<b>Agency/Group/Organization</b>	Volunteers of America
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
24	<b>Agency/Group/Organization</b>	Washoe County Health District
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
25	<b>Agency/Group/Organization</b>	Washoe County Human Services
	<b>Agency/Group/Organization Type</b>	Other government - County

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
26	<b>Agency/Group/Organization</b>	Well Care
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan

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

There were no agency types not consulted. All comments were welcome.

**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	Northern Nevada CoC Leadership Council (NNCLC)	The NNCLC supports rapid rehousing programs and permanent supportive housing initiatives. NNCLC also conducts the annual PIT count of the homeless population across Reno, Sparks and Washoe County.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of Reno Downtown Action Plan	City of Reno	City of Reno Downtown Action Plan (DAP) identifies priorities for downtown improvements to guide the City and the community in the next investment cycle. Priorities include the economy (housing and jobs), the environment (physical improvements) and the experience (improvements to programs, safety and cleaning, and parking and transportation).
City of Reno Downtown Market Assessment	City of Reno	City of Reno Downtown Market Assessment (DMA) provides a summary of findings from economic, demographic and real estate market trends in the downtown area. The findings help to guide the priorities of the Strategic Plan.
Truckee Meadows MetroQuest Senior Survey Results	Truckee Meadows Regional Planning Agency	The MetroQuest Senior Survey Results helped to determine the priorities of the Strategic Plan in regards to the elderly population. Creation of affordable and workforce housing will support regional goals of increasing housing affordable at 80% of AMI.
Northern Nevada EPIC Report	Northern Nevada Economic Planning Indicators Committee	The Northern Nevada EPIC Report collects data to form population and economic forecasts of the region and help to inform priorities in the Strategic Plan.
Washoe County HOME Consortium TRC Funding Priority	Washoe County HOME Consortium	Washoe County HOME Consortium Technical Review Committee (TRC) Priorities provides Level 1 and Level 2 funding priorities in the Consortium along with reasoning for the priorities. These priorities help to inform the priorities in the Strategic Plan.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

The City of Reno adheres closely to its HUD approved Citizen Participation Plan, which gives guidance to the City’s citizen participation process for the development of the Annual Action Plan as well as other HUD grant program publications. The citizen participation process for the Annual Action Plan included a 30-day public comment period to give members from the community an opportunity to review and make comments on the Plan. A public hearing was held at the City Council to review and approve the Plan. The table below details the citizen participation outreach efforts made by the City.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Comment Period	Non-targeted/broad community	A 30-day public comment review period was held from May 24, 2024 through June 25, 2024 to give members of the public an opportunity to review and make comments on the plan. A copy of the draft plan could be viewed at the Housing and Neighborhood Development Department office at 1 East First Street, Reno, NV and on the City website. Written comments could be returned to the contacts listed in the PR-05 of this plan.			

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)
2	Public Hearing	Non-targeted/broad community	A public hearing was held at City Council on June 12, 2024 at 10:00 AM to discuss and approve the Annual Action Plan.			
3	Newspaper Ad	Non-targeted/broad community	A newspaper ad was run in the 5/24/2024 edition of the Reno Gazette Journal to advertise the 30-day public comment period and the public hearing.			

**Table 4 – Citizen Participation Outreach**



## Expected Resources

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

#### Introduction

In 2024, Reno and the Washoe County HOME Consortium (WCHC) expect to receive the following entitlement grants:

Community Development Block Grant (CDBG): \$1,988,436

HOME Investment Partnerships Program (HOME): \$1,330,958

Emergency Solutions Grant (ESG): \$176,716

Additionally, program income for HOME is expected to be \$200,000. Prior year resources will be used in the form of approximately \$603,634 in HOME program income and \$1,381,972 in prior year HOME funds. The CDBG program will use prior year resources in the amount of \$603,198 that are being reallocated from previously planned housing activities to public facilities and infrastructure. The Annual Action Plan reports on the goal outcomes and activities the City (and its participating jurisdictions for HOME) expects to achieve in the coming year. All the activities mentioned in this Annual Action Plan are based on current priorities and quantified by level of need. By addressing these priorities, the City and HOME Consortium will work to meet local objectives stated in the 5-Year Consolidated Plan. All proposed projects and activities are intended to principally benefit the residents of Reno and the region who have extremely low, low, and moderate incomes, as well as populations that have special needs.

#### Anticipated Resources

Program	Source of	Uses of Funds	Expected Amount Available Year 1	Expected	Narrative Description
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	Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,988,436	0	603,198	2,591,634	0	This is the final year of the current Con Plan.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,330,958	603,634	1,381,972	3,316,564	0	The HOME allocation is managed by the Washoe County Consortium. This is the final year of the current Con Plan.

ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	176,716	0	0	176,716	0	This is the final year of the current Con Plan.
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Table 5 - 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**

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

The City 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 required ESG match will be in the form of non-federally funded administrative salaries and other expenses by the agencies utilizing the funding, including trust funds to provide additional rental and housing assistance.

**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	1A Expand Public Infrastructure	2020	2024	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: \$863,878	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7400 Persons Assisted
2	1B Improve Public Infrastructure Capacity	2020	2024	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: \$863,878	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7400 Persons Assisted
3	1C Improve Access to Public Facilities	2020	2024	Non-Housing Community Development		Expand/Improve Public Infrastructure & Facilities	CDBG: \$863,878	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 7400 Persons Assisted
4	2B Increase Affordable Rental Housing Opportunitie	2020	2024	Affordable Housing		Preserve & Develop Affordable Housing	HOME: \$3,316,564	Rental units constructed: 32 Household Housing Unit Rental units rehabilitated: 12 Household Housing Unit
5	4A Provide Homeless Rapid Re-Housing Assistance	2020	2024	Homeless		Public Services & Quality of Life Improvements	ESG: \$171,716	Homelessness Prevention: 100 Persons Assisted

**Table 6 – Goals Summary**

**Goal Descriptions**

<b>1</b>	<b>Goal Name</b>	1A Expand Public Infrastructure
	<b>Goal Description</b>	
<b>2</b>	<b>Goal Name</b>	1B Improve Public Infrastructure Capacity
	<b>Goal Description</b>	
<b>3</b>	<b>Goal Name</b>	1C Improve Access to Public Facilities
	<b>Goal Description</b>	
<b>4</b>	<b>Goal Name</b>	2B Increase Affordable Rental Housing Opportunitie
	<b>Goal Description</b>	
<b>5</b>	<b>Goal Name</b>	4A Provide Homeless Rapid Re-Housing Assistance
	<b>Goal Description</b>	

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

Below is a summary of projects proposed for PY 2024 funding:

### Projects

#	Project Name
1	2024 CDBG Grant Administration (20%)
2	2024 CDBG Public Facilities & Infrastructure (80%)
3	2024 HOME Grant Administration (10%)
4	2024 HOME CHDO Reserve (15%)
5	2024 HOME Non-CHDO Development Activities
6	2024 ESG Homelessness Prevention and Services

Table 7 - Project Information

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

Funding allocations from all sources are made annually based upon evaluations of current conditions and needs. For grant funds this process considers regulatory requirements, the goals established in the 5-Year Strategic Plan, and an awareness of community initiatives as well as Council priorities. CDBG funding is used primarily to enhance low- and moderate-income neighborhoods. In PY 2024, funds are being used to assist eligible downtown and suburban residential neighborhoods. As part of the HUD AAP adoption process the City goes through a progression of steps for identifying the CDBG projects to be included in the AAP. This starts with the solicitation of potential projects from internal departments. These projects are brought forward to the CDBG Sub-Committee then the staff overseeing the CIP Committee for recommendations. The projects are then brought to the City Manager before they go back to the Sub-Committee who make the final recommendation to the Council as a whole. Affordable housing allocations are determined through a multi-step process in response to applications submitted. The WCHC Technical Review Committee (TRC), consisting of one staff member and two community representatives from each jurisdiction plus one at-large member and one representative of the Truckee Meadows Regional Planning Agency, receives, evaluates, and makes recommendations on the allocation of WCHC HOME money and State HOME money. These recommendations are forwarded to WCHC Directors for approval and the Regional Planning Governing Board for ratification. During this process, proposed projects and programs are evaluated for compliance and how they address identified needs and goals. Proximity to services is also considered in evaluating applications for housing development funds. Throughout each program year, the City of Reno and WCHC focus efforts on serving those most in

need through the support of activities that increase the availability of affordable housing opportunities, and the assistance of those experiencing homelessness or at risk of becoming homeless. Proximity to services is considered in evaluating housing developments for funding.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	2024 CDBG Grant Administration (20%)
	<b>Target Area</b>	
	<b>Goals Supported</b>	1A Expand Public Infrastructure 1B Improve Public Infrastructure Capacity 1C Improve Access to Public Facilities
	<b>Needs Addressed</b>	Expand/Improve Public Infrastructure & Facilities
	<b>Funding</b>	CDBG: \$397,687
	<b>Description</b>	Citywide admin of the CDBG program in the PY 2024
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
<b>2</b>	<b>Project Name</b>	2024 CDBG Public Facilities & Infrastructure (80%)
	<b>Target Area</b>	
	<b>Goals Supported</b>	1A Expand Public Infrastructure 1B Improve Public Infrastructure Capacity 1C Improve Access to Public Facilities
	<b>Needs Addressed</b>	Expand/Improve Public Infrastructure & Facilities
	<b>Funding</b>	CDBG: \$2,193,947
	<b>Description</b>	The City will work to expand public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks. The City will also work to expand and improve access to public facilities through development activities for LMI persons and households and for the special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
	<b>Target Date</b>	

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities: 22,248 LMI persons assisted
	<b>Location Description</b>	
	<b>Planned Activities</b>	Planned activities include neighborhood facilities, public facilities, and infrastructure. (HUD Matrix Code: 03C, 03E, 03F, 03J, 03K, 03L)
<b>3</b>	<b>Project Name</b>	2024 HOME Grant Administration (10%)
	<b>Target Area</b>	
	<b>Goals Supported</b>	2B Increase Affordable Rental Housing Opportunitie
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$133,096
	<b>Description</b>	Citywide admin of the 2024 HOME grant
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Staff salaries, planning and general admin.
<b>4</b>	<b>Project Name</b>	2024 HOME CHDO Reserve (15%)
	<b>Target Area</b>	
	<b>Goals Supported</b>	2B Increase Affordable Rental Housing Opportunitie
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$199,644
	<b>Description</b>	The City will reserve 15% of HOME program funds for CHDO affordable home development projects.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental development w/eligible CHDOs: Number of Household Housing Units to be identified
	<b>Location Description</b>	

	<b>Planned Activities</b>	Ownership and/or rental development w/eligible CHDOs
5	<b>Project Name</b>	2024 HOME Non-CHDO Development Activities
	<b>Target Area</b>	
	<b>Goals Supported</b>	2B Increase Affordable Rental Housing Opportunitie
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$2,983,825
	<b>Description</b>	The City will work to complete Non-CHDO Development Activities which will include affordable rental and/or homeownership development and rehabilitation activities.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed and rehabilitated: 44 Household Housing Units
	<b>Location Description</b>	
	<b>Planned Activities</b>	Affordable rental development and rehabilitation activities.
6	<b>Project Name</b>	2024 ESG Homelessness Prevention and Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	4A Provide Homeless Rapid Re-Housing Assistance
	<b>Needs Addressed</b>	Public Services & Quality of Life Improvements
	<b>Funding</b>	ESG: \$171,716
	<b>Description</b>	The City will provide for homeless prevention services through rental assistance. No more than 7.5% of ESG funds may be used for Admin. Admin funds will go towards overseeing ESG program activities and also providing bus passes.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeless Prevention rental assistance: 100 Households Assisted
	<b>Location Description</b>	
	<b>Planned Activities</b>	Planned activities will go towards: ESG Admin: 7.5%, Homeless Prevention: 92.5%

## **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**

CDBG is targeted according to need, not necessarily geographic location. The City of Reno uses its Capital Improvements Plan (CIP) to develop community development priorities and uses CDBG 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. In PY 2024, public facilities projects will consist of pedestrian ramps improvements; public facility rehabilitation in low- and moderate-income areas; and other ADA improvements. HOME dollars are allocated based on housing needs. HOME funds are used throughout the Consortium’s geographic area to support development and rehabilitation of affordable housing.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City of Reno and the Washoe County HOME Consortium do not allocate funds on a geographical basis. However, CDBG funds that are used for area-wide projects are spent in geographical areas that have predominantly low- and moderate-income families. 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 are typically identified within the community, limited human and financial resources make it necessary to prioritize housing, economic development, and community development projects that will have the biggest impact on the community and to optimally leverage the scarce resources. Projects are therefore distributed throughout the community and serve a broad population of clients. Projects undertaken in low-income neighborhoods are intended to improve quality of life through reinvestment in, and removal of, blighting conditions and through the availability of affordable, high quality living opportunities. Housing dollars are prioritized for residents most in need and within corridors designed to facilitate reasonable access to services.

### **Discussion**

As mentioned, CDBG funding is targeted based solely on prioritized need and opportunity, without the targeting any specific location. The City departments that are responsible for drafting and implementing the Capital Improvement Plan (CIP), including (but not limited to) Public Works, Parks and Recreation, and Finance departments, are asked to submit project needs and concepts in the last quarter of each calendar year. In 2017, a formal process was developed to ensure that CDBG allocations occurred in a

more transparent and equitable way. Community development priorities, the availability and timing of funding, and the availability of partners for the implementation of projects were all considered in allocating funding. HOME dollars are allocated without special preference for HUD-defined concentrated areas.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	144
Special-Needs	0
Total	144

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	100
The Production of New Units	32
Rehab of Existing Units	12
Acquisition of Existing Units	0
Total	144

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Rental units constructed: 32 Household Housing Units

Rental units rehabilitation: 12 Household Housing Units

Homeless prevention rental assistance: 100 Households Assisted

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

This section outlines actions that the Reno Housing Authority (RHA) has planned during PY 2024 to address the needs of public housing and to encourage participants to become self-sufficient.

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

The Housing Authority of the City of Reno (RHA) serves the region by providing affordable rental housing and administering the Housing Choice Voucher and Project Based Voucher assistance programs. RHA owns and operates over 750 Public Housing units; 285 of these units are designed for seniors and persons with disabilities. RHA administers 2,519 Housing Choice Vouchers to low-income residents, 303 Veterans Affairs Supportive Housing (VASH) Vouchers, along with 27 moderate rehabilitation units. RHA has been able to maintain and make improvements to its Public Housing units through the Capital Fund Program. In addition, RHA has a variety of other multi-family housing units and over 160 scattered site single-family homes. RHA is a model housing authority, having earned “high performer” status from the US Department of Housing and Urban Development (HUD). HUD inspections of RHA’s eight public housing properties consistently result in high performing scores. The RHA was awarded ARPA funds by the City of Reno and is constructing a new affordable housing complex for veterans, Dick Scott Manor, that will consist of 12 units. Dick Scott Manor will be completed in PY 2024 and available for occupancy.

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

RHA has a long history of providing self-sufficiency services to clients. The RHA has renamed and restructured the Family Self Sufficiency program to the Workforce Development program. RHA works with participants by providing workshops and training to achieve their goals, including employment, self-sufficiency, and in some cases home ownership. RHA staff work with the entire family, including the youth. The city actively collaborates with RHA to continue to explore additional affordable housing development opportunities. 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. Resident service contracts are executed with residents to help maintain certain aspects of their complex. The City of Reno and Washoe County HOME Consortium frequently collaborate with RHA to implement housing programs and projects, including an Economic Development Initiative, the Neighborhood Stabilization Program, and HOME-funded development projects. The RHA is one of 39 housing authorities across the country participating in the U.S. Department of Housing and Urban Development's (HUD) Moving to Work (MTW) program. MTW allows agencies to propose and test innovative, locally designed approaches to administering housing programs and self-sufficiency strategies. Using MTW flexibility, RHA proposes and implements alternatives to certain federal regulations, which are spelled out in an agreement between HUD and the agency.

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

The RHA is not designated as troubled. Per review of HUD's Inventory Management System (IMS)/ PIH Information Center (PIC) public housing profile site at:  
[https://www.hud.gov/program\\_offices/public\\_indian\\_housing/systems/pic/haprofiles](https://www.hud.gov/program_offices/public_indian_housing/systems/pic/haprofiles) the RHA is identified as a "High Performer."

**Discussion**

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

### **Introduction**

This section outlines the goals and actions for reducing and ending homelessness; addressing emergency shelter and/or transitional housing needs of the homeless; and helping homeless persons and other special needs populations to successfully transition into permanent housing.

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

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

The City of Reno is an active participant in the Northern Nevada Continuum of Care (CoC) and holds a seat on the CoC governing board. The CoC continues to provide much-needed permanent supportive housing in the community. The Northern Nevada CoC Leadership Council (NNCLC) acts as the governing board for the CoC, and meets monthly. The CoC stakeholder group is called the Regional Alliance to end Homelessness (RAH) and meets monthly. NNCLC meetings, RAH meetings, public forums, and strategic planning activities all focus 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 priorities and assessment reports for the Fund for a Healthy Nevada and the State of Nevada Grants Management Unit. The City supports regional street outreach efforts and has an internal program, Clean and Safe, an outreach team who works to engage people experiencing unsheltered homelessness to help them access housing and other services.

The City Manager's Office developed a program called City Walks which aims at providing outreach to our community, assessing issues and providing solutions. More specifically, the Housing and Neighborhood Development Department assists in outreach with our unsheltered population in our community by providing them with resources, housing options, as well as referrals to social services and programs. The Department added a Housing Coordinator to provide more catered assistance to individuals with higher needs and coming out of homelessness. Individuals or families are also provided with transportation to the Cares Campus, Our Place, or other nonprofit organizations. Some households have been assisted with applying for affordable housing, naturally occurring affordable housing, or subsidized housing.

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

The City implements processes to support transitions to permanent housing rather than relapsing back into street homelessness. One of the strategies is to find solutions and increase the income of chronically homeless individuals to assist in their transition to permanent housing and independent

living. To achieve this objective, NNCLC members have evaluated admission and discharge policies of existing programs to determine barriers to stay for chronically homeless participants. Continued efforts will be undertaken to implement the SOAR (SSI/SSDI Outreach, Access, and Recovery) program in earnest and improve the ability of workers to assist eligible clients in gaining access to Social Security Disability, SNAP, and Medicaid.

**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, NNCLC members have evaluated admission and discharge policies of existing programs for chronically homeless, homeless persons and their families, veterans, and unaccompanied youth. Continued efforts will be undertaken to implement the SOAR (SSI/SSDI Outreach, Access, and Recovery) program in earnest and improve the ability of workers to assist eligible clients in gaining access to a variety of benefits and help families individuals and families from becoming homeless again. 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 (the MOST 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 will be connected immediately to the most appropriate resources based upon individuals' unique needs. All outreach activities will be conducted with resources that can immediately provide either a direct service or connection to appropriate resources. For example, transportation will be offered to assist individuals in accessing medical care, shelter, food, clothing, Washoe County Social Services, and other mainstream resources. If a need is identified during the outreach episode that cannot be addressed immediately, case management and follow up will occur to ensure the individual receives the services they need in a timely manner.

**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.**

The region's primary strategy is to increase the number of affordable units constructed with HOME and CDBG assistance, however the City of Reno is proactively seeking supplemental solutions to improve this. The City of Reno formed the Mayor's Affordable Housing Taskforce, consisting of representatives

from non-profits, private industry, and government agencies. As a result of this taskforce, the City is committed to using land to leverage a partnership with a developer for the construction of an extremely low-income housing project.

## **Discussion**

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

### **Introduction:**

This section outlines the actions planned to remove or ameliorate any barriers to affordable housing.

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

In early 2016, the City of Reno, City of Sparks, and Washoe County released the finalized HUD-required Analysis of Impediments to Fair Housing Choice (AI). The updated AI contains a revised Fair Housing Action Plan (FHAP) to address identified impediments. The City's plan was considered in the development of the 5-Year Consolidated Plan and barriers to affordable housing will be addressed in the planning period including this AAP. The findings and actions planned to mitigate impediments are summarized below.

Research for the AI included:

- Demographic patterns including racial and ethnic segregation and concentrated areas of poverty, housing patterns, including the provision of publicly assisted housing;
- Land use regulations and zoning ordinances that affect the siting and types of housing;
- Access to housing and community amenities by residents with disabilities; and
- Enforcement of fair housing laws and fair housing resources in the region.

The analysis found that zoning codes and land use regulations of the jurisdictions do not create significant barriers to housing choice. The code review found only minor recommendations for improvements. In sum, zoning and land use regulations could be amended to reduce remaining barriers by:

City of Reno

- Improving the definition of family to avoid distinctions based on the relation of the household members; instead focus on the “functional aspects of a family relationship.”
- Ensuring that planned unit development regulations do not specifically exclude group homes.

City of Sparks

- Incorporating elements of the old zoning and land use code that gave special attention to accessible housing in the discussion of special permit approval into the current code.

#### Washoe County

- Improving the definition of family to avoid distinctions based on the relation of the household members; instead focus on the “functional aspects of a family relationship.”

The six impediments to fair housing choice identified in the AI were:

- Persons with disabilities have difficulty obtaining reasonable accommodations in housing
- Limited availability of public transit and inaccessible infrastructure create access barriers for persons with disabilities
- Affordable rental housing is lacking
- There is a lack of public engagement in fair housing
- Housing in lower income areas is in poor condition, often because absentee landlords fail to maintain their properties
- Some homeowners’ associations and landlords engage in discriminatory practices

In addition, securing water availability and funding to extend public transit were identified as two of the highest priority issues to be addressed. Densities in many high opportunity and future growth areas are restricted because of water constraints, municipal service, and fiscal concerns.

#### **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**

The City of Reno will continue to play a leadership role in coordinating housing and service provision for the region, including mitigating homelessness. The City will be proactive in identifying and applying for additional public and private resources to meet underserved residents. 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. In addition, staff will continue to hold office hours to assist homeless and at-risk households with housing applications, work closely with RAH, expand client resources, and educate City leaders on the housing and community development needs in the region. Collaboration with non-profit service providers and especially Washoe County Social Services will continue to be a priority in identifying and meeting underserved needs.

### **Actions planned to foster and maintain affordable housing**

Projects that support the creation and preservation of affordable housing will be a priority. During PY 2024, HOME funds will be used to support the preservation and development of affordable housing. The City's rental and deposit assistance programs also contribute to the development of affordable housing. The Reno Mayor's initiatives on downtown revitalization, affordable housing, and the mitigation of chronic homelessness are vital components in the drive to foster and maintain affordable housing. In addition, the City works with the Nevada Housing Division in the identification of housing needs, trends, and strategies to establish and prioritize affordable housing opportunities.

### **Actions planned to reduce lead-based paint hazards**

The City of Reno and WCHC will continue to ensure that all housing projects funded with CDBG, HOME, and ESG funds will comply with the revised Federal guidelines regarding notification and abatement requirements. WCHC requests for funding will 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.

### **Actions planned to reduce the number of poverty-level families**

Past actions to address poverty will be continued. The Reno Works Program, a program designed to get those experiencing homelessness back into the workforce and permanent housing, will be continued. Continued collaboration with the Northern Nevada CoC will focus on reducing the number of poverty-level families. HOME dollars will be prioritized to housing projects that serve extremely and very

low-income households.

### **Actions planned to develop institutional structure**

The City of Reno and Washoe County HOME Consortium staff will continue to be part of and support the CoC. The City and Washoe County HOME Consortium will also support the activities of the Reno Housing Authority as needed. Internally, City departments will coordinate to allocate funds to support city-wide efforts that address housing and community development needs (e.g., collaboration with those preparing the annual budget and capital improvement plan; coordination with Public Works on public facility improvements needed in low- and moderate-income neighborhoods). The City revised its approach to CDBG fund allocation in 2017 and has been successful in helping the City deliver on goals. Staff training on the CDBG and HOME programs will continue to be important to overall program delivery.

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

Please see above.

### **Discussion:**

## Program Specific Requirements

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

#### Introduction:

This section provides the program specific requirements for the CDBG, HOME & ESG programs for the City of Reno.

#### 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%

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

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

The Washoe County HOME Consortium (WCHC) currently provides soft loans from the HOME program for construction and/or rehabilitation of multi-family rental properties in accordance with 24 CFR 92.205.

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

When a homeowner who received HOME assistance to acquire his/her home sells the property, WCHC follows the recapture regulations as 100% of homebuyer assistance goes directly to the homeowner and not to the contractor or developer. Historically, WCHC did provide assistance through down payment assistance programs; however, no funds are currently used for such programs. During the period of affordability, if the property is sold, HOME funds are recaptured and reallocated to additional HOME eligible projects. In cases of foreclosure, HOME funds are recaptured from net sales proceeds.

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

At the present time, HOME funds are only allocated to construction and/or rehabilitation projects. Each owner/applicant enters into a written agreement with the Washoe County HOME Consortium that identifies the required length of affordability and the provisions to recapture the funds if the requirement is not met. These funds are recaptured and reallocated to further assist affordable housing projects.

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

- Rehabilitation must be the primary purpose of the request for refinancing. Therefore, projects must include per unit rehabilitation costs that meet or exceed the minimum of \$1,000/unit required for rehabilitation investment in Consortium and non-Consortium assisted units.
- The developer must demonstrate through proformas, project budgets, and other financial documents that the refinancing is necessary to permit or continue affordability under 24 CFR 92.252.
- The developer must demonstrate through a minimum 15-year proforma and project budget that

as a result of the refinancing the project is sustainable and the targeted population can be served over an extended period of time.

- The developer must keep all HOME-assisted units at the project affordable for a minimum of 15 years, although the Consortium may impose a longer affordability period. Specific occupancy and rent limitations will be set on a case-by-case basis during project review.
- Staff will conduct a site tour and/or review current photos of the property and units to determine that significant disinvestment has not occurred at the property.
- HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).
6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).
7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

### **Emergency Solutions Grant (ESG) Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)  
  
Please refer to the jurisdiction's attached ESG Program Manual.
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The CoC has been using a coordinated entry system since May of 2016. The system utilizes assessments specialized to address the needs of individuals, families, and youth. The system has a single prioritized waitlist, and the waitlist is managed by a Washoe County staff member who acts as the community matchmaker. When a housing opening is identified, the community matchmaker identifies the client at the top of the waitlist, and connects the individual or family with a housing provider. The community matchmaker hosts bi-monthly meetings with case managers and housing providers throughout the CoC to discuss housing openings, help find clients who may be hard to reach, and to problem solve any issues that may arise. All CoC funded housing projects are required

to use our coordinated entry system for their housing referrals. This method allows for us to further implement the community's model of Housing First.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

N/A

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The jurisdiction is able to meet the homeless participation requirement.

5. Describe performance standards for evaluating ESG.

To ensure integration with our Continuum of Care, ESG sub-recipients must attend at least 75% of CoC meetings held annually. 90% of reimbursement requests and quarterly reports must be submitted on time. ESG recipients must participate in at least four meetings per year and provide a summary annually of related meetings attended and any partnerships formed. Sub-recipients shall also provide information to the CoC. Client data will be entered into HMIS with no less than 90% accuracy. 95% of program participants will be entered into the HMIS within one week of assistance. ESG Performance standards for the emergency shelter include an average length of stay in the shelter of less than 75 days, and at least 25% of homeless clients exiting to permanent housing at discharge from shelter.

ESG Performance standards for the Rapid Re-Housing Program include: 25% of clients having an increased income at exit from the re-housing program; 75% of clients placed in permanent housing remaining in that housing after 7 months; and 75% of clients receiving rapid re-housing assistance having transitioned to non-ESG funded permanent housing.

