

STAFF REPORT

Date: June 11, 2025

To: Mayor and City Council

Through: Jackie Bryant, City Manager

Subject: Staff Report (For Possible Action): Public hearing and potential approval of the 2025–2029 Five-Year Consolidated Plan and the 2025–2026 Annual Action Plan outlining the use of federal funds from the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs.

From: Cori Fisher, Housing Manager

Department: Housing and Neighborhood Development

Summary:

The Five-Year Consolidated Plan outlines housing and community development needs, priorities, goals, strategies, and funding allocations for both the City of Reno and the Washoe County HOME Consortium (WCHC), for which the City serves as the lead entity. The U.S. Department of Housing and Urban Development (HUD) funds will be allocated to support related activities. These HUD funds include the following entitlement grant programs: Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG). In addition to the Consolidated Plan, the Annual Action Plan (AAP) specifies the activities to be undertaken during Program Year 2025. All projects and activities funded through these programs are designed to benefit low-to moderate-income residents and individuals with special needs. Staff is requesting acceptance and approval of the 2025-2029 Five-Year Consolidated Plan, and the 2025-2026 Annual Action Plan.

Alignment with Strategic Plan:

Economic Opportunity, Homelessness, and Affordable Housing
Economic and Community Development

Previous Council Action:

There is no recent Council action relevant to this item.

Background:

The U.S. Department of Housing and Urban Development (HUD) requires grant recipients to

complete both a Five-Year Consolidated Plan and an Annual Action Plan for three federal grant programs managed by the City of Reno and the Washoe County HOME Consortium. These programs include the Community Development Block Grant Program (CDBG), the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant (ESG).

The Five-Year Consolidated Plan outlines the City's housing and community development needs, establishes priorities and goals, and details strategies to address those needs. It also specifies how funds will be allocated to support eligible housing and community development activities over the five-year period.

The Annual Action Plan (AAP) provides a detailed description of how the City of Reno and the Washoe County HOME Consortium intend to use CDBG, HOME, and ESG funds in the upcoming program year, which runs from July 1, 2025 to June 30, 2026.

Discussion:

In July 2024, staff contracted with consulting firm Civitas LLC to assist in developing the Five-Year Consolidated Plan and Annual Action Plan. A draft of the plan is available on the City's website at <https://www.reno.gov/government/departments/housing-neighborhood-development/reports-plans-and-grants>. A 30-day public comment period has been noticed to the public and will remain open through June 16, 2025. Comments received during this period will be accepted and considered prior to submitting the final Consolidated Plan to HUD. The current Five-Year Consolidated Plan is set to expire on June 30, 2025.

To identify priority needs and to help shape the goals of the Plan, the City collaborated closely with partner municipalities, the local housing authority, the local Continuum of Care and its members, stakeholder organizations, and residents through the Citizen Participation Process. Below is a summary of the public outreach conducted to date for the development of the Plan:

1. A Stakeholder meeting was held on Tuesday, January 7, 2025 at Evelyn Mount Northeast Community Center. There were 10-15 stakeholder members represented. Feedback was focused on affordable housing needs, programs, and access to funding.
2. A Community meeting was held on Thursday, January 9, 2025 at Evelyn Mount Northeast Community Center. There were 20 members of the community present, 3 local television news outlets on-hand, as well as many City staff. This meeting was promoted in the City newsletter, social media, and the City website. Feedback included state and local housing policies, issues for seniors and first-time homebuyers, housing costs, mobile home park fees and vulnerability for senior or low-income owners paying land rents and fees.
3. A virtual stakeholder meeting was held on Tuesday, January 21, 2025, with 13 stakeholder

representatives in attendance. Feedback focused on affordable housing, supportive services for youth, fair housing education, economic development, job training programs, livable wages, and concerns that the home repair program is not adequately targeted toward seniors.

4. An online stakeholder survey was conducted to gather input from organizations on community and housing development needs. Approximately 19 respondents participated, representing sectors such as affordable housing, health, nonprofit, and government.

Top priorities included expanding affordable housing, increasing homelessness prevention efforts, and improving infrastructure and services for low-income and special needs populations. Key barriers cited were a lack of affordable housing stock, limited funding, and challenges with deposits and application fees. Areas of highest need included Downtown Reno, the 4th Street corridor, East Reno, and the North Valleys. Stakeholders also highlighted concerns about fair housing, particularly discrimination based on income source, disability, and familial status. The input emphasizes the continued need for targeted investment and collaboration across housing and community development efforts.

5. An online community survey was conducted during the development of the plan to gather public input on community and housing development needs, with a total of 1,498 respondents.

Survey responses indicate that the highest community priority is affordable housing, with a particular emphasis on the development of new affordable rental and homeownership opportunities. Respondents also expressed strong support for public services, frequently highlighting the need for mental health resources and services for individuals experiencing homelessness. The third highest priority identified was public improvements, including street enhancements and neighborhood cleanup. A total of 1,498 responses were received, offering a broad representation of community input. Overall, the survey results underscore the community's interest in addressing housing affordability, expanding supportive services, and investing in infrastructure that benefits low- and moderate-income residents and other vulnerable populations.

In addition to the citizen participation process described above, the Consolidated Plan includes several key sections: an assessment of current housing and community development needs, an analysis of the needs of homeless individuals, a description of publicly supported housing requirements, a Strategic Plan, and the Program Year (PY) 2025 Annual Action Plan (AAP). The Consolidated Plan identifies the following four priority needs to guide efforts moving forward:

Expand/Improve Public Facilities and Infrastructure.

2. Preserve and Develop Affordable Housing

3. Homelessness Prevention

4. Effective Program Management

Guided by the four priority goals outlined in the Consolidated Plan, the 2025–2026 Annual Action Plan establishes specific objectives and funding allocations. The U.S. Department of Housing and Urban Development (HUD) announced the following allocations for the 2025-2026 year: the City of Reno will receive \$2,002,682 in CDBG funds and \$174,759 in ESG funds. The Washoe County HOME Consortium (WCHC), for which the City of Reno serves as the lead agency, will receive \$1,375,820.23 in HOME funds. An additional \$566,220.77 from program income and various other funds is available for PY 2025-2026 HOME projects, resulting in a total of \$1,942,041 available to allocate. This process has already begun, and the allocation is expected to be ratified at the Truckee Meadows Regional Planning Governing Board on June 12, 2025. In addition, several CDBG projects from previous years came in under budget, making \$573,620 available for reallocation. As a result, a total of \$2,576,302 in CDBG funds is available for allocation this year. The recommended project allocations for each program are as follows:

City of Reno Allocations:

CDBG:

ADA Audible Signals: \$375,766

ADA Pedestrian Ramp Improvements: \$100,000

Colorado River Neighborhood Improvements: \$500,000

McAlinden Park Path Reconstruction: \$300,000

Paradise Park Parking Lot and ADA Improvements: \$500,000

Hilltop Park Parking Lot and ADA Improvements: \$400,000

HAND Admin: \$400,536

TOTAL: \$2,576,302

ESG:

Rental/Deposit Assistance for 30% AMI and Below: \$174,759

TOTAL: \$174,759

Washoe County HOME Consortium Allocation (expected to be ratified at the Truckee Meadows Regional Planning Governing Board on June 12, 2025):

HOME:

Summit Ridge Apartments: \$1,000,000

Summit Heights Senior Apartments: \$942,041

TOTAL: \$1,942,041

Financial Implications:

Approval of the Five-Year Consolidated Plan and 2025-2026 Annual Action Plan has no implications to the General Fund. The allocation of \$3,553,261.23 in grant funds from HUD for

fiscal year 2025-2026 is contingent upon the timely submission of the plans by July 12, 2025, and HUD's subsequent acceptance and approval.

Legal Implications:

As grant recipient and lead agency in the Washoe County HOME Consortium, the City of Reno has a statutory obligation to prepare and submit the Five-Year Consolidated Plan to HUD by July 12, 2025. Legal review completed for compliance with City procedures and Nevada law.

Recommendation:

Staff recommends Council approve the draft 2025-2029 Five-Year Consolidated Plan and the Program Year 2025 Annual Action Plan for HUD grant programs.

Proposed Motion:

I move to approve staff recommendation.

Attachments:

City of Reno 2025-2029 Draft ConPlan and AAP