



# **PY 2022 Consolidated Annual Performance and Evaluation Report (CAPER)**

**DRAFT**

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

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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) 2022, there were 9 HOME rental rehab units completed. This was associated with the Vista Point Apartments rehab activity (#1289). New rental construction projects are still in various stages of development and include Springview Apartments (#1316) and Ridge at Sun Valley (#1369). Sierra Cove Apartments at 2314 Greyhaven (#1297) and 1505 Marvel Way are nearing completion. Rental rehab projects such as the Vine Street rehab (#1318) and Orovada St. Senior Apartments (#1361) are still currently underway. All these additional HOME new construction and rehab activities will be reported in future CAPERs once they have been completed.

CDBG activities benefitted an estimated 11,468 LMI residents through improvements to parks and recreation facilities and public infrastructure such as streets and sidewalks. There were 6,202 persons who benefitted from parks and recreation facility improvements alone. Street and sidewalk improvements benefitted an estimated 5,266 LMI persons. A summary of these activities has been provided further below in this section.

ESG activities benefitted 99 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.

**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.

Goal	Category	Source	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	5266	87.77%
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	54739	182.46%	6000	6202	103.37%
2A Increase Homeownership Opportunities	Affordable Housing	HOME	Homeowner Housing Added	Household Housing Unit	10	0	0.00%			
2B Increase Affordable Rental Housing Opportunities	Affordable Housing	HOME	Rental units constructed	Household Housing Unit	225	30	13.33%	33	0	0.00%

2B Increase Affordable Rental Housing Opportunities	Affordable Housing	HOME	Rental units rehabilitated	Household Housing Unit	225	9	4.00%			
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	CDBG ESG	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	1250	57	4.56%			
4A Provide Homeless Rapid Re-Housing Assistance	Homeless	CDBG ESG	Homelessness Prevention	Persons Assisted	150	99	66.00%	150	99	66.00%
4B Provide Assistance to Homeless Shelters	Homeless	ESG	Homeless Person Overnight Shelter	Persons Assisted	9000	4799	53.32%			
4C Provide for Street Outreach	Homeless	ESG	Homelessness Prevention	Persons Assisted	10000	344	3.44%			

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

**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 2022 is the third 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 2022, 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 various improvements to Watt Street, sidewalk improvements and ADA ramps at 10<sup>th</sup> Street, ADA pedestrian ramps in various areas to benefit persons with special needs, and park facility improvements across the City low/mod areas. There were no public service programs or affordable housing activities completed in PY 2022 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 of Village on Sage Street development to be used for transitional housing for individuals and families economically impacted by the pandemic.

**PY 2022 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 assisted 5,266 persons with ADA Improvements at Watt St., sidewalk improvements for pedestrians at 10th St and other low/mod areas. The City also installed audible signals for directional orientation at signalized street cross-walks to aid sight impaired persons.

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 6,202 persons through public facility ADA improvements at the City owned Plumas Gym recreational center and California Building

community center. The City also made park improvements with an upgrade of the fence around Yori 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 99 persons. Rental assistance will help individuals remain or attain stable housing while they work to regain self-sustainability.

## 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	ESG
White	6,275	2	63
Black or African American	119	1	27
Asian	353	0	0
American Indian or American Native	100	0	2
Native Hawaiian or Other Pacific Islander	12	0	1
<b>Total</b>	<b>6,859</b>	<b>3</b>	<b>93</b>
Hispanic	723	5	19
Not Hispanic	6,590	4	75

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. For ESG, the data table also doesn’t include individuals who answered, “client did not know/refused to answer”. The table above only represents activities that were able to collect race/ethnicity data most likely through an application process, therefore the numbers will not equal total persons served reported in this CAPER.

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 6,859 assisted by race, however the number was actually 7,313 as 454 were “other” race. For a percentage of the total assisted by race, 1.6% were Black, 4.8% were Asian, 1.4% were Native American/Alaskan Native, 0.2% were Native Hawaiian or Pacific Islander and 6.2% for “other” race. Those who identified ethnically as Hispanic were 9.9%. 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 2022 program year. The HOME program assisted a total of 9 households with rental rehab activities. By race, there were 2 white households, 1 black, 1 Native American/white and 5 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 3. Reporting by ethnicity, of the 9 households assisted 5 were Hispanic and 4 were non-Hispanic.



For ESG, there were 99 individuals assisted with homeless prevention rental assistance, however the data table above does not report on “other races” or “multiple races” as well as persons who reported that they didn’t know or data was not collected for Race and for Ethnicity. According to the table above, there were 93 persons assisted by race, but the total was actually 99 persons as 6 reported they “did not know/refused” and were not collected. By race/ethnicity, 64% were white, 27% were black, 2% were American Indian/Alaskan Native, and 1% were Native Hawaiian/Pac Islander. There were 6% that did not know/refused. By ethnicity 19% were Hispanic.

## **Needs Assessment**

The Needs Assessment in the 2020-2024 Consolidated Plan, assesses if any racial and ethnic group by income category has a disproportionate need in the area with regards to housing problems, severe housing problems and cost burden. Households with *housing problems* are those that reside in units lacking complete kitchen and plumbing facilities as well as overcrowding (more than one person per room) and cost burden (spending 30% or more of income on housing per month). Households with *severe housing problems* are those that reside in units lacking complete kitchen and plumbing facilities as well as severely overcrowded homes (more than 1.5 person per room) and severe cost burden (spending 50% or more of income on housing per month).

NA-15 Housing Problems: According to the Needs Assessment, minority race groups that have a disproportionate need in housing problems are low-income Black or African American and Pacific Islander households; and moderate-income African American or Black households, Asian households, and Pacific Islander households.

NA-20 Severe Housing Problems: Minority race groups that have a disproportionate need in severe housing problems are low-income and moderate-income Asian households and Pacific Islander households.

NA-25 Cost Burden: For housing cost burden, Black or African American households and Pacific Islander households have a disproportionate need with housing cost burden (30% of income towards housing costs), and Black or African American households have a disproportionate need with severe housing cost burden (50% or more of income towards housing costs).

In comparing the disproportionate needs of certain race/ethnic groups as described by the Needs Assessment to the housing beneficiary outcomes provided, the City has consistently identified black and Hispanic households for housing assistance through the HOME program. There is however a need to identify Asian and Pacific Islander households. It should be noted however that minority groups are smaller in size and may not be identified for assistance in each year of the ConPlan period. The City will continue to make efforts to identify minority households when assessing all LMI households for housing assistance programs.

## 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	3,631,858	4,076,134
HOME	public - federal	1,782,214	1,917,249
ESG	public - federal	179,367	199,420

**Table 3 - Resources Made Available**

### Narrative

During PY 2022, 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 \$2,070,240 were made from the annual allocation, \$350,000 from program income, and \$1,211,618 from reprogrammed prior year resources for a total amount of \$3,631,858. Expenditures included funds programmed in prior plan years that were finally spent on completing activities in PY 2022, 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, \$1,582,214 was made available from the annual allocation and \$200,000 was from program income for a total of \$1,782,214. In the program year the City expended a total of \$1,917,249 which includes funds allocated from previous years 2018-2021. 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 \$179,367 was made available from the annual allocation, and \$199,420 was expended. Expenditures also included funds from program year 2021. 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 2022, the City expended another \$404,994.86 in CDBG-CV funds on admin of the CV program and the acquisition of Village on Sage Street development to be used for transitional housing for individuals and families economically impacted by the pandemic. This brings total expenditures in the program to \$2,601,371.96 and leaves a remaining balance of \$491,590.04 in the program. The PR-26 CDBG-CV Financial Summary Report has been attached to the CR-00 to confirm.

ESG-CV: HUD made available ESG-CV funds to the City of Reno with Round 1 funds of \$670,428 and Round 2 funds of \$3,579,927 for a total of \$4,250,355 to assist individuals and families at-risk of homelessness and the homeless population during the pandemic. In PY 2022, the City expended \$1,486,191.11 in ESG-CV funds on shelter operations, RRH rental assistance, and homeless prevention activities that helped to prevent, prepare for and respond to COVID-19. The total expenditures for the program is now at \$4,196,653.79 and leaves a remaining balance of \$53,701.21 in the program.

## 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 recently approved in PY 2022, and has expended only \$17,870.40 so far, all on administration. 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
N/A	N/A	N/A	N/A

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 services are largely provided through the Community Assistance Center, however assisted homeless persons are targeted throughout the City.

## **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 also owns the Community Assistance Center (CAC), which was previously the homeless shelter in the region. The CAC is now used for transitional and bridge housing programs. The City also donated land bought with NSP funding to the Reno Housing Authority for the Dick Scott Manor project. The project has also received HOME and ARPA funds. They will have HUD VASH vouchers associated with the project.

## **ESG Match**

FY 2022 match funds were made in the amount of \$29,123 which satisfies the 1-1 dollar match requirement for the program. While a total of \$199,420 ESG funds were expended in the program year, only \$15,353 of FY 2022 funds were actually spent. Full details of match funds are reported in the ESG Sage reporting system.

## **HOME Match**

Match contributed during the current Federal fiscal year was zero (\$0), however there was no match liability due to a COVID waiver. This confirmed in the PR33 Home Matching Liability Report. The excess match from prior Federal fiscal year remains at \$39,637,188.

## **HOME Program Income**

The PR-09 reports that before the program year start date of July 1, 2022 there was \$459,061.15 in

program income funds for the HOME program. In the program year starting on July 1, 2022 to June 30, 2023, the City receipted \$672,101.44 in HOME PI and expended \$289,695.16 on the following activities:

#1326 HOME General Administration 21/22: \$0.01

#1337 HOME General Administration 22/23: \$67,070.47

#1361 Orovada St. Senior Apartments: \$202,624.68

#1369 Ridge at Sun Valley: \$20,000.00

There were no HOME PI funds spent on TBRA activities. 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	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	39,637,188

**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 begin-ning 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 \$
\$459,061.15	\$672,101.44	\$289,695.16	\$0.00	\$841,467.43

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	186	0	0	9	19	158
Dollar Amount	116,898,737	0	0	4,929,047	16,891,359	95,078,331
	Total	Women Business Enterprises	Male			
Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			
Sub-Contracts						
Number	186	7	179			
Dollar Amount	116,898,737	10,876,136	106,022,601			

**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>						
	<b>Total</b>	<b>Minority Property Owners</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
Number						
Dollar Amount						

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

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired						
Businesses Displaced						
Nonprofit Organizations Displaced						
Households Temporarily Relocated, not Displaced						
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

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

#### **HOME Minority Business and Women Business Enterprise Contracts**

The HOME Consortium did not issue any direct contracts in PY 2022, however through four (4) developers working at seven (7) development sites there were 186 subrecipient contracts awarded for a total of \$116,898,737.03 for housing construction activities. The developers were Greyhaven Partners (Sierra Cove Apartments), Truckee Heights Partners (Truckee Heights Apartments), Marvel Way LP (Marvel Way Apartments), and Mountain West Builders (Orovada Apartments, Spanish Springs, Springview and Vintage at Washington Station). Contracts awarded by race were 158 white-owned, 9 black-owned and 19 Hispanic-owned businesses. Of the 186 subrecipient contracts awarded, 7 were for women-owned businesses. The contract amounts by race and women-owned businesses are displayed in the MBE/WBE table above.



## 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	150	99
Number of Non-Homeless households to be provided affordable housing units	33	9
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>183</b>	<b>108</b>

**Table 11 – Number of Households**

	One-Year Goal	Actual
Number of households supported through Rental Assistance	150	99
Number of households supported through The Production of New Units	33	0
Number of households supported through Rehab of Existing Units	0	9
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>183</b>	<b>108</b>

**Table 12 – Number of Households Supported**

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

In PY 2022, the City of Reno and Washoe County HOME Consortium worked on several affordable rental development and rehab housing projects and 9 rental rehab units have been completed during the program year. This rehab activity #1289 was the Vista Point Apartments development on 250 Talus Way, Reno NV. The City anticipates the completion of several affordable housing rental construction and rental rehab projects in upcoming program years that would satisfy the established goals. These projects which are nearing completion or that are in progress are:

Activity #1294: New construction of the Sanctuary Seasons Senior Apartments in Reno, Nevada. Project will have 230 units all affordable below 60% of the AMI, five of which will be HOME designated units affordable below 50% of the AMI.

Activity #1297: New construction at Sierra Cove Apartments on 2314 Greyhaven Ln, Sparks NV (34 units/10 HOME units) nearing completion.

Activity #1316: New construction at Springview on 2355 Clear Acre Ln, Reno NV. The Consortium is still working with the developer to determine the number of HOME designated units.

Activity #1369: New construction at Ridge at Sun Valley on 5100 W 1st Ave, Sun Valley NV. The Consortium is still working with the developer to determine the number of HOME designated units.

Activity #1322: New construction of the Marvel Way Apartments at 1505 Marvel Way (42 units/7 HOME units) nearing completion.

Activity #1318: Rental Rehab of the Vine Rehab development at 57 Vine Street in Reno, NV. The Consortium is still working with the developer to determine the number of HOME designated units.

Activity #1361: Rental Rehab at Orovida Senior Apartments on 2580 Orovida St, Reno NV. The Consortium is still working with the developer to determine the number of HOME designated units.

Activity #1351: Acquisition and New Rental Construction at Vintage at Spanish Springs on 2 Gary Hall Way, Sparks NV. This is a new activity.

Activity #1352: Acquisition and New Rental Construction at Vintage at Washington Station on 265 Washington St, Reno NV. This is a new activity.

Activity #1353: Acquisition and New Rental Construction at Copper Mesa Apartments on 205 Silver Lake Rd, Reno NV. This is a new activity.

The City planned to assist 150 persons at-risk of homelessness and/or experiencing housing instability with rental assistance, and was able to assist 99 individuals with these services. This goal is associated with the homeless prevention activities administered directly by the City.

### **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 Ridge House 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.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	3
Low-income	0	0
Moderate-income	0	6
<b>Total</b>	<b>0</b>	<b>9</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 99 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 9 low- to moderate-income (LMI) households were assisted with rental housing rehab activities at the Vista Point Apartments on 250 Talus Way, Reno NV. Of these household, 3 were extremely low-income and 6 were moderate-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 3 extremely low-income households with rental rehabilitation. 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 99 persons at-risk of becoming homeless, or experiencing housing instability with homeless prevention rental assistance.

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 February 24, 2022 by the CoC. The PIT takes place within the last 10 days of January each year, and the City works with the other two CoCs to ensure all regional and statewide counts take place on the same day. There were a total of 1,605 persons counted which was a decrease of 10.3% from the 2021 survey, however within this count the number sheltered homeless numbers actually increased. There were 1,188 sheltered and 417 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 on one of coldest nights 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.

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 99 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 99 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 Reno Housing Authority (RHA) is a separate entity governed by an independent board of Directors. It's mission is to provide fair, sustainable, quality housing in diverse neighborhoods throughout Washoe County and offer a stable foundation for low-income families to pursue economic opportunities, become self-sufficient and improve their quality of life. In doing so, RHA continues to cultivate strong community partnerships and promote fiscal responsibility.

RHA owns and operates numerous affordable housing developments with various sizes throughout Washoe County totaling up to 750 units. The RHA also operates the Housing Choice Voucher Program (HCV), also known as Section 8, which has over 2,200 active vouchers. The resident's portion of rent/utilities is based on 30% of their adjusted monthly income.

The RHA has received in the past funding from HUD to develop rental properties and construct single-family homes. A HUD award allowed RHA to acquire foreclosed homes to add to its scattered site inventory. These properties are monitored by the WCHC. In PY 2022, the RHA will not be adding any new public housing units.

RHA recently restructured its entire FSS Program into a Workforce Development Program focused on job placement and job retention for all able-bodied participants in RHA's housing programs, including youth. Increasing the number of residents moving toward the final phase of self-sufficiency by directly providing or connecting them to available educational opportunities and job trainings that promote economic independence continues to be a main pillar of RHA's Workforce Development Program. The Workforce Development Program is designed to assist participating families in increasing their level of education, workforce skills, and employment earnings and is open to all assisted families both HCV and public housing.

### **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.



## **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 2022 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 2022, two HOME projects currently underway, Marvel Way Apartments (#1322) and Springview Apartments (#1316), both had developments with building permit fee and sewer connection fee reductions.

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 RSS 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.

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 2022 AAP to increase affordable rental housing opportunities for LMI households through 33 rental units constructed. See the CR-20 for the rental construction and rehab activities that are currently in development.

The City also administered an Emergency Rental 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. There were 99 persons assisted in PY 2022.

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 2022.

## **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) Division 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 Division 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.

The ConPlan is developed every 5 years, with identified priority needs and goals to address these needs. Each year of the 5-Year plan, the City develops an AAP which identifies the projects and activities that will address and further the goals of the plan. This plan is required to be submitted to and approved by HUD each year to receive CDBG funding annually. At the end of each AAP program year, the City will report on the accomplishments and performance of the program through the CAPER (performance report). Citizen

participation is required in the development of each of these stages as per 24 CFR 91.105.

### **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 2022 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, 2023.

The draft CAPER was available for public comment from **September 11, 2023 to September 26, 2023**. 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 27, 2023 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>

A summary of public comments will be included at the end of the 15-day public comment period and after the public hearing.

#### ***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.

## **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 2022 is the third 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 2022, the City worked on completing 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. The City anticipates this activity will be completed in the upcoming program year, and accomplishments will be reported in a future CAPER. 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



## **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.*

The Washoe HOME Consortium recently had an agreement with the Nevada Housing Division (NHD) to monitor the Consortium's HOME units still in the affordability period, a process that includes a physical property inspection and file review of tenant income and rent to ensure compliance with the terms of the agreement. However, the Consortium and the City of Reno has had to terminate this agreement due to unprecedented turnover at NHD. For this reason, there were no units monitored in PY 2022. The Consortium has decided to resume monitoring units internally, and is working closely with a consultant and training new staff to resume monitoring HOME units again as quickly as possible.

There are currently a total of 634 HOME assisted units still within the affordability period, and inspections are scheduled to resume shortly. During an inspection, monitoring staff will identify any issues present and provide a summary report. HOME assisted units must meet the property standards as outlined in 24 CFR 92.251 which include, but are not limited to accessibility requirements, health and safety standards, and working major systems such as structural support, roofing, plumbing, electrical, heating, AC and smoke alarms/carbon monoxide detectors.

## **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 2022, 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 2022, however through four (4) developers working at seven (7) development sites there were 186 subrecipient contracts awarded for a total of \$116,898,737.03 for housing construction activities. The developers were Greyhaven Partners (Sierra Cove Apartments), Truckee Heights Partners (Truckee Heights Apartments), Marvel Way LP (Marvel Way Apartments), and Mountain West Builders (Orovada Apartments, Spanish Springs, Springview and Vintage at Washington Station). Contracts awarded by race were 158 white-owned, 9 black-owned and 19 Hispanic-owned businesses. Of the 186 subrecipient contracts awarded, 7 were for women-owned businesses. 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, 2022 there was \$459,061.15 in program income funds for the HOME program. In the program year starting on July 1, 2022 to June 30, 2023, the City receipted \$672,101.44 in HOME PI and expended \$289,695.16 on the following activities:

#1326 HOME General Administration 21/22: \$0.01

#1337 HOME General Administration 22/23: \$67,070.47

#1361 Orovada St. Senior Apartments: \$202,624.68

#1369 Ridge at Sun Valley: \$20,000.00

With the exception of the admin activities, all activities assisted with HOME PI were renters. There were no HOME PI funds spent on TBRA activities. 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)**

In the previous program year, 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 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 205 units and rehabilitation of 40 units of affordable rental housing.

**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
Total Number of Activities	1	0	0
Total Labor Hours	0	0	0
Total Section 3 Worker Hours	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0

**Table 14 – Total Labor Hours**

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	0	0	0
Direct, on-the job training (including apprenticeships).	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	0	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0
Held one or more job fairs.	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0
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.	0	0	0
Assisted residents with finding child care.	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0
Other.	0	0	0

**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 #1334 - California Building ADA Ramp, was marked as having met the criteria for a Section 3 project, however this activity was funded at \$84,448.70 and currently does not qualify. There were no labor hours completed by Section 3 workers/ Targeted Section 3 workers.

## **Other Work Programs**

Reno Works is a partnership between the City of Reno and Volunteers of America (VOA.) The program provides practical work experience for people experiencing homelessness through on the job training, and participant focused employment development. Reno Works participants are employed through VOA to complete public works projects with the City of Reno's Public Works and Parks and Recreation Departments. The goal of the Reno Works Program is to assist people experiencing homelessness obtain sustainable employment. The Reno Works Program is administered in sessions, and each session is twelve weeks long and can have up to twelve participants. During each session Reno Works participants will practice onsite work skills working directly with City of Reno employees, and receive individualized support and training to help them gain employment. VOA and the City of Reno staff work together to help participants meet these goals. VOA has a Reno Works Manager on staff who works directly with participants to develop their workplace skills, and also provides onsite support while participants work as

part of the program. The City of Reno works closely with VOA staff to provide administrative support as well as program oversight. Reno Works participants are also offered Rapid Rehousing as part of the program, and at the start of their session each participant is referred to Project Restart (a VOA housing program) to begin looking for housing with the assistance of a housing Case Manager.

Reno Works will help end homelessness by providing the support and resources people experiencing homelessness need to gain meaningful employment and housing. The Reno area has seen a steady increase in those experiencing homelessness over the past few years. In the 2022 Point in Time Count survey taken on January 24, 2022 there were 417 people experiencing unsheltered homelessness, and another 1,118 people in emergency shelters and transitional housing. While this is an overall decrease of 10.3% from 2021, the numbers are still the second highest in the past eight years. Our area's homeless population shows that there is a need for diverse program options to work to end homelessness. The Reno area will only benefit from having a wide variety of program options to help people work towards the goal of housing and financial independence. The City will continue to work with VOA and ensure this program remains ongoing.

## CR-60 - ESG 91.520(g) (ESG Recipients only)

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	RENO
Organizational DUNS Number	141630165
UEI	
EIN/TIN Number	886000201
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

##### ESG Contact Name

Prefix	Ms.
First Name	Monica
Middle Name	
Last Name	Cochran
Suffix	
Title	Manager

##### ESG Contact Address

Street Address 1	P.O. Box 1900
Street Address 2	
City	Reno
State	NV
ZIP Code	-
Phone Number	7753342033
Extension	
Fax Number	
Email Address	cochranm@reno.gov

##### ESG Secondary Contact

Prefix	
First Name	
Last Name	
Suffix	
Title	
Phone Number	
Extension	
Email Address	



## **2. Reporting Period—All Recipients Complete**

<b>Program Year Start Date</b>	07/01/2022
<b>Program Year End Date</b>	06/30/2023

### **3a. Subrecipient Form – Complete one form for each subrecipient**

**Subrecipient or Contractor Name:** RENO

**City:** Reno

**State:** NV

**Zip Code:** 89505

**DUNS Number:** 0491941320000

**UEI**

**Is subrecipient a victim services provider:** No

**Subrecipient Organization Type**

**ESG Subgrant or Contract Award Amount:** 179367

## CR-70 - ESG 91.520(g) - Assistance Provided and Outcomes

### 10. Shelter Utilization

Number of New Units – Rehabbed	N/A
Number of New Units – Conversion	N/A
Total Number of bed - nights available	491,290
Total Number of bed - nights provided	327,040
Capacity Utilization	67%

Table 24 – Shelter Capacity

### 11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)

The City works closely with the local Reno, Sparks/Washoe County CoC (NV-501) to help with the needs of the homeless in the area and attends all CoC meetings. The CoC reports annually to HUD its shelter housing inventory. This is then reported in HUD’s annual Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (HIC).

As instructed by the HUD eCon Planning Suite Guide, the City calculates the number of year-round emergency/transitional shelter beds multiplied by 365 nights in a year to get the “Total number of bed-nights available. For the purposes of this report, the HIC reports in 2022 that the combined total of beds for emergency shelters and transitional housing was 1,346 beds.

Multiplied by 365 nights, that would make a total 491,290 shelter beds available year round in the CoC area. HMIS reported 896 beds utilized, and multiplied by 365 nights that would make 327,040 beds utilized for the year for a 67% participation rate of emergency/transitional shelter beds for the CoC.

For a complete report, the City now provides project outcomes data under the performance standards in the online Sage system. Please refer to the PY 2022 ESG Sage Report for details for these outcomes.