

2020-2024 Consolidated Plan

City of Reno
Community Development Department
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Executive Summary

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

1. Introduction

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

In the Reno and Washoe County region, the City of Reno receives CDBG and ESG directly from HUD. The City of Sparks also receives CDBG directly. CDBG can only be allocated within city boundaries. ESG is allocated regionally to support persons who are homeless. HOME is also allocated regionally to support affordable housing activities in the county and in the cities of Reno and Sparks. The City of Reno is the lead agency for preparing the WCHC Consolidated Plan. As such, this Consolidated Plan contains both the City of Reno's CDBG and ESG allocation plan and the WCHC HOME allocation plan (the WCHC Needs Assessment and Housing Market Analysis is included as attachment to the Plan).

The Consolidated Plan outlines the uses of entitlement grants released by the U.S. Department of Housing and Urban Development (HUD) for the three entitlement grant programs: Community Development Block Grants (CDBG), HOME Investment Partnerships (HOME) and Emergency Solutions Grants (ESG). The first-year Annual Action Plan outlines the activities that will help to accomplish the goals that address the priority needs identified in this Plan.

The City also works closely with partner municipalities, the local housing authority, the local Continuum of Care and its members, stakeholder organizations as well as citizens through the Citizen Participation Process to identify the priority needs and form the goals of the Consolidated Plan. Through the fulfillment of the goals outlined in this Plan, the City will improve the quality of life for low- to moderate-income households and special needs citizens in the community.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

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

Expand/Improve Public Infrastructure & Facilities

- 1A Expand Public Infrastructure
- 1B Improve Public Infrastructure Capacity
- 1C Improve Access to Public Facilities

Preserve & Develop Affordable Housing

- 2A Increase Homeownership Opportunities
- 2B Increase Affordable Rental Housing Opportunities

Public Services & Quality of Life Improvements

- 3A Provide Supportive Services for Special Needs
- 3B Provide Vital Services for LMI Households

Homelessness Housing & Support Services

- 4A Provide Homeless Rapid Re-Housing Assistance
- 4B Provide Assistance to Homeless Shelters
- 4C Provide for Street Outreach

3. Evaluation of past performance

The City, with other public, private and non-profit community housing providers and non-housing service agencies have made significant contributions to provide safe, decent and affordable housing and a suitable living environment especially for low to moderate income individuals in the community. However, affordable housing, improvements to public facilities and infrastructure and vital public services for low- and moderate-income (LMI) households and special needs persons remains one of the most prolific needs facing the City of Reno, as documented by the current Consolidated Plan, the City's previous Consolidated Plan, and the most recent 2018 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG, HOME and ESG. Through CDBG funds the City was able to support over 18,000 LMI persons through improvements to public facilities and infrastructure. CDBG projects have included accessibility modifications to public infrastructure, economic development, neighborhood revitalization and operation of the Community Assistance Center (CAC), a one-stop service center for individuals and families experiencing or at-risk of homelessness. The City has also been able to address affordable housing through rental housing construction as well as rental housing rehab with HOME funds. Assistance went towards LMI renters and providing re-entry housing to residents experiencing homelessness. Finally, through ESG programs the City exceeded in helping homeless persons with tenant-based rental assistance and supportive services. The City fell a little short in providing for Overnight/Emergency Shelter/Transitional Housing Beds, but is committed to helping provide homeless individuals and families with shelter units. The City will continue to work with the CoC to identify opportunities to add shelter units for the homeless.

4. Summary of citizen participation process and consultation process

Through the citizen participation process, the City gathered these responses to help form the priority needs of for the next five years of the Consolidated Plan.

In a Stakeholder meeting held on February 18, 2020, stakeholder organizations discussed the priority needs for public infrastructure, public facilities, housing, public services and for the homeless. The needs identified were recorded below.

Infrastructure: Need for pedestrian infrastructure in lower income neighborhoods; and Transportation access vouchers for rideshare services.

Facilities: Residential treatment facility for mental health; A second site for shelter beds; Better detox facilities and aftercare; Rehab aging city facilities in eligible areas; and Parks and affordable recreation opportunities.

Housing: Affordable new units near services; New affordable senior housing units; Rehab old market rate units to turn to affordable housing; Affordable housing near transit for young, low/wage and persons with disabilities; Rent control; and Larger units for LMI families (3-4 bedrooms).

Services: Identify specific needs and improve assistance for substance abuse, mental health, education and job training; and Wraparound services at the homeless shelter.

Homeless: Shelter beds; Access to treatment for mental health and substance abuse; Prevention and diversion programs; Outreach and Medicaid/SNAP; and Rental assistance.

An online Stakeholder Survey was open for stakeholder organizations to give their input on the community and housing development needs. These four priorities were ranked the highest including specific needs for each category:

1. Affordable housing: Affordable housing development and senior or transitional housing.
2. Public services: Services for the homeless, mental health services, substance abuse programs and transportation services.
3. Improvements to public facilities: Community centers for seniors, youth, child care and healthcare, and parks and recreational facilities.
4. Improvements to public infrastructure: Water and sewer improvements, neighborhood cleanup and street improvements.

An online Community Survey for the public was open during the development process of the plan to give their input on the community and housing development needs. These four priorities were ranked the highest including specific needs for each category:

1. Affordable housing: New affordable rental of homeowners housing, senior or transitional housing, energy efficient improvements, and down payment assistance.
2. Public Services: Mental health services, homeless services, neglected/abused children, fair housing, and substance abuse programs.
3. Improvements to public facilities: multi-purpose community centers, fire stations and parks and rec centers.
4. Improvements to public infrastructure: Neighborhood cleanup, street improvements, street improvements.

5. Summary of public comments

All comments were accepted. A summary of comments is attached in the AD-25 Citizen Participation Appendix.

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

All comments that were submitted during development of the Consolidated Plan and 30-day public comment period were accepted.

7. Summary

Primary data sources for the Consolidated Plan include: 2006-2010 & 2014-2018 American Community Survey 5-Year Estimates, 2012-2016 CHAS, Bureau of Labor Statistics, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), Inventory Management System/PIH Information Center (IMS/PIC), HUD 2019 Housing Inventory Counts (HIC), HUD Continuum of Care Homeless Assistance Programs Homeless Populations 2019 Point-in-Time data, and local data sources. A disparity exists between data tables throughout the plan in that tables which utilize ACS contain 2018 data and tables that utilize CHAS contain 2016 data. At the time of writing only 2016 CHAS data was available from HUD. However, 2018 ACS data was available and thus the City thought it best to utilize the most current data source where possible, and that incongruencies in the source years were outweighed by the more accurate demographic and housing picture painted by the 2018 ACS data.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role | Name | Department/Agency |
|--------------------|------|----------------------------------|
| CDBG Administrator | RENO | Community Development Department |
| HOME Administrator | RENO | Washoe County HOME Consortium |
| ESG Administrator | RENO | Community Development Department |

Table 1 – Responsible Agencies

Narrative

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

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

This section summarizes the process of consulting with stakeholders and residents in the region during development of the Consolidated Plan. It begins with a summary of how the cities and county support a coordinated system of housing and service delivery.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Reno is an active participant in the Reno Area Alliance for the Homeless (RAAH). RAAH is a coalition of homeless services, support services, local and state governmental representatives, developers, faith-based service providers, the University of Nevada (Reno), law enforcement and the medical community who began meeting on a monthly basis in June 2000 to discuss better ways to work together to meet community needs.

City of Reno and Washoe County staff attends the RAAH meetings and support RAAH’s activities to enhance coordination among providers in the region. The city also created and continues to fund the Community Assistance Center (CAC), the central location of services to assist persons who are homeless.

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

- RAAH has facilitated trainings to social service providers that educate them in the areas of Medicaid and the SSI/SSDI Outreach, Advocacy, and Recovery (SOAR) program which provides training to increase access to Social Security disability benefits.
- A Mobile Outreach Safety Team (MOST) was established through a partnership with Northern Nevada Adult Mental Health Services (NNAMHS) and the Reno Police Department to conduct outreach to individuals experiencing mental health crises. The team has facilitated access to hospital services and supportive services for individuals in the community, including those experiencing homelessness.
- The region’s Homelessness Prevention and Rapid Re-Housing Program is conducted through a City of Reno central intake system that utilizes local organizations to manage the program and connect recipients with housing and services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Staff participates in the efforts of many community groups, including the Continuum of Care (CofC), Reno Area Alliance for the Homeless (RAAH), as well as other human service collaboratives. Throughout the year staff participates in multiple efforts targeting specific special needs populations, such as the Access Advisory, Nevada Committee on Aging, and Senior Citizen Advisory committees. This participation is continuous, as opposed to targeted just when developing the action plan. This participation allows staff to gauge the ongoing needs of specific target populations throughout the community.

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

City of Reno staff work closely with RAAH and staff at the CAC to determine how to most effectively allocate ESG to meet the needs of persons who are homeless. An example is the introduction of the rapid re-housing program (RRH). The city's RRH program was initially presented to Reno Area Alliance for the Homeless (RAAH) Leadership Council, as well as in broader community meetings. Since the RRH was established, the city has continued to solicit feedback in order to ensure the program is working as intended.

ESG funds are not allocated to the Homeless Management Information System (HMIS) costs; however, all ESG funded activities must be entered into the Nevada HMIS (or a comparable system for domestic violence providers). ESG funded Activities must maintain a minimum HMIS data quality percentage of ninety (90). The City of Reno is the CoC grantee for HMIS in Washoe County and is involved heavily in the Steering Committee which is the authorized body to adopt HMIS operating and Administrative procedures.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

| | | |
|---|--|---|
| 1 | Agency/Group/Organization | City of Reno |
| | Agency/Group/Organization Type | Housing Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | The City of Reno is the lead agency to develop the Consolidated Plan. |
| 2 | Agency/Group/Organization | Washoe County |
| | Agency/Group/Organization Type | Housing Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Consulted with the housing needs assessment. |
| 3 | Agency/Group/Organization | City of Sparks |
| | Agency/Group/Organization Type | Other government - Local |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Economic Development Market Analysis |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Consulted with the housing needs assessment. |
| 4 | Agency/Group/Organization | Reno Housing Authority |
| | Agency/Group/Organization Type | PHA |

| | | |
|---|--|--|
| | What section of the Plan was addressed by Consultation? | Public Housing Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Consulted with the housing needs assessment. |
| 5 | Agency/Group/Organization | Reno Alliance for the Homeless |
| | Agency/Group/Organization Type | Services-homeless Continuum of Care |
| | What section of the Plan was addressed by Consultation? | Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs |
| | How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination? | Consulted with the housing needs assessment. |

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

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

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

| Name of Plan | Lead Organization | How do the goals of your Strategic Plan overlap with the goals of each plan? |
|--|--|--|
| Continuum of Care | Reno Alliance for the Homeless (RAAH) | The RAAH supports rapid rehousing programs and permanent supportive housing initiatives. RAAH also conducts the bi-annual PIT count of the homeless population across Reno, Sparks and Washoe County. |
| City of Reno Downtown Action Plan | City of Reno | City of Reno Downtown Action Plan (DAP) identifies priorities for downtown improvements to guide the City and the community in the next investment cycle. Priorities include the economy (housing and jobs), the environment (physical improvements) and the experience (improvements to programs, safety and cleaning, and parking and transportation). |
| City of Reno Downtown Market Assessment | City of Reno | City of Reno Downtown Market Assessment (DMA) provides a summary of findings from economic, demographic and real estate market trends in the downtown area. The findings help to guide the priorities of the Strategic Plan. |
| Truckee Meadows MetroQuest Senior Survey Results | Truckee Meadows Regional Planning Agency | The MetroQuest Senior Survey Results helped to determine the priorities of the Strategic Plan in regards to the elderly population. Creation of affordable and workforce housing will support regional goals of increasing housing affordable at 80% of AMI. |
| Northern Nevada EPIC Report | Northern Nevada Economic Planning Indicators Committee | The Northern Nevada EPIC Report collects data to form population and economic forecasts of the region and help to inform priorities in the Strategic Plan. |
| Washoe County HOME Consortium TRC Funding Priorities | Washoe County HOME Consortium | Washoe County HOME Consortium Technical Review Committee (TRC) Priorities provides Level 1 and Level 2 funding priorities in the Consortium along with reasoning for the priorities. These priorities help to inform the priorities in the Strategic Plan. |
| DCG Reno Sparks 2019 Year Review Commercial Market | Dickson Commercial Group DCG | The DCG Reno Sparks 2019 A Year in Review Commercial Market Report provides insight into the housing and commercial market of the Reno/Sparks/Washoe County area and help to inform priorities in the Strategic Plan. |

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Reno and WCHC Consolidated Plan was prepared as a regional effort. The City of Reno, City of Sparks and Washoe County housing and community development staff met regularly to oversee the development of the Consolidated Plan. The City of Reno is the lead agency in the Washoe County HOME Consortium (WCHC). The WCHC is a consortium between Washoe County, Reno and Sparks for the purpose of receiving and managing HOME funds only. The City of Reno also receives a direct allocation of Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds.

The three units of government met throughout the development of the Consolidated Plan. Staff collaborated on the organization of the public meetings for the Plan, stakeholder consultation and publication of the Draft Plan. To meet the needs of the Consolidated Plan, the needs assessment and housing market analysis was conducted at both the City level and the regional level (see attachment in the AD-25). This collaboration will continue during the remainder of the five-year planning period.

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

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

The citizen participation process included a stakeholder meeting attended by members of the public and social service providers. Stakeholder organizations discussed the community development and housing needs in this meeting. An informational presentation about the Consolidated Plan process and HUD entitlement grants was given at the meeting. In addition to the stakeholder meeting, an online survey for stakeholders and another survey for community residents was open during the citizen participation process to help capture the community development and housing priority needs of the community. As well, a 30-Day public review period was granted to give members from the community an opportunity to review and make comments on the Plan. A public hearing was held at City Council to review and approve the Plan.

The table below shows the citizen participation outreach efforts made by the City.

Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons |
|------------|---------------------|---------------------------|---|---|--|
| 1 | Stakeholder Meeting | Stakeholder Organizations | A stakeholder meeting was held on February 18, 2020 to discuss the priority needs of the community. | <p>Priority needs identified by stakeholders were:</p> <p>Infrastructure: Need for pedestrian infrastructure in lower income neighborhoods; Transportation access vouchers for rideshare services.</p> <p>Facilities: Residential treatment facility for mental health; A second site for shelter beds; Better detox facilities and aftercare; Rehab aging city facilities in eligible areas; Parks and affordable recreation opportunities.</p> <p>Housing: Affordable new units near services; New affordable senior housing units; Rehab old market rate units to turn to affordable housing; Affordable housing near transit, for young low/wage and persons with disabilities; Rent control; Larger units for LMI families (3-4 bedrooms).</p> <p>Services: Identify specific needs and improve assistance for substance abuse, mental health, education and job training; Wraparound services at the homeless shelter.</p> <p>Homeless: Shelter beds; Access to treatment for mental health and substance abuse; Prevention and diversion programs; Outreach and Medicaid/SNAP; Rental assistance</p> | All comments were accepted. |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons |
|------------|--------------------|---------------------------|--|--|--|
| 2 | Stakeholder Survey | Stakeholder Organizations | A stakeholder survey was open online during the planning process to gather feedback on the community development and housing needs of the community. There were 32 responses from stakeholder organizations. | <p>Stakeholder organizations identified four highest priority needs in the community in the online survey:</p> <ul style="list-style-type: none"> 5. Affordable housing: Affordable housing development and senior or transitional housing. 6. Public services: Services for the homeless, mental health services, substance abuse programs and transportation services. 7. Improvements to public facilities: Community centers for seniors, youth, child care and healthcare, and parks and recreational facilities. 8. Improvements to public infrastructure: Water and sewer improvements, neighborhood cleanup and street improvements. | All comments were accepted. |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons |
|------------|-----------------------------|------------------------------|---|--|--|
| 3 | Community Survey | Non-targeted/broad community | A community survey was open online during the planning process to gather feedback on the community development and housing needs of the community. There were 298 responses recorded from the public. | <p>Members from the community identified four highest priority needs in the community in the online survey:</p> <ul style="list-style-type: none"> 5. Affordable housing: New affordable rental of homeowners housing, senior or transitional housing, energy efficient improvements, and down payment assistance. 6. Public Services: Mental health services, homeless services, neglected/abused children, fair housing, and substance abuse programs. 7. Improvements to public facilities: multi-purpose community centers, fire stations and parks and rec centers. 8. Improvements to public infrastructure: Neighborhood cleanup, street improvements, street improvements. | All comments were accepted. |
| 4 | 30-Day Public Review Period | Non-targeted/broad community | A 30-day public review period was open from May TBA, 2020 to June TBA, 2020 to allow for the public to review and make comments on the draft Consolidated Plan and first year Annual Action Plan. | All comments were accepted. | All comments were accepted. |

| Sort Order | Mode of Outreach | Target of Outreach | Summary of response/attendance | Summary of comments received | Summary of comments not accepted and reasons |
|------------|------------------|------------------------------|--|------------------------------|--|
| 5 | Public Hearing | Non-targeted/broad community | A public hearing was held on May TBA, 2020 to discuss the Consolidated Plan and first year Annual Action Plan. | All comments were accepted. | All comments were accepted. |

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Washoe County HOME Consortium (WCHC) is comprised of Washoe County and the two incorporated cities within the county, Reno and Sparks. Washoe County is both geographically and demographically diverse. The county covers an area of 6,600 square miles, borders both Oregon and California and encompasses the dense, urban environment of downtown Reno; suburban residential areas; sparsely populated rural areas; and two Indian reservations. The region is home to a wide variety of residents, from members of three Great Basin tribes, to outdoor enthusiasts, entertainers and gaming professionals—and, most recently, technology sector entrepreneurs.

In order to ensure the most efficient and effective use of resources the needs of the community must be first assessed. In this section, the Consortium's various demographic and economic indicators will be described and analyzed to provide the foundation needed for grant management.

Using data gathered by state, local, and federal sources the Consortium can start to identify needs based on the broad trends in population, income, and household demographics. Once that data has been gathered, they can be examined with a more nuanced analysis of variables, such as how family and household dynamics relate to race and housing problems.

A key goal of the Needs Assessment section is to identify the nature and prevalence of housing problems experienced by residents. Per HUD's definition, there are four housing problems that are assessed:

- Cost-Burden, which is defined as households who spend 30% or more of their income on housing costs
- Lack of Complete Plumbing
- Lack of Complete Kitchen Facilities
- Overcrowding

In addition to the demographics analyzed, this section also looks at factors that impact or are impacted by the housing market. The Consortium's public housing, the needs of those facing homelessness, and non-homeless special needs are also discussed. Finally, non-housing development needs like public services and infrastructure are also analyzed to assist in determining where resources should be allocated.

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

Summary of Housing Needs

The housing needs of a community are, like all items in the market economy, a product of supply and demand. However, determining the factors that impact supply and demand is much more complicated than building one house for one household. Changes in population, household size, availability of rental housing, income, and the condition of a property all work to shift the community’s housing needs.

The following section will show that the greatest housing issue facing the citizens in the Consortium is affordable housing. According to the 2014-2018 American Community Survey 5-Year Estimates, there are approximately 31,874 cost burdened households in Reno, making up 33% of the population. Renters are more likely to be cost burdened, approximately 47.6% pay over 30% of their income towards housing. Homeowners are better off but still 29.8% of those with a mortgage and 11.8% of those without a mortgage are cost burdened. This points to the current housing supply being either too small or too expensive.

| Demographics | Base Year: 2010 | Most Recent Year: 2018 | % Change |
|---------------|-----------------|------------------------|----------|
| Population | 220,996 | 242,633 | 10% |
| Households | 89,224 | 98,844 | 11% |
| Median Income | \$48,895.00 | \$54,916.00 | 12% |

Table 5 - Housing Needs Assessment Demographics

Alternate Data Source Name:
2006-2010 ACS, 2014-2018 ACS

Since 2010, the population of Reno has increased by approximately 10%. During the same time period the number of households in the City increased more quickly. This indicates a situation where the household size is slightly reducing throughout the City.

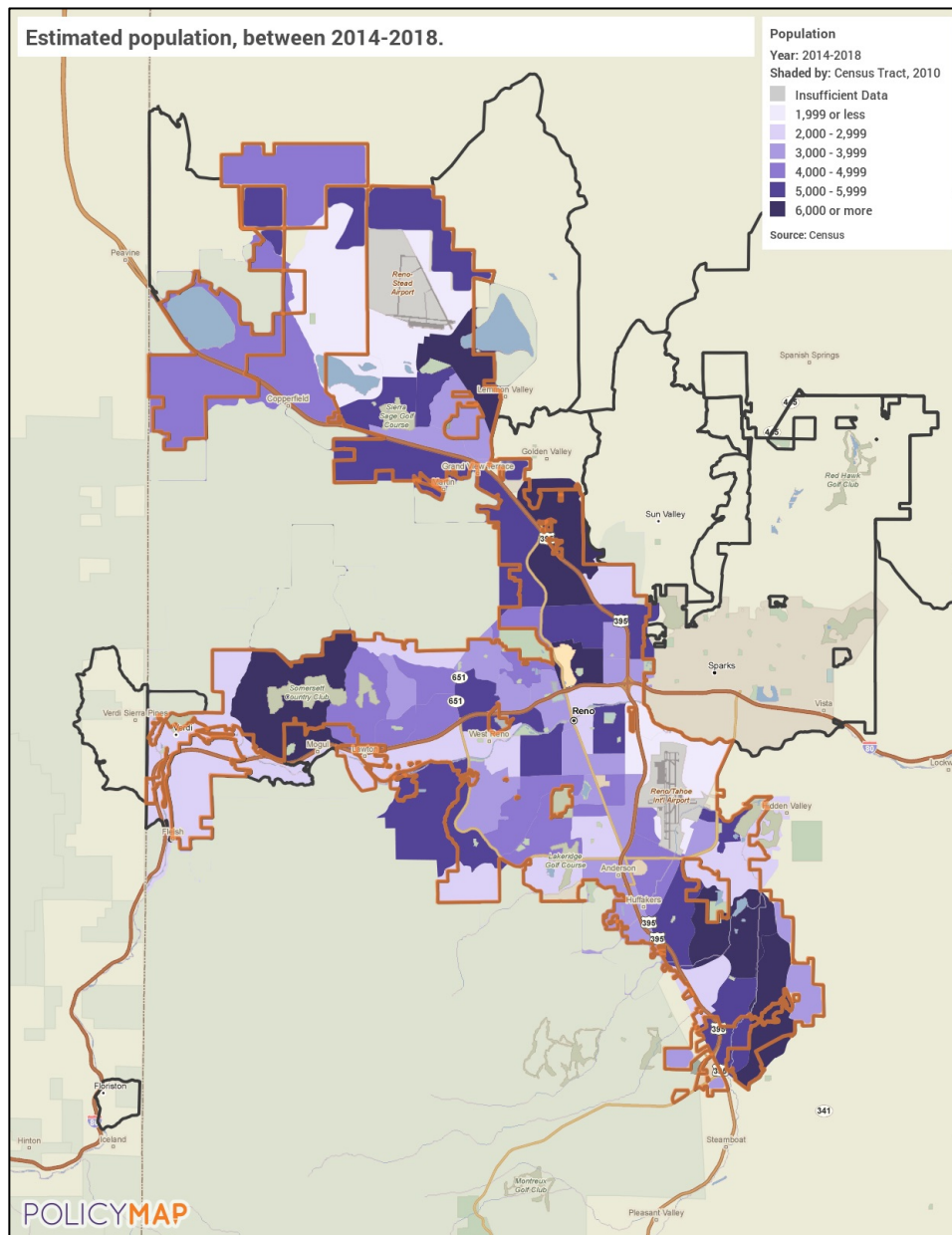
The Median Household Income (MHI) in Reno increased by 12%. However, this growth in income does not represent purchasing power because it does not factor in inflation. According to the Bureau of Labor Statistics (BLS) inflation calculator, a household in Reno that had an income of \$48,895 in 2010 would have the same purchasing power as \$55,931 in 2018. This means that median income earning household had greater purchasing power in 2010 than in 2018. It is also worth remembering that the median household income calculation is a single data point and does not provide information on the distribution of wealth or if certain income groups are growing or lagging.

Population

The following map displays the population density throughout the City by census tract. Census tracts are determined by the US Census Bureau and are adjusted every 10 years upon completion of the decennial

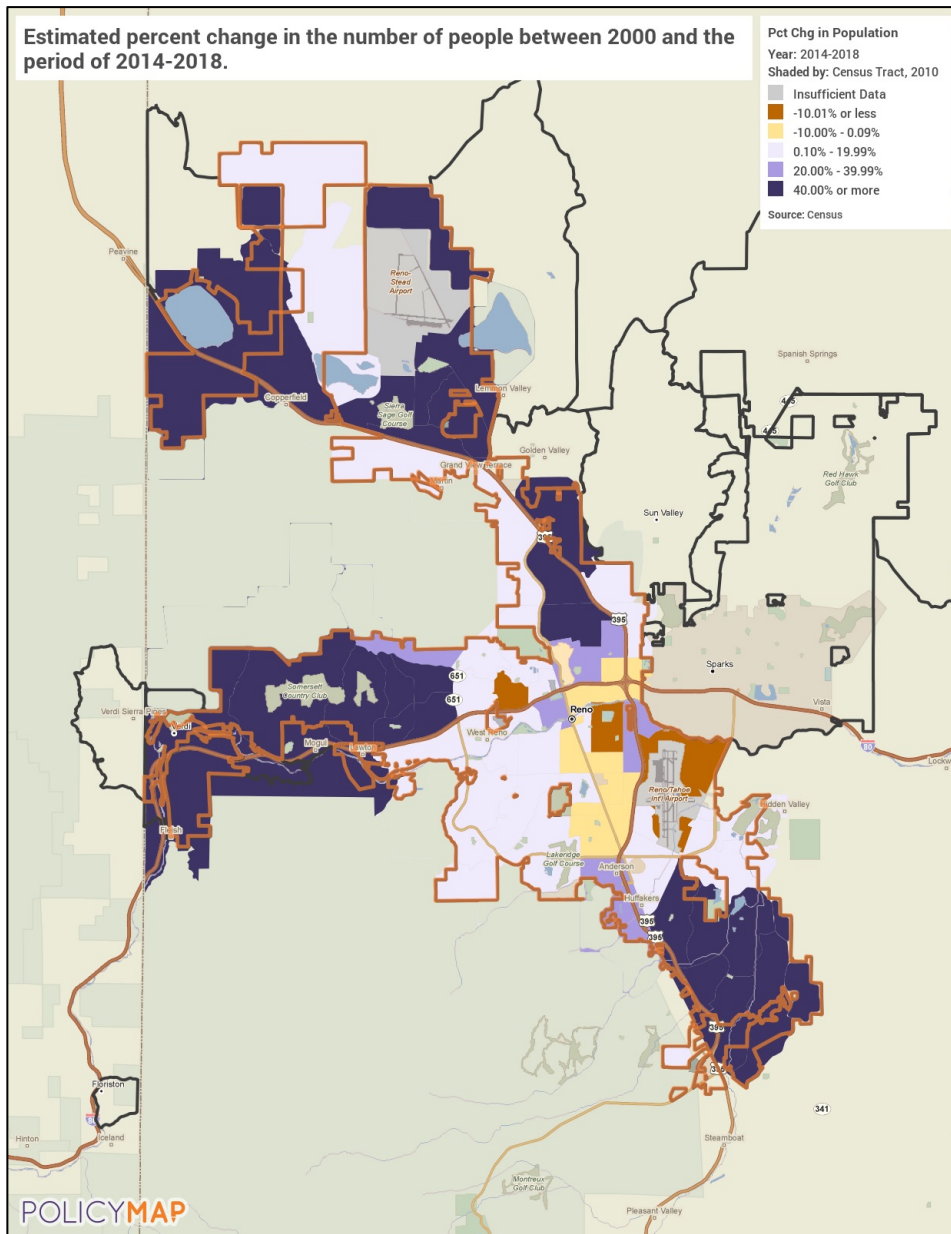
census. Tract boundaries are created to include a similar number of people in the same tract and does not generally take into account the size of the area covered.

In Reno, tracts with relatively large populations (6,000 people or more) are found throughout the City. Similarly, relatively low population tracts (less than 3,000 people) are also found throughout the City. While there doesn't seem to be particular area of the City with a large population, there is variation on a tract-by-tract basis. What these relatively large tracts tells us is that since 2010 those areas have likely experienced above average growth. The tracts with a relatively small population have likely seen a population decrease since the last census.



Change in Population

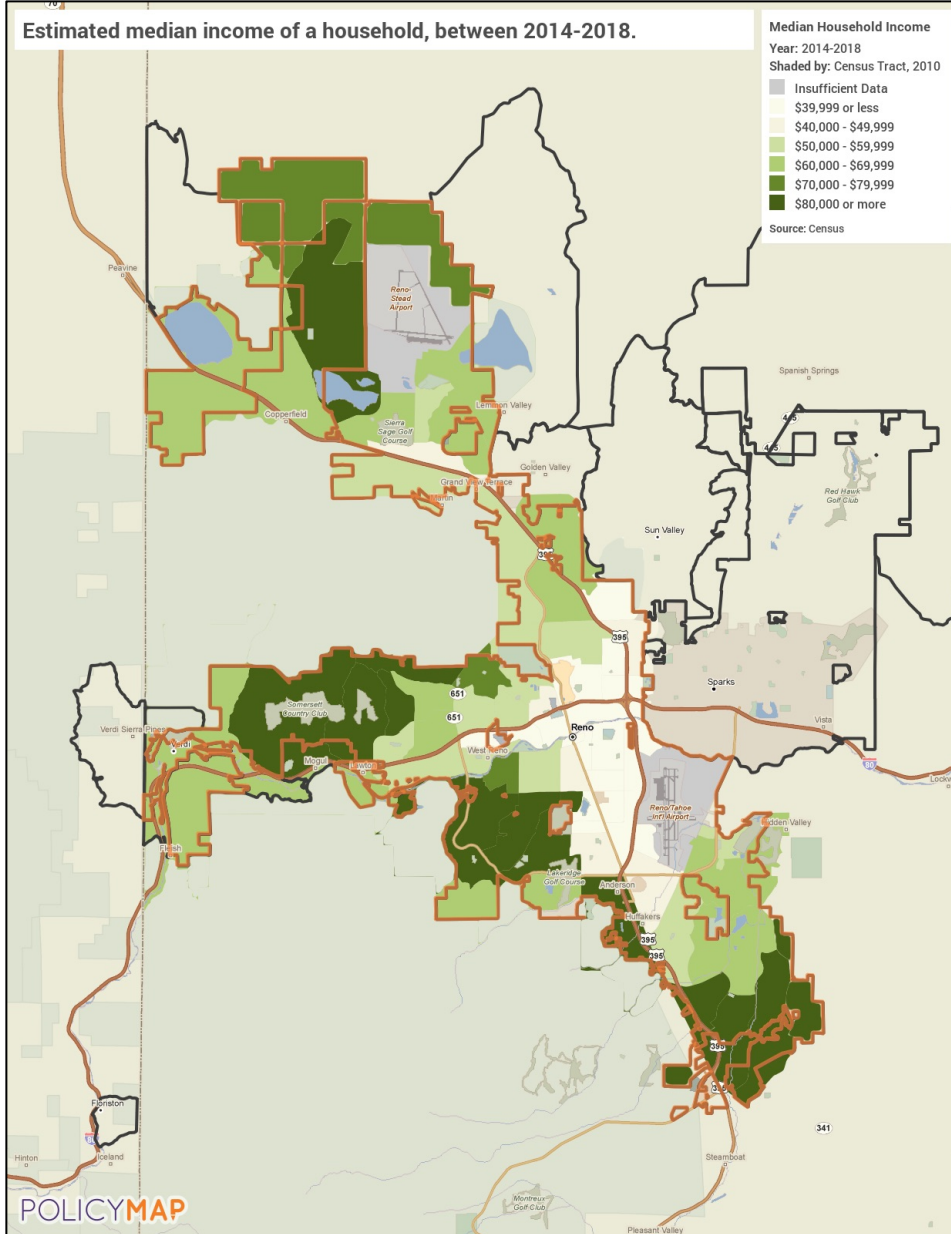
The map below displays the population change throughout the jurisdiction since 2000 and provides a clearer picture of growth within the City. Tracts on the outer edge of Reno have seen substantial growth in the last two decades, over 40% in some places. The downtown area and near the airport have a significantly different population pattern. These areas currently have fewer residents than they did in 2000, often over 10% less.



Median Household Income

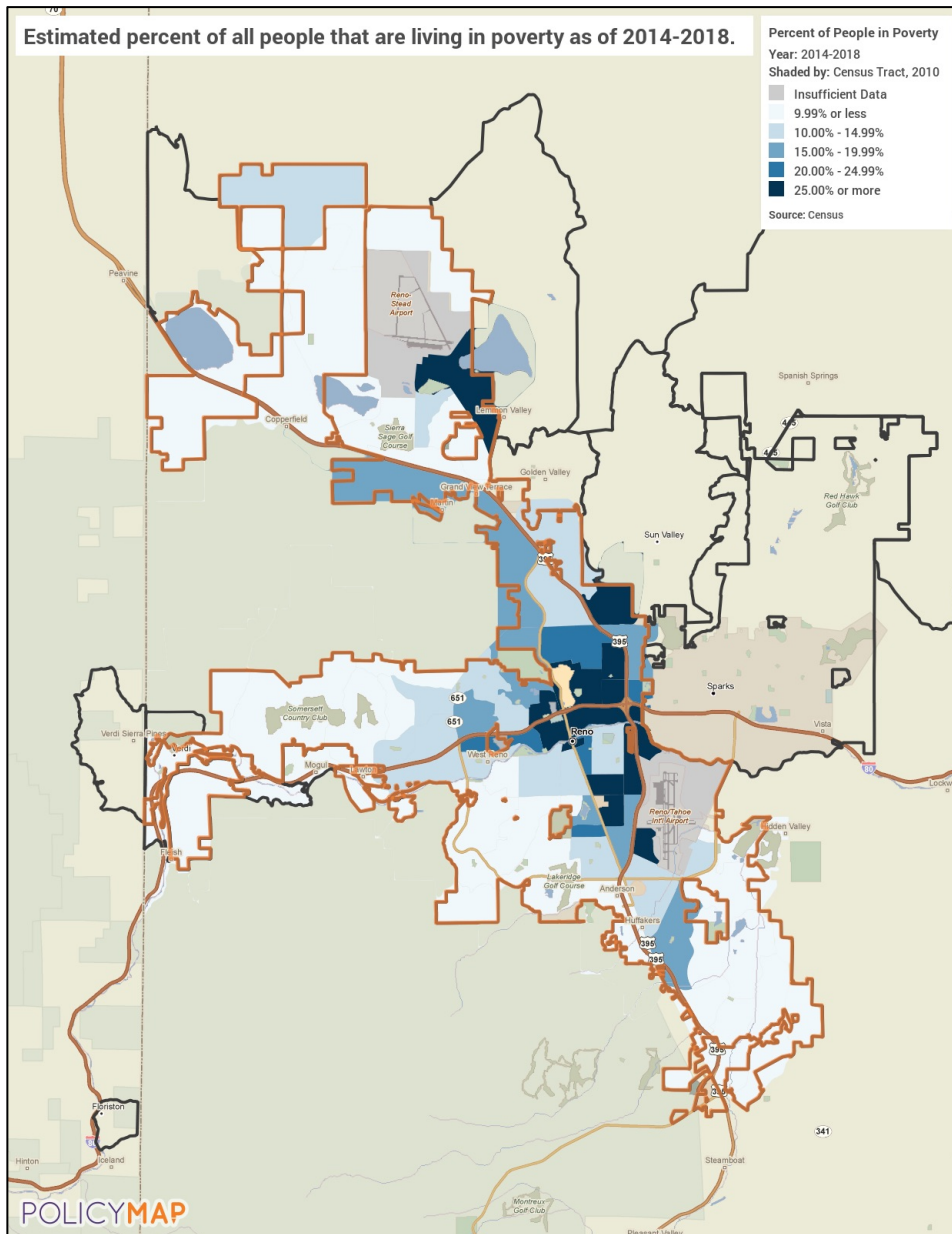
As noted above, the 2018 Median Household Income in Reno is \$54,916. However, when broken down by census tract it is clear that incomes vary significantly across the City. There is a clear pattern of wealth being drawn to the outer edges of the City, leaving lower income households in the center. These central tracts, where the MHI is less than \$40,000, closely overlap the areas of the City that has seen the population decrease since 2000. The high growth areas are very similar to the higher income areas where the MHI is \$80,000 or higher. Considering how closely linked housing affordability and poverty are to income it is important to understand and attempt to address these disparities. Wealth concentrated in a few areas can lead to many residents having limited access to low-poverty areas and contribute to the prevalence of Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs).

Estimated median income of a household, between 2014-2018.



Poverty

As expected, the poverty rate map shows that income and poverty are inversely related. In low MHI tracts over 25% of the population lives in poverty while in high MHI tracts the poverty rate is less than 10%. One hypothesis to this distribution of population growth and poverty is that higher income families are leaving the downtown areas when they have the resources. That movement drives up prices in the low poverty areas reducing the options for lower income residents.



Poverty Level

Number of Households Table

| | 0-30% HAMFI | >30-50% HAMFI | >50-80% HAMFI | >80-100% HAMFI | >100% HAMFI |
|---|----------------|------------------|------------------|-------------------|----------------|
| Total Households | 13,415 | 12,830 | 16,340 | 9,410 | 41,765 |
| Small Family Households | 3,335 | 3,585 | 5,045 | 3,605 | 19,185 |
| Large Family Households | 805 | 1,075 | 1,320 | 710 | 2,815 |
| Household contains at least one person 62-74 years of age | 2,450 | 2,380 | 3,680 | 2,080 | 8,815 |
| Household contains at least one person age 75 or older | 1,179 | 1,920 | 1,895 | 850 | 3,320 |
| Households with one or more children 6 years old or younger | 2,065 | 2,300 | 2,475 | 1,390 | 5,650 |

Table 6 - Total Households Table

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

In the above table, data from HUD’s Comprehensive Housing Affordability Strategy (CHAS) is used to develop a more detailed look at households in Reno. This data is slightly older than the previously used census data, but it allows for a demographic analysis based on relative income. The HUD Area Median Family Income (HAMFI) provides a baseline for income in the area.

This document will use the following income group definitions:

- Extremely Low Income: 0-30% HAMFI
- Very Low Income: 30-50% HAMFI
- Low Income: 50-80% HAMFI
- Moderate Income: 80-100% HAMFI
- Above Moderate Income: >100% HAMFI

Number Households

The above table breaks down family dynamics and income in the jurisdiction using 2016 CHAS data. According to this information there appears to be a correlation between some family dynamics and household income.

Family Size: The strongest link between family type and HAMFI appears to be household size, particularly small families. Small families appear to be linked with higher incomes while large families are linked with lower incomes. Approximately 24.9% of extremely low-income households are small while 45.9% of households earning more than 100% AMI are small.

Elderly: In Reno, the presence of elderly residents does not appear to correlate closely with income. Across income groups, between 27.1% and 34.1% of the households have a resident 65 years old or older present.

Children: There may be a slight correlation between the presence of children in a home and income. Approximately 13.5% of households earning over 100% HAMFI had a child 6 years old or younger present, the lowest of any of the income groups. Very low income households reported children present 17.9% of the time, showing a decrease in income when the presence of children increases. However, the relatively small difference between these two groups does not show a very strong relationship between the two factors.

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Substandard Housing - Lacking complete plumbing or kitchen facilities | 535 | 345 | 210 | 110 | 1,200 | 25 | 15 | 40 | 30 | 110 |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 320 | 250 | 390 | 160 | 1,120 | 55 | 15 | 40 | 25 | 135 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 480 | 800 | 670 | 165 | 2,115 | 80 | 75 | 360 | 210 | 725 |
| Housing cost burden greater than 50% of income (and none of the above problems) | 7,000 | 2,765 | 705 | 50 | 10,520 | 1,440 | 1,155 | 1,040 | 255 | 3,890 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 900 | 3,980 | 3,800 | 1,350 | 10,030 | 340 | 675 | 1,660 | 985 | 3,660 |
| Zero/negative Income (and none of the above problems) | 1,050 | 0 | 0 | 0 | 1,050 | 175 | 0 | 0 | 0 | 175 |

Table 7 – Housing Problems Table

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

Housing Needs Summary

Using CHAS data, the table above gives an overview of housing problems in the City by income group and tenure (renter or homeowner). In Reno, the most prevalent housing problem is cost burdened households. In the City there are 20,550 renters and 7,550 homeowners who pay 30% or more of their

income to housing expenses. More troubling, the majority of these households are severely cost burdened and spend more than half their income on housing expenses.

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

| | Renter | | | | | Owner | | | | |
|---|-----------|-------------|-------------|--------------|--------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Having 1 or more of four housing problems | 9,235 | 8,140 | 5,775 | 1,835 | 24,985 | 1,935 | 1,930 | 3,135 | 1,505 | 8,505 |
| Having none of four housing problems | 750 | 1,280 | 4,465 | 3,110 | 9,605 | 270 | 1,480 | 2,970 | 2,965 | 7,685 |
| Household has negative income, but none of the other housing problems | 1,050 | 0 | 0 | 0 | 1,050 | 175 | 0 | 0 | 0 | 175 |

Table 8 – Housing Problems 2

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

Severe Housing Problems

In general, severe housing problems are significantly more likely for lower income residents. Over 72% of the renter households and approximately 53% of homeowners who make between 0-100% AMI have a severe housing problem. Given the data presented in Table 3 it is clear that the most common housing problem is cost burden.

3. Cost Burden > 30%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|--------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 2,790 | 2,355 | 1,475 | 6,620 | 305 | 485 | 930 | 1,720 |
| Large Related | 640 | 530 | 190 | 1,360 | 110 | 140 | 180 | 430 |
| Elderly | 1,865 | 1,430 | 795 | 4,090 | 790 | 610 | 680 | 2,080 |
| Other | 4,770 | 3,135 | 1,930 | 9,835 | 710 | 350 | 570 | 1,630 |
| Total need by income | 10,065 | 7,450 | 4,390 | 21,905 | 1,915 | 1,585 | 2,360 | 5,860 |

Table 9 – Cost Burden > 30%

Alternate Data Source Name:

2012-2016 CHAS

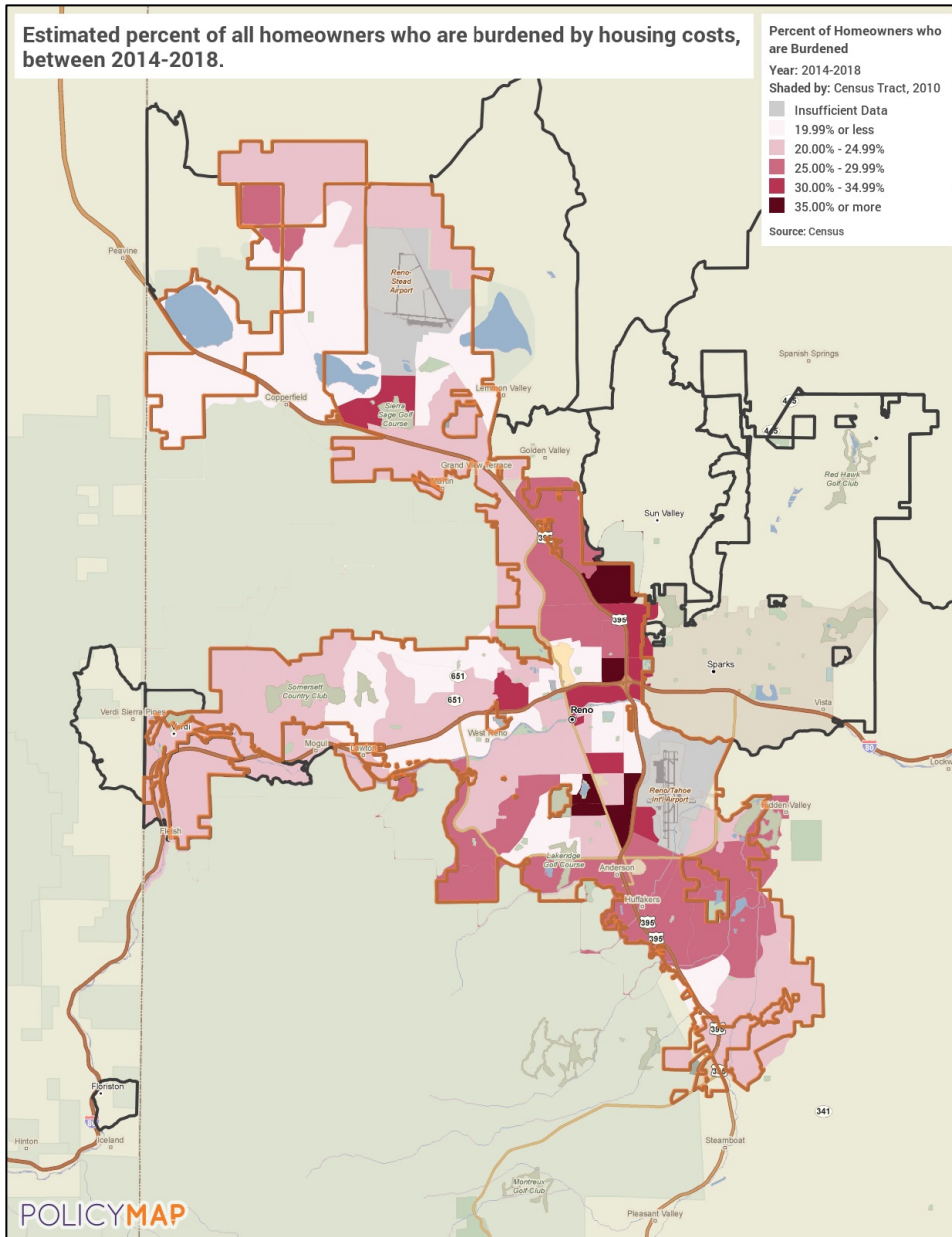
Data Source Comments: City of Reno, NV

Housing Cost-Burdened

The above table shows the number of households who are cost burdened by tenure and income. Overall, the lower income a household has the greater the likelihood that they are cost burdened. Renters are also more likely to be cost burdened than home owners.

Like most economic indicators, the likelihood a household being cost burdened is correlated with where the household lives. This is due to factors effecting both supply and demand for housing. Areas with a low median income have a demand for less expensive units and areas with a high median home value may only have units that are out of reach for low income households. The following maps display cost burdened as determined by the US Census Bureau, while it is not separated by income group it is available by census tract for comparison.

Cost burdened owner-occupied households are found throughout the City. However, the tracts with the highest rate of homeowner cost burden (35% or higher) are found near the center part of Reno. Considering many tracts with the lowest homeowner cost burden rate border these high rate tracts, it appears there is not a strong link between area of the city and cost burden.



Renters

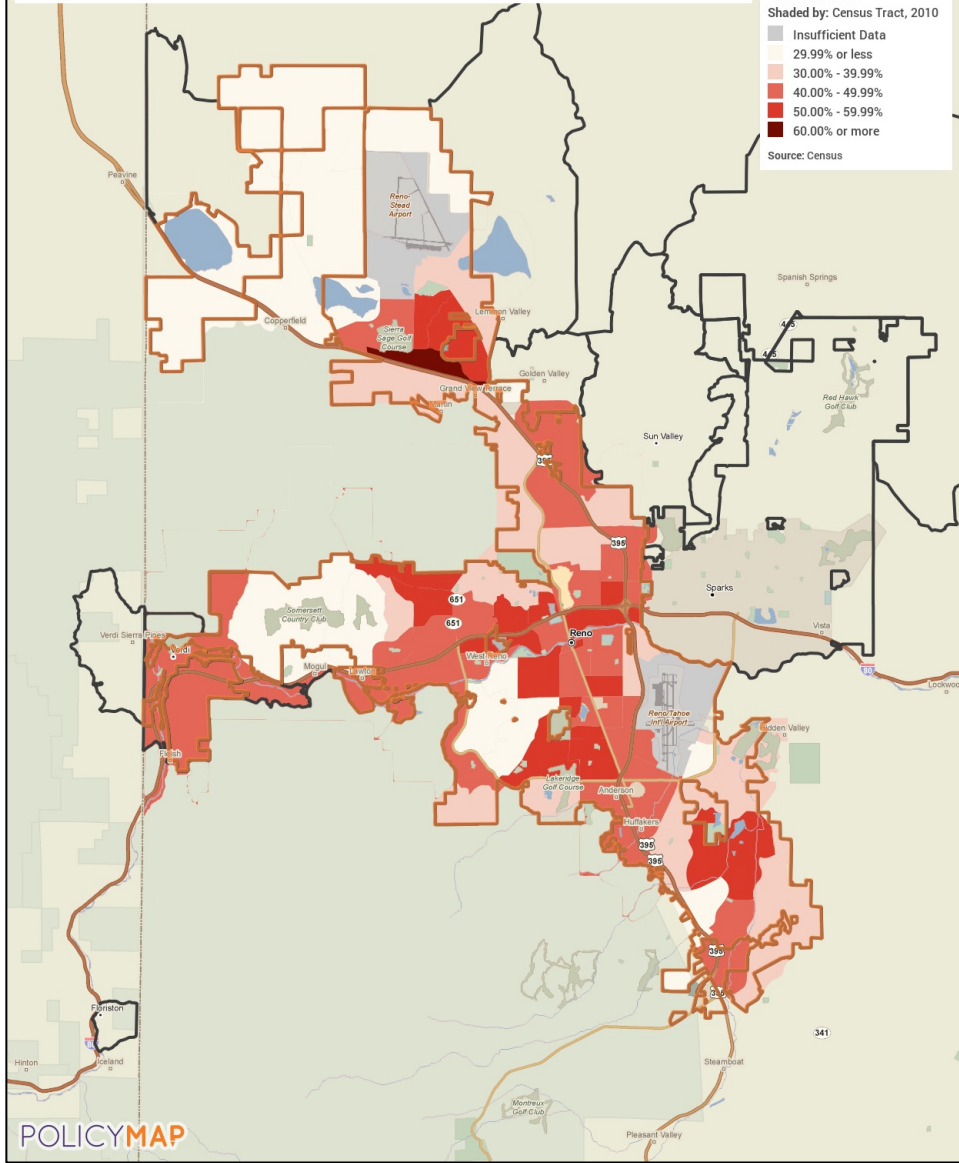
For renters in Reno the cost burden rates are much higher across the whole City. There is one tract where over 60% of renters are cost burdened and throughout most of the City at least 40% of renters are cost burdened. These households are at particular risk for housing instability because just one unexpected expense could force them to choose between buying food, paying rent, or other necessary expenses.

Estimated percent of all renters who are cost burdened, between 2014-2018.

Percent of Renters who are Burdened
Year: 2014-2018
Shaded by: Census Tract, 2010

- Insufficient Data
- 29.99% or less
- 30.00% - 39.99%
- 40.00% - 49.99%
- 50.00% - 59.99%
- 60.00% or more

Source: Census



POLICYMAP

4. Cost Burden > 50%

| | Renter | | | | Owner | | | |
|----------------------|-----------|-------------|-------------|--------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | |
| Small Related | 2,280 | 760 | 285 | 3,325 | 220 | 410 | 355 | 985 |
| Large Related | 505 | 100 | 30 | 635 | 100 | 110 | 50 | 260 |
| Elderly | 1,285 | 680 | 160 | 2,125 | 590 | 275 | 240 | 1,105 |
| Other | 3,585 | 1,200 | 215 | 5,000 | 500 | 240 | 270 | 1,010 |
| Total need by income | 7,655 | 2,740 | 690 | 11,085 | 1,410 | 1,035 | 915 | 3,360 |

Table 10 – Cost Burden > 50%

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

Severe Cost Burden

Most cost burdened households pay enough to their household costs to be classified as severely cost burdened. For these households, 50% or more of their income goes to housing. Even a minor unexpected expense or increase in utilities can lead to housing instability and put them at risk of homelessness. There are nearly 15,000 households who are severely cost burdened and they are primarily renters.

5. Crowding (More than one person per room)

| | Renter | | | | | Owner | | | | |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS | | | | | | | | | | |
| Single family households | 670 | 815 | 905 | 285 | 2,675 | 80 | 45 | 265 | 175 | 565 |
| Multiple, unrelated family households | 45 | 195 | 80 | 35 | 355 | 55 | 40 | 95 | 55 | 245 |
| Other, non-family households | 125 | 55 | 75 | 4 | 259 | 0 | 0 | 40 | 0 | 40 |
| Total need by income | 840 | 1,065 | 1,060 | 324 | 3,289 | 135 | 85 | 400 | 230 | 850 |

Table 11 – Crowding Information – 1/2

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

Overcrowding

HUD defines an overcrowded household as one having more than one occupant per room. In Reno, overcrowding is relatively rare but there is a noticeable difference due to housing tenure. There are over 4,000 households that are overcrowded.

As seen below, children are present in more renter households than homeowner households. In renter households, there is a similar number of households with children across income groups. Home owners display a different pattern, children are more numerous in higher income households than lower ones.

| | Renter | | | | Owner | | | |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
| | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 1,855 | 1,875 | 1,680 | 5,410 | 210 | 425 | 795 | 1,430 |

Table 12 – Crowding Information – 2/2

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

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

Residents who live alone may have an increased risk of housing instability. The median household income for a single person household is \$32,298 in Reno, which is over \$20,000 less than the citywide MHI of \$54,916. Single person households are also more likely to not have access to a personal vehicle, which can limit transportation options making commuting more difficult.

In Reno, single-person households are more likely to be renters. Given the information analyzed earlier it is likely that many of these households are cost burdened. That amounts to over 20,000 households that may need housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disability

Residents who have disabilities often have additional housing needs in order to maintain safe, secure, and affordable homes. In some cases, the resident will need modifications to the unit to make it accessible. In Reno, there are 30,136 residents who report having a disability, or 12.5% of the population. Unsurprisingly, the likelihood that a resident has a disability increases with age and over 45% of all residents 75 or older report a disability.

In order to properly address the needs of this population it is important to understand how common different types of disabilities are. The most commonly reported disability is an ambulatory disability. This disability is defined by the US Census Bureau as “having serious difficulty walking or climbing stairs.” The second most common disability is independent living difficulty which is defined by the US Census Bureau as “a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor’s office or shopping”.

Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Gathering accurate statistics on the number of survivors of the listed crimes is incredibly difficult. Many incidents go unreported for a variety of reasons, including fear of future violence, loss of children, and lack of housing or economic support. It is important that resources are dedicated to providing support and safety for residents in need of escaping and reporting violence.

The national Center for Disease Control (CDC) tracks the incidence of Intimate Partner Violence (IPV) and Sexual Violence, which includes physical violence as well as non-physical but threatening behavior such as stalking. CDC data and similar studies consistently find the prevalence of physical violence against women to range from approximately one-quarter to one-third of adult women.

According to the National Intimate Partner and Sexual Violence Survey 2010-2012 State Report, the lifetime prevalence of rape for women in Nevada is approximately 23%. This is the fifth highest prevalence rate of all states in the U.S. The lifetime prevalence rate for any type of domestic violence, including dating violence, sexual assault and stalking in Nevada is 43.8% for women.

What are the most common housing problems?

As discussed above, the most common housing problem in Merced is Cost Burden. According to the 2014-2018 American Community Survey 5-Year Estimates, there are approximately 31,874 cost burdened households in Reno, making up 33% of the population. Renters are more likely to be cost burdened, approximately 47.6% pay over 30% of their income towards housing. Homeowners are better off but still 29.8% of those with a mortgage and 11.8% of those without a mortgage are cost burdened

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

Lower income households experience more housing problems across the board. The extremely low-income income range (30% AMI and below) is statistically more likely to have at least one problem than other income ranges, and extremely low-income renters more so than owners. When those facts intersect we see that low and extremely low-income renters are more affected by housing problems than other groups.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either

residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

HUD defines extremely low-income households as households that earn 0-30% AMI (area median income), and severe housing cost burden as housing expenses that are greater than 50% of income.

As indicated in 2016 CHAS data in Housing Needs Summary Tables, the lack of affordable housing is by far the greatest housing problem for extremely low-income households and families with children in the region. For extremely low-income households, there are 8,440 households with severe housing cost burden greater than 50%. These households are at imminent risk of becoming homeless. These households are at risk of being unsheltered and may need rapid re-housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Please see NA-45 Non-Homeless Special Needs Assessment for an estimate of at-risk populations. The non-homeless special needs assessment includes the elderly, persons with disabilities, persons with HIV/AIDS, and persons with drug and alcohol addictions. Services to these populations are critical in the prevention of homelessness. Additional special needs populations identified include persons with severe and persistent mental illness, survivors of domestic violence, and youth exiting the foster care center.

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

Housing instability is often a complex problem is impacted by housing, economic, and social issues. Housing characteristics linked with housing instability include extremely low income, lack of support for residents who are currently homeless, unaccompanied youth, and youth aging out of foster care. Renters are also at an increased risk of instability due to their home being owned by another person who may decide to take the rental unit off the market. Housing characteristics alone are not the only factor involved with instability and risk of homelessness. Additional factors such as drug and alcohol addiction, crime, health, education, and others are discussed in the Consortium's Analysis of Impediments to Fair Housing Choice.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

An important aspect of understanding the needs of the community is to identify if any racial or ethnic groups face a greater need in the community. In this section, the existence of housing problems amongst racial groups is compared to the entire Reno population within each income group.

For this section, the definition of disproportionately greater need from "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan and CAPER/PER" published May 2018 is used. It states "A disproportionately greater need exists within the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

0%-30% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 11,170 | 1,020 | 1,225 |
| White | 7,270 | 705 | 690 |
| Black / African American | 565 | 15 | 160 |
| Asian | 550 | 85 | 90 |
| American Indian, Alaska Native | 170 | 10 | 0 |
| Pacific Islander | 44 | 15 | 4 |
| Hispanic | 2,340 | 135 | 255 |

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Alternate Data Source Name:
2012-2016 CHAS

Data Source Comments: City of Reno, NV

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 10,070 | 1,760 | 0 |
| White | 6,345 | 1,755 | 0 |
| Black / African American | 400 | 35 | 0 |
| Asian | 490 | 140 | 0 |
| American Indian, Alaska Native | 45 | 19 | 0 |
| Pacific Islander | 90 | 20 | 0 |
| Hispanic | 2,490 | 750 | 0 |

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 8,910 | 7,435 | 0 |
| White | 5,885 | 4,995 | 0 |
| Black / African American | 240 | 95 | 0 |
| Asian | 520 | 330 | 0 |
| American Indian, Alaska Native | 95 | 150 | 0 |
| Pacific Islander | 80 | 4 | 0 |
| Hispanic | 1,950 | 1,640 | 0 |

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

| Housing Problems | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 3,340 | 6,075 | 0 |
| White | 2,180 | 4,300 | 0 |
| Black / African American | 110 | 80 | 0 |
| Asian | 255 | 160 | 0 |
| American Indian, Alaska Native | 0 | 80 | 0 |
| Pacific Islander | 19 | 15 | 0 |
| Hispanic | 710 | 1,375 | 0 |

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Extremely Low Income: In the City of Reno, 91.6% of the population has at least one housing problem. There are no racial or ethnic groups that are disproportionately impacted in this income group.

Very Low Income: The city-wide rate of housing problems for this income group is 85.1%. There are no racial or ethnic groups that are disproportionately impacted in this income group.

Low Income: In this income group approximately 54.5% of the households have a housing problem. There are two groups that are disproportionately impacted by housing problems. Approximately 71.6% of Black or African American households and 100% of Pacific Islander households experience at least one housing problem.

Moderate Income: Residents in this group are significantly less likely to have a housing problem than other groups. Overall, 35.5% of the population reports a housing problem. There are three racial groups with disproportionate housing problems. Approximately 57.9% of African American or Black households, 61.4% of Asian households, and 55.9% of Pacific Islander households report a housing problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Similar to the above section, below severe housing problems are broken down by race and ethnicity and household income. The goal is to identify any groups that are disproportionately impacted by severe housing problems.

For this section, the definition of disproportionately greater need from "Using IDIS to Prepare the Consolidated Plan, Annual Action Plan and CAPER/PER" published May 2018 is used. It states "A disproportionately greater need exists within the members of racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

0%-30% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 9,930 | 2,260 | 1,225 |
| White | 6,440 | 1,535 | 690 |
| Black / African American | 505 | 75 | 160 |
| Asian | 485 | 155 | 90 |
| American Indian, Alaska Native | 115 | 59 | 0 |
| Pacific Islander | 44 | 15 | 4 |
| Hispanic | 2,130 | 345 | 255 |

Table 17 – Severe Housing Problems 0 - 30% AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 5,415 | 7,415 | 0 |
| White | 3,365 | 4,730 | 0 |
| Black / African American | 220 | 215 | 0 |
| Asian | 250 | 380 | 0 |
| American Indian, Alaska Native | 30 | 35 | 0 |
| Pacific Islander | 19 | 90 | 0 |
| Hispanic | 1,390 | 1,855 | 0 |

Table 18 – Severe Housing Problems 30 - 50% AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 3,450 | 12,895 | 0 |
| White | 1,860 | 9,025 | 0 |
| Black / African American | 95 | 240 | 0 |
| Asian | 325 | 520 | 0 |
| American Indian, Alaska Native | 25 | 220 | 0 |
| Pacific Islander | 29 | 60 | 0 |
| Hispanic | 1,070 | 2,520 | 0 |

Table 19 – Severe Housing Problems 50 - 80% AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

| Severe Housing Problems* | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole | 1,005 | 8,410 | 0 |
| White | 545 | 5,935 | 0 |
| Black / African American | 4 | 180 | 0 |
| Asian | 115 | 305 | 0 |
| American Indian, Alaska Native | 0 | 80 | 0 |
| Pacific Islander | 15 | 19 | 0 |
| Hispanic | 310 | 1,775 | 0 |

Table 20 – Severe Housing Problems 80 - 100% AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Extremely Low Income: In the City of Reno a significant number of extremely low-income residents have a severe housing problem. At the jurisdiction level 81.5% of all residents in this income group are disproportionately impacted. There are no racial or ethnic groups disproportionately impacted by severe housing problems at this level

Very Low Income: Households in this group are significantly less likely to have a severe housing problem than the above group, only 42.2% of very low-income households have a severe housing problem. Again, there are no minority racial or ethnic groups disproportionately impacted.

Low Income: Only 21.1% of residents in this group have a severe housing problem. There are two groups disproportionately impacted. Approximately 38.5% of Asian households and 32.6% of Pacific Islander households reported a severe housing problem.

Moderate Income: At the City level only 10.7% of the moderate-income residents have a severe housing problem. Two racial groups disproportionately impacted by severe housing problems. According to the

available data, 27.4% of Asian households and 44.1% of Pacific Islander households in this income group have a severe housing problem.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

Given the prevalence of cost burdened households a deeper analysis of the data is warranted. The cost burden and severe cost burden rates are broken down by racial and ethnic groups. HUD guidelines deem a group is disproportionately impacted when persons of a particular racial or ethnic group experience cost burden or severe cost burden at a rate at least 10 percentage points higher than the jurisdiction as a whole.

Housing Cost Burden

| Housing Cost Burden | <=30% | 30-50% | >50% | No / negative income (not computed) |
|--------------------------------|--------|--------|--------|-------------------------------------|
| Jurisdiction as a whole | 58,695 | 17,820 | 15,790 | 1,459 |
| White | 42,935 | 12,150 | 11,150 | 835 |
| Black / African American | 810 | 640 | 695 | 170 |
| Asian | 3,360 | 940 | 750 | 105 |
| American Indian, Alaska Native | 630 | 150 | 140 | 0 |
| Pacific Islander | 175 | 150 | 55 | 19 |
| Hispanic | 9,700 | 3,425 | 2,650 | 305 |

Table 21 – Greater Need: Housing Cost Burdens AMI

Alternate Data Source Name:

2012-2016 CHAS

Data Source Comments: City of Reno, NV

Discussion:

Cost Burden: Overall, 19.3% of the population pays between 30% and 49.9% of their income to housing expenses. Two racial or ethnic groups are disproportionately impacted. Approximately 29.8% of Black or African American households and 39.5% of Pacific Islander households are cost burdened

Severe Cost Burden: At the city level 17.1% of the population has a severe cost burden by paying over 50% of their income to household expenses. The only group that has a disproportionate severe cost burden rate is African American or Black households with 32.4%.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Throughout the City of Reno there were several groups that have a disproportionately greater need and are summarized below.

Housing Problems

- Extremely Low Income: No racial or ethnic groups
- Very Low Income: No racial or ethnic groups
- Low Income: Pacific Islander and Black or African American households
- Moderate Income: Black or African American, Asian, and Pacific Islander households

Severe Housing Problems

- Extremely Low Income: No racial or ethnic groups
- Very Low Income: No racial or ethnic groups
- Low Income: Asian and Pacific Islander households
- Moderate Income: Asian and Pacific Islander households

Housing Cost Burden

- Cost Burden: No racial or ethnic groups
- Severe Cost Burden: Black or African American households

If they have needs not identified above, what are those needs?

An additional analysis of the relationship between race and ethnicity, income, and housing problems is included in section MA-50.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The relationship between racial or ethnic groups and specific neighborhoods is included in section MA-50.

NA-35 Public Housing – 91.205(b)

Introduction

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. In the Consortium, the Reno Housing Authority (RHA) is the primary public housing provider.

Totals in Use

| | Program Type | | | | | | | | |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0 | 26 | 735 | 2,529 | 7 | 2,340 | 125 | 0 | 55 |

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

| | Program Type | | | | | | | |
|---|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program |
| Average Annual Income | 0 | 7,692 | 12,255 | 11,438 | 9,764 | 11,616 | 8,531 | 0 |
| Average length of stay | 0 | 4 | 4 | 5 | 0 | 5 | 0 | 0 |
| Average Household size | 0 | 1 | 2 | 1 | 1 | 2 | 1 | 0 |
| # Homeless at admission | 0 | 3 | 0 | 30 | 0 | 6 | 24 | 0 |
| # of Elderly Program Participants (>62) | 0 | 13 | 257 | 805 | 7 | 774 | 17 | 0 |
| # of Disabled Families | 0 | 6 | 148 | 829 | 0 | 734 | 46 | 0 |
| # of Families requesting accessibility features | 0 | 26 | 735 | 2,529 | 7 | 2,340 | 125 | 0 |
| # of HIV/AIDS program participants | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| # of DV victims | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

| Race | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White | 0 | 25 | 652 | 2,161 | 6 | 1,998 | 107 | 0 | 49 |
| Black/African American | 0 | 0 | 51 | 304 | 1 | 284 | 13 | 0 | 5 |
| Asian | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| American Indian/Alaska Native | 0 | 0 | 26 | 56 | 0 | 50 | 5 | 0 | 1 |
| Pacific Islander | 0 | 1 | 6 | 8 | 0 | 8 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

| Ethnicity | Program Type | | | | | | | | |
|--------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | Special Purpose Voucher | | |
| | | | | Total | Project - based | Tenant - based | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic | 0 | 2 | 208 | 416 | 1 | 398 | 11 | 0 | 5 |
| Not Hispanic | 0 | 24 | 527 | 2,113 | 6 | 1,942 | 114 | 0 | 50 |

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

RHA owns and manages 735 Public Housing units. Of these, 148 are occupied by families with at least one person who has a disability. There are also 55 special purpose vouchers currently being used by families with a member who has a disability. There is an increased need for accessible public housing in the area.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The most immediate needs of residents of Public Housing and Housing Choice voucher holders are suitable housing, utility assistance and community resources. As a Move to Work (MTW) agency, RHA has been working to increase resident self-sufficiency and connect its residents to additional services/resources in the community such as financial guidance, continuing education and job training.

How do these needs compare to the housing needs of the population at large

The needs of public housing residents and non-PHA residents in the community at large are similar—except for affordable rental housing. Rental housing cost burden for residents without public subsidies has become more severe as rental prices have risen. In addition to the need for affordable rentals, low income residents at large face challenges finding stable employment.

Residents of publicly supported housing also have lower incomes on average than the general population. The average income of residents in public housing is \$12,255 and for the HCV program it is \$11,438. Without the help of subsidized housing, they would not be able to afford housing at market rates.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Homelessness is a particularly troublesome and complex issue that most communities across the United States must address. A major reason that homelessness is difficult to address is that it has many causes with overlapping and interrelated variables. The cause of any single person's homelessness often lies, not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment, lack of affordable housing options, or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. In reality, homelessness can be caused by all of these issues and they are often interrelated. Due to this complexity, addressing homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defines the "homeless" or "homeless individual" or "homeless person" as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

The PIT Count data below is from the HUD 2019 Continuum of Care Homeless Assistance Programs with information from the NV-501 Reno, Sparks/Washoe County CoC.

Homeless Needs Assessment

| Population | Estimate the # of persons experiencing homelessness on a given night | | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
| | Sheltered | Unsheltered | | | | |
| Persons in Households with Adult(s) and Child(ren) | 48 | 1 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Children | 7 | 1 | 0 | 0 | 0 | 0 |
| Persons in Households with Only Adults | 868 | 188 | 0 | 0 | 0 | 0 |
| Chronically Homeless Individuals | 65 | 9 | 0 | 0 | 0 | 0 |
| Chronically Homeless Families | 2 | 0 | 0 | 0 | 0 | 0 |
| Veterans | 87 | 16 | 0 | 0 | 0 | 0 |
| Unaccompanied Child | 7 | 1 | 0 | 0 | 0 | 0 |
| Persons with HIV | 2 | 4 | 0 | 0 | 0 | 0 |

Table 26 - Homeless Needs Assessment

Data Source Comments: HUD 2019 Continuum of Care Homeless Assistance Programs. NV-501 Reno, Sparks/Washoe County CoC.

Indicate if the homeless population is: **Has No Rural Homeless**

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless Individuals and Families:

According to the 2019 PIT Count, there were 74 persons that were reported as chronically homeless with 9 being unsheltered (12%). There were also 2 chronically homeless families.

Households with Adults and Children:

There were 49 persons in households with adults and children experiencing homelessness. Of this number, 48 were sheltered and 1 was unsheltered. Homeless families with children are in need of multi-bedroom housing, access to schools and educational resources. Working to get children out of homelessness will greatly improve the future success of the children in the City. Prolonged exposure to homelessness may increase harm to the development of children due to the lack of housing stability and the increased risk of living in poverty which include hunger and the lack of access to healthcare.

Veterans and Their Families:

There were 103 veterans in the 2019 PIT count with 16 being unsheltered (15.5%). There was no data with veterans and their families. Demographic details on the veteran population, including economic indicators, are discussed later in this document. Overall, veterans are more likely to have a disability than non-veterans and are often in need of veteran-specific supportive services such as trauma counseling and assistance with navigating the resources available through the VA.

Unaccompanied Youth:

Homeless youth are likely to have fled or been abandoned by parent(s) with mental health issues, drug addiction, abuse, rejection due to sexual orientation or gender identity, or another family crisis. Similar to households with adults and children, increased exposure to homelessness can cause harm to the development of children due to the lack of housing stability and the increased risk of living in poverty which include hunger and

the lack of access to healthcare. According to the 2019 PIT Count, there were eight unaccompanied youth and young adults that were experiencing homelessness, only one of which was unsheltered.

Nature and Extent of Homelessness: (Optional)

| Race: | Sheltered: | Unsheltered (optional) |
|----------------------------------|-------------------|-------------------------------|
| White | 772 | 181 |
| Black or African American | 142 | 19 |
| Asian | 17 | 1 |
| American Indian or Alaska Native | 32 | 19 |
| Pacific Islander | 12 | 2 |
| Ethnicity: | Sheltered: | Unsheltered (optional) |
| Hispanic | 155 | 44 |
| Not Hispanic | 875 | 182 |

Data Source

Comments:

HUD 2019 Continuum of Care Homeless Assistance Programs. NV-501 Reno, Sparks/Washoe County CoC.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

See above.

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

According to the 2019 PIT data, White residents make up the majority of residents experiencing homelessness, nearly 76%. Hispanic residents are the second largest group with nearly 200 people, or 16%. Across racial and ethnic groups unsheltered residents are relatively rare, fewer than 18% are unsheltered.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

As noted above, fewer than 18% of all residents experiencing homelessness are unsheltered. Most of these individuals are in adult-only families. There are currently zero chronically homeless families that are unsheltered.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The non-homeless special needs assessment includes the elderly, persons with disabilities, persons with HIV/AIDS, and persons with drug and alcohol addictions. Services to these populations are critical in the prevention of homelessness. Additional special needs populations identified include persons with severe and persistent mental illness, survivors of domestic violence, and youth exiting the foster care center.

Describe the characteristics of special needs populations in your community:

According to the 2018-2020 Washoe County Community Health Needs Assessment and federal data on special needs populations:

Elderly and frail elderly. There are 76,000 residents in Washoe County over the age of 60; this is expected to grow to 100,000 by 2020 and 130,000 by 2030. 20,000 of the county's seniors are socially isolated; one out of four has difficulty with activities of daily living; 5,000 are considered "frail"; one-fourth are in poor health; 20,000 have unaffordable housing costs; and more than 5,000 (8% of all seniors) live in poverty.

Persons with disabilities. Residents who have disabilities often have additional housing needs in order to maintain safe, secure, and affordable homes. In some cases, the resident will need modifications to the unit to make it accessible. In Reno, there are 30,136 residents who report having a disability, or 12.5% of the population. Unsurprisingly, the likelihood that a resident has a disability increases with age and over 45% of all residents 75 or older report a disability.

Persons with severe and persistent mental illness. The Substance Abuse and Mental Health Services Administration (SAMHSA) reports data on persons with severe and persistent mental illness for large metro areas and states. According to SAMHSA, 4 percent of Nevadans over the age of 18 have severe mental illness and 18 percent have any mental illness. Six percent have had at least one a major depressive episode. Applying these to Washoe County's population of adults suggests that nearly 14,000 of residents in the county have severe and persistent mental illness; over 62,000 have any mental illness; and 21,000 have been challenged with serious depression.

Persons with substance abuse challenges. Alcohol use continues to be an issue that must be addressed in the county, though there has been some improvement. The number of college students who drink alcohol, drive while drinking, and the average number of drinks consumed has decreased. However, binge drinking is increasing among college students and adults, and heavy drinking has increased for adults. Hospitalizations and deaths related to alcohol and drugs is increasing in Washoe County. The current rates are:

- Hospitalizations due to opiates: 39 per 100,000
- Alcohol-related death rate: 39.6 per 100,000
- Prescription drug-related death rate: 16.3 per 100,000

- Illicit drug-related death rate: 17.4 per 100,000

Youth. Washoe County youth are more likely to be depressed and experience sadness than youth nationwide. They also have a higher suicide rate than youth nationwide. Youth exiting the foster care system have very little financial resources and skills to live independently. The majority of services and shelters in the region serve adults and offer little help to youth aging out of foster care or who are homeless. Needs are amplified for disabled youth, sex-offending youth and/or youth who are pregnant or are parents, the numbers of which are unknown.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: The types of housing for the elderly and frail elderly vary depending on the special features and/or services needed to meet the needs of older residents. Factors that must be considered in developing housing for the elderly include location, services and amenities, proximity to health care, shopping, and other services, affordability, and ease of upkeep. Various categories of housing for the elderly are independent and assisted living, nursing homes and other support facilities such as adult day care, respite and senior center facilities.

Elderly persons generally need an environment that provides several areas of assistance or convenience. According to the Truckee Meadows Regional Planning Agency's MetroQuest Senior Survey Results, after affordable housing needs, next greatest need for seniors in the region was support programs and services (home care givers, healthcare and health services, social and recreation activities, internet access, delivered meals, transportation etc.) that help for seniors to age in place. First, the availability of healthcare is important, since health problems generally become more prevalent with age. Second, availability of assistance with daily activities such as shopping, cooking, and housekeeping becomes more important as people grow older. Also, the proximity of basic goods and services such as those provided by pharmacies and grocery stores grows increasingly important as a person becomes less able to drive or walk. The availability and ease of transportation are important for the same reason. Safety is a growing concern, since older Americans – especially those living alone – are particularly vulnerable to crime and financial exploitation. Lastly, weather and climate are considerations for many elderly people, since these factor into both ease of transit as well as health.

Providing secure, safe, affordable, and stable housing for the elderly population is vitally important for this population. There are many factors that contribute to a healthy environment for the elderly including, but not limited to, access to health care, shopping, and social networks. A robust public transportation network is incredibly beneficial to assisting the elderly remain active and independent. Additionally, elderly resident's homes may need modifications to assist with any disabilities that may develop as a result of aging.

Alcohol and Drug Addiction: Individuals with substance abuse problems need a strong network in order to stay healthy and sober. Their housing needs include sober living environments, support for

employment, access to health facilities, and easy access to family and friend networks. Additionally, detoxification facilities are necessary when addiction is first recognized.

Disability: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their capabilities. Individuals with disabilities usually have a fixed income and have limited housing options. The individuals who have more independent skills tend to utilize subsidized housing options. Individuals requiring more support find residences in the public welfare funded community homes either sharing settings or privately-owned personal care settings. Many individuals continue to reside with parents and families throughout adulthood. Regardless of the housing situation, a common thread is the need for continuous support services dependent of the level of capabilities.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the Nevada Department of Health and Human Services, there were 39 new HIV diagnoses in Washoe County in 2018, the most recent year that data is available. Those new diagnoses make up 7.7% of all new diagnoses in the state. There are 1,232 people living with HIV in the County for a rate of 270.2.

While most of the residents living with HIV are White, the actual rate is significantly higher for Black or African American residents. The total rate for Black residents is 1,127.2, substantially higher than for White residents (273.7). The rate of living with HIV is even higher for Black males at 1,595.5. The largest age group is the 45 to 54 years old that makes up 31.3% of people living with HIV.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Reno has identified the need for improved access to public facilities and has included a goal in the Strategic Plan:

1C Improve Access to Public Facilities

In this goal, the City will expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.

How were these needs determined?

Public facility priority needs were identified in the course of preparing this Consolidated Plan through the input of community leaders, citizen participation, and requests and ideas from a wide range of service providers and public agencies. These inputs were provided in a series of meetings and public hearings described in the public participation section of this Plan. Representatives from the participating communities discussed and ranked facility and infrastructure needs.

Describe the jurisdiction’s need for Public Improvements:

The City of Reno has identified the need for the expansion and improvements of public infrastructure and has included two goals in the Strategic Plan:

1A Expand Public Infrastructure

1B Improve Public Infrastructure Capacity

For these goals, the City will expand and improve public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects.

How were these needs determined?

Public infrastructure priority needs were identified in the course of preparing this Consolidated Plan through the input of community leaders, citizen participation, and requests and ideas from a wide range of service providers and public agencies. These inputs were provided in a series of meetings and public hearings described in the public participation section of this Plan. Representatives from the participating communities discussed and ranked facility and infrastructure needs.

Describe the jurisdiction's need for Public Services:

The City of Reno has identified the need for public services for the special needs population and has included two goals in the Strategic Plan:

3A Provide Supportive Services for Special Needs Populations

3B Provide Vital Services for Low-to-Mod Income Households

For these goals, the City will provide supportive services for low income and special needs populations. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households.

How were these needs determined?

Public service priority needs were identified through the input of community leaders, citizen participation, and the several public meetings and public hearings for the development of the City's Consolidated Plan. These inputs were described in the public participation section of this Plan.

The City of Reno was also guided by the Truckee Meadows Regional Planning Agency's MetroQuest Senior Survey Results, which informed about seniors in the Washoe County, Reno and Sparks regional area, and that after affordable housing the next greatest need was support programs and services (home care givers, healthcare and health services, access to the internet, transportation etc.) that help for seniors to age in place.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

This section looks at the housing market and supply in Reno by analyzing various housing and economic indicators. Developing a picture of the current housing stock in the community begins by looking at trends in structure, age, price, and tenure. Furthermore, the supply of homeless shelter facilities, special needs services and housing, and non-housing community development resources are considered. The analysis is supplemented by GIS maps to provide geographical visualization of the data.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

This section looks at the composition of Reno's housing stock in terms of housing type and tenure. Details are provided based on the number of units in the structure, multifamily housing distribution within the jurisdiction, unit size and tenure, as well as an analysis of owner-occupied and renter occupied housing.

All residential properties by number of units

| Property Type | Number | % |
|---------------------------------|----------------|-------------|
| 1-unit detached structure | 54,297 | 51% |
| 1-unit, attached structure | 6,025 | 6% |
| 2-4 units | 9,214 | 9% |
| 5-19 units | 18,129 | 17% |
| 20 or more units | 14,444 | 14% |
| Mobile Home, boat, RV, van, etc | 4,554 | 4% |
| Total | 106,663 | 100% |

Table 27 – Residential Properties by Unit Number

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Residential Properties by Number of Units

The table above breaks down Reno's housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are most prominent, accounting for 51% of all housing units. HUD defines a single-family property as one with four or fewer units. By that definition 66% of all units in the City are single-family. Multifamily units are less common, making only 31% of all units.

Multifamily Development Distribution

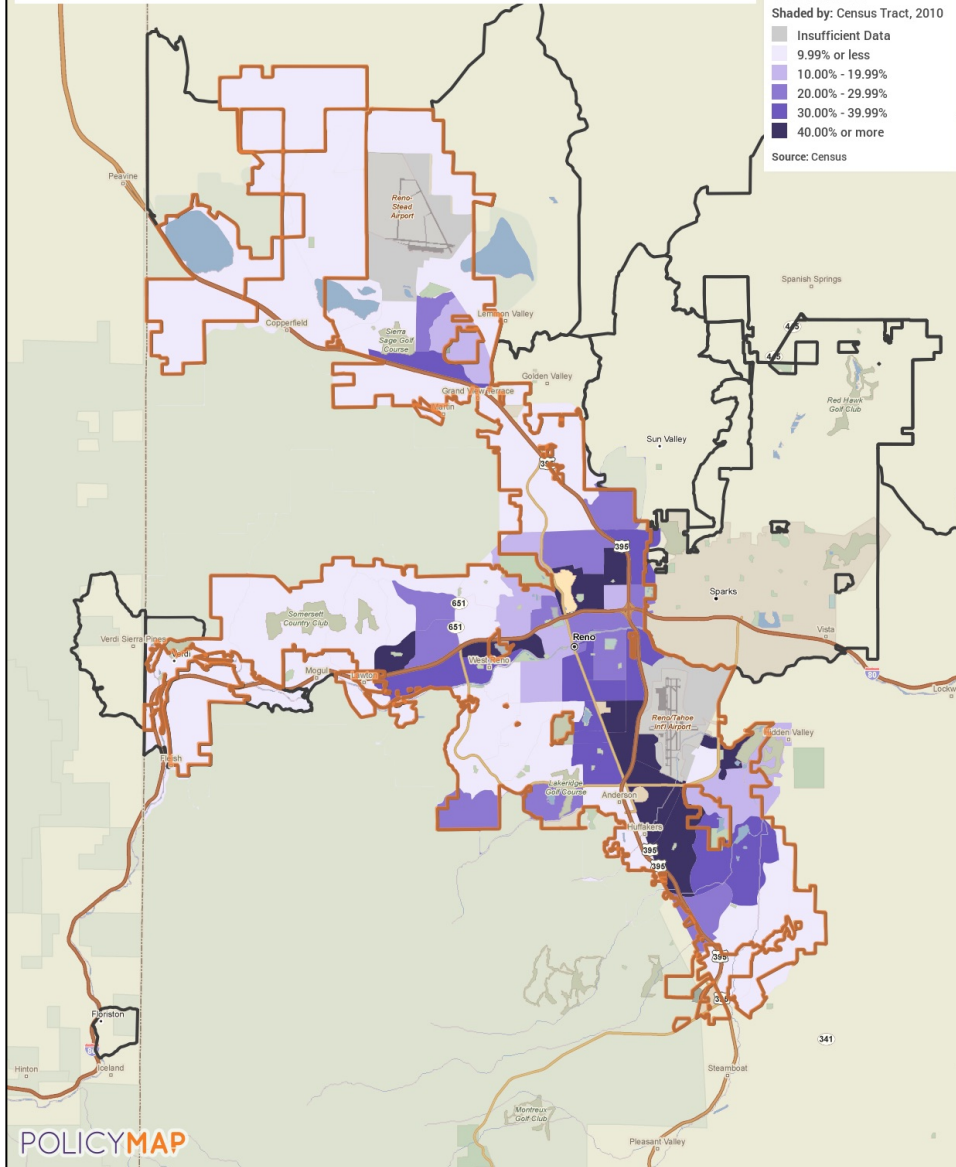
Buildings with 3-19 units are fairly common in Reno, particularly in the central and southern part of the City. In many tracts, 40% or more of the housing units are small multifamily properties. These properties are relatively rare in the north and western outskirts of the City making up less than 10%.

Estimated percent of housing units in buildings with 3-19 units, between 2014-2018.

Percent Housing Units in Buildings with 3-19 Units
 Year: 2014-2018
 Shaded by: Census Tract, 2010

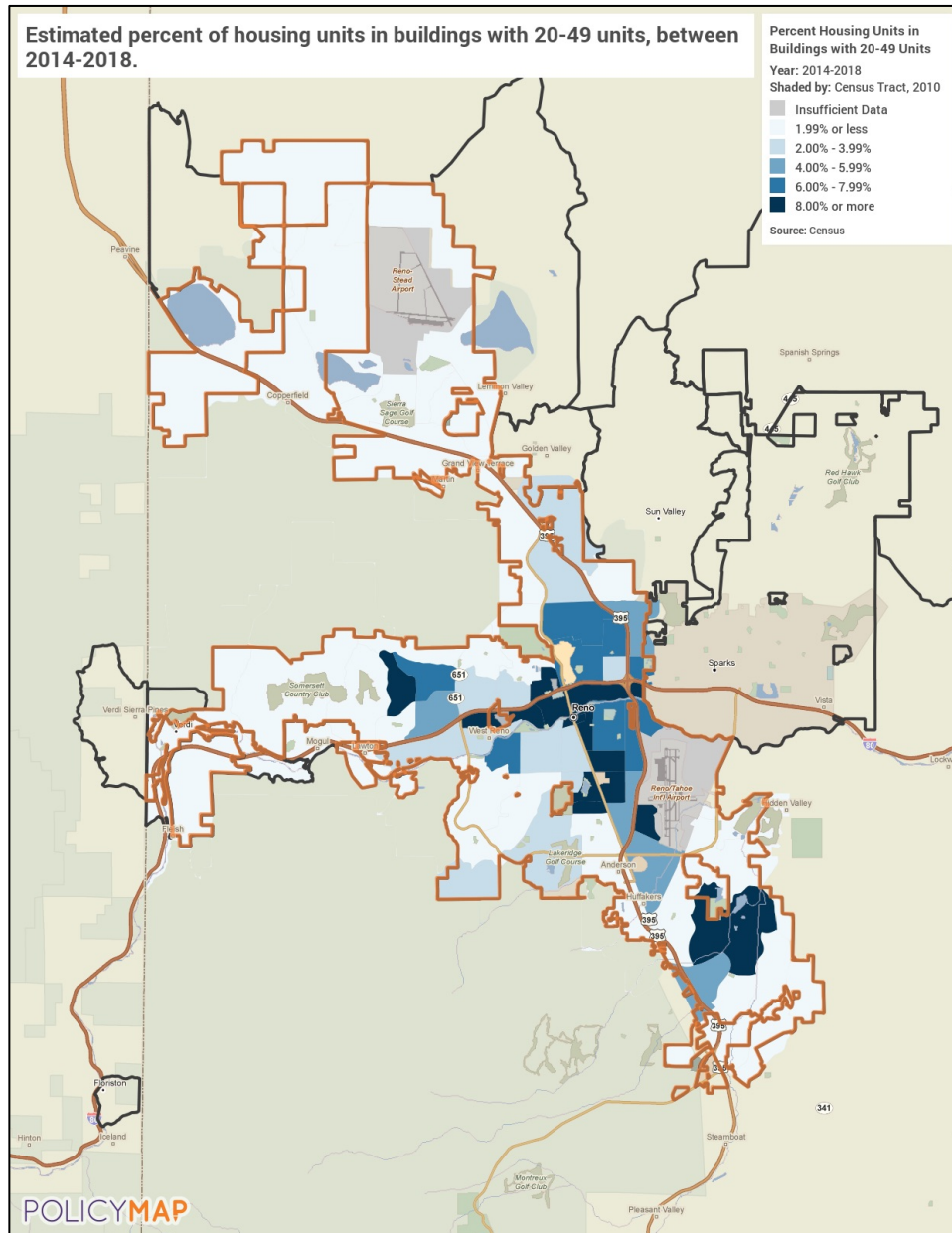
- Insufficient Data
- 9.99% or less
- 10.00% - 19.99%
- 20.00% - 29.99%
- 30.00% - 39.99%
- 40.00% or more

Source: Census



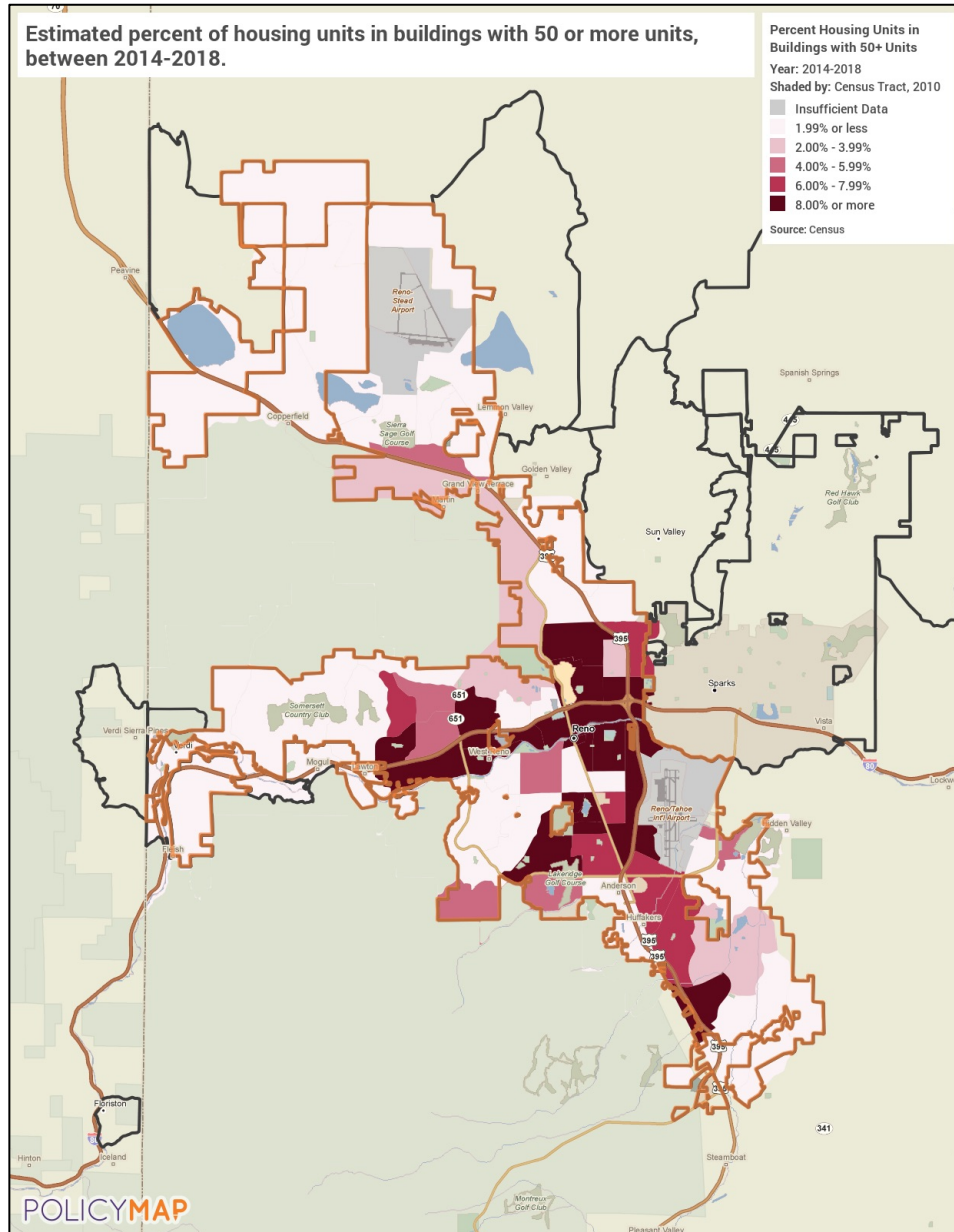
Medium Multifamily Developments

Medium multifamily buildings with 20-49 units are significantly less common than other housing types. Tracts with a relatively large number of these buildings only has approximately 8% of the units in medium buildings. These units do display the same pattern as smaller multi-family units and are found in the central and southern areas more than the north.



Large Multifamily Developments

Large multifamily buildings with 50 or more units appear to be more common than medium multifamily buildings. There are many tracts in the central part of the city where 8% or more of the housing units are these buildings.



Unit Size by Tenure

| | Owners | | Renters | |
|--------------------|---------------|-------------|---------------|-------------|
| | Number | % | Number | % |
| No bedroom | 253 | 1% | 5,147 | 10% |
| 1 bedroom | 1,508 | 3% | 13,859 | 27% |
| 2 bedrooms | 8,192 | 17% | 19,082 | 37% |
| 3 or more bedrooms | 37,180 | 79% | 13,623 | 26% |
| Total | 47,133 | 100% | 51,711 | 100% |

Table 28 – Unit Size by Tenure

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Unit Size by Tenure

In the City of Reno, the size of units varies significantly between homeowners and renters. Owner-occupied units tend to be larger than rental units. Approximately 79% of homeowner units are 3 or more bedrooms while only 26% of renter units are that size. On the other end only 4% of homeowner units are 1 bedroom or smaller, for renters that unit size makes up 37% of all units.

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In order to expand the supply of decent, safe, secure and affordable housing to very low- and low-income households. The Consortium has worked with key stakeholders in the community to establish the following goals for this 5-Yr Consolidated Plan:

HOME Investment Partnership Program (HOME):

Homeowner Housing rehabilitated: 10 Household Housing Unit

Rental units constructed: 225 Household Housing Unit

Rental units rehabilitated: 225 Household Housing Unit

Emergency Solutions Grant (ESG):

Tenant-based rental assistance / Rapid Rehousing: 1,250 Households Assisted

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

According to the HUD Section 8 and Multifamily Database, there are thirteen contracts in Reno. These contracts account for 1,166 affordable housing units, the majority of which are 1-bedroom (675 units). There are six contracts that have the potential to expire in the next five years.

- Reno Silvercrest Residence – 1-bedroom units: 56

- William J. Raggio Plaza
 - 1-bedroom units: 18
 - 2-bedroom units: 3

- John Butterworth Estates
 - 1-bedroom units: 18
 - 2-bedroom units: 6

- Sierra Manor II – 1-bedroom units: 39

- Carville Park Apartments – 1-bedroom units: 208

- Silver Terrace Apartments
 - 2-bedroom units: 59
 - 3-bedroom units: 38

Does the availability of housing units meet the needs of the population?

Unfortunately, the availability of housing units does not meet the needs of the population. There is a need for quality affordable housing units of multiple sizes in neighborhoods throughout the area.

According to the Q4 2019 Reno Multifamily Report, there is a major disparity between the growth of the number of jobs versus the number of apartment units added in the last 10 years. Data from the Bureau of Labor Statistics indicates that the Reno-Sparks MSA has grown by 59,700 jobs in that time period, while the number of apartment units added was just 3,802 (Source: Costar).

Describe the need for specific types of housing:

The City of Reno is in need of two primary housing types. Additionally, affordable units are needed in high-income and low-poverty areas to increase access to these areas for LMI households.

- Large rental units: Approximately 26% of rental units have three or more bedrooms. This limits the availability of units for large families and may lead to overcrowding and substandard living conditions.

- Small homeowner units: There are very few units in the City that appeal to homeowners that prefer small units. First time homeowners and retirees looking to downsize may prefer small units and without them they may be priced out of the market or end up cost burdened.

Discussion

According to the DCG Reno-Sparks 2019 A Year in Review Commercial Market Report, housing remains a serious concern as data provided by the University of Nevada, Center for Regional Studies indicates that the number of housing permits is not keeping up with the growth of the City of Reno & Sparks and Washoe County area. As of October 2019, the number of new housing permits was 2,000 short of the goal of 6,000 for the year (includes apartments and condos). The report concludes that the shortage of new housing continues to drive up housing prices and rent costs up, and can ultimately cause challenges like an increase in homelessness.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction:

The following section examines the cost of housing for both homeowners and renters within Reno. A review is made of current home values and rents as well as the recent changes in home values and rents. Finally, a closer look is given to the affordability of the existing housing stock for the residents of the jurisdiction.

In Reno, the median home value of owner-occupied units has increased by only 3%. Rent has grown significantly more quickly, by 13% between 2010 and 2018. As noted in the Needs Assessment, renters experience housing problems, particularly cost burden, more often than homeowners.

Cost of Housing

| | Base Year: 2010 | Most Recent Year: 2018 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value | 290,100 | 299,700 | 3% |
| Median Contract Rent | 751 | 857 | 14% |

Table 29 - Cost of Housing

Alternate Data Source Name:
2006-2010 ACS, 2014-2018 ACS

| Rent Paid | Number | % |
|-----------------|---------------|-------------|
| Less than \$500 | 3,381 | 1% |
| \$500-999 | 23,865 | 47% |
| \$1,000-1,499 | 15,595 | 31% |
| \$1,500-1,999 | 6,327 | 12% |
| \$2,000 or more | 1,631 | 3% |
| Total | 50,799 | 100% |

Table 30 - Rent Paid

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

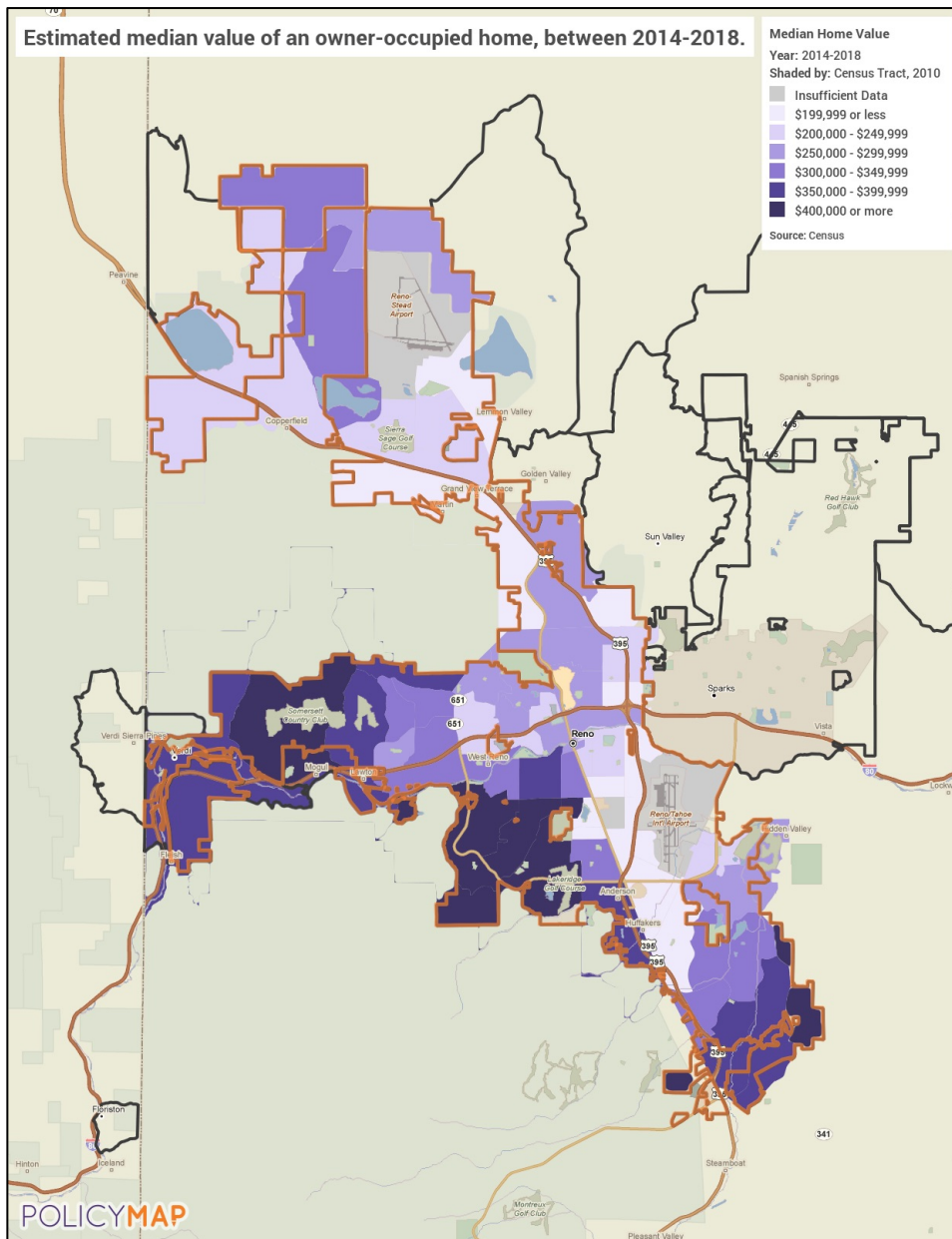
Rent Paid

The table above breaks out the rent paid in Reno by price cohorts. The most common cohort is the \$500 to \$999 group with 47% of all renters. The next largest group is the \$1,000 to \$1,499 price cohort. A more in-depth look at renter households is completed later in this document.

Home Value

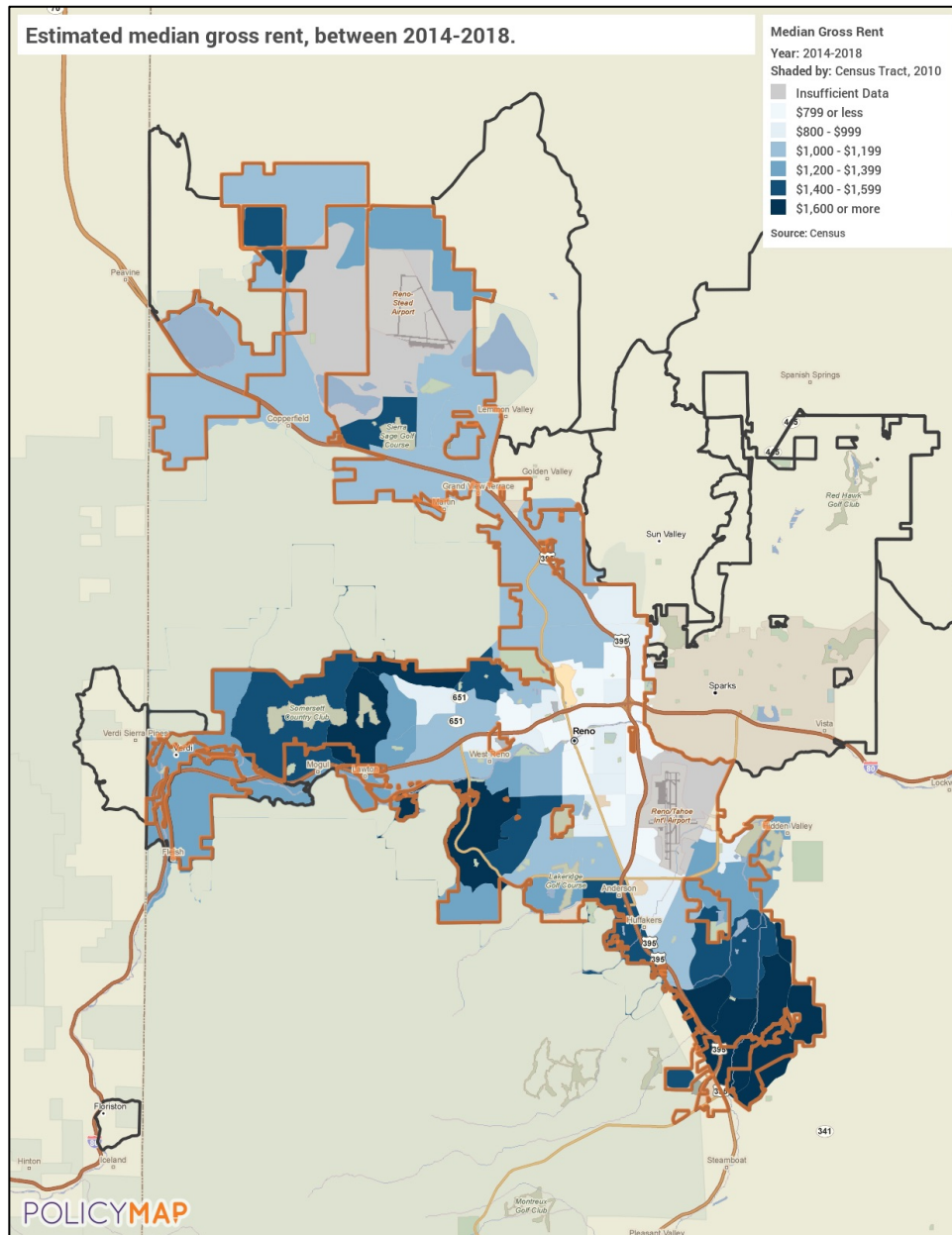
The map below shows the median home value by census tract throughout the jurisdiction. Tracts with the highest median home values are found in the western and southern exterior tracts of the City. In those

areas the median home value is \$400,000 or more. Low median home value tracts, which are often located next to high value tracts, have significantly less valued homes under \$200,000.



Median Rent

The map below displays the median rent by census tract. Similar to the median home value above, higher rents are located in exterior tracts, particularly in the south and west. In these areas the median rent is over \$1,600, twice the median gross rent in low rent tracts.



Housing Affordability

| % Units affordable to Households earning | Renter | Owner |
|---|---------------|---------------|
| 30% HAMFI | 1,760 | No Data |
| 50% HAMFI | 9,335 | 2,500 |
| 80% HAMFI | 29,300 | 7,124 |
| 100% HAMFI | No Data | 11,604 |
| Total | 40,395 | 21,228 |

Table 31 - Housing Affordability

Data Source: 2011-2015 CHAS

Housing Affordability

Throughout the City of Reno there are limited affordable housing options for low income residents, particularly when it comes to owner occupied housing. A very low-income household has approximately 2,500 affordable owner-occupied units and over 9,335 rental units available.

Monthly Rent

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|--------------------------|--------------------------------|------------------|------------------|------------------|------------------|
| Fair Market Rent | 666 | 811 | 1,037 | 1,499 | 1,821 |
| High HOME Rent | 666 | 811 | 1,037 | 1,286 | 1,415 |
| Low HOME Rent | 666 | 732 | 878 | 1,015 | 1,132 |

Table 32 – Monthly Rent

Alternate Data Source Name:
HUD 2019 FMR and HOME Rents

Fair Market Rent and High Low HOME Rent Limits

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.

Is there sufficient housing for households at all income levels?

No. There is a lack of decent affordable units across the board. From a pure quantitative standpoint there are ample units in the City to house the population. However, high home values and rents result in much of the housing stock being out of the affordable range for large portions of the population. Cost burden is a significant issue, particularly for low-income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

If current trends continue it is likely that affordability to continue to be an issue for many residents. Cost burden is still an issue but the rise in home prices appears to have stabilized. Rents are increasing more quickly than home values but are still closely in line with inflation. In order for affordability to become less of an issue in the area, properties of a variety of types and prices need to outpace population growth.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.

The median rent for all units in Reno was \$857 according to 2014-2018 ACS estimates in the above table. This falls between the Fair Market Rent, High HOME Rent and Low HOME Rent for a 1-bedroom and 2-bedroom unit. Understanding the relationship between FMR, HOME Rents, and the median rent can help guide the City in providing grant funds and other resources to the organizations and programs that will have the greatest impact.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The tables and maps below provide details on the condition of housing units throughout the city of Reno by looking at factors such as age, vacancy, and the prevalence of housing problems.

HUD describes four housing conditions as being problematic: 1) the home lacks complete or adequate kitchen facilities, 2) the home lacks complete or adequate plumbing facilities, 3) the home is overcrowded - defined as more than one person per room, 4) the household is cost burdened by paying more than 30% of their income towards housing costs.

Definitions

The city does not maintain definitions of substandard condition and substandard condition suitable for rehabilitation.

Condition of Units

| Condition of Units | Owner-Occupied | | Renter-Occupied | |
|--------------------------------|----------------|------------|-----------------|------------|
| | Number | % | Number | % |
| With one selected Condition | 11,457 | 24% | 22,885 | 44% |
| With two selected Conditions | 116 | 0% | 2,309 | 4% |
| With three selected Conditions | 8 | 0% | 198 | 0% |
| With four selected Conditions | 0 | 0% | 0 | 0% |
| No selected Conditions | 35,552 | 75% | 26,319 | 51% |
| Total | 47,133 | 99% | 51,711 | 99% |

Table 33 - Condition of Units

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Housing Conditions

The table above details the number of owner and renter households that have at least one housing condition. Renters are much more likely to experience housing problems than homeowners. Approximately 45% of all renters have at least one housing problem while only 24% of homeowners experience that. Very few households have multiple housing problems and due to the analysis conducted throughout this document it is safe to say that the housing problem faced by most is cost burden.

Year Unit Built

| Year Unit Built | Owner-Occupied | | Renter-Occupied | |
|-----------------|----------------|-------------|-----------------|-------------|
| | Number | % | Number | % |
| 2000 or later | 14,848 | 32% | 9,818 | 19% |
| 1980-1999 | 15,616 | 33% | 17,903 | 35% |
| 1950-1979 | 14,216 | 30% | 20,310 | 39% |
| Before 1950 | 2,453 | 5% | 3,680 | 7% |
| Total | 47,133 | 100% | 51,711 | 100% |

Table 34 – Year Unit Built

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Age of Housing

In Reno, there is a significant number of units built prior to 1980. Due to the use of lead-based paint prior to 1978, in this analysis any units built prior to 1980 will potentially have a lead-based paint hazard. Approximately 35% of owner-occupied units and 46% of renter-occupied units have a lead-based paint hazard. This amounts to over 40,000 households at risk of lead-based paint.

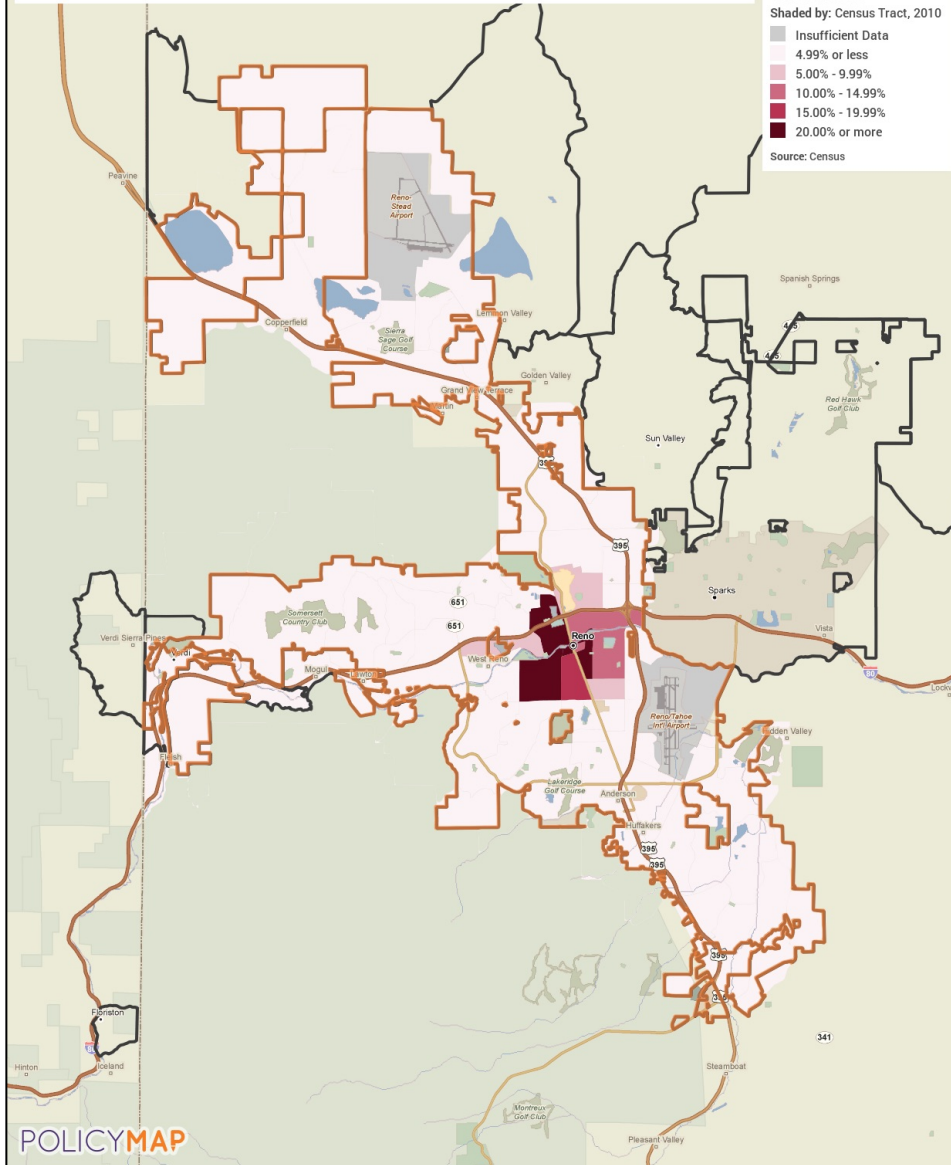
The maps below depict the prevalence of older housing units in the City. Housing units built prior to 1940 are found almost exclusively in the central downtown parts of the City. In many of these tracts over 20% of the units were built during that time. For units built prior to 1980, the concentrated areas are spread out further from the city center and are also concentrated in the north. This include tracts where 60% or more of the units are built before 1980 and have a lead-based paint hazard risk.

Estimated percent of all housing units built in 1939 or before, as of 2014-2018.

Percent Units Built in 1939 or Before
 Year: 2014-2018
 Shaded by: Census Tract, 2010

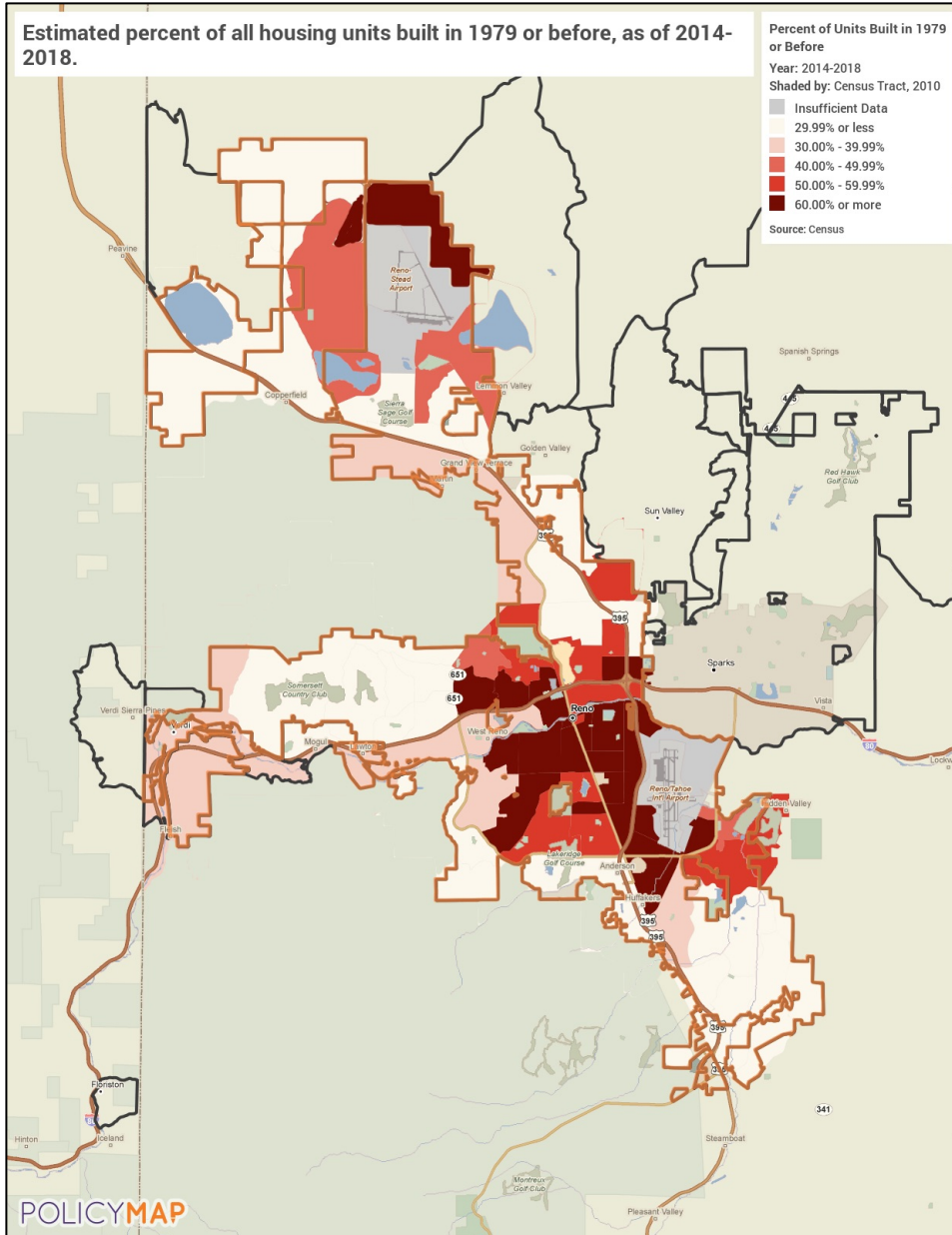
- Insufficient Data
- 4.99% or less
- 5.00% - 9.99%
- 10.00% - 14.99%
- 15.00% - 19.99%
- 20.00% or more

Source: Census



POLICYMAP

Estimated percent of all housing units built in 1979 or before, as of 2014-2018.



Risk of Lead-Based Paint Hazard

| Risk of Lead-Based Paint Hazard | Owner-Occupied | | Renter-Occupied | |
|---|----------------|-----|-----------------|-----|
| | Number | % | Number | % |
| Total Number of Units Built Before 1980 | 16,669 | 35% | 23,990 | 46% |
| Housing Units build before 1980 with children present | 8,150 | 17% | 3,600 | 7% |

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

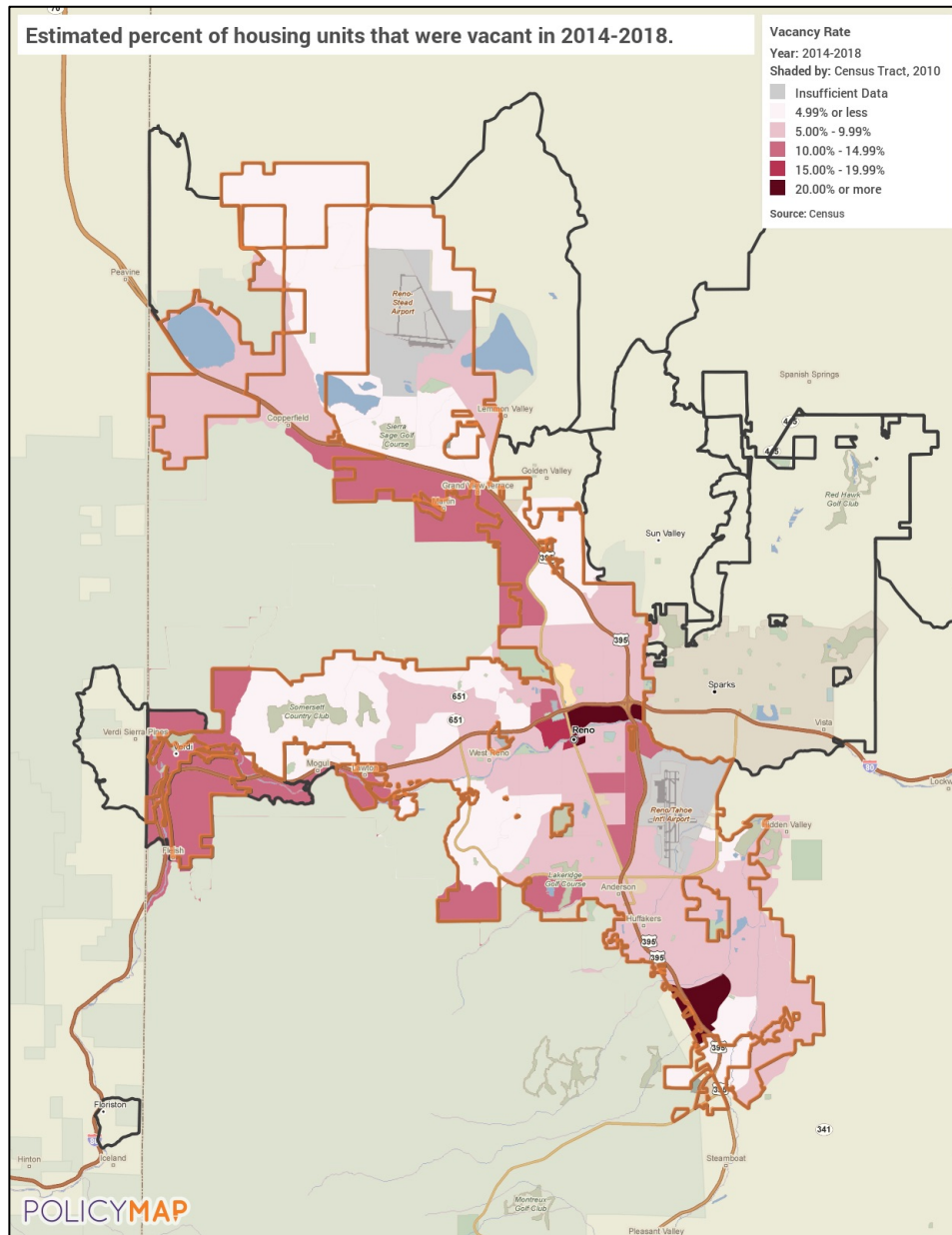
Lead-Based Paint Hazard

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the City there over 40,000 housing units built before 1980.

Data note: For housing units built before 1980 with children present, the most recent data available was 2015 CHAS data. The 2011-2015 ACS data was used for the total number of units built before 1980 to match the time period.

Vacancy Rate

The map below shows the average housing vacancy rates throughout the City. The darker shaded areas have higher vacancy rates, while the lighter shaded areas have lower vacancy rates. There are only a few tracts with a relatively high vacancy rate, over 20%.



Need for Owner and Rental Rehabilitation

The City of Reno has a great need for housing rehabilitation. Much of the housing stock in the City is relatively old and as these homes age there is an increasing need for rehabilitation to maintain safe and secure units. It is particularly important to assist low-income households that live in older homes. Due to financial restraints they may need support to prevent homes from deteriorating and falling into disrepair.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

As shown in the table above, about 8,150 owned homes and 3,600 rented housing units were built before 1980 and are occupied by families with children. Housing units built prior to 1980 may contain Lead-Based Paint in portions of the home (window and door frames, walls, ceilings, etc.) or in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of Lead-Based Paint Hazards and should be tested in accordance with HUD standards.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction:

This section describes the supply and condition of the public housing stock managed by the Reno Housing Authority. There are currently 750 public housing units and over 2,500 housing choice vouchers.

Totals Number of Units

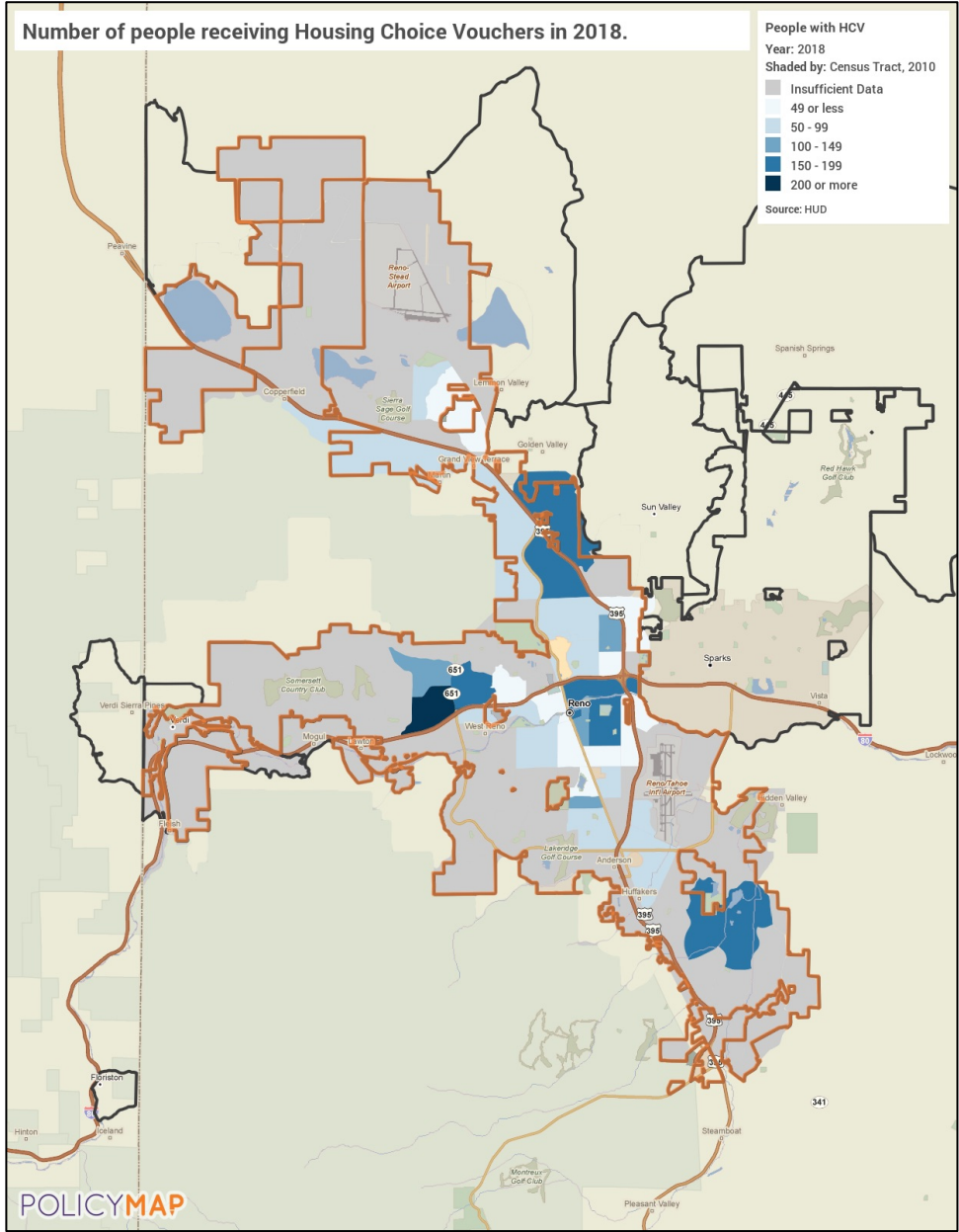
| | Program Type | | | | | | | | |
|-------------------------------|--------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|------------|
| | Certificate | Mod-Rehab | Public Housing | Vouchers | | | | | |
| | | | | Total | Project -based | Tenant -based | Special Purpose Voucher | | |
| | | | | | | | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available | 0 | 23 | 750 | 2,581 | 6 | 2,575 | 560 | 0 | 662 |
| # of accessible units | | | | | | | | | |

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Number of people receiving Housing Choice Vouchers in 2018.



Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

The following developments and scores are provided by HUD through the Physical Inspection scores. Any property with an inspection score that is 90 or higher is considered in excellent question, a score between 56 and 89 is in acceptable condition, and a score of 55 or lower is in poor condition. The intent of providing these details is to allow interested parties to:

- 1) Better understand the condition of the HUD-assisted housing stock
- 2) Hold providers accountable
- 3) Plan for future affordable housing

Public Housing Condition

| Public Housing Development | Average Inspection Score |
|-----------------------------------|---------------------------------|
| SIERRA MANOR II | 99 |
| METROPOLITAN GARDENS APARTMENTS | 99 |
| TOM SAWYER VILLAGE | 99 |
| MYRA BIRCH MANOR | 99 |
| HAWK VIEW APARTMENTS | 99 |
| MINERAL MANOR | 99 |
| SILVERADA MANOR | 98 |
| CARVILLE PARK APARTMENTS | 94 |
| GOLDEN I APARTMENTS | 93 |
| ESSEX MANOR | 93 |
| RENO SILVERCREST RESIDENCE | 92 |
| JOHN BUTTERWORTH ESTATES | 92 |
| COMMUNITY GARDENS | 91 |
| SUNSET RIDGE APARTMENTS | 90 |
| SIERRA MANOR | 89 |
| MONTEBELLO AT SUMMIT RIDGE | 87 |
| WILLIAM J RAGGIO PLAZA | 86 |
| STEAD MANOR | 85 |
| PINEWOOD TERRACE APTS | 83 |
| SILVER RIDGE APARTMENTS | 80 |
| CENTENNIAL PARK ANNEX | 80 |
| SILVER TERRACE APARTMENTS | 65 |
| WASHOE MILL APARTMENTS | 62 |

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

In Reno, there are no public housing or multi-family units with a poor inspection score. The units in greatest need are the Silver Terrace Apartments and the Washoe Mill Apartments, both of which have an inspection score in the 60s. Additional support towards revitalization to these projects could significantly improve the quality of life of the tenants.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority of Reno currently manages 764 units of public housing at eight different locations. These units use the Neighborhood Stabilization Programs, as well as other funding sources. Additionally, there are over 100 rental properties that are targeted for low-income households. The housing authority also helps subsidize more than 2,500 low-income households in the area. Through these programs the housing authority is working to provide stable, secure, and sanitary housing to LMI families.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

This section provides an overview of the facilities and services available to assist persons who are experiencing homelessness or are at risk of homelessness in the area. Data was provided by the regional 2019 Housing Inventory Count (HIC) Report.

Facilities and Housing Targeted to Homeless Households

| | Emergency Shelter Beds | | Transitional Housing Beds | Permanent Supportive Housing Beds | |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
| | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New | Current & New | Under Development |
| Households with Adult(s) and Child(ren) | 130 | 0 | 85 | 89 | 0 |
| Households with Only Adults | 330 | 277 | 426 | 469 | 0 |
| Chronically Homeless Households | 0 | 0 | 0 | 403 | 0 |
| Veterans | 20 | 0 | 84 | 323 | 0 |
| Unaccompanied Youth | 24 | 0 | 17 | 0 | 0 |

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments: HUD 2019 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report (HIC). NV-501 Reno, Sparks/Washoe County CoC.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The United Way of Northern Nevada and the Sierra provides mainstream services that can be accessed by persons experiencing homelessness. The organization provides a range of mental health services, including psychiatric crisis services, residential support, outpatient counseling, assertive community treatment and mental health court that may be useful for persons experiencing homelessness. They also provide emergency food and shelter services for people experiencing economic crises. Nevada Job Connect is a statewide network that connects people with jobs and education and job training programs. Job Connect has career centers in Reno and Sparks.

Nevada 211 provides callers with guidance accessing basic human needs resources, physical and mental health services, financial stability assistance and support for seniors, persons with disabilities and families in Washoe County.

The Community Assistance Center (CAC) is made up of three shelters operated by Volunteers of American Greater Sacramento and Northern Nevada. The CAC provides other services for persons or families experiencing or at risk of homelessness, including health, drug rehabilitation, mental health case management, meals, referrals and technical services and youth programs.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The facilities are listed by HUD in the 2019 Housing Inventory Count for NV-501: Reno, Sparks/Washoe County CoC

Emergency Shelters (ES)

Domestic Violence Resource Center ES – 25 Family Beds

Reno Sparks Gospel Mission ES – 18 Adult-Only Beds

Safe Embrace ES – 9 Family Beds

The Children’s Cabinet Runaway Homeless Youth – 24 Child-Only Beds

Volunteers of America

- Men’s ES – 20 Adult-Only Veteran Beds
- Cold Weather Shelter – 150 Overflow/Voucher Beds
- Family Shelter – 96 Family Beds, 12 Adult-Only Beds
- Men’s Drop-In Shelter – 140 Adult-Only Beds
- Tent Program – 60 Seasonal Beds
- Warming Room Men’s Shelter – 67 Overflow/Voucher Beds
- Women’s Shelter – 50 Adult-Only Beds

- Day Room Guest Shelter – 90 Adult-Only Beds

Transitional Housing (TH)

Britlecone Family Resources GPD – 19 Adult-Only Veteran Beds

Casa de Vida

- House of Life – 8 Adult-Only Beds
- House of Hope – 2 Family Beds, 2 Youth Beds

Domestic Violence Resource Center TH – 48 Family Beds

Empowerment Center TH – 36 Adult-Only Beds

Hosanna Home TH – 7 Adult-Only Beds

NV Youth Empowerment Project Community Living – 15 Adult-Only Beds

Northern NV HOPES HOPWA TBRA – 19 Family Beds

Northern NV Veterans Resource Center Behavioral Health Clinic – 20 Adult-Only Beds

Reno Sparks Gospel Mission

- Victory Center Program – 38 Adult-Only Beds
- The Prayer House – 18 Adult-Only Beds

Safe Embrace TH – 15 Family Beds, 5 Adult-Only Beds

Step 1 TH – 20 Adult-Only Beds

Steps to New Freedom – 17 Adult-Only Beds

Ridge House TH – 9 Adult-Only Beds

Vitality Unlimited NN GPD TH – 30 Adult-Only Beds

Washoe County Social Services Crossroads – 158 Adult-Only Beds

Westcare

- GPD TH – 15 Adult-Only Beds
- TH – 11 Adult-Only Beds

Permanent Supportive Housing

City of Reno Housing Authority

- VASH Voucher Program – 273 Adult-Only Chronic Veteran Beds
- Project Based Voucher Program – 50 Adult-Only Beds

Northern NV Adult Mental Health Shelter – 59 Adult-Only Beds, 15 Chronic Beds

ReStart

- CABHI – 30 Adult-Only Beds
- Anchor and Anchor Expansion – 64 Family Beds, 37 Adult-Only Beds, 84 Chronic Beds

The City of Reno RRH – 5 Family Beds, 4 Adult-Only Beds

Washoe County

- Shelter Plus Care 1 – 16 Adult-Only Chronic Beds
- PSH Bonus – 20 Family Beds, 15 Chronic Beds

Rapid Re-Housing

Northern NV Veterans Resource Center RRH Program – 6 Family Beds, 21 Adult-Only Beds

ReStart RRH for Families – 13 Family Beds

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and the mentally or physically disabled. This section will explain who they are, what their needs are, and how the jurisdiction is accommodating (or should accommodate) those needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly: The supportive housing needs for this population can vary widely depending on the health and fitness of the individuals. In general, with aging disabilities and other health issues become more common. Because of this, supportive housing must include access to health professionals and housing modifications to assist the resident. It is important to help residents stay independent and in their own homes for as long as possible if they prefer that.

HIV/AIDS: Medical and social support is important for residents living with HIV/AIDS. While there have been great advances in the medical treatment of HIV/AIDS, it is still important to provide specialized support. Family and friends must be accessible and medical facilities should be nearby.

Alcohol and/or Drug Addiction: Individuals dealing with addiction often require housing options that will provide a safe, sober place for recovery. A strong network is necessary to maximize the chance they will stay healthy and sober. It is important that these persons have access to health services, support groups, employment assistance, and access to family and friends. Additionally, detoxification facilities are necessary when addiction is first recognized.

Mental and Physical Disabilities: Individuals with disabilities encompass a wide range of skill levels and abilities. Therefore, they have many of the same issues as the general population with the added needs that are unique to their situation. Often times, individuals with disabilities have a fixed income and limited housing options. Individuals with more independent skills can utilize subsidized housing but individuals that need more support or specialized housing have fewer options. Many individuals continue to reside with parents and families throughout adulthood, which can put additional financial burden on the family. Regardless of the housing situation, a common thread is the need to continuous support services dependent on the level of capabilities.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The city's rapid re-housing (RRH) program, created in 2012, coordinates with the Continuum of Care (CofC) to find housing for residents who are at-risk of homelessness, including those returning to Reno from institutions and youth aging out of foster care. The CAC also offers programs for residents leaving institutions and who do not have permanent housing. The Re-engagement Center at the CAC works with the Washoe County School District and offers comprehensive services to youth living in the CAC, as well as to youth in the surrounding area. The Center works to return students to school and improve attendance of poor achieving students.

The Low-Income Housing Trust Fund (LIHTF) financially supports low-income activities and serves as a match credit for required federally funded programs throughout the state, including Washoe County. Funds from the LIHTF can be used to develop and support affordable housing through the acquisition of vacant land for new construction or the reconstruction or rehabilitation of existing units. Funds can be used to upgrade units with appropriate supportive equipment for persons with a physical or mental disability, or for the conversion of an existing structure to affordable housing. Finally, LIHTF can be used to provide rental assistance for loans or grants to very low- and low-income families for security deposits.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City has a goal to help support people who are not homeless, however are in need of supportive services and have special needs. This goal is outlined in the SP and AP sections of this Consolidated Plan and is listed as:

3A Provide Supportive Services for Special Needs Populations

These public services will target LMI Special Needs citizens and may include services to address preventing homelessness, helping persons with physical and mental health disabilities, the elderly, and the youth. Services may also include specific recreational programs for special needs populations, and education and health programs for special needs households.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See above

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

Describe any negative effects of public policies on affordable housing and residential investment.

The following impediments were found in the research and community participation conducted for the 2015 Washoe County AI.

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.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

This section provides insight into the economic development landscape of Reno. The table below details the extent of business sector employment throughout the City. Unemployment, commuting times, and education are also analyzed in this section.

Economic Development Market Analysis

Business Activity

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction | 658 | 219 | 0 | 0 | 0 |
| Arts, Entertainment, Accommodations | 23,905 | 29,161 | 18 | 18 | 0 |
| Construction | 8,575 | 7,019 | 6 | 4 | -2 |
| Education and Health Care Services | 27,422 | 36,642 | 20 | 23 | 3 |
| Finance, Insurance, and Real Estate | 7,207 | 8,332 | 5 | 5 | 0 |
| Information | 2,815 | 2,142 | 2 | 1 | -1 |
| Manufacturing | 10,893 | 8,517 | 8 | 5 | -3 |
| Other Services | 5,756 | 3,935 | 4 | 2 | -2 |
| Professional, Scientific, Management Services | 14,930 | 24,811 | 11 | 16 | 5 |
| Public Administration | 7,350 | 5,860 | 5 | 4 | -1 |
| Retail Trade | 14,410 | 17,162 | 11 | 11 | 0 |
| Transportation and Warehousing | 7,410 | 8,959 | 6 | 6 | 0 |
| Wholesale Trade | 2,843 | 5,133 | 2 | 3 | 1 |
| Total | 134,174 | 157,892 | -- | -- | -- |

Table 39 - Business Activity

Alternate Data Source Name:

2013-2017 ACS (Workers), 2017 LEHD (Jobs)

Data Source

The most recent LEHD data for job was 2017. To maintain time period consistency, the 2013-2017 ACS was used

Comments:

for comparison.

In Reno, there are over 23,000 more jobs than workers. The sector with the largest disconnect between workers and jobs is the Professional, Scientific, Management Services sector. This sector makes up 11% of the workers but 16% of the jobs. There are nearly 10,000 fewer workers than jobs.

Labor Force

| | |
|--|---------|
| Total Population in the Civilian Labor Force | 132,217 |
| Civilian Employed Population 16 years and over | 124,471 |
| Unemployment Rate | 2.70 |
| Unemployment Rate for Ages 16-24 | 11.80 |
| Unemployment Rate for Ages 25-65 | 5.00 |

Table 40 - Labor Force

Alternate Data Source Name:

2014-2018 ACS 5-Yr Estimates

Data Source Comments:

The unemployment rate was from the Nov 2019 BLS. All other data was from the 2014-2018 ACS including unemployment by age.

Unemployment

There are multiple methods of measuring unemployment, each with their own pros and cons. The US Census collects annual unemployment data by census tract, which allows for a geographic comparison of the unemployment rate. However, the data is generally two or more years old. The unemployment data gathered by the Bureau of Labor Statistics is produced monthly but cannot be compared by census tract, only by City.

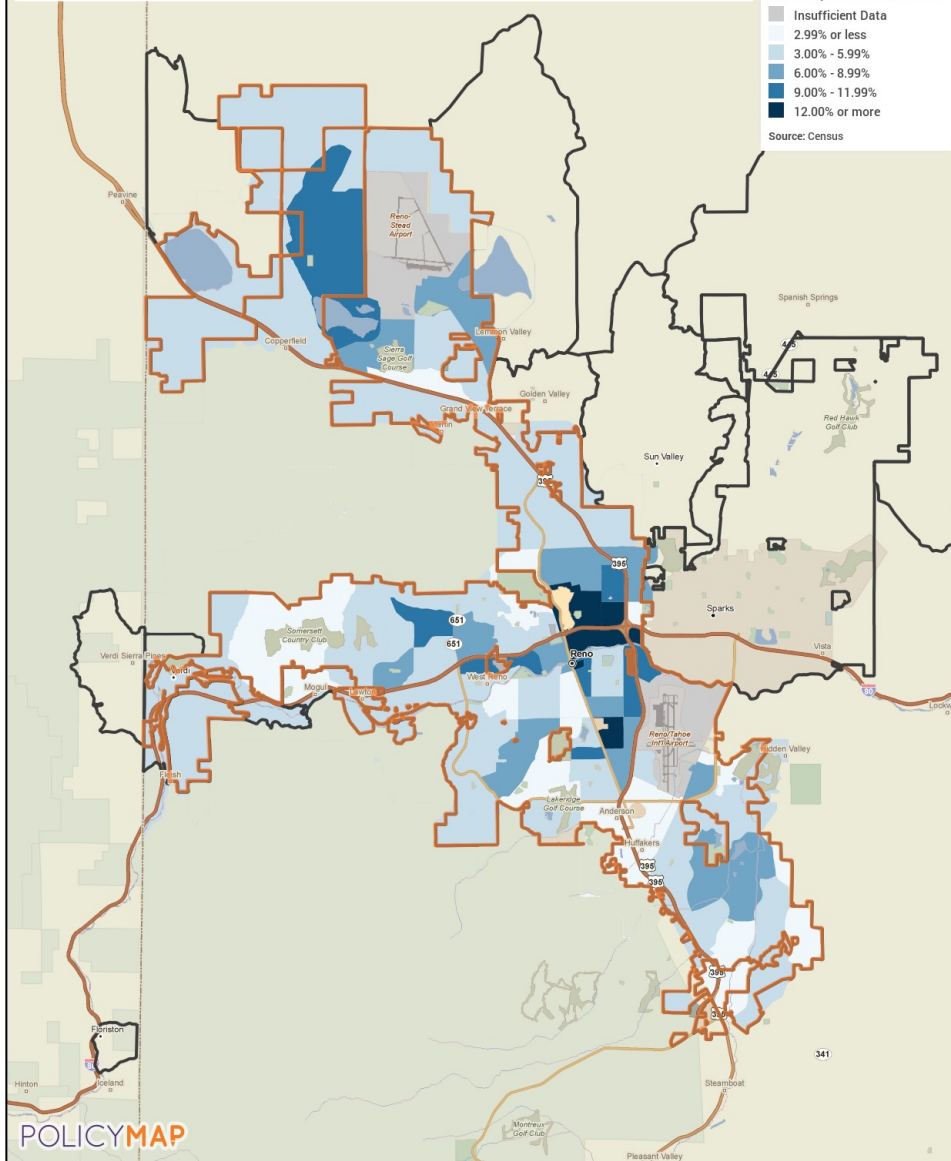
In the map below ACS data is used to estimate the unemployment rate by census tract. Two areas in the central part of the City have a noticeably large unemployment rate, over 12%. The unemployment rate is relatively low throughout the City, generally less than 6%.

Estimated percent of people age 16 years or older who were unemployed, between 2014-2018.

Percent People Unemployed
 Year: 2014-2018
 Shaded by: Census Tract, 2010

- Insufficient Data
- 2.99% or less
- 3.00% - 5.99%
- 6.00% - 8.99%
- 9.00% - 11.99%
- 12.00% or more

Source: Census



| Occupations by Sector | Number of People |
|--|-------------------------|
| Management, business and financial | 43,443 |
| Farming, fisheries and forestry occupations | 260 |
| Service | 27,478 |
| Sales and office | 28,494 |
| Construction, extraction, maintenance and repair | 8,696 |
| Production, transportation and material moving | 16,100 |

Table 41 - Occupations by Sector

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Occupations by Sector

The Occupations by Sector table above identifies how prevalent certain jobs are across industries. This differs from the table found earlier in this section that showed how common all jobs were in certain sectors. For example, the managers of both a fast food restaurant and a construction company would both fall under “Management, Business, and Financial” in the above table but would be in different categories in the first table.

In Reno, the largest occupation sector is the Management, Business, and Financial sector. Over 43,000 jobs in the City fall in this group. The next two largest groups are Service and Sales, with 27,478 and 28,494 jobs, respectively.

Travel Time

| Travel Time | Number | Percentage |
|--------------------|----------------|-------------------|
| < 30 Minutes | 95,432 | 81% |
| 30-59 Minutes | 17,138 | 15% |
| 60 or More Minutes | 4,813 | 4% |
| Total | 117,383 | 100% |

Table 42 - Travel Time

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Commute Travel Time

Approximately 81% of all persons commuting to work have a commute of less than 30 minutes each way. Very few people commute more than 60 minutes to and from work each day, only 4%. Higher average commute times are much more likely in the northern and central tracts than anywhere else in the City.

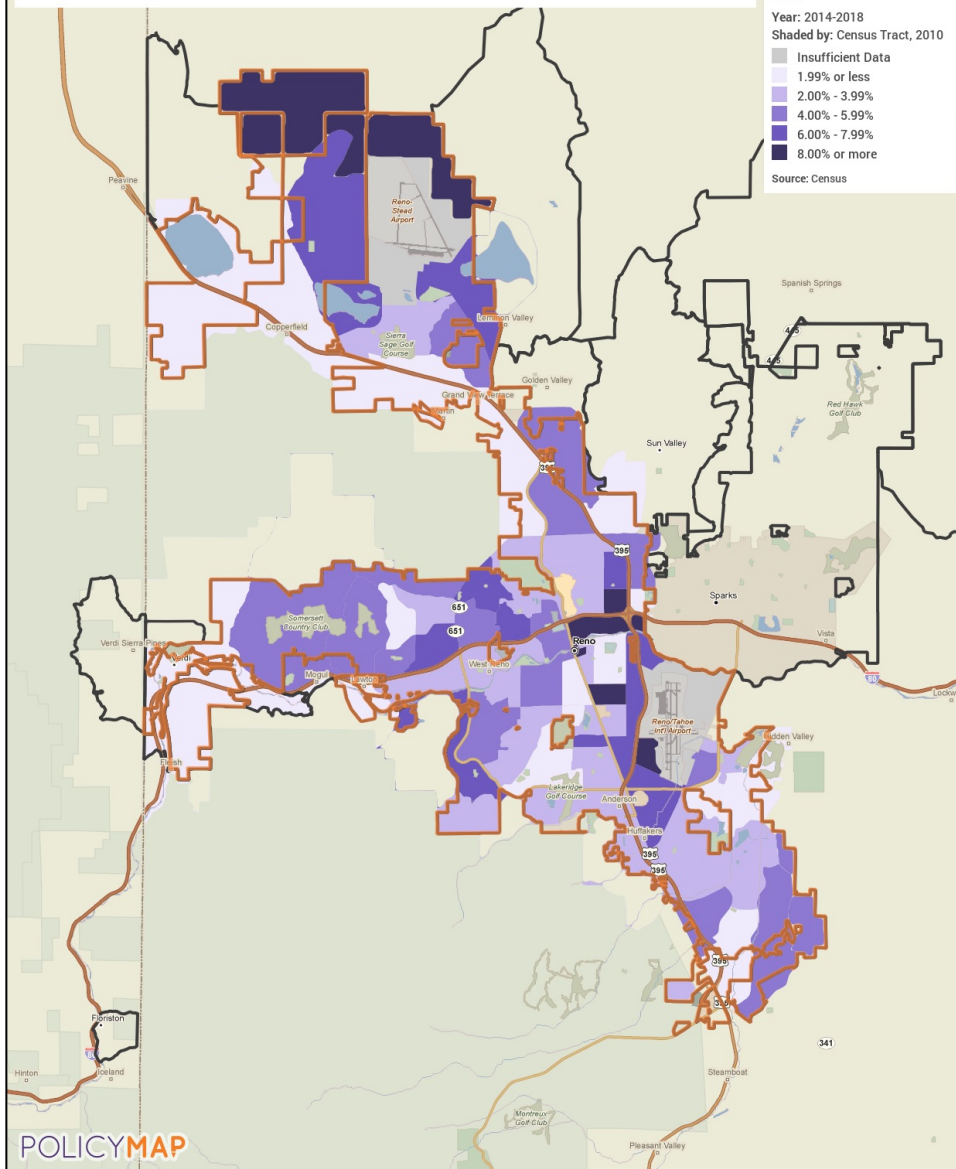
Estimated percent of workers with a work commute of more than an hour in 2014-2018.

Percent Workers with Commute of More than 1 Hour

Year: 2014-2018
Shaded by: Census Tract, 2010

- Insufficient Data
- 1.99% or less
- 2.00% - 3.99%
- 4.00% - 5.99%
- 6.00% - 7.99%
- 8.00% or more

Source: Census



Education:

Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment | In Labor Force | | Not in Labor Force |
|---|-------------------|------------|--------------------|
| | Civilian Employed | Unemployed | |
| Less than high school graduate | 11,479 | 1,135 | 4,112 |
| High school graduate (includes equivalency) | 21,089 | 2,006 | 6,872 |
| Some college or Associate's degree | 31,121 | 2,028 | 8,566 |
| Bachelor's degree or higher | 35,637 | 1,429 | 5,043 |

Table 43 - Educational Attainment by Employment Status

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Educational Attainment by Age

| | Age | | | | |
|---|-----------|-----------|-----------|-----------|---------|
| | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade | 411 | 1,251 | 1,953 | 3,447 | 1,545 |
| 9th to 12th grade, no diploma | 2,630 | 3,697 | 2,302 | 3,796 | 1,908 |
| High school graduate, GED, or alternative | 6,682 | 8,779 | 6,877 | 13,839 | 7,351 |
| Some college, no degree | 12,454 | 9,751 | 6,579 | 15,202 | 9,204 |
| Associate's degree | 1,055 | 3,282 | 2,058 | 4,512 | 2,965 |
| Bachelor's degree | 2,438 | 9,950 | 5,641 | 11,029 | 6,685 |
| Graduate or professional degree | 140 | 3,742 | 4,732 | 6,931 | 5,343 |

Table 44 - Educational Attainment by Age

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate | 24,233 |
| High school graduate (includes equivalency) | 30,227 |
| Some college or Associate's degree | 33,255 |
| Bachelor's degree | 47,258 |
| Graduate or professional degree | 62,955 |

Table 45 – Median Earnings in the Past 12 Months

Alternate Data Source Name:
2014-2018 ACS 5-Yr Estimates

Median Earnings by Educational Attainment

In general, the median earnings of individuals in the City are closely tied to educational attainment. Median earnings increase as individuals attain higher education. A person with a Bachelor's degree can expect to earn nearly twice that of a person without a high school degree. A person with a graduate or professional degree can expect to earn nearly twice what somebody with only some college or an Associate's degree.

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sector in the area is the Education and Health Care Services. Approximately 23% of jobs and 20% of workers are in this sector. The second largest sector is the Arts, Entertainment, and Accommodations sector with 18% of both the jobs and workers. Lastly, the third most common sector is the Professional, Scientific, Management Services with 16% of the jobs and 11% of workers.

Describe the workforce and infrastructure needs of the business community:

In the 2019 CEDS Report, "Infrastructure Improvement" and "Workforce Development" were identified as areas to improve in the region.

Infrastructure Goal: Continue making improvements and investments in infrastructure, transportation, water, wastewater systems and broadband to make the region more business-ready and to attract, retain, and expand business so as to enhance the region's reputation as a location for logistical efficiency and as an effective transportation hub.

Workforce Development Goal: Increase knowledge and understanding of existing worker skills, knowledge and experience, and present and future business workforce needs across the WNDD region. Develop a workforce that is well educated and with the appropriate skills to meet the demands of businesses today and in the future, per the sectors identified as important to the region.

In the City of Reno Downtown Market Assessment released in December 2016, one of the key economic findings was that in the downtown area, demand for retail is strong. This is helping to drive growth in other key industry areas such as food and beverage establishments. Vacancy rates within the area have decreased from 11.6% to 6% since 2012 and there continues to be new retail establishments attracted to the area. According to the most recent Reno/Sparks Retail Q4 Report, retail vacancy rates remained steady around 6% and ended the year in Q4 at 6.1%.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

There are a number of projects that are expected to impact job and business growth opportunities between 2020 and 2025.

- Reno-Stead Airport Utility Network Upgrades
- Reno-Stead Airport Drainage Improvements
- Reno-Stead Airport Industrial Park
- Reno Gateway Business Park
- Stead Sewer Treatment Plant Expansion
- Truckee Meadows Water Reclamation Facility Expansion
- North Valley Street Grid Extensions and Improvements
- Swan Lake/North Valleys Effluent and Stormwater Mitigation Projects
- Fiber-Optic Network Improvements and Expansions
- West 4th Street BRT and Streetscape Infrastructure
- Downtown Streetscape and Special Event Infrastructure
- Native American Heritage Cultural Center and Generator Space
- Downtown Workforce Housing Incentive Program
- University of Nevada Reno Downtown Expansion

These projects took the current infrastructure and economic environment into consideration during the planning process and works closely with the CEDS goals.

The workforce continues to grow in the overall Consortium region, and is forecasted to continue growing. According to the Northern Nevada Economic Planning Indicators Committee 2019 “EPIC” report update, in the 5-year period from 2019 to 2023 employment is forecasted to increase from 311,722 to 338,686 in Washoe County – an increase of almost 27,000 workers (8.6%).

Not only is the workforce growing in the region, it is also diversifying. According to the 4Q Reno/Sparks Economic Overview, regional private investments are diversifying the industries in the area including healthcare and technology. One example is the Tesla Gigafactory 1, the world’s highest volume battery plant. New Deantronics is also opening a medical device research and development campus in the Reno/Sparks area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As noted above, there are currently over 20,000 more jobs in Reno than there are workers. There are seven sectors that show a need for a larger workforce. The available jobs include sectors that need a workforce with a diverse education, however it trends towards a more educated workforce.

- Arts, Entertainment, Accommodations – 5,256 workers needed
- Education and Health Care Services – 9,220 workers needed

- Finance, Insurance, and Real Estate – 1,125 workers needed
- Professional, Scientific, Management Services – 9,881 workers needed
- Retail Trade – 2,752 workers needed
- Transportation and Warehousing – 1,549 workers needed
- Wholesale Trade – 2,290 workers needed

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Economic Development Authority of Western Nevada (EDAWN) is a public/private partnership with a goal to expand business and employment opportunities in Northern Nevada.

EDAWN has several workforce training programs:

- Customized training through Truckee Meadows Community College. The college offers a range of classes, including both Spanish and English; workplace safety; business and technical writing; and workplace communication and cultural competencies;
- Internships through area universities and community colleges;
- Train Employees Now (TEN). This state program offers short-term, skills-based training programs to the employees of new and growing businesses who offer jobs with livable wages; and
- Right Skills Now. This federal program trains employees for careers in manufacturing.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

As noted above, the City of Reno is working on a number of projects that can be coordinated with the Consolidated Plan. This includes improvements to the infrastructure, a workforce housing incentive program, and downtown expansion.

City of Reno Downtown Action Plan

In April 2017, the City of Reno identified several priorities for downtown improvements to guide the City for the five to seven-year City investment cycle. This plan, called the Downtown Action Plan (DAP), will be used to advance community goals for the downtown area of the City. The DAP is organized in three key areas with three major initiatives as listed below:

Economy: Initiatives to help attract new investment, build housing and create jobs in Downtown.

1. Housing for Everyone: Create a wide continuum of housing choice in Downtown through the development of new housing and rehabilitation of existing properties.
2. Jobs and Innovation: Diversify Downtown's employment base, create economic connections with the University of Reno and position downtown as a center for entrepreneurship and innovation.
3. Improve Blighted & Underutilized Properties: Blighted and underutilized properties offer an opportunity to upgrade affordable, distinctive, and in some cases historic buildings into more productive uses, including housing and mixed-use.

Environment: Physical improvements to make downtown better connected and accessible for all modes of travel.

4. Connections and Key Streets: Enhance public safety by creating inviting streets for all forms of transportation paying particular attention to connections between UNR, Downtown Reno, and the Truckee River.
5. Truckee River: Conserve and protect the Truckee River, one of Reno's best natural resources. Improve existing bicycle and pedestrian access and provide additional access.
6. Public Spaces: Enhance existing public spaces within Downtown that provide a destination for people using Downtown. Improve the quality of the public realm through context-sensitive design, targeted investment, and regular maintenance.

Experience: Improvements to make Downtown more welcoming, safe and active.

7. Safe and Clean: Improve both the perception and reality of safety and cleanliness in Downtown, creating an environment that is welcoming, inclusive and builds market confidence for attracting new investment.
8. Arts, Culture and Tourism: Strengthen Downtown's role as the region's center for culture and arts by enhancing and promoting arts, culture, heritage, history and preservation.
9. Parking and Transportation: Improve the Downtown parking and mobility experience for visitors, employees and residents by employing practices that make parking easier and hassle free, and maximize mobility choices throughout Downtown.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

HUD identifies four specific data points that constitute "housing problems": cost burden, overcrowding, lack of complete plumbing facilities and lack of complete kitchen facilities. In Reno housing problems are fairly rare, except for being cost burdened. According to the 2014-2018 ACS 5-Year Estimates, the citywide rate of each is:

- Cost Burden: 36.1%
- Overcrowding: 5.1%
- Lack of Complete Plumbing Facilities: 0.4%
- Lack of Complete Kitchen Facilities: 1.4%

In order for an area to be concentrated it must include two or more housing problems that are substantially higher than the Citywide average. For this analysis, HUD's definition of "disproportionate" will be used to identify areas substantially higher: 10 percentage points higher than the jurisdiction as a whole. In Reno that translates to cost burden greater than 46.1%, overcrowding greater than 15.1%, lack of plumbing facilities greater than 10.4%, and lack of kitchen facilities greater than 11.4%.

In the City there is only one tract where multiple housing problems are concentrated. In Census Tract 1.02 the cost burden rate is 56.4% and 14.9% of households lack kitchen facilities. This tract is located in downtown Reno south of I-80 and east of Virginia Street.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For the purposes of this analysis a "racial or ethnic concentration" will be any census tract where a racial or ethnic minority group makes up 10 percent or more of the population than the city as a whole. According to the 2013-2017 American Community Survey 5-Year estimates the racial and ethnic breakdown of Reno's population is:

- White: 76.4%
- Black or African American: 2.7%
- American Indian and Alaska Native: 1.1%
- Asian: 6.5%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.8%
- Other Race, non-Hispanic: 7.7%
- Two or More Races, non-Hispanic: 4.8%
- Hispanic or Latino: 24.7%

There is one tract with a disproportionately large American Indian or Alaskan Native population. Tract 21.07, located northwest of the Reno/Tahoe Airport with 23.1%.

Within Reno the primary racial or ethnic concentration tracts have a disproportionately large Hispanic population. A map is included below showing these areas.

See map below Concentration of Hispanic Population

A “low-income concentration” is any census tract where the median household income for the tract is 80% or less than the median household income for the City of Reno. According to the 2013-2017 American Community Survey 5-Year Estimates, the Median Household Income in Reno is \$54,916. A tract is considered to have a low-income concentration if the MHI is \$43,933 or less. As the map below shows, the downtown area is an area of low-income concentration.

See map below Low-Income Concentration

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

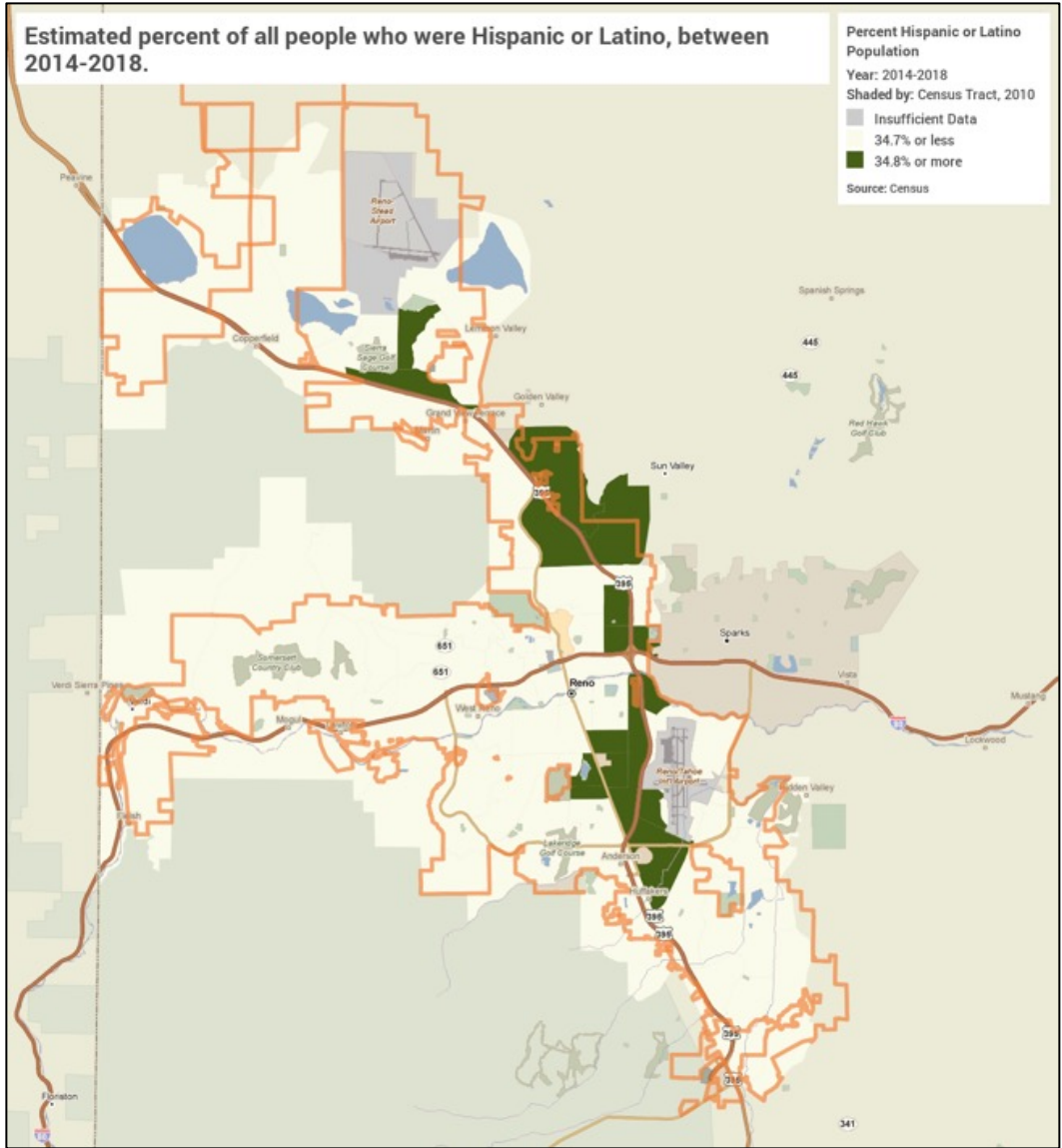
The low-income concentration area is located on the eastern edge of the City near downtown near Sparks. The housing market in this area includes a lower than average sales price and rent. The homes in this area tend to be older than in other areas of the City and there is a higher prevalence of housing problems.

Are there any community assets in these areas/neighborhoods?

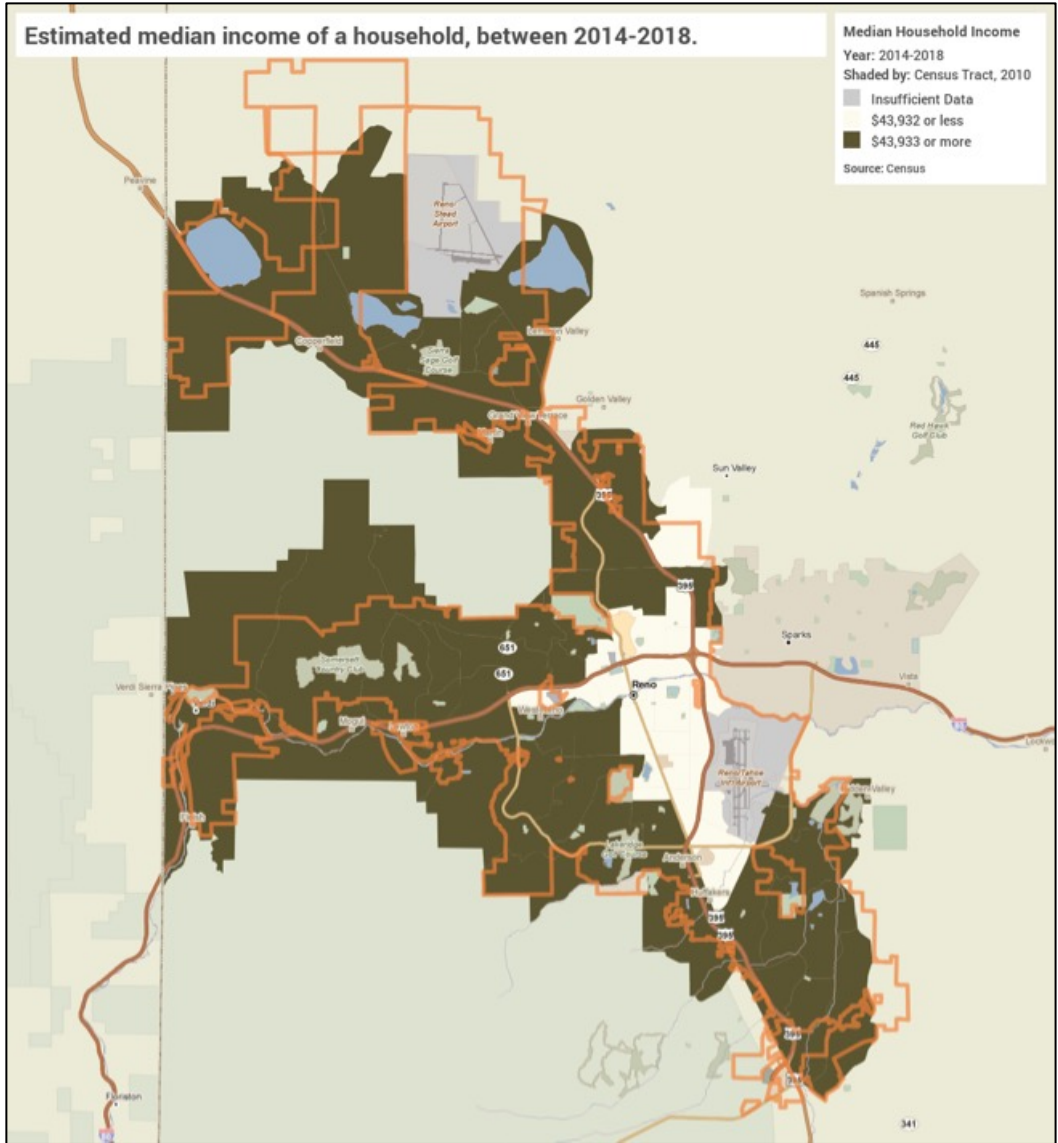
These areas have many of the assets that urban communities have. There are economic centers, access to transportation, parks, and other public services. The neighborhoods are near the downtown area and easy access to major roadways.

Are there other strategic opportunities in any of these areas?

The census tracts noted above provide an opportunity for investments that can greatly impact the residents of those areas. Support for housing and economic opportunities can assist residents in need of jobs near their homes. It is important to be aware of and recognize the potential for gentrification and steps should be taken to help support the residents who are currently living in these high potential areas.



Concentration of Hispanic Population



Low-Income Concentration

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

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

Internet is an essential communications and information platform that allows users to take advantage of the increased interconnectedness of business, education, commerce, and day to day utility. Reliable access to the internet is becoming a necessity to thrive in the modern economic environment. Communities that lack broadband access struggle to keep pace with the country. Locations without broadband access impedes its population's ability to take advantage of the educational and entrepreneurial opportunities available online. This is particularly problematic for LMI areas where economic opportunities are already often lacking. Studies suggest a strong correlation between increased high-speed internet access and increased education and employment opportunities, especially in small cities and rural areas.

Reno does not have significant gaps in broadband coverage. Most of the city has multiple options of internet providers, to include LMI areas. The average Reno household has three (3) options for broadband-quality Internet service; 100% of locals have access to fixed wireless internet services and very few are limited to one provider. Only an estimated 4,000 residents of Washoe County do not have access to any wired internet and may have to rely on low-grade wireless.

The following map shows broadband access throughout the City. Broadband access is defined as advertised internet speeds of 768 kilobits per second or higher. FCC data shows four major infrastructure options within Reno: cable, DSL, fiber, and fixed.

See map below: Broadband Access

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

Once broadband access has been obtained, it is important to ensure there is competition among service providers. Any resource that has a de facto monopoly on an area may not be incentivized to provide standard and consistent services. Reno has a total of 10 Internet providers offering residential service. Spectrum and AT&T (DSL) are the strongest providers in Reno so far as coverage. The average Reno household has three (3) options for broadband-quality Internet service. These providers frequently overlap around the city:

Spectrum (Cable)

AT&T Internet (DSL and Fiber)

Earthlink (DSL and Fiber)

Avant Wireless (Fixed)

High Desert Internet Services (Fixed)

Preferred Networks (Fixed)

Sky Fiber (Fixed)

Great Basin Internet Services (Fixed)

Viasat Internet (formerly Exede)(Satellite)

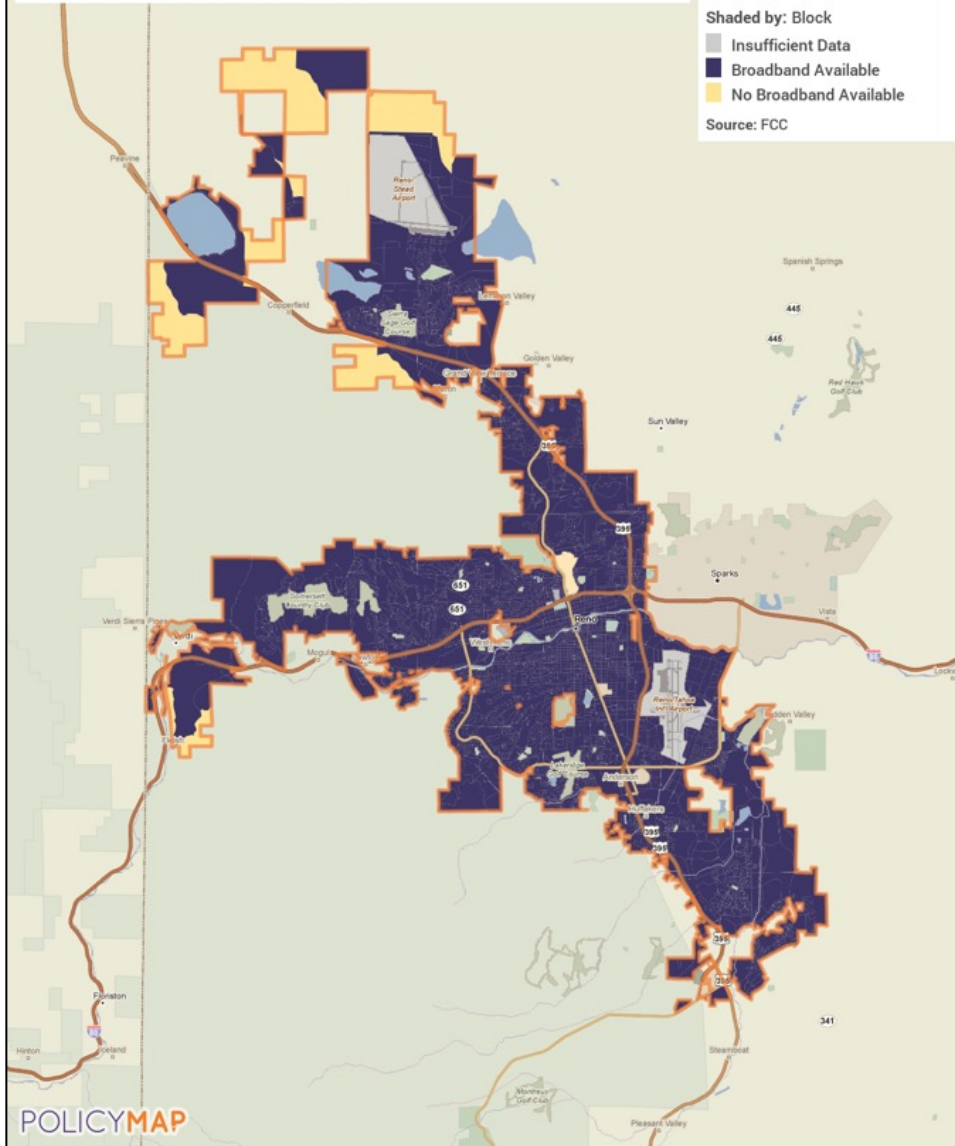
HughesNet (Satellite)

The following map shows the number of broadband service providers by census tract. Most of the City has at least three options of high-speed internet with competitive providers, though there are some tracts with lower populations that only have access to one provider.

See map below: Highspeed Internet Providers

Availability of residential wired broadband internet access in 2018.

Wired Broadband Access
(Residential)
Year: 2018
Shaded by: Block
■ Insufficient Data
■ Broadband Available
■ No Broadband Available
Source: FCC



Broadband Access

Number of residential wired internet providers with download speeds above 3 Mbps in 2018.

Wired Internet Providers (Download >3 Mbps; Residential)

Year: 2018

Shaded by: Block

Insufficient Data

1 or less

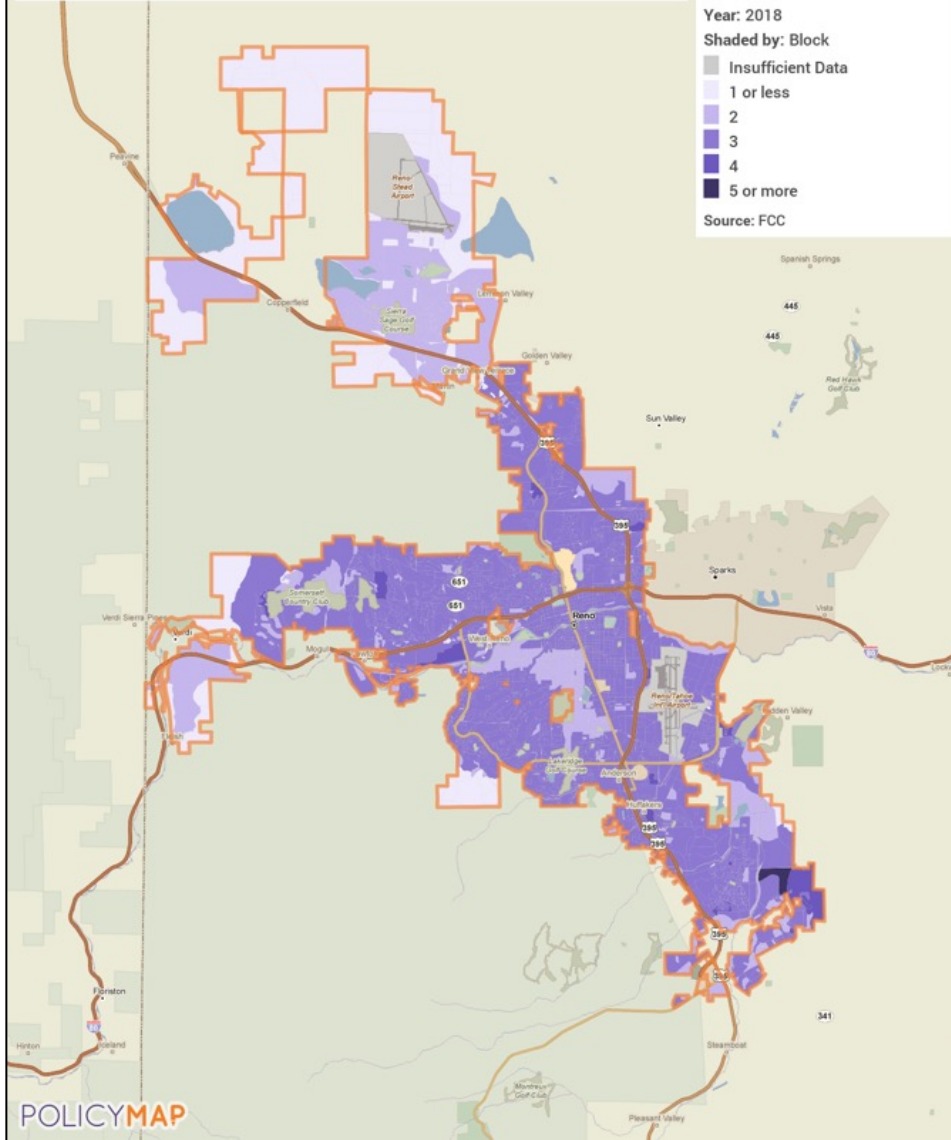
2

3

4

5 or more

Source: FCC



Highspeed Internet Providers

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

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

Reno has historically been prone to various natural hazard events including flooding, hail, thunderstorm winds, and others. The volcano and earthquake index in the City are higher than the State index and significantly higher than the Country index. There are two (2) volcanos near Reno. The potential impacts of climate change—including an increase in prolonged periods of excessively high temperatures, more heavy precipitation, more severe storms or droughts—are often most significant for vulnerable communities. The City is not located near the coast, but it is still impacted secondary effects. By the middle of the century the average summer temperature is expected to rise four degrees. This rise in temperature could lead to altered weather and precipitation patterns, a rise in severe storms, an increased risk of catastrophic floods, increased electricity costs, and ruined crops. Additionally, any increase in the ocean levels or increased storm activity will lead to people moving from the coast. An increase of people could come into the City which may drive up housing costs, reduce the availability of jobs, and tax resources.

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

Low- and moderate-income residents are at particular risk due to having less available resources to combat the impacts of natural disasters. A dramatic rise in electricity or housing costs could put them at imminent risk of homelessness or living in substandard conditions. Residents in rural communities will have less access to public support in case of emergencies and will have fewer resources to repair or prevent damage to their homes.

The City of Reno strives to inform and prepare the general public for multi-hazard mitigation. There are online venues (including the City website, Emergency Preparedness website, and social media pages, Reno Police Department website and Facebook page, Washoe County Emergency Management and Homeland Security website and social media pages, and the Northern NV Voluntary Organizations Active in Disaster (VOAD) website and Facebook page) that disseminate numerous informational guidebooks, videos, and emergency resources to build disaster resiliency in the community.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section provides an overview of the goals, activities and outcomes for the City of Reno and Washoe County Consortia Five-year (2020-2024) Consolidated Plan. The remainder of the tables in this section summarize how federal HUD grant funds will be allocated to address housing and community development needs during the next five years.

The Action Plan section, which follows the Strategic Plan section, describes the allocation of funds for the 2020 program year.

During the 2020-2024 planning period, the City of Reno will use CDBG for the following strategic initiatives:

- 1A Expand Public Infrastructure
- 1B Improve Public Infrastructure Capacity
- 1C Improve Access to Public Facilities
- 3A Provide Supportive Services for Special Needs
- 3B Provide Vital Services for LMI Households

HOME will be used to support the following goals:

- 2A Increase Homeownership Opportunities
- 2B Increase Affordable Rental Housing Opportunities

ESG will be used to:

- 4A Provide Homeless Rapid Re-Housing Assistance
- 4B Provide Assistance to Homeless Shelters
- 4C Provide for Street Outreach

The City of Reno has begun several large-scale planning processes, including a Master Plan, an Analysis of Impediments to Fair Housing Choice (AI), a review of city-owned land; and identification of blighted areas. The results and strategies from these studies will be integrated into planning for Annual Action Plans for CDBG, HOME and ESG beginning in 2020.

Specifically, these studies will be used to inform 1) The potential for city-owned land to support housing and community development needs; 2) Use of CDBG to support the vision for city growth; 3) City and county activities and use of block grant funds to address housing barriers and neighborhood inequities.

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

Geographic Area

Table 46 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

CDBG is targeted according to need, not necessarily geographic location. The City of Reno uses its Capital Improvements Plan (CIP) to develop community development priorities and uses CDBG funding for improvements in HUD-designated low and moderate income (LMI) areas. Other considerations are availability and timing of funding, and availability of partners for the implementation of projects.

In the 5-Year Consolidated Planning cycle, public facilities projects will consist of pedestrian ramps improvements; public facility rehabilitation in low/mod areas; and other ADA improvements. Public service dollars will be spent in supporting operations of the Community Assistance Center (homeless shelter) and housing assistance.

HOME dollars are allocated based on housing need. HOME funds are used throughout the Consortium's geographic area to support development of affordable housing. Because homeless services are largely provided through the CAC, ESG is primarily allocated to the Census tract in which the CAC is located.

2020 Low/Mod areas are listed by Census block group tracts below:

320310001011, 320310001012, 320310001013, 320310001014, 320310001021, 320310001022, 320310001023, 320310002011, 320310002012, 320310002021, 320310002022, 320310002023, 320310003001, 320310003002, 320310003004, 320310004005, 320310007001, 320310007003, 320310007004, 320310009001, 320310009002, 320310010051, 320310010081, 320310010082, 320310010083, 320310010091, 320310010092, 320310012011, 320310012021, 320310012022, 320310012023, 320310012024, 320310013002, 320310014001, 320310014002, 320310015011, 320310015014, 320310015021, 320310015022, 320310015023, 320310015024, 320310015025, 320310017011, 320310017012, 320310017022, 320310017023, 320310018011, 320310018012, 320310018013, 320310018021, 320310018022, 320310021053, 320310021071, 320310021072, 320310022041, 320310022042, 320310022043, 320310022052, 320310022111, 320310022112, 320310022121, 320310022122, 320310022123, 320310022124, 320310024061, 320310025003, 320310026111, 320310026112, 320310026162, 320310026171, 320310026172, 320310026192, 320310026194, 320310027032, 320310027042, 320310027053, & 320310032025.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

| | | |
|---|------------------------------------|--|
| 1 | Priority Need Name | Expand/Improve Public Infrastructure & Facilities |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | 1A Expand Public Infrastructure 1B Improve Public Infrastructure Capacity 1C Improve Access to Public Facilities |
| | Description | Expand and improve public infrastructure through activities for LMI persons and households. Improve access to public facilities that will benefit LMI persons and households. Funds will be used to improve public facilities such as recreational parks and community centers. |
| | Basis for Relative Priority | Through community participation and consultation of local stakeholder partners and organizations the need to Expand/Improve Public Infrastructure & Facilities was identified. Adequate public facilities and infrastructure improvements are essential to addressing the needs of the LMI population, including the homeless, elderly and disabled. Facilities and improvements include neighborhood/community centers, improved road infrastructure and the installation of ADA curb cuts and sidewalks for safety in LMI areas. |
| 2 | Priority Need Name | Preserve & Develop Affordable Housing |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate |
| | Geographic Areas Affected | |
| | Associated Goals | 2A Increase Homeownership Opportunities 2B Increase Affordable Rental Housing Opportunities |

| | | |
|----------|------------------------------------|---|
| | Description | Preserving housing and developing affordable housing, including Homeowner Rehabilitation, Rental Rehabilitation, and Increased Homeownership Opportunities remains one of the highest priorities in the jurisdiction. |
| | Basis for Relative Priority | Through community participation and consultation of local stakeholder partners and organizations the need to Preserve & Develop Affordable Housing was identified. Through the needs assessment housing cost burden is by far the largest housing problem in the jurisdiction. |
| 3 | Priority Need Name | Public Services & Quality of Life Improvements |
| | Priority Level | High |
| | Population | Extremely Low Low Moderate Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Victims of Domestic Violence Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | 3A Provide Supportive Services for Special Needs 3B Provide Vital Services for LMI Households |
| | Description | Provide supportive services for LMI households and also the special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health, seniors, and youth. |
| | Basis for Relative Priority | Through community participation and consultation of local stakeholder partners and organizations the need for Public Services for LMI and Special Needs was identified. Public Services offered by the city and partner non-profit organizations provide for vital and essential services for LMI households and families throughout the jurisdiction. Public services will also help to enhance education and improve living situations of LMI individuals and households in the jurisdiction. |

| | | |
|----------|------------------------------------|---|
| 4 | Priority Need Name | Homelessness Housing & Support Services |
| | Priority Level | High |
| | Population | Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development |
| | Geographic Areas Affected | |
| | Associated Goals | 4A Provide Homeless Rapid Re-Housing Assistance 4B Provide Assistance to Homeless Shelters 4C Provide for Street Outreach |
| | Description | Provide for homeless activities and services, including Homeless Prevention, Shelters Services, and Rapid Re-Housing. |
| | Basis for Relative Priority | Through community participation and consultation of local stakeholder partners and organizations the need for homeless activities such as shelter operations and homeless prevention services was identified. The local PIT count has also identified homeless adults and families as homeless that require assistance. |

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

Influence of Market Conditions

| Affordable Housing Type | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|--|
| Tenant Based Rental Assistance (TBRA) | Tenant Based Rental Assistance (TBRA) will be used to help assist households that are at-risk of homelessness due to rental cost burden and increasing rental costs. As documented in the Needs Assessment housing cost burden is the largest housing problem in Reno by far. Coupled by the fact that rental housing has increased 14% since 2000, LMI households are in need of rental assistance. |
| TBRA for Non-Homeless Special Needs | Tenant Based Rental Assistance (TBRA) will be used to assist persons who are experiencing homelessness in the area. |
| New Unit Production | There is a general lack of housing affordable for low-income households in the City. Reported in the MA-15, almost three quarters of rental units are not affordable for low-income households. |
| Rehabilitation | According to the most recent ACS data, 46% of renter-occupied housing and 35% of homeowner occupied housing were built before 1980. Older homes are generally in need of more repairs and maintenance than new homes. Further, housing built before 1978 are at risk of lead-based paint hazards. |
| Acquisition, including preservation | As mentioned above, 46% of renter-occupied housing and 35% of homeowner occupied housing were built before 1980. Older homes are generally in need of more repairs and maintenance than new homes. Further, housing built before 1978 are at risk of lead-based paint hazards. |

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

In 2020, Reno and the Washoe County HOME Consortium (WCHC) expect to receive the following entitlement grants:

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

The plan reports on the status of needs and outcomes the City (and its participating jurisdictions) expects to achieve in the coming year. All of the activities mentioned in this Action Plan are based on current priorities and quantified by level of need. By addressing these priorities, the City and Consortium will work to meet local objectives stated in the five-year Consolidated Plan. All proposed projects and activities are intended to principally benefit the residents of Reno and the region who have extremely low, low, and moderate incomes, as well as populations that have special needs.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|--|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 2,158,311 | 0 | 0 | 2,158,311 | 8,633,244 | This is the City of Reno CDBG allocation, which is the first year of the 2020-2024 Consolidated Plan. The expected amount available remainder is 4x the annual allocation. |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 1,409,391 | 0 | 0 | 1,409,391 | 5,637,564 | This is the Washoe County Consortium HOME allocation, which is the first year of the 2020-2024 Consolidated Plan. The expected amount available remainder is 4x the annual allocation. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|--|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 194,424 | 0 | 0 | 194,424 | 777,696 | This is the City of Reno ESG allocation, which is the first year of the 2020-2024 Consolidated Plan. The expected amount available remainder is 4x the annual allocation. |

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Low Income Housing Trust Funds (LIHTF) are generated by the state through a real estate transfer tax. The funds are allocated to eligible projects and programs that will provide quality affordable housing to households at or below 60 percent of median income. LIHTF will be used during the upcoming plan year as HOME match requirements. The City of Reno expects to receive approximately \$650,000 in trust funds to leverage HOME dollars. The property tax exemptions that are given by the City to developments using HOME funding also contribute to the HOME match.

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

The City of Reno's Public Works Department maintains a comprehensive list of city-owned lots. These lots may be used, sold, or traded in the future to help address both the affordable housing and community development needs identified in the Consolidated 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), the homeless shelter in the region.

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

Discussion

Please see above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|------------------------|-------------------------|---|------------------------|
| City of Reno | Government | Economic Development Homelessness Non-homeless special needs Rental neighborhood improvements public facilities public services | Jurisdiction |
| Washoe County | Government | Ownership Rental | Jurisdiction |
| City of Sparks | | neighborhood improvements public facilities public services | |
| Reno Housing Authority | PHA | Rental | Jurisdiction |

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Reno’s CDBG projects will be administered by various city departments. Public Works will carry out public infrastructure activities; the Planning and Housing Division will oversee Blight Reduction and Affordable Housing projects; and ESG dollars will be used at the CAC.

The WCHC enters funding agreements with private developers and program administrators to address identified housing needs throughout Washoe County. Staff monitors expenditures and development activities throughout construction and monitors projects annually throughout their affordability period.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|-----------------------------------|-----------------------------|------------------------------------|
| Homelessness Prevention Services | | | |
| Counseling/Advocacy | X | X | |
| Legal Assistance | X | | |
| Mortgage Assistance | X | | |
| Rental Assistance | X | X | |
| Utilities Assistance | X | X | |
| Street Outreach Services | | | |
| Law Enforcement | | X | |
| Mobile Clinics | | | |
| Other Street Outreach Services | | X | |
| Supportive Services | | | |
| Alcohol & Drug Abuse | X | X | |
| Child Care | X | X | |
| Education | | | |
| Employment and Employment Training | X | X | |
| Healthcare | X | X | |
| HIV/AIDS | X | | |
| Life Skills | X | X | |
| Mental Health Counseling | X | X | |
| Transportation | X | | |
| Other | | | |
| | | | |

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Reno’s Planning and Housing Division is the primary department responsible for implementing the Consolidated Plan and Action Plan and coordinating with numerous other departments and public and private agencies that are sub recipients of funds. Planning and Housing staff works with Public Works to complete identified public infrastructure projects. During the current program year staff will continue to work with city agencies using funds to improve outcomes and increase awareness of compliance requirements.

The city contracts with a number of non-profit agencies to provide a variety of social services to residents. These agencies are experienced in providing these types of services and have been operating in the community for numerous years. They understand the needs of community members and continue to alter their programs as necessary to best address these needs.

Economic development funding is provided to the Reno Accelerator program — a revolving loan program. City staff also market economic development opportunities and programs through financial partners and networking meetings.

The WCHC partners with certified Community Housing Development Organizations (CHDO) to provide financial support for affordable housing throughout Reno, Sparks, and Washoe County. The WCHC also provides financial support to private developers that have prior experience in providing safe, decent, and sanitary housing to low income residents.

The Reno Housing Authority is a separate entity governed by an independent Board of Directors and, as such, the city does not have authority over its general hiring, contracting, and procurement processes. The Reno Housing Authority has received HOME funds in the past to develop rental properties and to construct single-family homes. RHA recently received a \$21 million award from HUD to address the foreclosure problem in the region and was very successful in acquiring foreclosed homes to add to its scattered site inventory. These types of partnerships will continue.

Partnering with a number of agencies to deliver housing and community development services allows the City of Reno to provide needed services. Innovative partnering maximizes the city's limited financial and human resources. Staff also attend training and seminars relevant to the administration of grant funds and increase capacity to operate programs that address community needs.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Reno-Sparks region is fortunate to have a dedicated, well-established and organized system of housing and supportive service provision. Providers appear to work together well, there is little duplication of services and, based on the Consolidated Plan survey, local leadership and residents have consistent views on prioritizing and addressing top needs. That said, the region was very hard hit by the economic downturn. Just over a decade ago, the region lost population, unemployment reached double digits homes dropped in value and many residents entered poverty. Although the economy has improved, providers are pressed to meet growing demands for their services with fewer resources, due to a period of declining funding. In sum, lack of funding to address growing needs remains the largest obstacle to addressing underserved populations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Stakeholders consulted for this Consolidated Plan and Action Plan identified few structural barriers to meeting underserved needs and institutional structure gaps other than limited and affordable transportation, difficulty of renters with blemished records to find housing, and limited services and housing for youth aging out of foster care. These complex obstacles will be considered in the context of other, more comprehensive planning efforts.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-----------------------------------|-----------------|---|----------------------|--|
| 1 | 1A Expand Public Infrastructure | 2020 | 2024 | Non-Housing Community Development | | Expand/Improve Public Infrastructure & Facilities | CDBG: \$2,374,142 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted |
| 2 | 1B Improve Public Infrastructure Capacity | 2020 | 2024 | Non-Housing Community Development | | Expand/Improve Public Infrastructure & Facilities | CDBG: \$2,374,142 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted |
| 3 | 1C Improve Access to Public Facilities | 2020 | 2024 | Non-Housing Community Development | | Expand/Improve Public Infrastructure & Facilities | CDBG: \$2,374,142 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 30000 Persons Assisted |
| 4 | 2A Increase Homeownership Opportunities | 2020 | 2024 | Affordable Housing | | Preserve & Develop Affordable Housing | HOME: \$3,523,478 | Homeowner Housing rehabilitated: 10 Household Housing Unit |
| 5 | 2B Increase Affordable Rental Housing Opportunities | 2020 | 2024 | Affordable Housing | | Preserve & Develop Affordable Housing | HOME: \$3,523,478 | Rental units constructed: 225 Household Housing Unit Rental units rehabilitated: 225 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|-----------------|--|----------------------|--|
| 6 | 3A Provide Supportive Services for Special Needs | 2020 | 2024 | Non-Homeless Special Needs | | Public Services & Quality of Life Improvements | CDBG: \$1,834,564 | Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted |
| 7 | 3B Provide Vital Services for LMI Households | 2020 | 2024 | Non-Housing Community Development | | Public Services & Quality of Life Improvements | CDBG: \$1,834,564 | Public service activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted |
| 8 | 4A Provide Homeless Rapid Re-Housing Assistance | 2020 | 2024 | Homeless | | Homelessness Housing & Support Services | ESG: \$631,771 | Tenant-based rental assistance / Rapid Rehousing: 1250 Households Assisted |
| 9 | 4B Provide Assistance to Homeless Shelters | 2020 | 2024 | Homeless | | Homelessness Housing & Support Services | ESG: \$145,793 | Homeless Person Overnight Shelter: 9000 Persons Assisted |
| 10 | 4C Provide for Street Outreach | 2020 | 2024 | Homeless | | Homelessness Housing & Support Services | ESG: \$194,391 | Homelessness Prevention: 10000 Persons Assisted |

Table 52 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | 1A Expand Public Infrastructure |
| | Goal Description | Expand public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects. |

| | | |
|---|-------------------------|---|
| 2 | Goal Name | 1B Improve Public Infrastructure Capacity |
| | Goal Description | Improve access to public infrastructure through development activities for LMI persons and households. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. |
| 3 | Goal Name | 1C Improve Access to Public Facilities |
| | Goal Description | Expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. |
| 4 | Goal Name | 2A Increase Homeownership Opportunities |
| | Goal Description | Increase homeownership opportunities for LMI households through homeowner housing rehab. |
| 5 | Goal Name | 2B Increase Affordable Rental Housing Opportunities |
| | Goal Description | Increase affordable rental housing opportunities for LMI households through rental units constructed and rental units rehabilitated. |
| 6 | Goal Name | 3A Provide Supportive Services for Special Needs |
| | Goal Description | Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households. |
| 7 | Goal Name | 3B Provide Vital Services for LMI Households |
| | Goal Description | Provide supportive services for low- to moderate-income households in the jurisdiction. Public services will include: fair housing awareness, crime prevention programs, case management for emergency assistance, employment programs, and health programs. |

| | | |
|-----------|-------------------------|---|
| 8 | Goal Name | 4A Provide Homeless Rapid Re-Housing Assistance |
| | Goal Description | Provide for rapid re-housing (RRH) assistance for the homeless population in the jurisdiction. |
| 9 | Goal Name | 4B Provide Assistance to Homeless Shelters |
| | Goal Description | Provide assistance to homeless shelters and support programs that offer overnight homeless services. |
| 10 | Goal Name | 4C Provide for Street Outreach |
| | Goal Description | Provide for street outreach services and homeless prevention for the homeless population in the City. |

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In the 5-Year Consolidated Planning period, the City estimates it will assist extremely low-, low- and moderate-income households in these housing categories:

Homeowner Housing rehabilitated: 10 Household Housing Unit

Rental units constructed: 225 Household Housing Unit

Rental units rehabilitated: 225 Household Housing Unit

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

RHA staff does not see a need to increase the number of accessible units; however, whenever the opportunity presents itself to modify a unit in a cost-effective manner and in a way that is not detrimental to the residents, RHA is eager to take advantage of the opportunity in order to increase options for its residents.

The Housing Authority of the City of Reno (RHA) serves the region by providing affordable rental housing and administering the Housing Choice Voucher and Project Based Voucher assistance programs. RHA owns and operates over 750 Public Housing units; 285 of these units are designed for seniors and persons with disabilities. RHA administers 2,519 Housing Choice Vouchers to low-income residents, 303 Veterans Affairs Supportive Housing (VASH) Vouchers, along with 27 moderate rehabilitation units.

RHA has been able to maintain and make improvements to its Public Housing units through the Capital Fund Program. In addition, RHA has a variety of other multi-family housing units and over 160 scattered site single-family homes. RHA is a model housing authority, having earned “high performer” status from the US Department of Housing and Urban Development (HUD). HUD inspections of RHA’s eight public housing properties consistently result in high performing scores.

The RHA was awarded Low Income Housing Tax Credits (LIHTC), HOME funds, Affordable Housing Program (AHP) funding and Housing Trust Funds from the State of Nevada in an effort to provide more affordable housing to the region. The RHA is developing the Willie J. Wynn Apartments, forty-four units of affordable housing for seniors. The RHA anticipates the property to be completed in the spring of 2020.

Activities to Increase Resident Involvements

RHA has a long history of providing self-sufficiency services to clients. The RHA has renamed and restructured the Family Self Sufficiency program to the Workforce Development program. RHA works with participants by providing workshops and trainings to achieve their goals, including employment, self-sufficiency, and in some cases home ownership. RHA staff work with the entire family, including the youth. The city actively collaborates with RHA to continue to explore additional affordable housing development opportunities.

RHA promotes ongoing resident activities, including year-round youth programs at the family sites and regular Resident Council meetings at all public housing sites. RHA solicits input from residents at each of the Resident Council meetings regarding improvements within their complex and future resident activities. Resident service contracts are executed with residents to help maintain certain aspects of their

complex.

The City of Reno and Washoe County HOME Consortium frequently collaborate with RHA to implement housing programs and projects, including an Economic Development Initiative, the Neighborhood Stabilization Program, and HOME-funded development projects.

The RHA is one of 39 housing authorities across the country participating in the U.S. Department of Housing and Urban Development's (HUD) Moving to Work (MTW) program. MTW allows agencies to propose and test innovative, locally designed approaches to administering housing programs and self-sufficiency strategies. Using MTW flexibility, RHA proposes and implements alternatives to certain federal regulations, which are spelled out in an agreement between HUD and the agency.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

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

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

Barriers to Affordable Housing

The following impediments were found in the research and community participation conducted for the 2015 Washoe County AI.

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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

In early 2016, the City of Reno, City of Sparks, and Washoe County released the finalized HUD-required Analysis of Impediments to Fair Housing Choice (AI). The updated AI contains a revised Fair Housing Action Plan (FHAP) to address identified impediments. The findings and actions planned to mitigate impediments are summarized below.

Research for the AI included:

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

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

City of Reno

- Improving the definition of family to avoid distinctions based on the relation of the household

members; instead focus on the “functional aspects of a family relationship.”

- Ensuring that planned unit development regulations do not specifically exclude group homes.

City of Sparks

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

Washoe County

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

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

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

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

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Reno acts as the Collaborative Applicant for the Washoe County submission of the Continuum of Care (CoC) and provides administrative funds for related planning activities through RAAH. In addition, the City is the CoC HMIS grant administrator. The CoC continues to provide much-needed permanent supportive housing in the community. RAAH meetings, public forums, and strategic planning activities all focus on increasing awareness of homelessness and housing-first strategies among service providers. As a result, chronic homelessness is now referenced in the Washoe County Human Services Strategic Plan and in the priorities and assessment reports for the Fund for a Healthy Nevada and the State of Nevada Grants Management Unit.

Addressing the emergency and transitional housing needs of homeless persons

While implementing processes to support transitions to permanent housing rather than relapsing back into street homelessness, and to increase the income of chronically homeless individuals to assist in their transition to permanent housing and independent living. To achieve this objective, RAAH members have evaluated admission and discharge policies of existing programs to determine barriers to stay for chronically homeless participants. Continued efforts will be undertaken to implement the SOAR (SSI/SSDI Outreach, Access, and Recovery) program in earnest and improve the ability of workers to assist eligible clients in gaining access to Social Security Disability, Food Stamps, and Medicaid.

For the homeless, several aggressive, regularly scheduled outreach activities take place each week for persons living on the street through the Mobile Outreach Safety Team (the MOST Team), a local partnership between mental health and law enforcement agencies, and the Veterans' Administration Health Care for Homeless Veterans program. Once outreach occurs, persons will be connected immediately to the most appropriate resources based upon individuals' unique needs. All outreach activities will be conducted with resources that can immediately provide either a direct service or connection to appropriate resources. For example, transportation will be offered to assist individuals in accessing medical care, shelter, food, clothing, Washoe County Social Services, and other mainstream resources. If a need is identified during the outreach episode that cannot be addressed immediately, case management and follow up will occur to ensure the individual receives the services they need in a timely manner.

Helping 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.

RAAH providers will continue to work to decrease homeless persons' length of stay in emergency or transitional housing while implementing processes to support transitions to permanent housing rather than relapsing back into street homelessness, and to increase the income of chronically homeless individuals to assist in their transition to permanent housing and independent living. To achieve this objective, RAAH members have evaluated admission and discharge policies of existing programs to determine barriers to stay for chronically homeless participants. Continued efforts will be undertaken to implement the SOAR (SSI/SSDI Outreach, Access, and Recovery) program in earnest and improve the ability of workers to assist eligible clients in gaining access to Social Security Disability, Food Stamps, and Medicaid.

For the homeless, there are several aggressive, regularly scheduled outreach activities that take place each week for persons living on the street through the Mobile Outreach Safety Team (the MOST Team), a local partnership between mental health and law enforcement agencies, and the Veterans' Administration Health Care for Homeless Veterans program. Once outreach occurs, persons will be connected immediately to the most appropriate resources based upon individuals' unique needs. All outreach activities will be conducted with resources that can immediately provide either a direct service or connection to appropriate resources. For example, transportation will be offered to assist individuals in accessing medical care, shelter, food, clothing, Washoe County Social Services, and other mainstream resources. If a need is identified during the outreach episode that cannot be addressed immediately, case management and follow up will occur to ensure the individual receives the services they need in a timely manner.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The region's primary strategy is to increase the number of affordable units constructed with HOME and CDBG assistance, however the City of Reno is proactively seeking supplemental solutions to improve this. Starting from the previous planning cycle, the City of Reno formed the Mayor's Affordable Housing Taskforce, consisting of representatives from non-profits, private industry, and government agencies. As a result of this taskforce, the City is committed to using land to leverage a partnership with a developer for the construction of an extremely low-income housing project.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

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

How are the actions listed above related to the extent of lead poisoning and hazards?

The region's housing stock is relatively new; as such, the risk of lead-based paint hazards is low. Lead-based paint risks will be addressed through rehabilitation and preservation activities.

How are the actions listed above integrated into housing policies and procedures?

Monitoring includes verification that lead information pamphlets have been provided to tenants in rental units and homeowner rehab for housing built prior to 1978. Developers and contractors are reminded of required lead practices and have been and will be noticed of any new requirements, such as the EPA Lead Certification requirement as of April 27, 2010.

The City of Reno, as the lead agency in the Washoe County HOME Consortium, makes annual inspections of all HOME funded projects, and requires new applications for HOME funding to comply with current LBP and asbestos rules and regulations. The city advises all contractors on all jobs on their LBP responsibilities, and the Contractors' Board requires compliance of their members.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The city's primary emphasis locally in regard to anti-poverty strategies is to first provide lower income families and individuals with a range of support services that will assist them in meeting their basic living needs, including food, shelter, mental and physical health, childcare, and transportation. A number of such support programs are funded through the annual human services funding process. Other programs are provided locally through other funding mechanisms.

Once households are able to adequately meet their basic needs, job training and job placement assistance services become increasingly important. Many households will also require continuing support services. The three jurisdictions will work together and in collaboration with other public, private, and non-profit organization to increase the range of job training opportunities available within the region. Each jurisdiction also works within their respective communities to assist small businesses and to attract, retain, and expand businesses of all sizes.

The jurisdictions also cooperate among themselves and with other outside organizations on local and regional economic development activities. These efforts serve to not only create greater numbers of jobs for local residents, but also to expand the range of jobs offering low- and moderate-income residents prospects for upward mobility. Although most local economic development activities are not funded through the Action Plan process, the jurisdictions collaborate on these types of activities in conjunction with regional providers such as the Economic Development Authority of Western Nevada, NevadaWorks, JOIN, Truckee Meadows Community College System and the University of Nevada Reno.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Reno does not have a stand-alone anti-poverty policy or strategy. The city's actions to address poverty are evident in the creation and support of the CAC and priorities to fund housing developments that assist very low-income residents.

SP-80 Monitoring – 91.230

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

The 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.

Additional details on the monitoring process can be found in the Grantee Unique Appendices attached to this Plan.

Action Plan

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

Introduction

In 2020, Reno and the Washoe County HOME Consortium (WCHC) expect to receive the following entitlement grants:

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

The plan reports on the status of needs and outcomes the City (and its participating jurisdictions) expects to achieve in the coming year. All of the activities mentioned in this Action Plan are based on current priorities and quantified by level of need. By addressing these priorities, the City and Consortium will work to meet local objectives stated in the five-year Consolidated Plan. All proposed projects and activities are intended to principally benefit the residents of Reno and the region who have extremely low, low, and moderate incomes, as well as populations that have special needs.

Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|---|----------------------------------|--------------------|--------------------------|-----------|---|--|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| CDBG | public - federal | Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services | 2,158,311 | 0 | 0 | 2,158,311 | 8,633,244 | This is the City of Reno CDBG allocation, which is the first year of the 2020-2024 Consolidated Plan. The expected amount available remainder is 4x the annual allocation. |
| HOME | public - federal | Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA | 1,409,391 | 0 | 0 | 1,409,391 | 5,637,564 | This is the Washoe County Consortium HOME allocation, which is the first year of the 2020-2024 Consolidated Plan. The expected amount available remainder is 4x the annual allocation. |

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan \$ | Narrative Description |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|---|---|
| | | | Annual Allocation: \$ | Program Income: \$ | Prior Year Resources: \$ | Total: \$ | | |
| ESG | public - federal | Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing | 194,424 | 0 | 0 | 194,424 | 777,696 | This is the City of Reno ESG allocation, which is the first year of the 2020-2024 Consolidated Plan. The expected amount available remainder is 4x the annual allocation. |

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Low Income Housing Trust Funds (LIHTF) are generated by the state through a real estate transfer tax. The funds are allocated to eligible projects and programs that will provide quality affordable housing to households at or below 60 percent of median income. LIHTF will be used during the upcoming plan year as HOME match requirements. The City of Reno expects to receive approximately \$650,000 in trust funds to leverage HOME dollars. The property tax exemptions that are given by the City to developments using HOME funding also contribute to the HOME match.

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

The City of Reno's Public Works Department maintains a comprehensive list of city-owned lots. These lots may be used, sold, or traded in the future to help address both the affordable housing and community development needs identified in the Consolidated 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), the homeless shelter in the region.

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

Discussion

Please see above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|---|------------|----------|-----------------------------------|-----------------|---|--------------------|--|
| 1 | 1A Expand Public Infrastructure | 2020 | 2024 | Non-Housing Community Development | | Expand/Improve Public Infrastructure & Facilities | CDBG: \$474,828 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted |
| 2 | 1B Improve Public Infrastructure Capacity | 2020 | 2024 | Non-Housing Community Development | | Expand/Improve Public Infrastructure & Facilities | CDBG: \$474,828 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted |
| 3 | 1C Improve Access to Public Facilities | 2020 | 2024 | Non-Housing Community Development | | Expand/Improve Public Infrastructure & Facilities | CDBG: \$474,828 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 6000 Persons Assisted |
| 4 | 2A Increase Homeownership Opportunities | 2020 | 2024 | Affordable Housing | | Preserve & Develop Affordable Housing | HOME: \$704,696 | Homeowner Housing rehabilitated: 2 Household Housing Unit |
| 5 | 2B Increase Affordable Rental Housing Opportunities | 2020 | 2024 | Affordable Housing | | Preserve & Develop Affordable Housing | HOME: \$704,696 | Rental units constructed: 45 Household Housing Unit Rental units rehabilitated: 45 Household Housing Unit |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|------------|--|------------|----------|-----------------------------------|-----------------|--|-----------------|---|
| 6 | 3A Provide Supportive Services for Special Needs | 2020 | 2024 | Non-Homeless Special Needs | | Public Services & Quality of Life Improvements | CDBG: \$366,913 | Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted |
| 7 | 3B Provide Vital Services for LMI Households | 2020 | 2024 | Non-Housing Community Development | | Public Services & Quality of Life Improvements | CDBG: \$366,913 | Public service activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted |
| 8 | 4A Provide Homeless Rapid Re-Housing Assistance | 2020 | 2024 | Homeless | | Homelessness Housing & Support Services | ESG: \$126,354 | Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted |
| 9 | 4B Provide Assistance to Homeless Shelters | 2020 | 2024 | Homeless | | Homelessness Housing & Support Services | ESG: \$29,159 | Homeless Person Overnight Shelter: 1800 Persons Assisted |
| 10 | 4C Provide for Street Outreach | 2020 | 2024 | Homeless | | Homelessness Housing & Support Services | ESG: \$38,878 | Homelessness Prevention: 2000 Persons Assisted |

Table 54 – Goals Summary

Goal Descriptions

| | | |
|---|-------------------------|---|
| 1 | Goal Name | 1A Expand Public Infrastructure |
| | Goal Description | Expand public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects. |
| 2 | Goal Name | 1B Improve Public Infrastructure Capacity |
| | Goal Description | Improve access to public infrastructure through development activities for LMI persons and households. Public infrastructure activities include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. |
| 3 | Goal Name | 1C Improve Access to Public Facilities |
| | Goal Description | Expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. |
| 4 | Goal Name | 2A Increase Homeownership Opportunities |
| | Goal Description | Increase homeownership opportunities for LMI households through homeowner housing rehab. |
| 5 | Goal Name | 2B Increase Affordable Rental Housing Opportunities |
| | Goal Description | Increase affordable rental housing opportunities for LMI households through rental units constructed and rental units rehabilitated. |
| 6 | Goal Name | 3A Provide Supportive Services for Special Needs |
| | Goal Description | Provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households. |

| | | |
|----|-------------------------|--|
| 7 | Goal Name | 3B Provide Vital Services for LMI Households |
| | Goal Description | Provide supportive services for low- to moderate-income households in the jurisdiction. Public services will include: fair housing awareness, crime prevention programs, case management for emergency assistance, employment programs, and health programs. |
| 8 | Goal Name | 4A Provide Homeless Rapid Re-Housing Assistance |
| | Goal Description | Provide for rapid re-housing (RRH) assistance for the homeless population in the jurisdiction. |
| 9 | Goal Name | 4B Provide Assistance to Homeless Shelters |
| | Goal Description | Provide assistance to homeless shelters and support programs that offer overnight homeless services. |
| 10 | Goal Name | 4C Provide for Street Outreach |
| | Goal Description | Provide for street outreach services and homeless prevention for the homeless population in the City. |

Projects

AP-35 Projects – 91.220(d)

Introduction

Below is a summary of projects proposed for 2020 funding:

Projects

| # | Project Name |
|---|--|
| 1 | CDBG: Administration (20%) |
| 2 | CDBG: Public Facilities & Infrastructure (54%) |
| 3 | CDBG: Public Services (26%) |
| 4 | HOME: Administration (10%) |
| 5 | HOME: CHDO Reserves (15%) |
| 6 | HOME: Non-CHDO Development Activities (75%) |
| 7 | ESG: Homeless Housing and Services |

Table 55 - Project Information

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

Funding allocations from all sources are made annually based upon evaluations of current conditions and need. For grant funds this process takes into account regulatory requirements, the goals established in the Consolidated Plan, and an awareness of community initiatives as well as Council priorities.

CDBG funding is used primarily to enhance low- and moderate-income neighborhoods. In 2020, funds are being used to assist eligible downtown and suburban residential neighborhoods. As part of the HUD AAP adoption process the City goes through a progression of steps for identifying the CDBG projects to be included in the AAP. This starts with the solicitation of potential projects from internal departments. These projects are brought forward to the CDBG Sub-Committee then the CIP Committee for recommendations. The projects are then brought to the City Manager before they go back to the Sub-Committee who make the final recommendation to the Council as a whole.

Affordable housing allocations are determined through a multi-step process in response to application submitted. The WCHC Technical Review Committee (TRC), consisting of one staff member and two community representatives from each jurisdiction plus one at-large member and one representative of the Truckee Meadows Regional Planning Agency, receives, evaluates, and makes recommendations on the allocation of WCHC HOME money and State HOME money. These recommendations are forwarded to WCHC Directors for approval and the Regional Planning Governing Board for ratification. During this process, proposed projects and programs are evaluated for compliance and how they address identified needs and goals. Proximity to services is also considered in evaluating applications for housing

development funds.

Throughout each program year, the City of Reno and WCHC focus efforts on serving those most in need through the support of activities that increase the availability of affordable housing opportunities, and the assistance of those experiencing homelessness or at risk of becoming homeless. Proximity to services is considered in evaluating housing developments for funding. Substantial resources are also used to support services for individuals experiencing homelessness.

AP-38 Project Summary
Project Summary Information
(see following table)

| | | |
|------------------------|--|---|
| 1 | Project Name | CDBG: Administration (20%) |
| | Target Area | |
| | Goals Supported | 1A Expand Public Infrastructure 1B Improve Public Infrastructure Capacity 1C Improve Access to Public Facilities 3A Provide Supportive Services for Special Needs 3B Provide Vital Services for LMI Households 4A Provide Homeless Rapid Re-Housing Assistance 4B Provide Assistance to Homeless Shelters 4C Provide for Street Outreach |
| | Needs Addressed | Expand/Improve Public Infrastructure & Facilities Public Services & Quality of Life Improvements Homelessness Housing & Support Services |
| | Funding | CDBG: \$431,662 |
| | Description | Citywide admin of the CDBG program in the 2020 PY. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | Citywide |
| | Planned Activities | Staff salaries, planning, general admin. |
| | 2 | Project Name |
| Target Area | | |
| Goals Supported | | 1A Expand Public Infrastructure 1B Improve Public Infrastructure Capacity 1C Improve Access to Public Facilities |
| Needs Addressed | | Expand/Improve Public Infrastructure & Facilities |
| Funding | | CDBG: \$1,165,488 |

| | | |
|----------|--|---|
| | Description | The City will work to expand public infrastructure through development activities for LMI persons and households. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects. The City will also work to expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Public Facility or Infrastructure Activities: 18,000 LMI Persons Assisted |
| | Location Description | Citywide |
| | Planned Activities | Planned activities include neighborhood facilities, public facilities, and infrastructure. |
| 3 | Project Name | CDBG: Public Services (26%) |
| | Target Area | |
| | Goals Supported | 3A Provide Supportive Services for Special Needs 3B Provide Vital Services for LMI Households |
| | Needs Addressed | Public Services & Quality of Life Improvements |
| | Funding | CDBG: \$561,161 |
| | Description | The City will work to provide supportive services for low income and special needs populations in the jurisdiction. Public services will target LMI citizens and may include services to address homelessness, fair housing awareness, crime prevention programs, case management for emergency assistance, employment programs, persons with physical and mental health disabilities, the elderly, and the youth. Services may also include recreational programs for special needs populations, and education and health programs for special needs households. |
| | Target Date | 6/30/2021 |

| | | |
|----------|--|---|
| | Estimate the number and type of families that will benefit from the proposed activities | Public service activities: 2,000 Persons Assisted |
| | Location Description | Citywide |
| | Planned Activities | Public service programs. |
| 4 | Project Name | HOME: Administration (10%) |
| | Target Area | |
| | Goals Supported | 2A Increase Homeownership Opportunities 2B Increase Affordable Rental Housing Opportunities |
| | Needs Addressed | Preserve & Develop Affordable Housing |
| | Funding | HOME: \$140,939 |
| | Description | Citywide admin of the HOME program in the 2020 PY. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | N/A |
| | Location Description | Citywide |
| | Planned Activities | Staff salaries, planning and general admin. |
| 5 | Project Name | HOME: CHDO Reserves (15%) |
| | Target Area | |
| | Goals Supported | 2A Increase Homeownership Opportunities 2B Increase Affordable Rental Housing Opportunities |
| | Needs Addressed | Preserve & Develop Affordable Housing |
| | Funding | HOME: \$211,409 |
| | Description | The City will reserve 15% of HOME program funds for CHDO affordable home development projects. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Homeowner Housing rehabilitated: 2 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit |
| | Location Description | Citywide |

| | | |
|---|--|---|
| | Planned Activities | Ownership and/or rental development w/ eligible CHDOs |
| 6 | Project Name | HOME: Non-CHDO Development Activities (75%) |
| | Target Area | |
| | Goals Supported | 2B Increase Affordable Rental Housing Opportunities |
| | Needs Addressed | Preserve & Develop Affordable Housing |
| | Funding | HOME: \$1,057,043 |
| | Description | The City will work to complete Non-CHDO Development Activities which will include affordable rental and/or homeownership development activities. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Rental units constructed: 45 Household Housing Unit Rental units rehabilitated: 40 Household Housing Unit |
| | Location Description | Citywide |
| | Planned Activities | Affordable rental development activities. |
| 7 | Project Name | ESG: Homeless Housing and Services |
| | Target Area | |
| | Goals Supported | 4A Provide Homeless Rapid Re-Housing Assistance 4B Provide Assistance to Homeless Shelters 4C Provide for Street Outreach |
| | Needs Addressed | Homelessness Housing & Support Services |
| | Funding | ESG: \$194,391 |
| | Description | The City will provide for homeless prevention services and provide for rapid re-housing (RRH) assistance for the homeless population in the jurisdiction and assistance to homeless shelters and support programs that offer overnight homeless services. The City and its partners will also provide for street outreach services for persons who are experiencing homelessness. |
| | Target Date | 6/30/2021 |
| | Estimate the number and type of families that will benefit from the proposed activities | Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted Homeless Person Overnight Shelter: 1800 Persons Assisted Homelessness Prevention: 2000 Persons Assisted |

| | | |
|--|-----------------------------|---|
| | Location Description | Citywide |
| | Planned Activities | 15% = Shelter Operations; Street Outreach 20%; Rapid Re-housing = 65% |

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG is targeted according to need, not necessarily geographic location. The City of Reno uses its Capital Improvements Plan (CIP) to develop community development priorities and uses CDBG funding for improvements in HUD-designated low and moderate income (LMI) areas. Other considerations are availability and timing of funding, and availability of partners for the implementation of projects.

In 2020, public facilities projects will consist of pedestrian ramps improvements; public facility rehabilitation in low- and moderate-income areas; and other ADA improvements. Public service dollars will be spent in supporting operations of the Community Assistance Center (homeless shelter) and housing assistance.

HOME dollars are allocated based on housing need. HOME funds are used throughout the Consortium’s geographic area to support development of affordable housing. Because homeless services are largely provided through the CAC, ESG is primarily allocated to the Census tract in which the CAC is located.

Geographic Distribution

| Target Area | Percentage of Funds |
|--------------------|----------------------------|
| | |

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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

Discussion

As mentioned, CDBG funding is targeted based solely on prioritized need and opportunity, without the

targeting any specific location. The City departments that are responsible for drafting and implementing the Capital Improvement Plan (CIP), including (but not limited to) Public Works, Parks and Recreation, and Finance departments, are asked to submit project needs and concepts in the last quarter of each calendar year. In the past two years a formal process was developed to ensure that CDBG allocations occurred in a more transparent and equitable way. Community development priorities, the availability and timing of funding, and the availability of partners for the implementation of projects were all considered and taken into account in allocating funding. HOME dollars are allocated without special preference for HUD-defined concentrated areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The allocation of HOME dollars in 2020, will be dedicated to the expansion of affordable rental housing through the construction of new multi-family housing projects and rental housing rehab, and rehabilitation of single-family homes and TBRA.

| One Year Goals for the Number of Households to be Supported | |
|--|-----|
| Homeless | 250 |
| Non-Homeless | 92 |
| Special-Needs | 0 |
| Total | 342 |

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

| One Year Goals for the Number of Households Supported Through | |
|--|-----|
| Rental Assistance | 250 |
| The Production of New Units | 45 |
| Rehab of Existing Units | 47 |
| Acquisition of Existing Units | 0 |
| Total | 342 |

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

Homeowner Housing rehabilitated: 2 Household Housing Unit

Rental units constructed: 45 Household Housing Unit

Rental units rehabilitated: 45 Household Housing Unit

Tenant-based rental assistance / Rapid Rehousing: 250 Households Assisted

AP-60 Public Housing – 91.220(h)

Introduction

This section outlines actions that the Reno Housing Authority (RHA) has planned during the 2020 Plan Year to address the needs of public housing and to encourage participants to become self-sufficient.

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

The Housing Authority of the City of Reno (RHA) serves the region by providing affordable rental housing and administering the Housing Choice Voucher and Project Based Voucher assistance programs. RHA owns and operates over 750 Public Housing units; 285 of these units are designed for seniors and persons with disabilities. RHA administers 2,519 Housing Choice Vouchers to low-income residents, 303 Veterans Affairs Supportive Housing (VASH) Vouchers, along with 27 moderate rehabilitation units.

RHA has been able to maintain and make improvements to its Public Housing units through the Capital Fund Program. In addition, RHA has a variety of other multi-family housing units and over 160 scattered site single-family homes. RHA is a model housing authority, having earned “high performer” status from the US Department of Housing and Urban Development (HUD). HUD inspections of RHA’s eight public housing properties consistently result in high performing scores.

The RHA was awarded Low Income Housing Tax Credits (LIHTC), HOME funds, Affordable Housing Program (AHP) funding and Housing Trust Funds from the State of Nevada in an effort to provide more affordable housing to the region. The RHA is developing the Willie J. Wynn Apartments, forty-four units of affordable housing for seniors. The RHA anticipates the property to be completed in the spring of 2020.

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

RHA has a long history of providing self-sufficiency services to clients. The RHA has renamed and restructured the Family Self Sufficiency program to the Workforce Development program. RHA works with participants by providing workshops and trainings to achieve their goals, including employment, self-sufficiency, and in some cases home ownership. RHA staff work with the entire family, including the youth. The city actively collaborates with RHA to continue to explore additional affordable housing development opportunities.

RHA promotes ongoing resident activities, including year-round youth programs at the family sites and regular Resident Council meetings at all public housing sites. RHA solicits input from residents at each of the Resident Council meetings regarding improvements within their complex and future resident activities. Resident service contracts are executed with residents to help maintain certain aspects of their complex.

The City of Reno and Washoe County HOME Consortium frequently collaborate with RHA to implement

housing programs and projects, including an Economic Development Initiative, the Neighborhood Stabilization Program, and HOME-funded development projects.

The RHA is one of 39 housing authorities across the country participating in the U.S. Department of Housing and Urban Development's (HUD) Moving to Work (MTW) program. MTW allows agencies to propose and test innovative, locally designed approaches to administering housing programs and self-sufficiency strategies. Using MTW flexibility, RHA proposes and implements alternatives to certain federal regulations, which are spelled out in an agreement between HUD and the agency.

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

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

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

Introduction

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

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

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

The City of Reno acts as the Collaborative Applicant for the Washoe County submission of the Continuum of Care (CoC) and provides administrative funds for related planning activities through RAAH. In addition, the City is the CoC HMIS grant administrator. The CoC continues to provide much-needed permanent supportive housing in the community. RAAH meetings, public forums, and strategic planning activities all focus on increasing awareness of homelessness and housing-first strategies among service providers. As a result, chronic homelessness is now referenced in the Washoe County Human Services Strategic Plan and in the priorities and assessment reports for the Fund for a Healthy Nevada and the State of Nevada Grants Management Unit.

Addressing the emergency shelter and transitional housing needs of homeless persons

While implementing processes to support transitions to permanent housing rather than relapsing back into street homelessness, and to increase the income of chronically homeless individuals to assist in their transition to permanent housing and independent living. To achieve this objective, RAAH members have evaluated admission and discharge policies of existing programs to determine barriers to stay for chronically homeless participants. Continued efforts will be undertaken to implement the SOAR (SSI/SSDI Outreach, Access, and Recovery) program in earnest and improve the ability of workers to assist eligible clients in gaining access to Social Security Disability, Food Stamps, and Medicaid.

For the homeless, several aggressive, regularly scheduled outreach activities take place each week for persons living on the street through the Mobile Outreach Safety Team (the MOST Team), a local partnership between mental health and law enforcement agencies, and the Veterans' Administration Health Care for Homeless Veterans program. Once outreach occurs, persons will be connected immediately to the most appropriate resources based upon individuals' unique needs. All outreach activities will be conducted with resources that can immediately provide either a direct service or connection to appropriate resources. For example, transportation will be offered to assist individuals in accessing medical care, shelter, food, clothing, Washoe County Social Services, and other mainstream resources. If a need is identified during the outreach episode that cannot be addressed immediately, case management and follow up will occur to ensure the individual receives the services they need in a timely

manner.

Helping 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

RAAH providers will continue to work to decrease homeless persons' length of stay in emergency or transitional housing while implementing processes to support transitions to permanent housing rather than relapsing back into street homelessness, and to increase the income of chronically homeless individuals to assist in their transition to permanent housing and independent living. To achieve this objective, RAAH members have evaluated admission and discharge policies of existing programs to determine barriers to stay for chronically homeless participants. Continued efforts will be undertaken to implement the SOAR (SSI/SSDI Outreach, Access, and Recovery) program in earnest and improve the ability of workers to assist eligible clients in gaining access to Social Security Disability, Food Stamps, and Medicaid.

For the homeless, there are several aggressive, regularly scheduled outreach activities that take place each week for persons living on the street through the Mobile Outreach Safety Team (the MOST Team), a local partnership between mental health and law enforcement agencies, and the Veterans' Administration Health Care for Homeless Veterans program. Once outreach occurs, persons will be connected immediately to the most appropriate resources based upon individuals' unique needs. All outreach activities will be conducted with resources that can immediately provide either a direct service or connection to appropriate resources. For example, transportation will be offered to assist individuals in accessing medical care, shelter, food, clothing, Washoe County Social Services, and other mainstream resources. If a need is identified during the outreach episode that cannot be addressed immediately, case management and follow up will occur to ensure the individual receives the services they need in a timely manner.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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

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

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

Introduction:

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

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

In early 2016, the City of Reno, City of Sparks, and Washoe County released the finalized HUD-required Analysis of Impediments to Fair Housing Choice (AI). The updated AI contains a revised Fair Housing Action Plan (FHAP) to address identified impediments. The findings and actions planned to mitigate impediments are summarized below.

Research for the AI included:

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

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

City of Reno

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

City of Sparks

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

Washoe County

- Improving the definition of family to avoid distinctions based on the relation of the household

members; instead focus on the “functional aspects of a family relationship.”

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

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

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

AP-85 Other Actions – 91.220(k)

Introduction:

Other policy actions and programs to assist low-income households in the region are discussed below.

Actions planned to address obstacles to meeting underserved needs

The City of Reno will continue to play a leadership role in coordinating housing and service provision for the region, including mitigating homelessness. The City will be proactive in identifying and applying for additional public and private resources to meet underserved residents. City leadership has been and will continue to work closely with the private sector to increase their understanding of the greatest needs in the region and find creative public-private partnerships to address needs. In addition, staff will continue to hold workshops to assist homeless households with housing applications, work closely with RAAH and the CAC to develop appropriate programming at homeless shelters, and expand client resources and educate city leaders on the housing and community development needs in the region. Collaboration with non-profit service providers and especially Washoe County Social Services will continue to be a priority in identifying and meeting underserved needs.

Actions planned to foster and maintain affordable housing

Projects that support the creation and preservation of affordable housing will be a priority. During the 2020 program year, HOME funds will be used to support the creation of new affordable housing. The City's rapid rehousing and deposit assistance programs also contribute to the development of affordable housing. The Reno Mayor's initiatives on downtown revitalization, affordable housing, and the mitigation of chronic homelessness are vital components in the drive to foster and maintain affordable housing. In addition, the City works with the Nevada Housing Division in the identification of housing needs, trends, and strategies to establish and prioritize affordable housing opportunities.

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

Past actions to address poverty will be continued. The City of Reno will commit the maximum amount of allowable CDBG public service funds toward the operations of the CAC to help meet the needs of families and individuals experiencing homelessness. CDBG funds may also be used to support Ridge House, a non-profit that serves those recovering from substance abuse and exiting prison through job training and job

placement programs. Public Works will continue to offer jobs under the Reno Works program.

The City of Reno will continue to work with EDawn and Truckee Meadows Community College to provide job training opportunities to low income unemployed residents. Continued collaboration with RAAH will focus on reducing the number of poverty-level families.

HOME dollars will be prioritized to housing projects that serve extremely and very low-income households. Planning an extremely low income permanent supportive housing development for north Reno will continue in 2020.

Actions planned to develop institutional structure

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

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

Please see above.

Program Specific Requirements

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

Introduction:

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

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

| | |
|---|---------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

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

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

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

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

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

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

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

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

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

extended period of time.

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

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

1. Include written standards for providing ESG assistance (may include as attachment)

Please refer to the jurisdiction's attached ESG Program Manual.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Our CoC has been using a coordinated entry system since May of 2016. The system utilizes assessments specialized to address the needs of individuals, families, and youth. The system has a single prioritized waitlist, and the waitlist is managed by a non-profit agency who acts as the community matchmaker. The community matchmaker does not receive CoC housing funding to avoid any housing conflicts. When a housing opening is identified the community matchmaker identifies the client at the top of the waitlist, and connects the individual or family with a housing provider. The community matchmaker hosts monthly meetings with case managers and housing providers throughout the CoC to discuss housing openings, help find clients who may be hard to reach, and to problem solve any issues that may arise. All CoC funded housing projects are required to use our coordinated entry system for their housing referrals. This method allows for us to further implement the community's model of Housing First.

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

N/A

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

The jurisdiction is able to meet the homeless participation requirement.

5. Describe performance standards for evaluating ESG.

In order to ensure integration with our Continuum of Care, ESG sub-recipients must attend at least 75% of CoC meetings held annually. 90% of reimbursement requests and quarterly reports must be submitted on time. ESG recipients must participate in at least four meetings per year and provide a summary annually of related meetings attended and any partnerships formed. Sub-recipients shall also provide information to the CoC. Client data will be entered into HMIS with no less than 90% accuracy. 95% of program participants will be entered into the HMIS within one week of assistance.

Discussion:

Performance standards for the emergency shelter include an average length of stay in the shelter of less than 75 days, and at least 25% of homeless clients exiting to permanent housing at discharge from shelter.

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

Appendix - Alternate/Local Data Sources

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|---|---|
| 1 | Data Source Name 2006-2010 ACS, 2014-2018 ACS |
| | List the name of the organization or individual who originated the data set. US Census Bureau |
| | Provide a brief summary of the data set. The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas. |
| | What was the purpose for developing this data set? Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs. |
| | How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? Reno, NV |
| | What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2006-2010 ACS, 2014-2018 ACS 5-Year Estimates |
| | What is the status of the data set (complete, in progress, or planned)? Complete |
| 2 | Data Source Name 2012-2016 CHAS |
| | List the name of the organization or individual who originated the data set. US Census Bureau, American Community Survey (ACS) and U.S. Department of Housing and Urban Development (HUD) |
| | Provide a brief summary of the data set. Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. |
| | What was the purpose for developing this data set? The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. |

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| | <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Reno, NV</p> |
| | <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2012-2016 CHAS</p> |
| | <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p> |
| 3 | <p>Data Source Name</p> <p>2014-2018 ACS 5-Yr Estimates</p> |
| | <p>List the name of the organization or individual who originated the data set.</p> <p>US Census Bureau</p> |
| | <p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p> |
| | <p>What was the purpose for developing this data set?</p> <p>Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> |
| | <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Reno, NV</p> |
| | <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2014-2018 ACS 5-Year Estimates</p> |
| | <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p> |
| 4 | <p>Data Source Name</p> <p>2013-2017 ACS (Workers), 2017 LEHD (Jobs)</p> |
| | <p>List the name of the organization or individual who originated the data set.</p> <p>2013-2017 ACS and 2017 Longitudinal Employee-Household Dynamics: United States Census Bureau</p> |

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| | <p>Provide a brief summary of the data set.</p> <p>The American Community Survey (ACS) is an ongoing survey that provides data every year -- giving communities the current information they need to plan investments and services. Information from the survey generates data that help determine how more than \$400 billion in federal and state funds are distributed each year. The ACS is accessed through the Census website, which provides data about the United States, Puerto Rico and the Island Areas.</p> <p>The Longitudinal Employer-Household Dynamics (LEHD) program is part of the Center for Economic Studies at the U.S. Census Bureau. The LEHD program produces new, cost effective, public-use information combining federal, state and Census Bureau data on employers and employees under the Local Employment Dynamics (LED) Partnership.</p> <p>What was the purpose for developing this data set?</p> <p>ACS: Information from the ACS help determine how more than \$400 billion in federal and state funds are distributed each year to help communities, state governments, and federal programs.</p> <p>LEHD: Information from the LEHD help state and local authorities who increasingly need detailed local information about their economies to make informed decisions. The LEHD Partnership works to fill critical data gaps and provide indicators needed by state and local authorities. LEHD's mission is to provide new dynamic information on workers, employers, and jobs with state-of-the-art confidentiality protections and no additional data collection burden.</p> <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Reno, NV</p> <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2013-2017 ACS (Workers), 2017 LEHD (Jobs)</p> <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p> |
| 5 | <p>Data Source Name</p> <p>HUD 2019 FMR and HOME Rents</p> <p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p> <p>Provide a brief summary of the data set.</p> <p>Fair Market Rents (FMRs) are set by HUD and used to determine payment standard amounts for HUD Programs. HUD annually estimates FMRs for the Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas and each nonmetropolitan county.</p> <p>HOME Rents Limits are based on FMRs published by HUD. HOME Rent Limits are set to determine the rent in HOME-assisted rental units and are applicable to new HOME leases.</p> |

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| | <p>What was the purpose for developing this data set?</p> <p>Fair Market Rents (FMRs) are used to determine payment standard amounts for HUD Programs. HOME Rent Limits are the maximum amount that may be charged for rent in HOME-assisted rental units and are applicable to new HOME leases.</p> |
| | <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Reno, NV</p> |
| | <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p> |
| | <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p> |
| 6 | <p>Data Source Name</p> <p>PIC (PIH Information Center)</p> |
| | <p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p> |
| | <p>Provide a brief summary of the data set.</p> <p>IMS/PIC is responsible for maintaining and gathering data about all of PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users.</p> |
| | <p>What was the purpose for developing this data set?</p> <p>IMS/PIC PIH's inventories of HAs, Developments, Buildings, Units, HA Officials, HUD Offices and Field Staff and IMS/PIC Users help housing authorities and local government agencies to determine the needs of the users and identify gaps in the system of service delivery.</p> |
| | <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Reno, NV</p> |
| | <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p> |
| | <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p> |
| 7 | <p>Data Source Name</p> <p>2019 Housing Inventory Count</p> |
| | <p>List the name of the organization or individual who originated the data set.</p> <p>US Department of Housing and Urban Development (HUD)</p> |

| | |
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| | <p>Provide a brief summary of the data set.</p> <p>The Housing Inventory Count Reports provide a snapshot of a CoC’s HIC, an inventory of housing conducted annually during the last ten days in January, and are available at the national and state level, as well as for each CoC. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless as well as persons in Permanent Supportive Housing.</p> |
| | <p>What was the purpose for developing this data set?</p> <p>HIC provides the inventory of housing conducted annually during the last ten days in January. The reports tally the number of beds and units available on the night designated for the count by program type, and include beds dedicated to serve persons who are homeless.</p> |
| | <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>COC</p> |
| | <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p> |
| | <p>What is the status of the data set (complete, in progress, or planned)?</p> <p>Complete</p> |
| 8 | <p>Data Source Name</p> <p>Bureau of Labor Statistics</p> |
| | <p>List the name of the organization or individual who originated the data set.</p> <p>Bureau of Labor Statistics (BLS)</p> |
| | <p>Provide a brief summary of the data set.</p> <p>BLS unemployment rates are from the BLS Local Area Unemployment Statistics (LAUS). This program produces monthly and annual employment, unemployment, and labor force data for Census regions and divisions, States, counties, metropolitan areas, and many cities, by place of residence.</p> |
| | <p>What was the purpose for developing this data set?</p> <p>The purpose of the BLS data is to collect, analyze, and disseminate essential economic information to support public and private decision making.</p> |
| | <p>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</p> <p>Reno, NV</p> |
| | <p>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</p> <p>2019</p> |

What is the status of the data set (complete, in progress, or planned)?

Complete