

Executive Summary

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

1. Introduction

This Five-Year Strategic Plan outlines the activities The City of Sparks, Nevada will undertake leveraging Community Development Block Grant (CDBG) funding to address housing, public service, homelessness and non-housing community development projects for Program Years 2015 through 2019, inclusive.

Using Community Development Block Grant funds, the City intends to continue to focus on improving the "West End of Sparks" and other low to moderate income neighborhoods throughout the Sparks community; through public facility improvements and Single Family Homeowner - Occupied Housing Rehabilitation Program activities. Additionally, this Strategic Plan discusses how the city will address public services and homeless needs throughout Washoe County as well as within the City of Sparks community.

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

During the next five years (2015 through 2019), the City of Sparks through community partnerships and investment of Community Development Block Grant funding, the City of Sparks is committed to servicing the Sparks community, creating sustainable and affordable housing, improving neighborhoods and funding public needs to provide for greater accessibility to needed services.

CDBG will be used to specifically:

1. Make improvements to public infrastructure to increase accessibility and public safety.
2. Reduce blight in low to moderate - income neighborhoods.
3. Support the operations of nonprofits that provide shelter and supportive services to extremely low income households, residents with special needs and persons who are homeless.

HOME dollars will be used to support:

1. Increase the supply of affordable rental units and mixed-income rental developments.

2. Preserve and maintain existing affordable rental units.
3. As needed, support homeownership opportunities for low - and moderate - income households.

3. Evaluation of past performance

Over the previous five years (2010 through 2014) the City of Sparks was successful in substaining and maintaing the older housing stock in identified low income neighborhoods through the Single-Family Homeowner-Occupied Housing Rehabilitation Deferred Loan and Emergency Repair Grant Programs. Additionally, the City was successful in implementing Pedestrian Improvement initiatives in low income neighborhoods as well as provide key services to homeless or at-risk of becoming homeless individuals and households.

4. Summary of citizen participation process and consultation process

Several methods are employed to encourage citizen participation in the development of the Five Year Consolidated Plan. Methods included presenting overview information on the Plan and proposed projects at meetings throughout the community.

The City of Sparks made a draft of the Plan available for public comment for a 30-day period prior to submitting a final version to HUD for approval. The location and times of the public hearings as well as a notice of the availability of a draft document were advertised in the Reno Gazette Journal in accordance with the existing Citizan Participation Plan.

Also, the City of Sparks Community Services Department staff consulted with the Public Works Department, Capital Projects and other key staff personnel in review of citizen identified areas of need based upon calls recieved.

Additionally, the citizen participation and consultation process included:

- Community meeting and presentation hosted by the City of Sparks (4 attendees)
- Participation in a meeting with the local Continuum of Care (CoC) and the Reno Area Alliance for the Homeless (RAAH) [34 attendees]; and
- Participated in a focus group meeting with affordable housing developers, providers and developers of market rate housing (seven attendees);

The community meeting were noticed through social media and local newspaper outlet (Reno Gazette Journal). The community meeting was held on April 14, 2015 at the City of Sparks Council Chambers.

The community meeting included:

- A brief overview of the Consolidated Plan and Annual Action Plan;
- A presentation of the allowed uses of CDBG and HOME funds;
- A presentation of how CDBG and HOME funds have been invested in LMI neighborhoods in the past; and
- A discussion with attendees about housing and community development needs and the activities they would like to see prioritized

Discussion with RAAH members focused on housing and community development needs of persons experiencing homelessness and those at risk of homelessness. Topics included needed types of housing and services; access to public transportation; job readiness training needs; and the prioritization of needs.

The focus group with affordable and market rate housing developers and providers included discussion of the current housing market, the impact of the Tesla plant and other businesses opening on the housing market, and the economics of affordable housing development in the area.

5. Summary of public comments

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

7. Summary

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	SPARKS	Community Services Department
HOME Administrator	SPARKS	Washoe County HOME Consortium

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, City of Reno and City of Sparks for the purpose of receiving and managing HOME funds only.

Consolidated Plan Public Contact Information

Contact information for the WCHC (HOME funding):

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

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)).

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

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

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

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

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?

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))

Narrative (optional):

PR-15 Citizen Participation

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

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)

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.

The region has experienced strong population growth in the past 15 years. Between 2000 and 2014, the county gained 97,000 people overall. Reno grew by 55,000 people and Sparks added 26,000. Annually, population growth averaged 1.9 percent in Washoe County, 2 percent in Reno and 2.6 percent in Sparks. This compares to 2.8 percent for Nevada overall and less than 1 percent for the United States.

Household income also grew, but not enough to keep up with inflation. The median income in Washoe County rose to \$53,588 in 2013 from \$45,815 in 2000—a 17 percent increase. According to the Federal Reserve, inflation rose by 35 percent as measured by the Consumer Price Index, or CPI. In sum, incomes rose by about half of what was needed to keep up with inflation. Households in Reno had the strongest income growth—a rise of 20 percent—yet this still lagged behind inflation.

Like many areas in the U.S., the region experienced a rapid acceleration in housing prices during the last decade, following by a significant decline. The region's housing market has strengthened in recent years.

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

Summary of Housing Needs

One of the objectives of the City of Sparks Community Services Department will be utilizing a portion of the of the annual entitlement to continue implementation of the Single Family Owner-Occupied Housing Rehabilitation Program which is comprised of two components. The program will be employe into qualifying low to moderate income areas of the city:

1. Deferred Loan Payment Program: The program is designed to to assist low income Owner/Occupied households residing within the City of Sparks to correct housing deficiencies and addressing items deemed essential to preserve health, safety and welfare (i. e. less than 80% Area Median Income, [AMI]). The loan is secured by a Deed of Trust on the home and must be paid backupon sale, transfer of title, or when the original applicants no longer reside in the home. There are no monthly payments or interest charges assessed..
2. Emergency Repair Grant Program: The program is designed to assist owner/occupants at or below 60% Area Median Income (AMI), residing within the City of Sparks, to make immediate and urgent corrections or necessary repairs to their homes. The maximum amount is \$2,500.00 per client and is a one time grant.

Additionally, the following goals and objectives detail the housing activities that is anticipated to be accomplished over the next five year Consolidated Plan period via the Washoe County HOME Consortium (PY-2015 through PY-2019):

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; adjacent City of Sparks to the east, suburban residential areas; sparsley populated rural areas; and two Indian Reservations. The region has experienced significant population growth in the past 15 years. Between years 2000 and 2014 the county gained 97,000 people overall. the City of Reno grew by 55,000 people and the City of Sparks experienced an population growth of 26,000. Annually, population growth has averaged 1.9 percent in Washoe County, 2 percent in the City of Reno and 2.6 percent in the City of Sparks. This compares to 2.8 percent for the State of Nevada and less than 1 percent nationally.

Household income has also grown, but not enough to keep up with inflation. The median income in Washoe County rose to \$53,588 in 2013 from \$45,815 in 2000 (a 17% increase). According to Federal Reserve, inflation rose by 35 percent as measured by the Consumer Price Index (CPI). In summation, incomes rose by about half of what was needed to keep up with inflation. Households in the City of Sparks experienced an income growth of 24 percent change of median income of \$45,745 in year 2000 to a median income of \$56,637 (most recent year of 2011); yet this lagged behind inflation.

Like many areas in the U.S., the region experienced a rapid acceleration in housing prices during the last decade, following by a significant decline. The region's housing market has strengthened in recent years but the indicators are steady as opposed to be substantial rise. Housing needs persist for many residents in the region and specifically; the City of Sparks renters and homeowners experiencing housing cost burdens of more than 50% of household income are 895 and 660 respectively. These homeowners are at great risk of losing their homes to foreclosure due to their struggle to make their monthly mortgages

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	66,346	88,830	34%
Households	24,698	33,342	35%
Median Income	\$45,745.00	\$56,637.00	24%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,850	3,760	5,175	3,165	18,385
Small Family Households *	1,060	1,335	2,025	1,195	9,200
Large Family Households *	200	270	595	345	1,810
Household contains at least one person 62-74 years of age	384	600	1,025	730	3,634
Household contains at least one person age 75 or older	425	645	544	350	780
Households with one or more children 6 years old or younger *	570	789	1,200	640	2,760
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

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	10	75	60	90	235	0	0	55	0	55
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	115	25	75	35	250	0	35	0	10	45
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	170	215	100	85	570	0	55	40	25	120
Housing cost burden greater than 50% of income (and none of the above problems)	1,420	895	395	0	2,710	525	650	730	255	2,160
Housing cost burden greater than 30% of income (and none of the above problems)	80	855	1,040	485	2,460	145	290	785	495	1,715

	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
Zero/negative Income (and none of the above problems)	90	0	0	0	90	100	0	0	0	100

Table 7 – Housing Problems Table

Data 2007-2011 CHAS
Source:

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	1,725	1,210	630	210	3,775	525	740	830	285	2,380
Having none of four housing problems	205	1,005	1,900	1,225	4,335	210	800	1,820	1,450	4,280
Household has negative income, but none of the other housing problems	90	0	0	0	90	100	0	0	0	100

Table 8 – Housing Problems 2

Data 2007-2011 CHAS
Source:

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	880	815	765	2,460	109	300	560	969
Large Related	185	89	129	403	15	120	265	400
Elderly	234	360	240	834	460	340	380	1,180

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	495	710	410	1,615	85	175	360	620
Total need by income	1,794	1,974	1,544	5,312	669	935	1,565	3,169

Table 9 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

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	795	420	235	1,450	105	170	240	515
Large Related	175	4	4	183	15	120	65	200
Elderly	219	175	70	464	320	230	205	755
Other	475	320	115	910	85	130	240	455
Total need by income	1,664	919	424	3,007	525	650	750	1,925

Table 10 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

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	255	275	110	65	705	0	70	40	10	120
Multiple, unrelated family households	30	0	60	20	110	0	20	0	25	45
Other, non-family households	0	0	0	35	35	0	0	0	0	0
Total need by income	285	275	170	120	850	0	90	40	35	165

Table 11 – Crowding Information – 1/2

Data 2007-2011 CHAS
Source:

	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	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

The single person household in need of housing assistance is primarily the senior and elderly population. The senior population is typically on fixed income and have limited resources to sustain a reasonable "Quality of Life" in their latter years of life.

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.

What are the most common housing problems?

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

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

Households who are most at-risk of homeless are those living in very temporary conditions in weekly motels. A count and survey of persons who are homeless in 2015 found 3,179 individuals living in motels. Of these, 1,098 were in longer-term motel leases. About one-quarter of these individuals are seniors (807 seniors); 6 percent children (199 children); and 10 percent living as families. Participants in the RAAH Consolidated Plan discussion described a "dire need" for affordable senior housing. Youth aging out of the foster care system are at particular risk for homelessness, and youth homelessness is increasing (ages 18 to 24). With the exception of the Nevada Youth Empowerment

Project, nearly all programs and services for those at risk of homelessness are designed to assist adult householders, who have different assets and needs than youth who are homeless or at risk of homelessness. RAAH discussion participants also raised concerns about the high number of inmates in the corrections system with no current address; these individuals are at-risk of homelessness upon release. Throughout the public consultation process, stakeholders emphasized the importance of access to public transportation to sustaining employment and housing. For many low income residents, the cost of monthly bus passes (\$65 for adults) or individual rides exceeds their resources.

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:

Residents living in short-term motels (about 3,200 residents in January 2015) and on a temporary basis with friends and family are most at-risk of homelessness. Data on the actual number of residents who are doubling up with friends and family are not available.

The 2015 survey and count of persons who are homeless found that about 41 percent of homeless individuals had lived with friends and family at some point in time. HUD-provided data on severe cost burden by income estimate that 8,570 households are severely cost burdened and live below the poverty level. These estimates place the range of residents most at-risk of homelessness between 3,000 and 9,000.

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

Data on the characteristics linked to housing instability and homeless are collected annually through the January Point in Time (PIT) counts. The 2015 count asked respondents to give the circumstances that brought them to Washoe County. For adults, most were passing through on the way to other cities or to live with family and became homeless; another very common reason was a job loss. The cost of housing was identified by the vast majority of homeless as the reason they were homeless (88%), followed by mental health (10%) and substance abuse challenges (8%). (Numbers add to greater than 100 percent due to multiple response.) These challenges, coupled with the inability to find or keep a job, are the primary factors contributing to homelessness in Washoe County. The primary reasons that homeless youth interviewed in the PIT count became homeless included family violence (32%), “aging out” of their housing situation (49%) and differences in religious and social values (10%). Of the youth participating in the PIT count, 89 percent said they could no longer live with their parents for the above reasons.

Discussion

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

Sections NA-15, NA-20, NA-25 and NA-30 provide data on households with disproportionate housing needs. The data are generated by HUD using a special data set that allows analysis by race and ethnicity and income category. The racial categories and ethnicity (Hispanic) are consistent with the definitions used by the U.S. Census. Income ranges correspond to HUD income categories and are based on the area median income for a family of four, which can be found at <http://www.huduser.org/portal/datasets/il.html>. According to HUD, disproportionate need occurs when a household category has a level of need that is at least 10 percentage points higher than the level of need of all households in a particular income category. For example, if 60 percent of households earning between 50 and 80 percent of the area median income (AMI) have a housing problem, and 75 percent of Hispanics in the same income category have a housing problem, Hispanics would have a disproportionate need.

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	2,780	260	255
White	1,910	195	210
Black / African American	50	0	10
Asian	45	10	0
American Indian, Alaska Native	95	25	0
Pacific Islander	10	10	0
Hispanic	675	25	35

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*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	3,220	1,015	0
White	2,045	795	0
Black / African American	105	25	0
Asian	115	50	0
American Indian, Alaska Native	35	20	0
Pacific Islander	4	0	0
Hispanic	920	115	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*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	3,370	2,640	0
White	2,255	1,715	0
Black / African American	55	85	0
Asian	195	185	0
American Indian, Alaska Native	25	20	0
Pacific Islander	0	4	0
Hispanic	845	605	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*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	1,680	1,855	0
White	1,170	1,325	0
Black / African American	25	50	0
Asian	40	60	0
American Indian, Alaska Native	15	40	0
Pacific Islander	10	0	0
Hispanic	425	345	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*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

The data in the disproportionate housing needs tables above suggest that the population with the most disproportionate needs is Pacific Islanders earning between 50-80 percent of AMI. This population faces housing problems at a rate which is 46 percentage points higher than whites and 48 percentage points higher than the jurisdiction as a whole. Other populations facing disproportionate housing problems include: Native Americans earning 0-30 percent of AMI, at 12 percentage points higher than whites and 11 percent higher than the jurisdiction, and African Americans and Pacific Islanders earning 30-50 percent of AMI, who have disproportionate needs at a rate 10 percentage points and 11 percentage points higher than whites and the jurisdiction as a whole.

**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

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	2,335	705	255
White	1,570	535	210
Black / African American	50	0	10
Asian	35	15	0
American Indian, Alaska Native	95	25	0
Pacific Islander	10	10	0
Hispanic	575	125	35

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*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	1,670	2,565	0
White	945	1,890	0
Black / African American	50	80	0
Asian	85	75	0
American Indian, Alaska Native	35	20	0
Pacific Islander	4	0	0
Hispanic	550	485	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*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	1,285	4,725	0
White	740	3,230	0
Black / African American	40	100	0
Asian	110	265	0
American Indian, Alaska Native	0	50	0
Pacific Islander	0	4	0
Hispanic	400	1,050	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*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	430	3,105	0
White	265	2,230	0
Black / African American	10	65	0
Asian	20	80	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	10	0
Hispanic	125	635	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*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

The severe housing tables above suggest that the population facing the highest rate of severe housing problems is Pacific Islanders earning 50-80 percent of AMI. This population has severe housing problems at a rate 21 percentage points greater than whites and 19 percentage points greater than the jurisdiction as a whole. Asians earning 50-80 percent of AMI also have disproportionately more severe housing problems, at a rate 14 percentage points higher than whites and 12 percentage points higher than the jurisdiction. Persons of Hispanic descent face lower levels of disproportionate need with those earning 0-30 percent of AMI and earning 80-100 percent of AMI facing needs at a rate that is around 10 percentage points higher than whites and the jurisdiction overall. Curiously, the HUD data suggest that some non-white groups, including Native Americans and African Americans, face lower levels of need than whites

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:

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	18,800	8,020	5,050	265
White	14,210	5,865	3,525	220
Black / African American	330	145	145	10
Asian	955	260	190	0
American Indian, Alaska Native	240	55	115	0
Pacific Islander	90	14	10	0
Hispanic	2,810	1,665	1,050	35

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Similar to previous tables, the HUD cost burden table shown above suggests that Pacific Islanders have disproportionate needs: specifically, those earning 30-50 percent of AMI face a rate of need that is 22 percentage points greater than whites.

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?

The HUD pre-populated tables above show that Native Americans earning 0-30 percent of AMI have housing problems at a rate 11 percentage points higher than the jurisdiction, African Americans and Pacific Islanders earning 30-50 percent of AMI face housing problems at a rate 10 percentage points higher than the jurisdiction and Pacific Islanders earning 50-80 percent of AMI have problems at a rate 48 percent higher than the jurisdiction as a whole. Severe housing problems are experienced disproportionately to the jurisdiction as a whole by Asians earning 0-30 percent of AMI (10 percentage points higher rate) as well as Asians and Pacific Islanders earning 50-80 percent of AMI (12 percentage points and 19 percentage points higher, respectively). For households earning 80-100 percent of AMI, Hispanics have disproportionately greater need than whites (11 percentage points higher) and need almost disproportionate to the Jurisdiction (9 percentage points higher). Housing cost burden is experienced disproportionate to the jurisdiction as a whole by Pacific Islanders earning 30-50 percent of AMI. This population has housing cost burden at a rate 22 percentage points higher.

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

Stakeholders consulted for this Consolidated Plan did not identify disproportionate needs by race or ethnicity. Instead, they identified disproportionate needs for other groups such as youth exiting the foster care system, youth and elders experiencing homelessness, very low income seniors, large families, and individuals with dual diagnosis or other mental health disabilities, persons with disabilities reliant on SSI or SSDI and persons leaving incarceration. Stakeholders described each of these groups as needing affordable housing in general as well as other services. Beyond suitable affordable housing, stakeholders identified the following needs for these groups:

- Housing, emergency shelter and supportive service programs designed and appropriate for the unique needs of youth, including parenting youth;
- Case management for clients leaving shelters, but especially elders, youth, persons with mental illness and/or substance abuse;
- Access to services for low income senior residents to help with staying housed;
- Comprehensive behavioral health services, including medication management and substance abuse services;
- Rent and utility assistance;
- Sober living, transitional and permanent living opportunities for persons with dual diagnosis; and
- Expand mobile outreach services to provide crisis services and welfare checks.

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

In general, housing needs exist for non-white residents in many areas of central Reno, parts of Sparks and in some rural areas—largely Native American reservations—of Washoe County. Despite having the highest levels of housing needs according to the disproportionate need measure, Pacific Islanders are a relatively small population in the region and are not found to be concentrated in any one area based on HUD's criteria for concentrations.

NA-35 Public Housing – 91.205(b)

Introduction

This Needs Assessment (NA) section describes the provision of public housing in Reno, Sparks and Washoe County, including the number of Housing Choice Vouchers (HCV), characteristics of public housing clients, and the needs of households receiving public housing subsidies. The primary provider of assisted housing in the region is the Reno Housing Authority (RHA). RHA assisted with updating the information in this section.

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

*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 Family Unification Program	
				Total	Project - based	Tenant - based		
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)

SPARKS

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Consolidated Plan

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

RHA owns and manages 753 Public Housing units. Of these, 38 are accessible and 289 are barrier free. Currently there are 27 applicants who have requested either a barrier free or accessible unit; their applications are in process. RHA also manages transfer requests of current residents; as of the date of this Consolidated Plan, there were no outstanding requests to transfer to an accessible or barrier free unit.

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.

Discussion

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section discusses the extent of homelessness in Reno and Washoe County, including the characteristics of persons who are homeless and their primary challenges in finding housing. The Reno Area Alliance for the Homeless(RAAH) conducts a very comprehensive count and survey of persons who are homeless and their families each January. The following tables are based on this information.

Nature and Extent of Homelessness According to 2015 PIT Count:

The 2015 Point in Time (PIT) Count was held on January 29, 2015 at 4 a.m. Nineteen teams of law enforcement officials, homeless service providers, and social workers volunteered to search targeted areas for unsheltered, homeless individuals. According to the 2015 PIT report, the 2015 count had the largest number of volunteers in recent history, allowing the count to cover an expanded geographic area.

A total of 112 individuals were counted, up 15 from the 2014 count. This includes 14 individuals age 18 to 24 that were counted as part of the Youth Count on the same day.

Characteristics of those counted include the following:

Race and ethnicity

- 78 percent of homeless individuals were identified as white; 89 percent were non-Hispanic;
- 11 percent were identified as Hispanic; and
- 11 percent were of two or more races.

Age and Gender

- 82 percent of respondents were older than age 24; 18 percent were young adults (18-24); and

- 74 percent were male.

Subpopulations

- 18 percent were veterans;
- 22 percent had a disability;
- 31 percent had severe and persistent mental illness;
- 18 percent had a substance abuse disorder;
- 34 percent were chronically homeless; and
- 5 percent identified as victims/survivors of domestic violence.

Data on the race and ethnicity of persons who are homeless was also collected through a survey of individuals at the Catholic Charities St. Vincent's Dining Room of sheltered homeless, which was conducted in conjunction with the 2015 PIT Count.

A total of 66 surveys were conducted. Sixty-percent of respondents identified their race as white;14 percent Hispanic/Latino (race and ethnicity were combined categories); 12 percent American Indian or Alaskan Native; 3 percent African American; another 3 percent Asian; and the remainder other races.

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):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	0
Not Hispanic	0	0

Data Source
Comments:

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

199 children were identified in the 2015 PIT count as living in motels, the largest number since 2009. An additional 3,384 children were identified as “in housing transition” and at-risk of homelessness.

Twenty veterans were identified in the 2015 PIT count.

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

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In the 2015 PIT count, 112 persons were found to be unsheltered, living along the river, in public parks, and on the street. The majority of these individuals were unaccompanied men.

784 individuals were identified in shelter and transitional housing. Of these, 454 were in shelters (with 30 of these in an overflow situation) and 330 were in transitional housing.

3,179 individuals were identified as living in short-term motels and 1,098 were living in longer-term motels.

Of those living in motels, 807 were seniors; 199 were children; and 322 were in family units.

Discussion:

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

Introduction:

Non-homeless special needs residents are those who are not homeless but may be at-risk and who have additional challenges finding housing to meet their specific needs. Non-homeless special needs populations may include, but are not restricted to, the following:

- Elderly and frail elderly,
- Persons with disabilities,
- Persons with HIV/AIDS,
- Persons with severe and persistent mental illness,
- Substance abusers, including those in recovery,
- Victims/survivors of domestic violence, and
- Youth exiting the foster care system.

Describe the characteristics of special needs populations in your community:

According to the Washoe County Community Health Needs Assessment (2015-2017) 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. There are an estimated 46,000 persons in the region who are disabled. Of these residents, about 9,200—or 21 percent—live below the poverty line. Nineteen percent are unemployed—almost three times the unemployment rate of the region overall.

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; almost 60,000 have any mental illness; and 20,000 have been challenged with serious depression.

Persons with substance abuse challenges. Alcohol abuse in the region is above national average (7%) with an estimated 12 percent of the region's residents age 12 and older having substance abuse challenges, or about 39,000 residents. Drug abuse—which affects an estimated 3 percent of residents age 12 and older—is closer to the national rate. Twelve percent of residents—about 43,000—need but are not receiving substance abuse treatment.

Victims/survivors of domestic violence. According to the Center for Disease Control, as many as 42,000 Washoe County women have been raped at some point in their lifetime and 80,000 have experienced intimate partner violence (IPV), which includes stalking and verbal abuse. Nearly 50,000 men in the county have experienced IPV.

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?

The most critical housing and supportive service needs of special needs groups in the region include:

- A shortage of rental housing affordable to residents who live below the poverty level (rents of less than \$500/month)—for all special needs populations.
- Senior housing developments for seniors across the income spectrum. An estimated 800 seniors live in temporary housing in motels. Higher income seniors who want to downsize and desire to live in housing with walkability and near health care and other supports cannot find products to meet their preferences.
- Accessible housing for persons with disabilities located near transit and services.
- Assistance for renters who have imperfect credit scores, rental or criminal histories and are repeatedly turned away by landlords.

- Severe shortage of housing for youth, including those aging out of foster care, who have no rental history and credit history.
- Lack of affordable, safe, comprehensive transportation that connects low income workers to employment centers and housing to supportive services.

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

The Center for Disease Control (CDC) maintains reports on the prevalence of HIV and AIDS at the MSA level. In the Washoe County area, the prevalence rate for AIDS is 156.7 per 100,000 people. This puts the estimated population of persons in the region living with AIDS at 667.

Nationally, 13 percent of persons living with AIDS need some type of housing assistance. Applying this rate to the number of persons living with AIDS in Washoe County results in an estimated 88 people who need housing assistance.

Discussion:

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

Describe the jurisdiction's need for Public Facilities:

Each year, in coordination with the city's annual budget review and preparation, the City of Sparks evaluates its public facilities, parks and recreation facilities and public improvement needs for the community. The following breakdown is an overview of needs:

- Public Facilities needs - Improvements to expand access (i. e. ADA requirements) and bring some facilities into compliance; improvement to wastewater collection systems and processes;
- Public buildings needs - Improvements of heating, ventilation and air conditioning needs and systems, electrical upgrades, water heaters to preserve, extend and maintain the useful life of the facilities; and
- Parks and recreation needs - Improvements to public parks, trails walkways, and equipment to maintain and improve safety and extend their useful life, numerous improvements to public pools, marina and associated equipment, and community centers

How were these needs determined?

Public facilities and public improvements are determined by the city annually as part of its Capital Improvements Plan (CIP) update. The CIP is updated as a budget document each year.

Describe the jurisdiction's need for Public Improvements:

In determining the geographic area the city would invest its CDBG dollars, staff reviewed census tract data to ensure the areas meet qualifications as well as areas of aging infrastructure. City staff meets regularly with Public Works Department for information relative to community request, needs and areas requiring improvements. Due to aging infrastructure primarily in the "West End" of the Sparks community (oldest area of the city), the concentration of pedestrian improvements have been targeted for neighborhoods in the West End of Sparks.

How were these needs determined?

These needs were identified from staff and departmental meetings as well as meetings inviting public comments from the general public of the City of Sparks.

Describe the jurisdiction's need for Public Services:

The Community Needs Health Assessment and input from service providers were used to determine public service needs. The Needs Assessment pinpoints several areas where the region's services are inadequate to meet demand:

1. Significant lack of mental health care providers. Overall, the State of Nevada has half of the national rate of mental health care providers. Many counties in Northern Nevada are federally defined mental health care shortage areas. Washoe County has a higher rate of suicide—for both adults and children—and substance abuse than the state overall.
2. Shortage of health care providers to serve very low income residents. The needs assessment identified a shortage of Medicaid providers, as well as a lack of understanding among many residents of the complexity of Medicaid and the health care system in general.
3. Lack of transportation.
4. Need for expanded assistance to help low income and special needs residents access the services they need.
5. Limited access to healthy food for some low income residents

How were these needs determined?

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Since 1970, the Truckee Meadows (of which Reno/Sparks are a part of) have been one of the fastest areas in the nation, with population increasing by over 100% by 1990. According to the Nevada State Demographer's Office at the University of Reno, the population of the City of Sparks was estimated to be approximately 92,302. Recent estimations indicate a continued growth pattern. According to statistics of the Nevada State Demographer's Office; the unemployment rate for Washoe County and Nevada has historically averaged between 1% and 2% below the national average. However, with the recent economic downturn, Nevada has been one of the hardest hit in the nation and currently has among the highest unemployment rates in the country. As recent as 2012; Sparks unemployment rate was 9.9% versus 4.4% at the beginning of the downturn in 2007.

The recent economic downturn has had a negative impact on most sectors of the local economy. The unemployment rate remains high but signs of improvement are evident for the economy and the local housing market outlook.

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

Introduction

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	24,905	67%
1-unit, attached structure	1,831	5%
2-4 units	2,822	8%
5-19 units	4,783	13%
20 or more units	2,061	6%
Mobile Home, boat, RV, van, etc	926	2%
Total	37,328	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	63	0%	465	4%
1 bedroom	288	1%	3,400	26%
2 bedrooms	3,260	16%	4,885	37%
3 or more bedrooms	16,691	82%	4,290	33%
Total	20,302	99%	13,040	100%

Table 27 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

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

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

The availability of housing units fall short of the housing regional and local needs. This fact is very evident in the senior population of the area served. The residential market in the Reno-Sparks area

grew tremendously in the 1990's and early 2000's. However, 2006 was the beginning of an economic downturn and ultimate housing crisis for the area. The downturn in the residential market has been profound and the State of Nevada was one of the hardest hit during the downturn. Over the past five years, residential activity within the Reno-Sparks has been slowed considerably. Average and median homes prices have decreased significantly from the highs seen in 2006-2007. However, recently the single-family market has shown signs of life with increasing median prices and more sales activity.

Describe the need for specific types of housing:

 </p>

Discussion

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

Introduction

Based on the following data tables, the median cost of owning a home have increased by two thirds between year 2000 and year 2011. Hence, the cost of homeownership have priced some prospective clients out of the market and the affordable alternative is to acquire affordable rental housing.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	138,900	229,600	65%
Median Contract Rent	628	835	33%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,414	10.8%
\$500-999	7,425	57.0%
\$1,000-1,499	3,526	27.0%
\$1,500-1,999	551	4.2%
\$2,000 or more	124	1.0%
Total	13,040	100.0%

Table 29 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	245	No Data
50% HAMFI	1,185	655
80% HAMFI	6,205	2,699
100% HAMFI	No Data	4,159
Total	7,635	7,513

Table 30 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	0	0	0	0	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 31 – Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

No, there is not sufficient housing for all households. Gaps in the rental market exist for renters earning less than \$20,00 in Reno, Sparks and for the county overall. An updated comparison of rent supply and demand was conducted for this Consolidated Plan, which found an increase in the shortage of affordable rental units since 2008 - even taking into account the softening of the rental market in the early part of this decade (discussed below).

The 2010 Five-year Plan found that 11,300 households in Washoe County earned less than \$15,000. These households had approximately 3,100 affordable rentals to choose from, resulting in a shortage of 8,200 rentals of less than \$500 per month. In Reno in 2008, 8,900 renter households earned less than \$15,000. There were approximately 2,700 affordable units available to households in this income range, leaving a shortage of approximately 6,200 rental units for these very low income households.

By comparison, in 2013:

In Washoe County, 14,500 renters earn less than \$15,000 per year - an increase of 3,200 renters from 2008. An additional 6,900 renters earn between \$15,000 and \$20,000 per year. Altogether, 21,400 Washoe County renters earn less than \$20,000 per year. These renters represent about 30 percent of renter households in the county.

Washoe County renters earning less than \$20,000 have about 7,200 rental units affordable to them, leaving a shortage 14,200 affordable rental units. "Affordable rents" for these renters are units with rents of less than \$500 per month. These "shortage" numbers do not represent renters who are homeless; rather, they show the number of renters who are cost burdened and are "renting up" because they cannot find rents in their affordability range.

The rental gap increased between 2008 because the number of renters earning less than \$20,000 increased (by about 7,000 renters) and rental units affordable to them failed to keep pace with their growth (the affordable inventory grew about 900 units).

In Reno, a rental shortage of 10,800 units renting for less than \$500 per month exist for renters earning \$20,000 and less. This is 4,600 more units than in 2008. The gap increased for the same reason as in country overall: growth in low income renters that exceeded growth in the affordable units to serve them.

In Sparks, the rental gap is estimated 2,960 units for renters earning less than \$20,000 per year.

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

The rental market in Washoe County is in a state of transition. Overall since 2000, rents have increased in the region (a 29% rise between 2000 and 2013) and vacancy rates have declined. Yet trends in rent cost have been bumpy, tied closely to the housing market crash in the mid-200s and, more recently, the recovery (i. e. a stabilization of homes in foreclosure and increase in homebuilding and homebuying).

For most of the past decade, rents increased, reaching a high \$969 per month in 2009. This was followed by a sharp, and then a more gradual, decline. Between 2010 and 2011 alone, the median rent dropped by \$50.

The ACS data indicate that the rental market has stabilized, as year-to-year declines have softened. Past rent trends suggest a flat rental market in the short term. Yet job growth, particularly in high-wage jobs that draw younger workers who rent, and relatively low vacancy rate currently (5%), could lead to increases in the near future.

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

The 2013 ACS reports the following distribution of rents by bedroom size:

39% of studios have rents of between \$300 and \$500 per month and 38% rent between \$500 and \$750 per month,

55% of 1-bedroom units rent between \$500 and \$750 per month,

38% of 2-bedroom units rent between \$750 and \$1,000 per month,

78% of 3-bedroom units rent for more than \$1,000 per month.

These are relatively consistent with Fair Market and HOME rents reported in the prior table.

Rents in many parts of the country have risen rapidly in the past year; these increases won't be shown in the ACS until late 2015, when 2014 data are available. It appears, based on rent trends between 2010

and 2013, that the Washoe County market is still in a recovery state and FMR and HOME rents are tracking well with current rent levels.

The county and cities should monitor the rental market as data become available for a rapid turn in rent costs, a situation that has been prevalent in the past year in other high employment-growth cities.

Discussion

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

Introduction

Definitions

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	7,621	38%	6,186	47%
With two selected Conditions	115	1%	727	6%
With three selected Conditions	14	0%	31	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,552	62%	6,096	47%
Total	20,302	101%	13,040	100%

Table 32 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,376	31%	3,202	25%
1980-1999	5,972	29%	4,266	33%
1950-1979	7,235	36%	4,783	37%
Before 1950	719	4%	789	6%
Total	20,302	100%	13,040	101%

Table 33 – Year Unit Built

Data Source: 2007-2011 CHAS

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	7,954	39%	5,572	43%
Housing Units build before 1980 with children present	2,240	11%	1,915	15%

Table 34 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 35 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

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

The most recent analysis of available blood lead data in Washoe County is from 2005-2007 on children with blood lead levels ordered by a healthcare provider for laboratory testing. These results indicated that 4-5% of all blood lead tests were elevated at levels associated with adverse effects (adults $\geq 25\mu\text{g}/\text{dL}$ and children $\geq 5\mu\text{g}/\text{dL}$). There was a decreasing trend of 5.2%, 4.2% and 2.9% (in 2005, 2006, 2007 respectively) in percent elevated. Only 1.5% had a level greater than or equal to 10 $\mu\text{g}/\text{dL}$. This small sample survey cannot be considered representative of the population and cannot be used to formulate policy; however the data are the only source of preliminary prevalence data (References: Williamson, Virginia, Lead Exposure in Northern Nevada, Master's Thesis, UNR, 2009; EPI-News, April 17, 2009, Vol 29, No. 7). Over the past 7.5 years, Washoe County Health District typically receives 1-3 referrals for elevated BLL over 10 $\mu\text{g}/\text{dL}$.

Discussion

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

Introduction

The Reno Housing Authority (RHA) serves the region (i. e. City of Reno, City of Sparks and Washoe County) by providing affordable rental units, administering the Section 8 tenant based rental assistance program and through foreclosure prevention and mitigation activities. RHA has a long history of providing self-sufficiency services to clients in the form of FSS, IDEA, and other homeownership initiatives and programs. The city actively partners with RHA to continue to explore additional affordable housing development opportunities.

The housing authority owns and operates 750 affordable units; 285 of these units are designed for seniors and persons with disabilities. In addition, RHA has been a development partner in a Low Income Housing Tax Credit (LIHTC) properties. RHA is a model housing authority, having earned "High Performer" designation from HUD.

Totals Number of Units

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Total	Vouchers			Disabled *
					Project-based	Tenant-based	Special Purpose Voucher	
					Veterans Affairs Supportive Housing	Family Unification Program		
# of units vouchers available	0	23	750	6	2,575	560	0	662
# of accessible units								
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition								

Data Source: PIC (PIH Information Center)

Table 36 – Total Number of Units by Program Type

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:

Consolidated Plan

SPARKS

50

Please see the attached link as response:

<http://www.renoha.org/index.php?id=downloads>

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

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

See previous link for response:

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

The Reno Housing Authority has the reputation as a high performing agency; and will begin a new era under new Executive Director and new Deputy Executive Director as of April/2015. A new initiative of the Reno Housing Authority is the future plans of transitioning to a "Moving To Work" (MTW) agency.

Discussion:

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

Introduction

The homeless facilities include the Men’s Drop-in-Center, Reno Sparks Gospel Mission and St. Vincent’s Dining Facility a woman’s shelter, family shelter, triage center and community resource center to address the needs of the homeless community of the three municipalities (i. e. City of Reno, City of Sparks and Washoe County). The City of Reno is the home of the complex and lead agency and all jurisdictions contribute funding for the operations of the complex.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds Current & New	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds		Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 38 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

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 Reno Area Alliance for the Homeless (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.

In terms of increasing housing options and adopting housing first models, RAAH has set a priority of increasing permanent supportive housing options for chronically homeless individuals. Permanent supportive housing is the single most effective approach to addressing homelessness. Addressing the lack of permanent supportive housing in Washoe County has been the primary goal of RAAH for the past three years and the focal point of the community's Continuum of Care funding requests. This combination of housing relocation services and home-based case management enables homeless families to break the cycle of homelessness. The methodology facilitates long-term stability and provides formerly homeless families who are considered at risk of another episode of homelessness with the support necessary to remain in permanent housing (http://www.beyondshelter.org/aaa_initiatives/ending_homelessness.shtml).

RAAH recognizes that CofC funding alone will not be sufficient to fund all the housing slots and options needed to house the chronically homeless. An action step of that goal is to explore alternative funding options to enhance the funds sought through the CofC application process. A fund development subcommittee that is part of the emergency shelter planning committee is pursuing this action.

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

Introduction

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

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

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)

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))

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

Introduction

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	339	95	1	0	-1
Arts, Entertainment, Accommodations	7,664	6,178	24	19	-5
Construction	1,862	3,441	6	11	5
Education and Health Care Services	4,649	2,900	14	9	-5
Finance, Insurance, and Real Estate	1,789	1,215	5	4	-1
Information	430	141	1	0	-1
Manufacturing	2,456	3,258	8	10	2
Other Services	1,112	1,038	3	3	0
Professional, Scientific, Management Services	2,456	1,700	8	5	-3
Public Administration	0	0	0	0	0
Retail Trade	4,789	3,764	15	12	-3
Transportation and Warehousing	2,834	4,994	9	16	7
Wholesale Trade	2,158	3,484	7	11	4
Total	32,538	32,208	--	--	--

Table 39 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	48,193
Civilian Employed Population 16 years and over	43,656
Unemployment Rate	9.41
Unemployment Rate for Ages 16-24	26.19
Unemployment Rate for Ages 25-65	6.72

Table 40 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	8,461
Farming, fisheries and forestry occupations	2,064
Service	5,415
Sales and office	12,197
Construction, extraction, maintenance and repair	3,635
Production, transportation and material moving	2,485

Table 41 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	31,281	77%
30-59 Minutes	7,823	19%
60 or More Minutes	1,550	4%
Total	40,654	100%

Table 42 - Travel Time

Data Source: 2007-2011 ACS

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	4,796	563	1,702
High school graduate (includes equivalency)	9,216	1,131	2,784
Some college or Associate's degree	13,597	1,045	3,329

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	8,571	528	1,281

Table 43 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	223	649	1,077	1,445	681
9th to 12th grade, no diploma	1,329	1,537	899	1,454	751
High school graduate, GED, or alternative	2,772	3,852	3,425	5,854	3,689
Some college, no degree	2,253	3,642	3,032	7,056	2,541
Associate's degree	469	885	998	2,453	706
Bachelor's degree	325	2,120	2,029	3,229	1,317
Graduate or professional degree	24	434	815	1,753	721

Table 44 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,581
High school graduate (includes equivalency)	28,466
Some college or Associate's degree	37,522
Bachelor's degree	44,107
Graduate or professional degree	57,607

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

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

Describe the workforce and infrastructure needs of the business community:

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.

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

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.

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

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.

Discussion

MA-50 Needs and Market Analysis Discussion

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

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

Yes, Census tracts with concentrations of racial and ethnic minorities are perdominately located in the older section of town commonly referred to as "West End of Sparks". the area is bordered by City of Reno adjacent city limits to the west, Interstate I-80 to the south, Oddie Boulevard to the north and Pyramid Highway to the east.

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

The characteristics of these areas are several mobile home parks in vast need of repair and upkeep, older and some dilapidated housing stock in need of repair.

Are there any community assets in these areas/neighborhoods?

Some of the community assets include ease available and access to public transportation and TOD.

Are there other strategic opportunities in any of these areas?

There are statigic oppertunities in terms of vacant land and/or properties for future development.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The following link gives insight of the City of Sparks organization-wide strategy of implementing goals and objectives of being a sustainable and progressive city:

<http://mysparks/Lists/SparksNET%20News/Attachments/239/Adopted%20Strategic%20Plan%20FY2010-2015%20102609%20R020810.pdf>

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)

The City of Sparks focus of implementing CDBG improvements in the "West End" of the Sparks community is determined by specific Census Tract qualifying as low to moderate income areas within the incorporated city limits (income not exceeding 80% AMI). Specific improvements entail implementation of the Housing Rehabilitation Programs (i. e. Deferred Rehabilitation Loan and Emergency Repair Grant Programs). Additionally, CDBG-funded public improvements of street, sidewalks and curb replacement will take place in the designated areas of "West End Neighborhoods" of the City of Sparks.

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

Priority Needs

Table 47 – Priority Needs Summary

Narrative (Optional)

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)	
TBRA for Non-Homeless Special Needs	
New Unit Production	
Rehabilitation	
Acquisition, including preservation	

Table 48 – Influence of Market Conditions

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

Introduction

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: \$		

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

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

Discussion

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

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			
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)

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

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

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

Table 52 – Goals Summary

Goal Descriptions

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)

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)

Activities to Increase Resident Involvements

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

Plan to remove the ‘troubled’ designation

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

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

SP-60 Homelessness Strategy – 91.215(d)

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

Addressing the emergency and transitional housing needs of homeless persons

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.

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

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

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

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

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

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

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

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

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

Expected Resources

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

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	
					Total: \$	
					Expected Amount Available Remainder of ConPlan \$	

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

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

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 54 -- Goals Summary

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name

Table 55 – Project Information

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

AP-38 Project Summary
Project Summary Information

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

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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

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

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

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

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

Discussion

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

Introduction

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

Discussion

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

Introduction:

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

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

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

Discussion:

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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
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
3. The amount of surplus funds from urban renewal settlements
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.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

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:
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:
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:
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:

Discussion:

Appendix - Alternate/Local Data Sources