

City of Sparks CAPER

Consolidated Annual Performance and Evaluation Report (CAPER) PY 5, FY 19-20

Public Hearing Draft 12/14/2020



SPARKS, NEVADA

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Washoe County HOME Consortium
City of Reno • City of Sparks • Washoe County

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

The City of Sparks has continued to prioritize and implement programs and projects that meet the immediate needs of low to moderate income (LMI) individuals and families of the Sparks community in accordance with the Area Median Income (AMI) guidelines as established by HUD. During Program Year 5, Fiscal Year 2019-2020 the City of Sparks was successful in the implementation of the Sparks CARES Act Amendment (CDBG-CV-1). The initial funding allocated to the City of Sparks through the Coronavirus Aid (COVID-19), Relief and Economic Security Act (CARES Act) totaled \$402,633. The City utilized these funds as a supplemental resource to respond to the COVID-19 pandemic in the Sparks community. The City intent is to utilize these funds during the current fiscal year 2019/2020 and will carry-over any remaining funds into FY 2020/2021.

Also, the City was successful with the implementation of its Single-Family Homeowner-Occupied Housing Rehabilitation Deferred Loan Program and the Emergency Repair Grant Program. Through the efforts of these programs the City of Sparks were able to assist a total of nine (9) households combined (i. e., 7 Deferred Loans and 2 Emergency Repair Grant Projects).

Additionally, the City of Sparks continued with implementation of Pedestrian Improvements initiatives which entailed sidewalk replacement, curb replacement, road repair/replacement, provision of ADA access in the form of handicap ramps in a defined low to moderate income census tract area of the Sparks community. The specific areas of concentration were D Street from Prater Way to Rock Boulevard and a section of 15th Street adjacent to the west side of Spark High School's athletic fields (see Exhibit 1). Additionally, the City of Sparks and City of Reno continued to collaborate with the implementation of Fair Housing activities and Continuum of Care (CoC) initiatives measures to end and prevent homelessness in the Truckee Meadows Region. Other community collaborations of the local jurisdictions (i. e. City of Reno, City of Sparks and Washoe County) included operation of the Community Assistance Center (CAC) homeless shelter facility for men, women and family resources.

The Washoe County HOME Consortium (WCHC) provided funding to a range of housing development initiatives which met the needs of families at different income levels. Funding for rental projects is targeted for very low and extremely low income households.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Accessibility of Suitable Living Environment		CDBG: \$303,271	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		60	60	100.00%
Affordability of Decent Housing	Affordable Housing	CDBG: \$0 / HOME: \$0	Rental units constructed	Household Housing Unit	155	40	25.81%			
Affordability of Decent Housing	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	9	90.00%	12	7	58.33%
Availability/Accessibility of Decent Housing	Affordable Housing	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	160				
Availability/Accessibility of Decent Housing	Affordable Housing	CDBG: \$123,637	Homeowner Housing Rehabilitated	Household Housing Unit	12	7	112.50%			
Availability/Accessibility of Decent Housing	Affordable Housing	CDBG: \$0	Homeless Person Overnight Shelter	Persons Assisted	0	160				
Availability/Accessibility of Decent Housing	Affordable Housing	CDBG: \$0	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0				
Provide Suitable Living Environment	Homeless	CDBG: \$20,000	Homeowner Housing Rehabilitated	Household Housing Unit	5	2	40%			
Provide Suitable Living Environment	Homeless	CDBG: \$18,883	Homelessness Prevention	Persons Assisted	1000	2,822	0.00%			

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

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Sparks use of CDBG funds was effectively expended in the implementation of the Housing Rehabilitation Deferred Loan and Emergency Repair Grant Programs in eligible Low to Moderate Income (LMI) Census Tract areas of the community as well as collaborately leveraged in the operation of the Community Assistance Center (CAC) homeless shelter. All jurisdictions contributed in the the provisions of services to the home;ess population.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	7
Black or African American	1
Asian	1
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	9
Hispanic	0
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Through the CDBG Housing Rehabilitation Program a total of seven (7) households were assisted and a total of two (2) households through the Emergency Repair Grant Program for a combined total of 9 households in the community.

The racial and ethnic composition of households assisted through the City of Sparks, Single-Family Housing Rehabilitation Programs is reflected in the above table (i. e. 7 White Americans, 1 African American, 1 Native Hawaiian or Pacific Islander for a total of nine families served through the Housing Rehabilitation Deferred Loan and Emergency Repair Grant Programs) for PY 5, FY 2019/2020 totaled 9 (i.e. (7) Deferred Loans and (2) Emergency Repair Grants).

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$851,196	\$25,228
CDBG-CV (1)	public - federal	\$402,633	\$122,114

Table 3 - Resources Made Available

Narrative

CDBG funds are targeted to address community needs and priorities of the LMI clientele in the Sparks community. The City of Sparks utilizes its Capital Improvements Plan (CIP) to develop community development priorities and uses CDBG to supplement funding for improvements in HUD designated Low and Moderate Income (LMI) Areas.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
West End of Sparks	100 %	100 %	Pedestrian Improvements Activity (i. e. curb and gutter replacement, road replacement, etc.)

Table 4 – Identify the geographic distribution and location of investments

Narrative

All CDBG funds were invested in low to moderate income census tracts (LMI) of the Sparks community.

The City of Sparks CDBG funding was invested in eligible areas of the Sparks community. For instance, Pedestrian Improvements were solely undertaken in eligible LMI Census Tract areas of the "West End" area of the city, which was a continuation of prior years concentration, whereas the Housing Rehabilitation Deferred Loan and Emergency Repair Grant Programs were made available to clientele meeting the need and Area Median Income (AMI) guidelines as established HUD citywide.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Leveraging was achieved through the City of Sparks investment of General Funds to supplement the operation of the Community Assistance Center (CAC) regional homeless center. Operation of the CAC is a collaborative effort of the local jurisdictions (City of Reno, City of Sparks and Washoe County). While the City of Sparks is not a direct recipient of Emergency Shelter Grant funding (ESG), the city's homeless population benefits from a regional collaborative effort of City of Reno, Washoe County and the City of working collectively to meet the needs of the homeless population. ESG and HOME funds are used as a regional resource and leverage mechanism.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	150	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	150	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	30
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	12	9
Number of households supported through Acquisition of Existing Units	0	0
Total	12	39

Table 6 – Number of Households Supported

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

The difference between the goals and outcomes needs to be considered from two separate perspectives:

- 1) The Annual Award goals and outcomes (i. e. \$851,196)
- 2) The Coronavirus (COVID-19), CARES Act Substantial Amendment goals and outcomes (i. e. \$402,633).

Assessing the goals and outcomes of the Annual Grant award (\$851,196) is typically a straight-forward calculation and analysis but unique challenges were encountered during implementation this past year due to the unexpected and unavoidable impacts of the COVID-19 pandemic, causing some activities to be adjusted. For instance, the implementation of the Housing Rehabilitation and Emergency Repair Grant Programs had to be shut down due to social distancing requirements.

Discuss how these outcomes will impact future annual action plans.

These outcomes will severely impact consideration of implementing future annual action plans and associated activities. The logistics of implementing of COVID-19 social distancing and CARES Act requirements greatly altered the approach to implementing affordable housing programs in the City of Sparks and the Truckee Meadows Region.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	2	0
Low-income	5	0
Moderate-income	2	0
Total	9	0

Table 7 – Number of Households Served

Narrative Information

The one-year goals represent the number of families that received support as a result of the year's combined funding efforts of HOME and CDBG allocations. Additionally, the primary difference between the goals and outcomes as it relates to "Number of Homeless to be provided affordable housing units" is directly related to the HOME Program accomplishments.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Sparks is a Participating Jurisdiction (PJ) and member of the Washoe County HOME Consortium (WCHC). The WCHC is comprised of the three local jurisdictions, the City of Reno (Lead Agency), City of Sparks (PJ) and Washoe County (PJ). In addition to the three jurisdictions that comprises the WCHC, the three jurisdictions are also active members of and contributors to the Reno Alliance of the Homeless (RAH), which is a collective of several social resource organizations and stakeholders that engages in a collaborative outreach effort to the homeless population of the regional community and provides necessary life resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

The emergency shelter of the CAC continues to operate at or near capacity. As prospective clients enter the emergency shelter facility, they are assessed the VI-SPDAT tool and triaged to the appropriate type of housing based on their needs. This process has contributed to a reduction of the length of stay in the emergency shelter and overcrowding of the shelter. This progress has, however, been severely impacted by the COVID-19 pandemic, which has necessitated the need to open additional emergency shelter sites in order to provide socially-distanced shelter.

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

RAH develops an annual Homeless Strategy for Washoe County. Homeless service providers in Washoe County offer a continuum of services including emergency shelter, transitional housing, permanent housing and supportive services. Although RAH does not have legal jurisdiction over the community, local governments are collectively represented throughout RAH's activities and strategy development.

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

On May 2, 2016, the community's Coordinated Entry System was implemented. It is a multi-entry system where individuals who are homeless are assessed using a standardized assessment and evaluation. This assessment tool allows for homeless persons to be prioritized for housing based on need and vulnerability. After being assessed, those individuals who are the most acute are housed as quickly as possible, others are placed in the community queue.

Case managers follow their assigned clients closely and help them navigate through the system for finding permanent supportive housing, medical care and other mainstream services. After these case managers house their clients, they follow-up with case management for up to six (6) months. During this time they diligently work to connect the client with available resources within the community in order to ensure their long-term success in remaining housed.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Reno Housing Authority (RHA) is regarded as a high performing organization in the spectrum of public housing. RHA is a separate entity governed by an independent board of directors. RHA has received HOME funds through the WCHC and has used the funds to develop rental properties and acquire or construct single-family homes. These properties are monitored by the WCHC.

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

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

Actions taken to provide assistance to troubled PHAs

Not applicable (NA).

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

In 2015, the City of Sparks undertook a complete re-write of its zoning code. Major changes included establishing minimum residential densities and permitting multi-family housing development in the City's mixed-use zoning districts "by right," meaning that projects that comply with the zoning standards are approved administratively (i.e., do not require a public hearing or consideration by the Planning Commission or City Council). These changes streamline the project approval process, reducing uncertainty and cost. In 2016, the City undertook the first major update of its Comprehensive Plan in decades. The 2016 updated included, as major policy emphasis, goals to promote the development of housing is available, affordable and accessible to a diverse and growing population.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City of Reno, City of Sparks and Washoe County have collaborated in coordinating housing and service provision for the region, including mitigating homelessness. Additionally, Collaboration with non-profit service providers and especially Washoe County Social Services has been, and will continue to be, a priority in identifying and meeting underserved needs.

Significant progress towards improving the quality of life of all residents, including low-income households, has occurred through the implementation of specific projects. With funding from CDBG and HOME, the City of Sparks and its partners in the WCHC have been able to fund a number of initiatives and projects to expand affordable housing opportunities.

CDBG projects and initiatives have included Pedestrian Improvement modifications to public infrastructure, housing rehabilitation activities and supplemental assistance for operation of the CAC Homeless Center for individuals and families experiencing or at risk of homelessness.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Sparks Single-Family Housing Rehabilitation Program requires that homes built prior to 1978 are tested for environmental hazardous materials (i. e. Lead Base Paint (LBP) and Asbestos Containg Materials(ACM)). A qualified consultant are maintained to assure that proper testing of hazardous materials is addressed prior to any construction taking place.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Sparks committed the maximum of 15%, or approximately, \$103,679 of its PY 5, FY 2019-

2020 CDBG allocation, to fund the provision of services for the homeless at the Community Assistance Center (CAC) located in Reno. The CAC includes shelters for men, women and families as well as a resource center specifically catered to the needs of the homeless population. The City supplemented its CDBG contribution for CAC operations with monies from its General Fund.

Additionally, as part of the City's Planning and Administrative activities, Sparks continued to collaborate and consult for Fair Housing Activities and for the facilitation of the Continuum of Care process. The City of Sparks allocated \$17,648 to Continuum of Care (CoC) activities to end homelessness.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Sparks, as a participating member of the WCHC and sub-recipient of HOME funds, will continue to be an active and supportive member of the Reno Alliance of the Homeless (RAH). Additionally, the City of Sparks utilized CDBG funds to support the CAC, a one-stop resource center and efficient provider of resources to residents in need.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

As a participating member of the WCHC and sub-recipient of HOME funds, the City of Sparks will continue to be an active and supportive member of the Reno Alliance of the Homeless (RAH). Additionally, the City of Sparks utilized CDBG funds to supplement support the Community Assistance Center (CAC), a one-stop resource center and efficient provider of resources to residents in need.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The City of Sparks has taken progressive actions of correcting Pedestrian Improvements issues identified in qualified "Low to Moderate Area Income" (LMI) census tracts of the community to mitigate the ADA related barriers identified in the Analysis of Impediments (AI). Additionally, the City of Sparks has joined forces with local jurisdictions (i. e. City of Reno and Washoe County) in the preparation of an outline report of "Analysis of Impediments" (AI). Also, the City of Sparks and the City of Reno has jointly contracted with "Silver State Fair Housing Council" (SSFHC) to implement initiatives identified in the Analysis of Impediments.

CR-40 - Monitoring 91.220 and 91.230

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

HOME is a critical and vital source of funding for housing programs in the Reno, Sparks and Washoe County regional community. All HOME funded rental projects are monitored by WCHC staff, including interviews and inspections of physical properties and property management files. Projects are monitored on an annual basis to verify continued adherence and compliance with HOME requirements. Monitoring focuses on verifying tenant income, rent restrictions, unit mix/occupancy, lease provisions, and affirmative marketing.

The City of Sparks conducts monitoring of CDBG Fair Housing Activities contracted to the Silver State Fair Housing Council (SSFHC) and also of the City of Reno CDBG Program in regards to the implementation of the Community Assistance Center (CAC Homeless Shelter). The City performed monitoring throughout the duration of the contract agreement.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Pursuant to the Citizen Participation Plan developed by the City of Sparks, and in compliance with 24 CFR 91, a "draft" of the CAPER was provided for a 5 day public comment period in accordance with COVID-19 CARES Act Pandemic requirements from November 6, 2020 through November 10, 2020. Notification was published in the *Reno Gazette Journal* on November 6, 2020 and a public hearing was held on November 10, 2020 via the Zoom platform to permit public comment and feedback. No comments were received during the public hearing. However, any public comments received during the CAPER presentation before City Council on December 14, 2020 will be incorporated into the Final CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

City staff continues to closely monitor the expenditure of CDBG fund allocated to Housing Rehabilitation and Emergency Repair Grant Programs. Given the COVID-19 social distancing and CARES Act requirements, adjustments to housing program implementation are inevitable.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.



16th & D St Rehabilitation

**15th Street Concrete Improvements
(East Side of Street Only)**