

City of Sparks Final CAPER Draft

Consolidated Annual Performance and Evaluation Report (CAPER) PY 3, FY 17-18



SPARKS, NEVADA

EIN/TIN #: 88-6000202

DUNS #: 0899202430000



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)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

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 3, Fiscal Year 2017-2018 the City of Sparks was successful in the implementation of the Sparks Single Family Homeowner-Occupied Housing Rehabilitation Deferred Loan and Emergency Repair Grant Programs. Through the efforts of these programs the City of Sparks were able to assist a total of eighteen (18) households combined (i. e. 9 Deferred Loan and 9 Emergency Repair Grant Projects).

Additionally, the City of Sparks continued with implementation of Pedestrian Improvements initiative which entails sidewalk replacement, curb replacement, road repair/replacement, ADA access and the like in a defined low to moderate income census tract area of the Sparks community. The specific area of concentration was H Street from Rock Boulevard to 15th Street and 16th Street from I Street to G Street. Also, the City of Sparks continued to collaborate with the City of Reno in the implementation of Fair Housing activities, Continuum of Care (CoC) initiative to end and prevent homelessness in the region and 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 which met the needs of families at different income levels. Funding for rental projects is targeted for very low and extremely low income households.

Homebuyer assistance was provided through the Nevada Housing Division (NHD) and the Nevada Rural Housing Authority (NRHA) collectively in the form of Down Payment Assistance (DPA) and Mortgage Certificate Programs. The homebuyer assistance programs was supplemented with the issuance of the City of Sparks Private Activity Bond Cap allocation (PABC). The City of Spark's 2017 State Volume Bond Capacity of \$4,947,997.41 was allocated to the Nevada Housing Division (NHD) and the Nevada Rural Housing Authority (NRHA) Single Family Programs in the City of Sparks and other communities.

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.

Table 2 - Accomplishments - Strategic Plan to Date

Goal	Category	Funding	Outcome	Expected	Actual	Unit of Measure	Percent complete
Accessibility of Suitable Living Environment		Source Amount	Indicator Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Expected	Actual	Unit of Measure Households Assisted	Percent complete
		CD8G		0	0		0%
Affordability of Decent Housing	Affordable Housing	Source Amount	Indicator Rental units constructed	Expected	Actual	Unit of Measure Household Housing Unit	Percent complete
		CD8G		155	40		26.01%
		HOME		0	0		0%
Availability/Accessibility of Decent Housing	Affordable Housing	Source Amount	Indicator Homeowner Housing Rehabilitated	Expected	Actual	Unit of Measure Household Housing Unit	Percent complete
		CD8G		16	18		112.50%
Provide Suitable Living Environment	Homeless	Source Amount	Indicator Homeowner Housing Rehabilitated	Expected	Actual	Unit of Measure Household Housing Unit	Percent complete
		CD8G		0	0		0%
		Source Amount		Indicator Homelessness Prevention	Expected		Actual
		CD8G	1000	0	0.00%		

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 was successful in accomplishing the Goal "Accessibility of Suitable Living Environment" and it was achieved through the implementation of the Infrastructure and Pedestrian Improvements initiative of community investment to the tune of \$424,632.00. The work performed was in an identified low to moderate income census tract and the boundaries of the work was specifically "H Street from Rock Boulevard to 15th Street and 16th Street from I to G Street". The work performed under this activity primarily consisted of removing and replacing concrete curb, gutter and sidewalks, installing ADA compliant accessibility ramps, driveway approaches and street repairs as necessary. This project area was selected based on its location in a low-income area, meeting the LMI area benefit under the suitable living environment objective and availability/accessibility outcome.

In regards to the goal of "Affordability of Decent Housing", the City of Sparks was able to accomplish this goal through efforts of the HOME Partnership between the City of Reno which is the lead agency of the Washoe County HOME Consortium (WCHC). No new HOME funds was allocated during FY 2017-2018. However, the Alpin Haven affordable housing development was in the final stages of development and it is anticipated to be completed in Spring/2018. The Alpine Haven development will provide an additional forty (40) affordable housing units in the Sparks community.

In regards to the goal of "Availability/Accessibility of Decent Housing", please be advised that the City of Sparks was able to accomplish this goal through the efforts of implementing the Single-Family Housing Rehabilitation Deferred Loan and Emergency Repair Grant Programs. Through these programs the City was able to assist a total of 18 families (i. e. nine (9) Deferred Loans and nine (9) Emergency Repair Grants) in the Sparks community.

Regarding the goal of "Provide Suitable Living Environment" (i. e. category of Homeless), please be advise that the City of Sparks allocated a total of \$13,125 towards the Continuum of Care (CoC).

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	12
Black or African American	1
Asian	3
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	2
Total	18
Hispanic	2
Not Hispanic	16

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

Narrative

The racial and ethnic composition of households assisted through the City of Sparks, Single-Family Housing Rehabilitation Programs (i. e. Deferred Loan Housing Rehabilitation and Emergency Repair Grant Programs) for PY 3, FY 2017/2018 totaled eighteen (i. e. 9 Deferred Loans and 9 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	CDBG	808,362	
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Other	Other	381,250	

Table 3 - Resources Made Available

Narrative

CDBG funds are targeted to address community needs, not geographic location per se'. 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

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Sparks CDBG funding investments was implemented in eligible area's of the Sparks community. For instance, the Pedestrian Improvements was solely applied in eligible LMI Census Tract areas of the "Westend" area of the city; which was a continuation of prior years concentration; while on the other hand; the Housing Rehabilitation Deferred Loan and Emergency Repair Grant Programs were made available to meeting the need and Area Median Income (AMI) guidelines as established HUD.

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.

The City of Sparks is not a direct recipient of State Emergency Shelter Grant funding (ESG). However, the City of Sparks homeless population benefit from a regional perspective as the City of Reno is a direct recipient of ESG funds and the City of Reno is the lead agency of the Washoe County HOME Consortium (WCHC). The City of Sparks and Washoe County are Participating Jurisdiction (PJ) and through this cooperative association and participation of the Washoe County HOME Consortium (WCHC). ESG and HOME funds are used as a regional resource and leverage.

Also, the City of Sparks utilizes several other leveraging tools and mechanisms as a means of supplementing the annual CDBG funding allocation. For instance; in PY 3, FY 2017-2018, the City of Sparks allocated its entire Private Activity Bond Cap Authority (PABC), a total of \$4,947,997 that was received from the State of Nevada and used towards the First Time Homebuyer, Down Payment Assistance and mortgage Certificate Programs operated through and implemented by the Nevada Rural Housing Authority (NRHA) and Nevada Housing Division (NHD) in the Sparks community.

Additionally, The City of Sparks used \$96,160 of its general fund to supplement operation cost of the Community Assistance Center (i. e. Adult and Family Homeless Center). And finally, \$138,458 of Redevelopment Funds was re-allocated to supplement implementation of the Pedestrian Improvement activity.

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	50	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	50	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	40
Number of households supported through Rehab of Existing Units	10	18
Number of households supported through Acquisition of Existing Units	0	0
Total	10	58

Table 6 – Number of Households Supported

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

The one-year goals represent the number of families that received support as a result of the year's combined funding of HOME and CDBG. 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. The City of Sparks is a Participating Jurisdiction (PJ) of the Washoe County HOME Consortium (WCHC) and sub-recipient of HOME funds through the WCHC and the lead agency the City of Reno.

Discuss how these outcomes will impact future annual action plans.

The outcomes are examined and evaluated annually and used as a metric for future activities and initiatives.

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	3	0
Low-income	6	0
Moderate-income	9	0
Total	18	0

Table 7 – Number of Households Served

Narrative Information

See above.

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 and contributors of the Reno Area of Alliance of the Homeless (RAAH) which is a collective of several social resource organizations and stakeholders that forms a joint and collaborative effort in reaching out to the homeless population of the regional community and providing necessary life resources.

Addressing the emergency shelter and transitional housing needs of homeless persons

The emergency shelter of the CAC continues to operate at 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 in the reduction of the length of stay in the emergency shelter and overcrowding of the 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

RAAH 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 RAAH does not have specific jurisdiction over the community, local government is represented throughout RAAH'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 Cordinated Entry System was implemented. The System 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 on the community queue. Additional funding was recieved to afford three (3) community case managers to be hired. These case managers have a robust case load and they strictly focus on the unsheltered individuals.

These case managers follow their assigned clients closely and help them navagate through the system of finding permanet supportive housing, medical care and other mainstream services. After these case managers house their individuals, they follow-up with case management for up to six (6) months. During this time they dilligently 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 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 Reno Housing Authority (RHA) continues to promote ongoing resident activities, including year-round youth programs at the family sites and regular Resident Council meetings at all public housing sites. RHA solicits input from residents at all 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.

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)

The City of Sparks has made significant progress towards improving the quality of life of all residents; especially low-income households through the implementation of specific projects. With funding from CDBG and HOME the City of Sparks and its partners of 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 towards operation of the CAC Homeless Center for individuals and families experiencing or at risk of homelessness.

HOME funds have been allocated to address the most pressing housing need in the region. In 2017, the previously funded HOME project "Alpine Haven" was nearing completion and a grand opening is anticipated in Spring/2018.

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 jointly collaborated in coordinating housing and service provision for the region, including mitigating homelessness. Additionally, Collaboration with no-profit service providers and especially Washoe County Social Services has been, and will continue to be a priority in identifying and meeting underserved needs.

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 is 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, \$96,160 of its PY 3, FY 2017-2018 CDBG allocation to fund the provision of services for the homeless at the Community Assistance Center located in Reno. The CAC includes shelters for men, women and families as well as a resource center.

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. Additionally, the City of Sparks allocated \$13,125 to the 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 Area Alliance of the Homeless (RAAH). The City of Sparks used CDBG funds to supplement support the Community Assistance Center, 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)

Please see above.

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 have taken progressive actions of correcting the necessary Pedestrian Improvements to mitigate the ADA related barriers identified in the Analysis of Impediments (AI).

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 consist of tenant income, rent restrictions, unit mix/occupancy, lease provisions, and affirmative marketing.

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 Cities of Sparks and Reno, and in compliance with 24 CFR 91, a "Draft" of the CAPER was provided for a minimum 15 day public comment period from August 15, 2018 through August 30, 2018. Notofication was published in the *Reno Gazette Journal* on August 15, 2018 and a public hearing was held before the Sparks City Council on September 24, 2018. No additional public comments was recieved after the public hearing.

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 Public Infrastructure Improvement activities. This includes setting goals for the expenditure of funds and the inclusion of CDBG funded public infrastructure projects in the City's Capital Improvements (CIP) Program. additionally, the City has incorporated a process that initiate projects earlier in the program year so as to assure the timely expenditure of allocated funds.

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

No

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

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