

# City of Reno

## 2025-2029 Consolidated Plan

**May 15, 2025**

**Public Comment Draft**

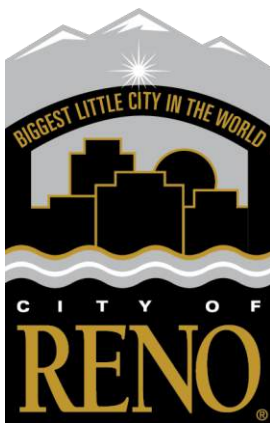


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# Executive Summary

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

### 1. Introduction

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

In the Reno and Washoe County region, the City of Reno receives the Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) directly from HUD. CDBG can only be allocated within the boundaries of Reno. ESG is allocated to support residents within the City boundaries who are at risk of or experiencing homelessness. The HOME Investment Partnerships (HOME) grant is allocated regionally to support affordable housing activities in the county and in the cities of Reno and Sparks. The City of Reno is the lead agency for preparing the Reno and WCHC Consolidated Plan. As such, this ConPlan and PY 2025 Annual Action Plan (AAP) contains both the City of Reno's CDBG and ESG allocation plan and the WCHC HOME allocation plan. The PY 2025 AAP outlines the activities that will help to accomplish the goals that address the priority needs identified in the 5-Year 2025-2029 Consolidated Plan.

The City worked closely with partner municipalities, the local housing authority, the local Continuum of Care and its members, stakeholder organizations, as well as citizens through the Citizen Participation Process to identify the priority needs and form the goals in the ConPlan and AAP. Through the fulfillment of the goals outlined, the City will improve the quality of life for LMI households and special needs citizens in the community.

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

The City has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the City has identified four (4) priority needs and associated goals to address these needs. Over the 5-Year plan period, the City will work to accomplish the following outcomes, which are listed by Priority Need.

#### **Priority Need: Expand/Improve Public Infrastructure & Facilities**

##### **1A Improve Public Facilities & Infrastructure**

The City of Reno will expand and improve public infrastructure through revitalization activities in low/mod areas. The City will also improve access to public facilities that will benefit LMI persons and households. Public facility improvements may include parks and recreational facilities, neighborhood facilities and community centers. CDBG funds may only be used within the city limits of Reno.

#### **Priority Need: Preserve & Develop Affordable Housing**

## **2A Affordable Housing Opportunities**

The City of Reno and Washoe County HOME Consortium will work to preserve and develop affordable housing throughout the region. These activities may include developing new affordable housing units and housing rehabilitation. HOME funds are available to be targeted throughout the entire region.

### **Priority Need: Homelessness Prevention**

#### **3A Homelessness Prevention**

The City will provide funding to address homelessness in Reno. Funded activities may include homeless prevention rental housing assistance activities and supportive services. This goal is funded by the ESH program, and may only be used within the city limits of Reno.

### **Priority Need: Effective Program Management**

#### **4A Effective Program Management**

Effective program management will include general administration and planning of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

## **3.Evaluation of past performance**

The City, in collaboration with its partners in the Washoe County HOME Consortium and other public, private, and nonprofit housing and service providers, has made significant contributions toward providing safe, decent, and affordable housing, improving public facilities and infrastructure, and delivering vital public services in Reno. While considerable progress has been made, the continued need for public facility improvements, expanded homelessness prevention services, and additional affordable rental housing opportunities remain among the most pressing challenges for residents, as outlined in the current Consolidated Plan and the PY 2023 CAPER.

The City is building upon its previous experience and success utilizing HUD funding for new affordable housing development, rehabilitation of affordable housing, homeless prevention, and public facility improvements. In addition to the five-year Consolidated Plan and Annual Action Plan, the City must complete a Consolidated Annual Performance and Evaluation Report (CAPER) to maintain compliance with the grant program. To date, the City of Reno has successfully completed all regulatory reporting requirements and has accurately reported accomplishments of previous Annual Action Plans for planned expenditures. During the first four years of the Consolidated Plan, the City advanced its goal to support affordable housing by funding the construction and rehabilitation of affordable rental housing through the HOME Investment Partnerships Program, in coordination with the Washoe County HOME Consortium (WCHC). In Program Year 2023 alone, 46 new or rehabilitated HOME rental units were completed. There were no CDBG-funded affordable housing activities during the year. Instead, CDBG funds were invested in public facility improvements that benefited low- and moderate-income residents. These improvements included upgrades to Robinhood Park's playground and basketball courts, installation of gates at Paradise Park, parking lot improvements at Fire Station 2, and replacement of the roof at the California Building

community center. ESG funds, however, supported homelessness prevention through direct rental assistance, serving 174 individuals at risk of homelessness or experiencing housing instability.

The City also received CDBG-CV funding through the CARES Act. In PY 2023, the City expended a total of \$404,994.86 in CDBG-CV funds, primarily on program administration and the acquisition of the Village on Sage Street 2.0 for transitional housing. This project benefited approximately 1,825 individuals, providing affordable, dorm-style housing to people economically impacted by the pandemic. The remaining CDBG-CV funds are expected to be expended in PY 2024.

The CAPER provides an assessment of progress toward the five-year and one-year goals of HUD entitlement grants: CDBG, HOME, and ESG. The evaluation of performance is summarized in the annual CAPER report. The following is a summary of accomplishments by priority:

**Housing:**

The City of Reno made significant strides in addressing affordable housing needs during Program Year 2023. With HOME funds, the City completed the construction or rehabilitation of 46 rental housing units, including projects such as Marvel Way Apartments, Springview Apartments, and Vista Point Apartments. Nine low-income households benefitted from rental rehab at Vista Point Apartments, and 37 households received newly constructed rental housing units. These activities are part of a broader effort under the WCHC to expand affordable rental housing options for low-income households throughout the region. The City has completed approximately 30% of its five-year goal for new affordable rental construction and 8% of its goal for rehabilitation, indicating steady progress but highlighting the need for continued investment to meet its long-term affordable housing targets by 2024. Several additional HOME-funded construction and rehabilitation projects are currently in development and are expected to contribute significantly to the City's progress in the final year of the Consolidated Plan period.

**Public Facilities and Improvements:**

The City invested CDBG funds into improving public facilities that benefitted 26,735 low- to moderate-income persons. Key improvements included upgrades to Robinhood Park's playground and basketball courts, installation of gates at Paradise Park, parking lot improvements at Fire Station 2, and replacement of the roof at the California Building community center. These investments advanced the City's goal of improving access to public facilities and far exceeded the annual goal for persons assisted. The City has already surpassed its five-year goal for Improving Access to Public Facilities, reaching 271% of the target. While no accomplishments were recorded under Goal 1A (Expand Public Infrastructure) in PY 2023, all related outcomes were reported under Goal 1B (Improve Public Infrastructure Capacity), which captures improvements to streets and sidewalks in low/mod areas. The City has achieved 27% of its five-year target under Goal 1B, and additional infrastructure projects are in progress and expected to be reported in future CAPERs. Going forward, Goals 1A and 1B will be combined for reporting purposes to reflect progress more accurately.

**Public Services:**

Although no CDBG funds were expended on public service activities in Program Year 2023, the City has made steady progress toward its long-term goals. As of PY 2023, the City has reached approximately 77% of its five-year goal under Goal 3A, which focuses on providing supportive services for special needs populations. These services, funded in previous program years, have benefitted 3,864 individuals to date. While no additional public service accomplishments were recorded in PY 2023, the City remains committed to addressing the needs of low- and moderate-income households and individuals with special needs through partnerships, strategic planning, and continued investment in future program years.

**Homelessness:**

The City expanded efforts to combat homelessness through ESG-funded homelessness prevention activities, which assisted 174 individuals. The City also continued to support the Northern Nevada Continuum of Care (CoC) and regional initiatives to improve shelter access and supportive housing. Emergency shelters such as Nevada Cares Campus and Our Place have seen increased capacity, and services focus on transitioning individuals into permanent housing. Based on the 2023 CAPER, the City has already exceeded its five-year goal for homelessness prevention assistance, reaching nearly 179% of the target by serving a total of 268 individuals since the start of the Consolidated Plan period. Progress has also been made in expanding shelter capacity, with 54.6% of the five-year goal for overnight shelter stays achieved. While outreach efforts are still developing, the City is making meaningful strides across its homelessness-related goals and remains committed to addressing the complex needs of vulnerable populations through coordinated regional efforts and targeted ESG investments.

**CARES Act Accomplishments:**

CDBG-CV funds were used to support the acquisition of the Village on Sage Street, which provides over 300 dormitory-style units of affordable transitional housing. In total, approximately 1,825 individuals benefitted from this project. Additional CDBG-CV funds were expended for program administration. As of PY 2023, \$2.72 million in CDBG-CV funds had been expended, with the remaining balance planned for use in PY 2024.

The City of Reno remains committed to achieving its five-year housing and community development goals. Through strategic investments, strong partnerships, and a focus on community resilience, the City continues to support its most vulnerable populations and promote sustainable growth.

#### 4. Summary of citizen participation process and consultation process

The City has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the Consolidated Plan and first-year 2025 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the City's outreach efforts are provided below:

PUBLIC HEARING: The City will hold a public hearing on Wednesday, June 11, 2025 at 10:00 am before the Reno City Council. The public hearing will be held in the Council Chambers of Reno City Hall located at 1 East First Street, Reno, NV 89501.

PUBLIC COMMENT PERIOD: The City will hold a public comment period from **Thursday, May 15, 2025** through **Monday, June 16, 2025** to give residents an opportunity to review and make comments on the draft plan.

PUBLIC MEETINGS: The City held a series of public meetings to offer the public and stakeholders an opportunity to provide feedback.

A Stakeholder meeting was held on Tuesday, January 7, 2025 at Evelyn Mount Northeast Community Center.

A Homeless consultation was held on Tuesday, January 7, 2025 at the CoC Leadership Council meeting. Members were encouraged to provide direct feedback and complete the stakeholder survey.

A Community meeting was held on Thursday, January 9, 2025 at Evelyn Mount Northeast Community Center.

A virtual Stakeholder meeting was held on Tuesday, January 21, 2025 from 2:00 pm – 3:30 pm.

#### COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey Link: The City of Reno, in partnership with the City of Sparks held a community survey online to gather public input on the housing and community development priority needs. The link to the survey can be found at: <https://www.research.net/r/Reno-Sparks-community>. The link to the 508 and WCAG2 accessible survey version can be found at <https://www.research.net/r/Reno-Community-508-WCAG2>.

Stakeholder Survey Link: The City of Reno, in partnership with the City of Sparks held a stakeholder survey online to gather public input on the housing and community development priority needs in the City. The link to the survey can be found at: <https://www.research.net/r/Reno-Sparks-stakeholder>

Details of citizen participation outreach for the Consolidated Plan and PY 2025 AAP are also located in the PR-15.

## 5. Summary of public comments

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARING: A summary of comments will be included after the public hearing.

PUBLIC MEETINGS: A Stakeholder meeting was held on Tuesday, January 7, 2025 at Evelyn Mount Northeast Community Center. There were 10-15 stakeholder members represented. Feedback was focused on affordable housing needs, programs, and access to funding.

A Community meeting was held on Thursday, January 9, 2025 at Evelyn Mount Northeast Community Center. There were 20 members of the community present, 3 local television news outlets on-hand, as well as many City staff. This meeting was promoted in the City newsletter, social media, and the City website. Feedback included state and local housing policies, issues for seniors and first-time homebuyers, housing costs, mobile home park fees and vulnerability for senior or low-income owners paying land rents and fees.

A virtual Stakeholder meeting was held on Tuesday, January 21, 2025 from 2:00 pm – 3:30 pm. There were 13 stakeholder members represented. Feedback was focused on affordable housing, supportive services targeted to youth, fair housing education, economic development, job training programs, and paying a livable wage, and home repair program not being targeted to seniors.

### COMMUNITY & STAKEHOLDER SURVEYS:

Community Survey: Survey responses indicate that the highest community priority is affordable housing, with a particular emphasis on the development of new affordable rental and homeownership opportunities. Respondents also expressed strong support for public services, frequently highlighting the need for mental health resources and services for individuals experiencing homelessness. The third highest priority identified was public improvements, including street enhancements and neighborhood cleanup. A total of 1,498 responses were received, offering a broad representation of community input. Overall, the survey results underscore the community's interest in addressing housing affordability, expanding supportive services, and investing in infrastructure that benefits low- and moderate-income residents and other vulnerable populations.

Stakeholder Survey: Nineteen stakeholders from affordable housing, health, nonprofit, and government sectors participated in the Reno/Sparks Stakeholder Survey to identify key community and housing needs. Top priorities included expanding affordable housing, increasing homelessness prevention efforts, and improving infrastructure and services for low-income and special needs populations. Key barriers cited were a lack of affordable housing stock, limited funding, and challenges with deposits and application fees. Areas of highest need included Downtown Reno, the 4th Street corridor, East Reno, and the North Valleys. Stakeholders also highlighted concerns about fair housing, particularly discrimination based on income source, disability, and familial status. The input emphasizes the continued need for targeted investment and collaboration across housing and community development efforts.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation.

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

All comments or views were accepted at the public hearing and public comment period.

## **7.Summary**

The Consolidated Plan is comprised of several sections, including an assessment of the current housing and community needs of the area, a section detailing the needs of homeless individuals, a description of the publicly supported housing needs, information on the citizen participation process, a Strategic Plan, and the PY 2025 Annual Action Plan (AAP). The Strategic Plan is an essential component of the Consolidated Plan, outlining the objectives and outcomes necessary to meet the identified needs. The PY 2025 AAP is the first of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to see the City's performance in meeting the Consolidated Plan's objectives. At the end of each program year, the City will complete a Consolidated Annual Performance and Evaluation Review (CAPER).

Not only are the priority needs in the City and region identified through the needs assessment and market analysis, but the City also determines these needs through a citizen participation process, which includes engagement with community nonprofit organizations and with members of the community.

Primary data sources for the Consolidated Plan include 2009-2013 & 2019-2023 American Community Survey (ACS) 5-Year Estimates, 2017-2021 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), US Bureau of Labor Statistics, Homeless Management Information System (HMIS), 2024 Point in Time Count and Housing Inventory Chart, Inventory Management System/PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2019-2023 ACS.

### **Contingency Provision for PY 2025 CDBG, HOME, and ESG Allocations**

At the time this document was drafted HUD had not yet announced the PY 2025 CDBG, HOME and ESG grant allocations. The allocations of \$1,988,436 for CDBG, \$1,330,958.02 for HOME, and \$176,716 for ESG are only estimates of the anticipated PY 2025 grant allocations based on prior year awards. The City has a contingency provision per HUD notice CDP-25-02 to align final allocations with actual funding. Activity budgets will be proportionally adjusted to match the announced allocation while ensuring compliance with grant regulations. For CDBG, the allocation of funds will be 20% for admin, and 80% for public facilities and infrastructure. For HOME, the allocation of funds will be 10% for admin, 15% reserved for CHDO housing development, and the remaining balance to be allocated to the Non-CHDO Affordable Housing Development project. One hundred percent of the allocation of funds will be used for ESG Homelessness Prevention.

# The Process

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

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

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

Agency Role	Name	Department/Agency
CDBG Administrator	RENO	Housing and Neighborhood Development Department
HOME Administrator	RENO	Washoe County HOME Consortium
ESG Administrator	RENO	Housing and Neighborhood Development Department

**Table 1 – Responsible Agencies**

### Narrative

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

During the preparation of the Consolidated Plan and first year Annual Action Plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The City will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

### Consolidated Plan Public Contact Information

City of Reno, Housing & Neighborhood Development  
 1 East First Street  
 P.O. Box 1900  
 Reno, NV 89505

#### Contact Person for the WCHC (HOME funding):

Elaine Wiseman; wisemane@reno.gov

#### Contact Person information for CDBG:

Cori Fisher; Fisherc@reno.gov

#### Contact Person information for ESG:

Jayna Litz; litzj@reno.gov

## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

The City of Reno conducts extensive outreach to local organizations, the public, and elected officials to solicit input for the drafting and development of the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan. This section discusses coordination between the City and its partners and lists the agencies and organizations that consulted and/or provided input in the development of the plan. The City conducted a stakeholder survey to gather input from local agencies and nonprofits. This feedback provided valuable insights into priority housing and community development needs, as well as funding priorities for the City. The following section highlights these relationships and the agencies and organizations consulted.

**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(I)).**

The City of Reno actively enhances coordination between public and assisted housing providers, private and governmental health agencies, mental health organizations, and supportive service providers to address the housing and service needs of low- and moderate-income residents. As the lead agency of the Washoe County HOME Consortium (WCHC), Reno works closely with the City of Sparks, Washoe County, and the Reno Housing Authority (RHA) to develop and implement affordable housing strategies and expand access to essential services across the region.

The City is an active participant in the Northern Nevada Continuum of Care (CoC) and its governing board, the Northern Nevada CoC Leadership Council (NNCLC). The NNCLC is a regional coalition that includes homeless service providers, developers, healthcare providers, law enforcement, and government officials who collaborate to improve housing stability and service coordination. City staff attend NNCLC meetings and support its strategic planning efforts. These efforts include Reno’s participation in working groups such as the Landlord and Tenancy Support Working Group, and ongoing engagement with the Regional Alliance to End Homelessness (RAH). Additionally, the City’s Clean and Safe Team partners with local law enforcement to conduct outreach to unsheltered individuals and connect them with shelter, housing, and supportive services.

The City’s Housing and Neighborhood Development Department also supports public engagement and equity in service delivery through programs such as City Walks, a collaborative outreach initiative that helps identify barriers to services, supports individuals experiencing homelessness, and connects residents to resources including affordable housing and social services. The City works closely with community partners to administer ESG funds for homelessness prevention and related services. ESG-funded programs are aligned with CoC strategies and are evaluated through performance metrics and data entered into the Homeless Management Information System (HMIS).

To support digital access, the City coordinates with partners like the Washoe County Library System, which offers public computer access, printing services, and digital literacy resources. In 2024, the City began outreach efforts to promote these services to applicants of rental and deposit assistance programs, helping ensure that low-income residents can access housing-related resources, applications, and case management support online. Additionally, the City provides access to computers at City Hall to assist with access to and completion of the online application for rental and deposit assistance. Bridging the digital divide is an ongoing priority for promoting economic opportunity and housing access.

The City also partners with local, regional, and state agencies on emergency preparedness, hazard mitigation, and resilience planning. The City collaborates with Washoe County Emergency Management and regional planning agencies to ensure coordinated responses to hazards and disasters, particularly those impacting vulnerable populations. These efforts are aligned with the region's Multi-Jurisdictional Local Hazard Mitigation Plan, which identifies and prioritizes strategies to reduce risks from floods, wildfires, and other natural disasters.

In addition, the City is actively addressing long-term climate resilience and sustainability through initiatives that promote energy efficiency, reduce emissions, and prepare infrastructure for climate-related impacts. Reno's Sustainability and Climate Action Plan outlines actions to support clean energy, reduce carbon emissions, and improve the energy performance of City-owned buildings. These efforts also contribute to improved air quality and more sustainable development patterns, especially in low- and moderate-income neighborhoods disproportionately affected by environmental risks.

Through these coordinated efforts, the City of Reno continues to advance an integrated approach to housing, services, and infrastructure that supports the health, safety, and well-being of its most vulnerable residents.

**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**

The City of Reno is an active partner in the Northern Nevada Continuum of Care (CoC) and serves on its governing board, the Northern Nevada CoC Leadership Council (NNCLC). This regional body includes housing and service providers, local and state government representatives, law enforcement, healthcare organizations, and nonprofits working collaboratively to address homelessness through coordinated strategies and shared resources. City of Reno staff regularly attend NNCLC meetings and other community working groups to ensure alignment with regional priorities.

City staff also participate in a wide range of local and regional groups beyond the CoC, including the Regional Alliance to End Homelessness (RAH) and other human services collaboratives. Staff serve in leadership roles as well, including acting as co-chair of the CoC's Landlord and Tenancy Support Working Group, which was formed in response to needs identified in the CoC's annual strategic plan. This group

focuses on expanding housing access and improving housing stability for vulnerable populations by building relationships with landlords and strengthening tenancy support systems.

The City directly administers ESG and ESG-CV funds and coordinates closely with the CoC and community partners to ensure funds are used effectively to meet the needs of individuals and families experiencing or at risk of homelessness. ESG supports activities such as homelessness prevention and related services. The City has worked with community partners to quickly allocate ESG-CV funds toward high-impact programs including rapid re-housing for individuals, bridge housing to increase emergency shelter beds, and expanded outreach to unsheltered populations.

Through the City's Clean and Safe Team, outreach is conducted in coordination with local law enforcement and service providers to connect unsheltered individuals with shelter, behavioral health services, and housing resources. Partnerships with Nevada Cares Campus, Our Place, and other providers help deliver wraparound support to families with children, veterans, chronically homeless individuals, and persons with complex needs.

All ESG-funded programs participate in the Homeless Management Information System (HMIS) to track outcomes, improve service coordination, and meet data quality standards. The City of Reno is the HMIS grantee for Washoe County and is an active member of the HMIS Steering Committee, which governs system operations and compliance. The CoC also manages a Coordinated Entry System (CES) that ensures equitable access to housing resources based on vulnerability and service needs.

Beyond homelessness-specific work, City staff also engage with groups focused on special needs populations, including the Access Advisory Committee, the Nevada Committee on Aging, and the Senior Citizen Advisory Committee. This continuous engagement throughout the year—not limited to the planning process—helps staff better understand and respond to the evolving needs of seniors, people with disabilities, and other target populations in the community.

Through this ongoing participation in regional initiatives, program administration, and direct service coordination, the City of Reno remains committed to reducing homelessness and advancing housing stability for its most vulnerable residents.

**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**

The City of Reno works closely with the Northern Nevada Continuum of Care (CoC) and its governing board, the Northern Nevada CoC Leadership Council (NNCLC), to determine how to allocate ESG and ESG-CV funds to address the needs of individuals and families experiencing or at risk of homelessness. City staff regularly collaborate with NNCLC members and other regional partners to identify service gaps and funding priorities based on real-time community input and data from the CoC.

During the implementation of ESG-CV funds, City staff partnered with service providers and community stakeholders to quickly identify the highest needs in the region and allocate funds accordingly. Funded activities included a new rapid re-housing program for individuals, a bridge housing initiative to expand emergency shelter capacity, and the deployment of additional street outreach workers to better serve unsheltered populations.

The City of Reno serves as the HMIS grantee for Washoe County and is an active participant in the HMIS Steering Committee, the authorized body responsible for establishing HMIS operating policies and administrative procedures. While ESG funds are not allocated directly to support HMIS operations, all ESG-funded activities are required to enter data into the Nevada HMIS, or a comparable database for domestic violence service providers. The City enforces a minimum HMIS data quality threshold of 90%, in alignment with CoC performance standards and HUD guidance.

Through this ongoing coordination with the CoC, the City contributes to the development of ESG performance standards, participates in the evaluation of funded program outcomes, and supports data-driven decision-making that improves service delivery and accountability.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Reno
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Veterans Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Reno is the lead agency to develop the Consolidated Plan and Annual Action Plans, and the lead agency in the Washoe County HOME Consortium.
2	<b>Agency/Group/Organization</b>	WASHOE COUNTY
	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-Elderly Persons Services-homeless Services-Health Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with the housing needs assessment and is a member in the Washoe County HOME Consortium.
3	<b>Agency/Group/Organization</b>	City of Sparks
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consulted with the housing needs assessment and is a member of the Washoe County HOME Consortium.

4	<b>Agency/Group/Organization</b>	Reno Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Reno Housing Authority is the local PHA and consulted with the housing needs assessment and public housing.
5	<b>Agency/Group/Organization</b>	Northern Nevada Continuum of Care (CoC)
	<b>Agency/Group/Organization Type</b>	Services-homeless Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Northern Nevada Continuum of Care coordinates regional homelessness strategies and was consulted on the housing needs assessment and homeless strategy.
6	<b>Agency/Group/Organization</b>	Be Who YOU Need
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
7	<b>Agency/Group/Organization</b>	Eddy House
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
8	<b>Agency/Group/Organization</b>	Washoe County Library System
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Public Internet Access Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Washoe County libraries offer on-site printing services and computer usage. Users can create new or work on existing files from a USB drive or cloud storage. Users can browse the internet and print, or bring in their own notebook, tablet, or smartphone to print documents. The City of Reno plans to work with the library in the coming year to help promote these services via outreach to its Rental and Deposit Assistance program applicants who need internet and/or computer access.
9	<b>Agency/Group/Organization</b>	CSADC
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
10	<b>Agency/Group/Organization</b>	Hosanna Home
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
11	<b>Agency/Group/Organization</b>	Inland Group
	<b>Agency/Group/Organization Type</b>	Services – Housing Other: Affordable Housing Developer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
12	<b>Agency/Group/Organization</b>	NEVADA HOUSING DIVISION
	<b>Agency/Group/Organization Type</b>	Housing Other government - State
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
13	<b>Agency/Group/Organization</b>	Life Changes Inc
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan

14	<b>Agency/Group/Organization</b>	Lived Experience Advisory Board of Northern Nevada
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
15	<b>Agency/Group/Organization</b>	Molina Healthcare
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
16	<b>Agency/Group/Organization</b>	PacWest Housing
	<b>Agency/Group/Organization Type</b>	Services – Housing Other: Affordable Housing Developer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
17	<b>Agency/Group/Organization</b>	The Empowerment Center
	<b>Agency/Group/Organization Type</b>	Services – Housing Other: Affordable Housing Developer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
18	<b>Agency/Group/Organization</b>	Ulysses Development Company LLC
	<b>Agency/Group/Organization Type</b>	Services – Housing Other: Affordable Housing Developer
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
19	<b>Agency/Group/Organization</b>	US Senator Cortez Masto
	<b>Agency/Group/Organization Type</b>	Government - Federal
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
20	<b>Agency/Group/Organization</b>	Volunteers of America
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
21	<b>Agency/Group/Organization</b>	Washoe County Health District
	<b>Agency/Group/Organization Type</b>	Services-Health Health Agency

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
22	<b>Agency/Group/Organization</b>	Washoe County Human Services
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan
23	<b>Agency/Group/Organization</b>	VA
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities Services-Health Services -Veterans Health Agency Other: Housing Counseling
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organizations consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan

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

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Northern Nevada CoC Leadership Council (NNCLC)	The NNCLC supports rapid rehousing programs and permanent supportive housing initiatives. NNCLC also conducts the annual PIT count of the homeless population across Reno, Sparks and Washoe County.

**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(I))**

In developing the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan (AAP), the City of Reno engaged multiple City departments, partner jurisdictions, regional stakeholders, and service providers to ensure a coordinated and data-informed approach to addressing housing, homelessness, and community development needs. These consultations involved collaboration with the Washoe County HOME Consortium (WCHC), Reno Housing Authority (RHA), the Northern Nevada Continuum of Care (CoC), and a range of nonprofit and government agencies serving low- and moderate-income residents.

The City’s Housing and Neighborhood Development Department led outreach efforts to gather input from housing providers, health and human service agencies, and other stakeholders to help guide the use of CDBG, HOME, and ESG funds. As the lead entity for the WCHC, the City coordinates with Washoe County and the City of Sparks to identify regional housing priorities, fund affordable housing development, and preserve existing housing stock for low-income households.

The Reno Housing Authority (RHA) was engaged to assess public housing needs, support Housing Choice Voucher program goals, and align housing efforts with broader fair housing strategies. The City also works closely with the Northern Nevada CoC and its governing board, the NNCLC, to support regional strategies that address homelessness, prioritize funding based on local needs, and evaluate program outcomes. The City coordinates ESG funding with the CoC and actively participates in efforts such as the Landlord and Tenancy Support Working Group, which focuses on increasing access to housing for vulnerable populations.

The City of Reno remains committed to working in partnership with local, regional, and state organizations to advance shared goals related to affordable housing, economic opportunity, and equitable community development. Moving forward, the City will continue to prioritize strategic investments that support housing stability, expand access to critical services, and enhance the quality of life for its most vulnerable residents.

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

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

The City of Reno has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City’s policies and procedures for citizen participation of the Consolidated Plan and first year 2025 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the City and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held a public comment period and public hearing. Details of these outreach efforts are provided in the table below.

**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
1	Community Meeting	Non-targeted/broad community	There was a community meeting held on Thursday, January 9, 2025 at Evelyn Mount Northeast Community Center. There were 20 members of the public present, 3 local television news outlets on-hand as well as many City staff. This meeting was promoted in the City newsletter, social media, and the City website.	Feedback included state and local housing policies, issues for seniors and first-time homebuyers, housing costs, mobile home park fees and vulnerability for senior or low-income owners paying land rents and fees.	All comments were accepted.	NA
2	Stakeholder Meeting	Non-targeted/broad community	There was a stakeholder meeting held on Tuesday, January 7, 2025 at Evelyn Mount Northeast Community Center. There were 10-15 stakeholder members represented.	Feedback was focused on affordable housing needs, programs, and access to funding.	All comments were accepted.	NA

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
3	Stakeholder Meeting	Non-targeted/broad community	A virtual Stakeholder meeting was held on Tuesday, January 21, 2025 via Microsoft Teams from 2:00 pm – 3:30 pm. There were 13 stakeholder members represented.	Feedback was focused on affordable housing, supportive services targeted to youth, fair housing education, economic development, job training programs, and paying a livable wage, and home repair program not being targeted to seniors.	All comments were accepted.	N/A
4	Public Hearing	Non-targeted/broad community	A public hearing will be held on Wednesday, June 11, 2025 at 10:00 am before the Reno City Council. The public hearing will be held in the Council Chambers of Reno City Hall located at 1 East First Street, Reno, NV 89501. The hearing is open to all members of the public and participation is encouraged.	A summary of comments will be provided after the hearing.	All comments will be accepted.	N/A
5	Public Comment Period	Non-targeted/broad community	A 30-day public comment period will be held from Thursday, May 15, 2025 through Monday, June 16, 2025 to give the public an opportunity to review and make comments on the draft Consolidated Plan and first year 2025 AAP.	A summary of comments will be provided after the public comment period.	All comments will be accepted.	N/A

5	Community Survey	Non-targeted/broad community	<p>The City offered an online community survey, in partnership with the City of Sparks to gather input on the housing, fair housing, community development and homeless needs in the community. See below the link to the survey.</p> <p><a href="https://www.research.net/r/Reno-Sparks-community">https://www.research.net/r/Reno-Sparks-community</a></p> <p>The link to the 508 and WCAG2 accessible survey version can be found at:</p> <p><a href="https://www.research.net/r/Reno-Community-508-WCAG2">https://www.research.net/r/Reno-Community-508-WCAG2</a></p>	<p>There were 1,498 responses to the community survey. Responses indicate that the highest community priority is affordable housing, with a particular emphasis on the development of new affordable rental and homeownership opportunities. Respondents also expressed strong support for public services, frequently highlighting the need for mental health resources and services for individuals experiencing homelessness. The third highest priority identified was public improvements, including street enhancements and neighborhood cleanup. Overall, the survey results underscore the community's interest in addressing housing</p>	All comments were accepted.	See link
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
				affordability, expanding supportive services, and investing in infrastructure that benefits low- and moderate-income residents and other vulnerable populations.		

6	Stakeholder Survey	Non-targeted/broad community  Nonprofits	<p>The City of Reno, in partnership with the City of Sparks held a stakeholder survey online to gather public input on the housing and community development priority needs in the City. See below the link to the survey.</p> <p><a href="https://www.research.net/r/Reno-Sparks-stakeholder">https://www.research.net/r/Reno-Sparks-stakeholder</a></p>	<p>Stakeholders from affordable housing, health, nonprofit, and government sectors participated in the Reno/Sparks Stakeholder Survey to identify key community and housing needs. There were 19 total responses to the stakeholder survey. Top priorities included expanding affordable housing, increasing homelessness prevention efforts, and improving infrastructure and services for low-income and special needs populations. Key barriers cited were a lack of affordable housing stock, limited funding, and challenges with deposits and application fees. Areas of highest need included Downtown Reno, the 4th Street corridor, East Reno, and the North Valleys.</p>	All comments were accepted.	See link
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
				<p>Stakeholders also highlighted concerns about fair housing, particularly discrimination based on income source, disability, and familial status. The input emphasizes the continued need for targeted investment and collaboration across housing and community development efforts.</p>		

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

To ensure the efficient and effective use of resources, the City of Reno, and the Washoe County HOME Consortium (WCHC), must first assess the needs in the area. The City receives Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds, which are specifically targeted for use within Reno. The WCHC receives HOME funds that are available for affordable housing development and rehabilitation. This needs assessment covers the entire region to address the housing needs identified in the HOME program. Additionally, it highlights community development and homelessness needs as they relate to the CDBG and ESG programs, where applicable.

The Needs Assessment describes and analyzes various demographic and economic indicators to provide a foundation for administration of HUD funding. By using data gathered from state, local, and federal sources, the City can identify localized needs based on broad trends in population, income, and household demographics. Primary data sources include the U.S. Census Bureau, the Bureau of Labor Statistics, and HUD. Once gathered, the data will be analyzed more closely to explore how family and household dynamics, race, and housing problems are interconnected. A key objective of this Needs Assessment is to identify the nature and extent of housing problems experienced by residents within the City and the region.

In addition to demographic analysis, this section examines factors that influence, or are influenced by, the housing market. These include public housing needs, the needs of individuals facing homelessness, and non-homeless special needs populations such as the elderly and persons with a disability. Furthermore, non-housing development needs, such as public services and infrastructure, are also evaluated to guide resource allocation decisions.

Each of these issues is analyzed alongside economic and demographic indicators to determine if certain groups are disproportionately affected by housing issues. By understanding the scale and prevalence of housing challenges within the region, the City can set evidence-based priorities for entitlement programs. This approach ensures that resources are directed toward the areas and populations that need them most.

#### **Consolidated Plan Definitions:**

Affordable Housing: Housing affordable at 30 percent or less of a household's monthly income.

Median Household Income: Midpoint of a specific jurisdiction's income distribution, calculated annually by the U.S. Census Bureau. Data is typically one- or two-years lagging. This measure is used to assess economic trends and living standards within different geographic areas.

Area Median Income (AMI): The median household income for the area in which the household is located, generally published on an annual basis by HUD. The City of Reno and Washo County HOME Consortium is part of the Reno, NV HUD Metro FMR Area.

HUD Area Median Family Income (HAMFI): This is the median family income calculated by HUD to determine Fair Market Rents (FMRs) and Income Limits for HUD programs.

Low- and Moderate-Income (LMI): Collectively refers to both low- and moderate-income households, with a focus on those below 80% of AMI for many HUD programs.

Extremely Low-Income Household: Households earning 30 percent of AMI or less for their household size. For Fiscal Year 2025, a four-person household in Washoe County with an income at 30 percent AMI earned \$33,150 or less.

Very Low-Income Households: Households earning 31 percent to 50 percent AMI for their household size. For Fiscal Year 2025, a four-person household in Washoe County with an income at 50 percent AMI earned a maximum of \$55,250 per year.

Low-Income Households: Households earning 51 to 80 percent AMI for their household size. For Fiscal Year 2025, a four-person household in Washoe County with an income at 80 percent AMI earned a maximum of \$88,400 per year.

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

### Summary of Housing Needs

The housing needs of a community, like all market economy items, are influenced by supply and demand. However, the factors that impact housing supply and demand are far more complex than simply matching one housing unit to one household. Variables such as population growth, household size, availability of rental housing, income levels, and property conditions all contribute to shaping the community's housing needs.

The following section highlights that the most significant housing challenge within the region is the lack of affordable housing. According to the 2019-2023 American Community Survey (ACS) 5-Year Estimates, approximately 48,565 households in the region are cost burdened, making up 24.8% of the population. Both renters and homeowners are notably affected, with 29,920 rental households and 18,645 homeowner households paying more than 30% of their income toward housing costs. This data suggests that the current housing supply is either insufficient or too expensive to meet the needs of the community.

<b>Demographics Washoe County</b>	<b>Base Year: 2013</b>	<b>Most Recent Year: 2023</b>	<b>% Change</b>
Population	425,495	491,770	15.6%
Households	163,198	195,725	19.9%
Median Income	\$53,040	\$85,600	61.4%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2009-2013 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

<b>Demographics Reno</b>	<b>Base Year: 2013</b>	<b>Most Recent Year: 2023</b>	<b>% Change</b>
Population	228,442	268,959	17.7%
Households	90,071	112,061	24.4%
Median Income	\$46,770	\$78,448	67.7%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2009-2013 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

<b>Demographics Sparks</b>	<b>Base Year: 2013</b>	<b>Most Recent Year: 2023</b>	<b>% Change</b>
Population	91,168	109,106	19.7%
Households	34,250	41,331	20.7%
Median Income	\$52,581	\$86,979	65.4%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2009-2013 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

### Residents

Since 2013, the population within the entire Washoe County region has grown by approximately 15.6%. During the same period, the number of households increased by around 19.9%, indicating a likely reduction in average household size. This trend may reflect demographic shifts, such as a rise in young adults or seniors living independently, as well as economic factors like housing affordability and availability, which influence living arrangements.

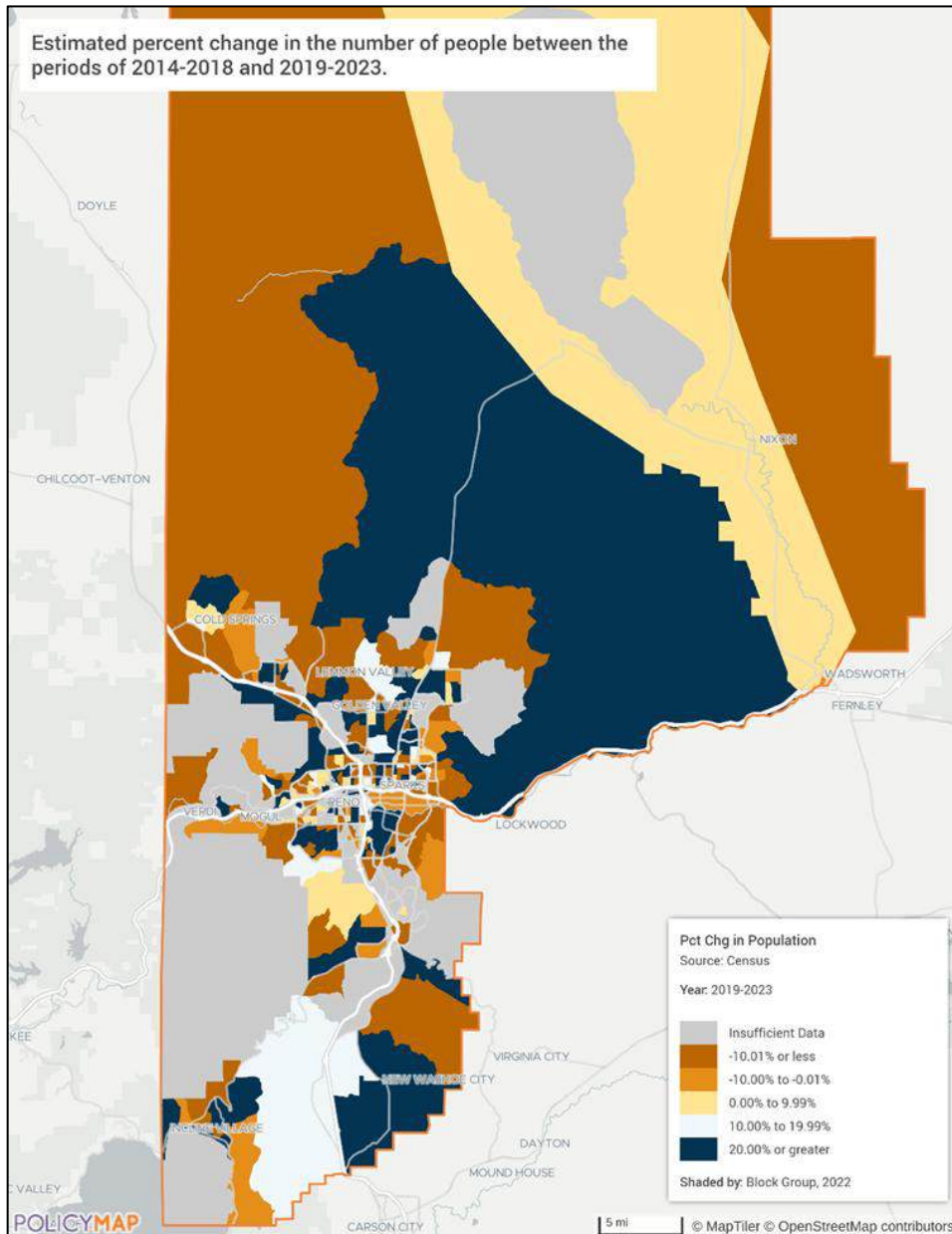
The Median Household Income (MHI) in the region increased by 61.4% between 2013 and 2023. While this growth exceeded the rate of inflation, its impact on purchasing power was limited. According to the Bureau of Labor Statistics (BLS) inflation calculator, a household earning \$53,831 in 2013 would require \$68,907 in 2023 to maintain equivalent purchasing power. Despite the income growth, housing affordability continues to be a significant challenge across the communities in the region.

Within the region, local communities have experienced comparable growth trends. Between 2013 and 2023, the City of Reno saw its population increase by approximately 17.7%, while the number of households rose by 24.4%, outpacing population growth and indicating a reduction in average household size. Reno's MHI grew by 67.7% during this period, the highest increase within the consortium. Similarly, the City of Sparks experienced a population increase of 19.7%, a household growth rate of 20.7%, and a 65.4% rise in MHI, further underscoring the trend of decreasing household sizes.

## Change in Population

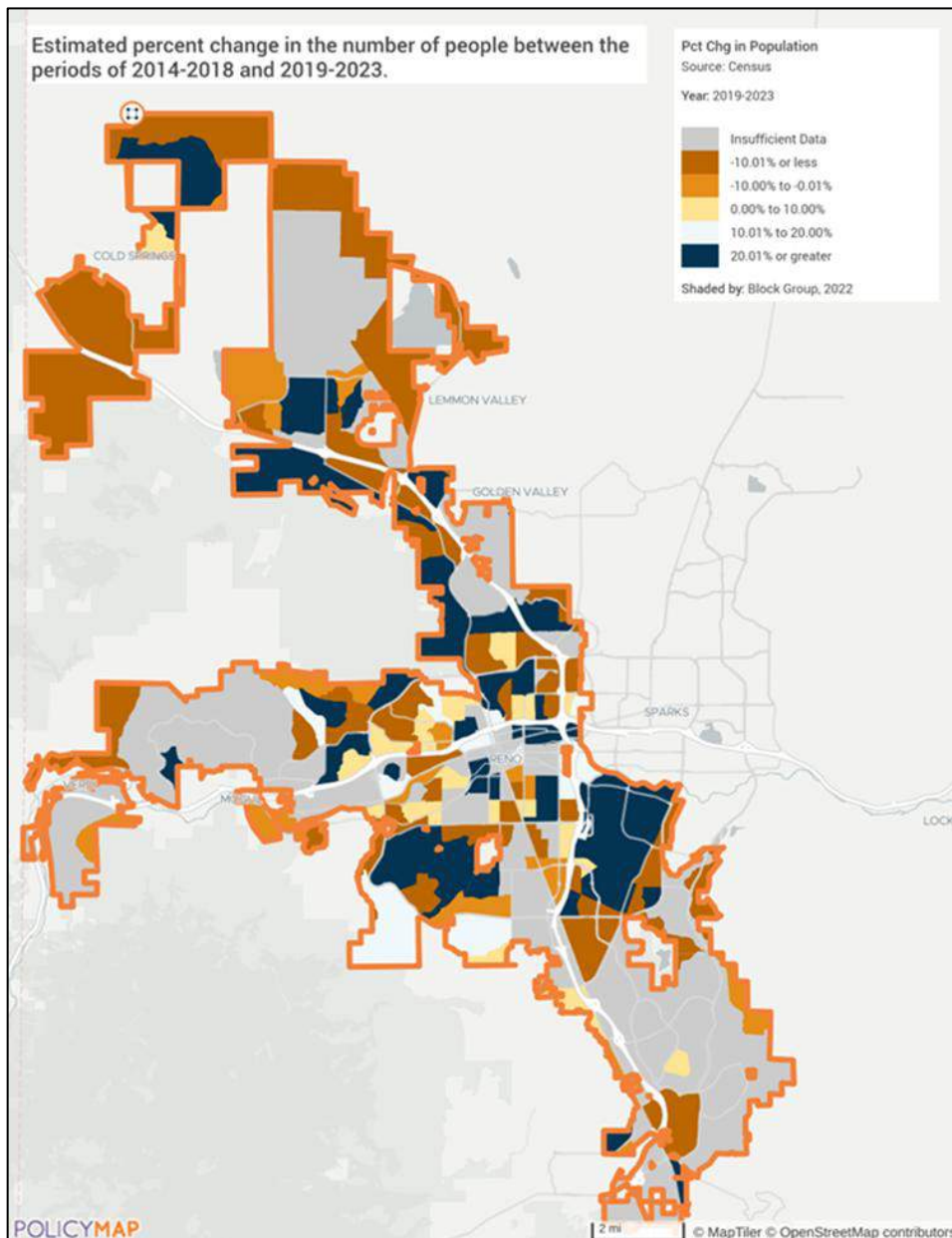
The following map shows the variances of population change throughout the more densely populated area of Washoe County. Areas shaded in yellow and orange indicate population declines while those shaded in blue indicate population growth. All areas to the north that are not shown in the following map do not have any further variances.

### Washoe County Population Change 2018-2023



## Reno Population Change 2018-2023

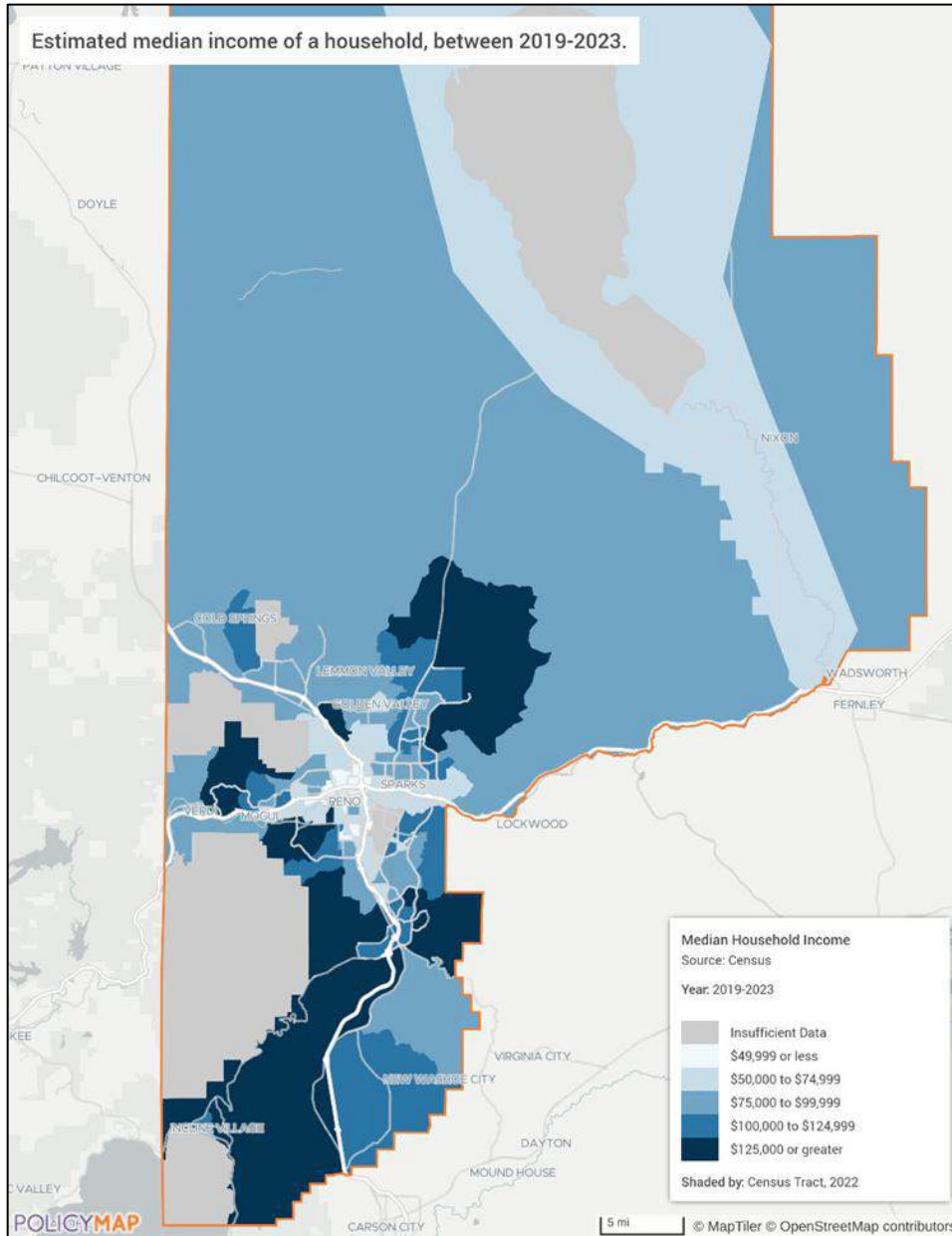
The following map provides a detailed city-level view of the 5-year population change for Reno. As shown, population growth and decline vary significantly across different areas of the city. Several regions, particularly in the southern and central parts of the city, have experienced population growth exceeding 20%, represented by darker blue shading. Meanwhile, northern areas have seen population declines exceeding 10%, highlighting shifting demographic trends within Reno.



## Median Household Income

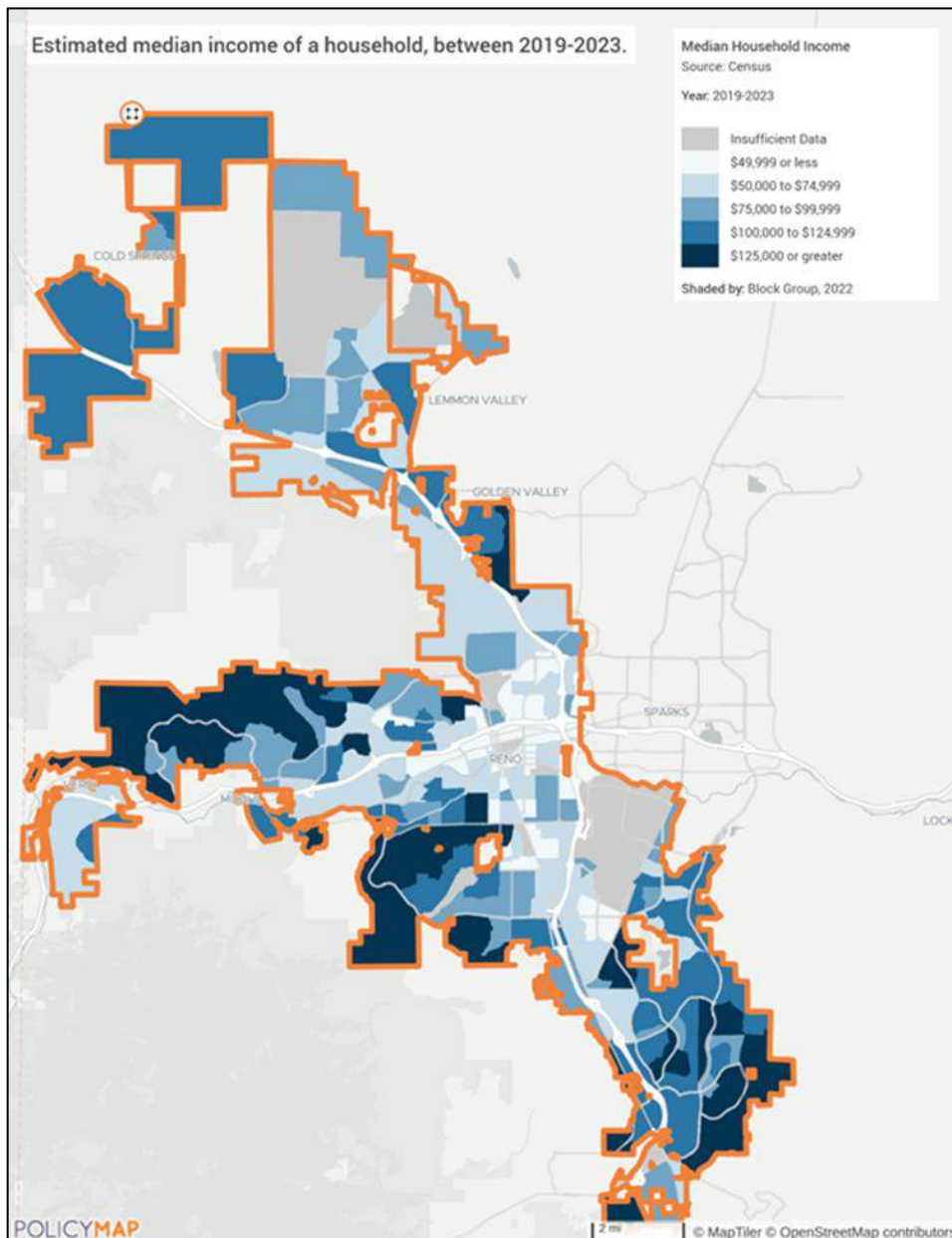
The map below presents median income distribution throughout the more densely populated regions of Washoe County by census tract, offering the most detailed analysis available. The southern region, near Reno and Sparks, contains several high-income areas where median incomes, shaded in darker blue, exceed \$125,000, while the majority of the county above these cities falls within the \$75,000–\$100,000 range. All areas to the north that are not shown in the following map do not have any further variances.

### Washoe County Median Household Income



## Reno Median Household Income

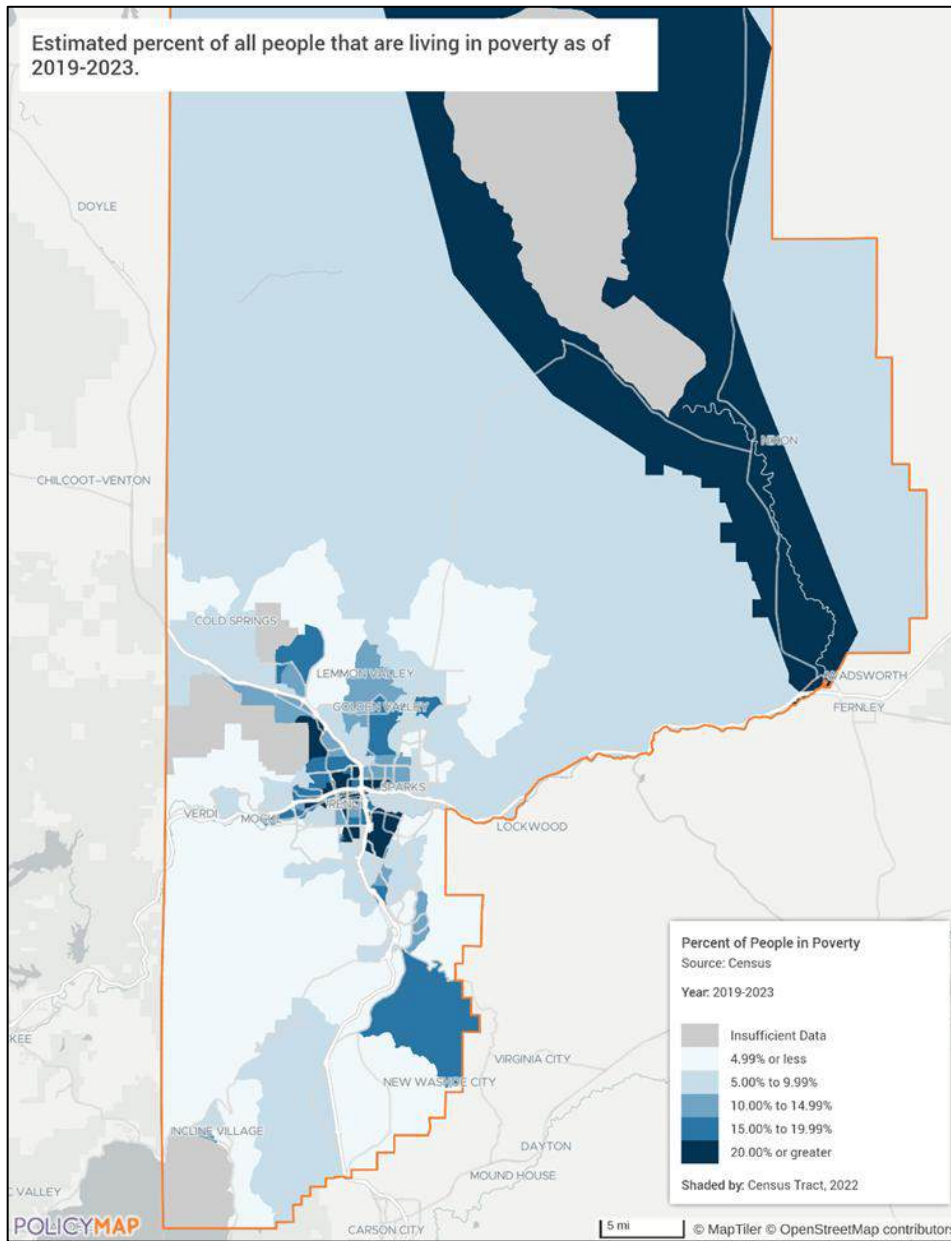
The city-specific map below for Reno provides a detailed block group-level breakdown of income distribution at the city level. Western, southern, and southeastern areas show higher median income levels, with many exceeding \$125,000. Conversely, central and northern portions of the city have lower median incomes, generally ranging between \$50,000 and \$100,000, highlighting income disparities across different neighborhoods.



## Poverty

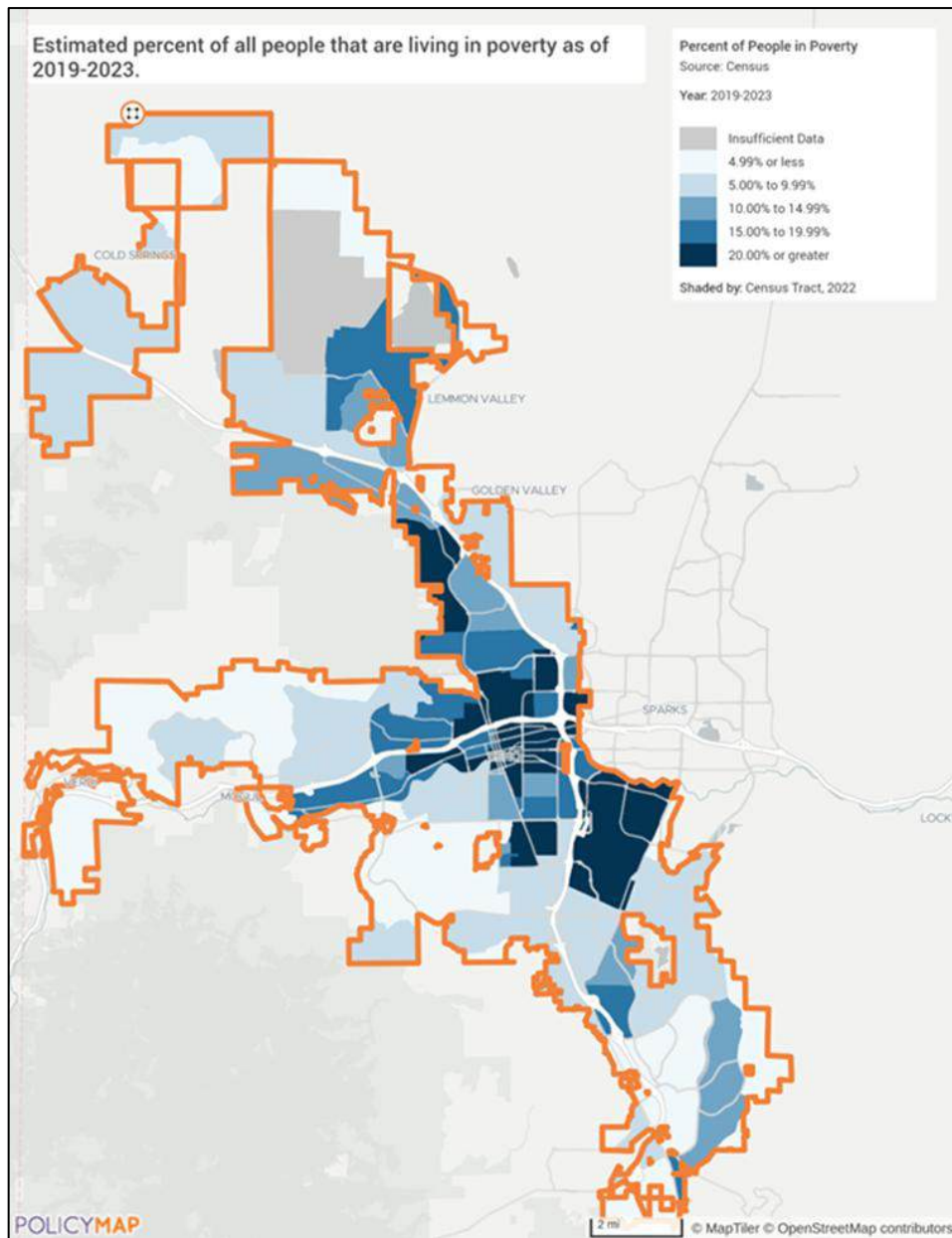
The map below illustrates the distribution of households below the poverty level throughout the more densely populated portions of Washoe County by census tract, providing the most detailed analysis available. In the southern region, near Reno and Sparks, several areas have poverty rates exceeding 20%, shaded in darker blue, while other areas report less than 5%. The majority of the remainder of the county falls within the 5%–10% range. All areas to the north that are not shown in the following map do not have any further variances.

### Washoe County Poverty Rate



## Reno Poverty Rate

The following map provides a detailed city-level view of poverty rates throughout Reno. Areas in and around the downtown region experience higher poverty rates, with many exceeding 20%. In contrast, most outlying areas have significantly lower poverty rates, with some neighborhoods reporting rates below 5%, highlighting economic disparities across the city.



## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	20,895	20,800	31,975	20,885	94,325
Small Family Households	4,610	6,395	10,500	7,115	44,775
Large Family Households	1,075	1,750	3,550	1,345	7,685
Household contains at least one person 62-74 years of age	6,635	4,575	7,635	5,630	24,165
Household contains at least one person age 75 or older	3,050	3,325	3,655	2,060	7,880
Households with one or more children 6 years old or younger	2,215	4,275	5,855	2,620	12,075

**Table 6 - Total Households Table**

Data Source: 2017-2021 CHAS

## Number Households

The table above, utilizing data from HUD’s 2017-2021 Comprehensive Housing Affordability Strategy (CHAS), provides a detailed look at households in the region, using the HUD Area Median Family Income (HAMFI) as a baseline. This document will use the following income group definitions:

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

According to 2017-2021 CHAS data, approximately 39.0% (73,670) of the region’s households earn below 80% of the Area Median Income (AMI), classifying them as low-income. Among these, small households make up approximately 29.2%, while large households represent only 8.7%. There is a strong link between household composition and income level: about 42.1% of elderly households (those with at least one member aged 62 or older) fall within lower-income brackets, and around 45.7% of households with children under six are also low-income. These trends emphasize diverse housing and service needs across age and income groups, highlighting the need for targeted support for these demographics in within this region.

## 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	635	505	335	205	1,680	25	60	105	4	194
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	355	565	650	235	1,805	55	95	200	45	395
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	660	690	715	170	2,235	75	175	320	250	820
Housing cost burden greater than 50% of income (and none of the above problems)	8,115	3,725	990	75	12,905	3,970	2,390	2,005	600	8,965

	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
Housing cost burden greater than 30% of income (and none of the above problems)	2,005	5,485	7,195	2,330	17,015	1,125	1,805	4,110	2,640	9,680
Zero/negative Income (and none of the above problems)	1,075	0	0	0	1,075	795	0	0	0	795

**Table 7 – Housing Problems Table**

**Data Source:** 2017-2021 CHAS

### Housing Needs Summary

The table above summarizes housing issues within the region by income group and tenure (renter or homeowner) using 2017-2021 CHAS data. Among the households in Table 7, the primary issues are cost-burden and overcrowding. Specifically, 29,920 renters and 18,645 homeowners in the region are cost-burdened, spending 30% or more of their income on housing. Of these, 43.1% of renters and around 48.1% of homeowners are severely cost-burdened, with housing expenses consuming more than 50% of their income. Additionally, overcrowding affects a significant number of households, with approximately 4,040 renters and 1,215 homeowners living in conditions exceeding 1.01 persons per room.

Within the region, census data for the city of Reno reports 51.1% of renters and 20.5% of homeowners are cost-burdened, with 4.3% of households experiencing overcrowding. The city of Sparks shows similar trends, with 49.9% of renters and 20.3% of homeowners cost-burdened and 4.8% of households facing overcrowding. These figures underscore the consistent need for affordable housing solutions and interventions within the communities of the region served by Reno and the WCHC.

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	11,775	10,970	9,885	3,015	35,645	5,255	4,525	6,740	3,535	20,055
Having none of four housing problems	1,010	1,875	7,685	6,290	16,860	985	3,435	7,660	8,050	20,130
Household has negative income, but none of the other housing problems	1,075	0	0	0	1,075	795	0	0	0	795

Table 8 – Housing Problems 2

Data Source: 2017-2021 CHAS

**Severe Housing Problems**

Severe housing problems are widespread among lower-income households in the region. Of households earning 0% to 100% of the Area Median Income (AMI), 68.5% of the 36,720 renter households and 50.9% of the 20,850 owner households face at least one documented housing issue. These challenges are particularly acute for those with extremely low incomes, with 92.7% of renters and 86.0% of homeowners earning 0-30% of AMI experiencing at least one housing problem. Data from Table 7 reveal that cost burden is the most pervasive issue, highlighting the urgent need for targeted efforts to improve housing affordability for lower-income households.

### 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	125	705	3,430	4,260	210	690	2,115	3,015
Large Related	120	265	1,085	1,470	35	220	1,100	1,355
Elderly	565	440	1,095	2,100	465	1,560	2,135	4,160
Other	295	765	2,935	3,995	165	385	990	1,540
Total need by income	1,105	2,175	8,545	11,825	875	2,855	6,340	10,070

**Table 9 – Cost Burden > 30%**

Data Source: 2017-2021 CHAS

#### Housing Cost-Burdened

The table, based on 2017-2021 CHAS data, provides an in-depth analysis of cost-burdened households in the region served by Reno and the WCHC, focusing on income ranges from 0% to 80% of the Area Median Income (AMI) and variations across household types. Among cost-burdened LMI renter households, 36.0% are small households, while large households account for 12.4%. LMI Homeowners experience similar rates of cost burden, with 29.9% of small homeowner households and 13.5% of large homeowner households struggling to afford housing costs.

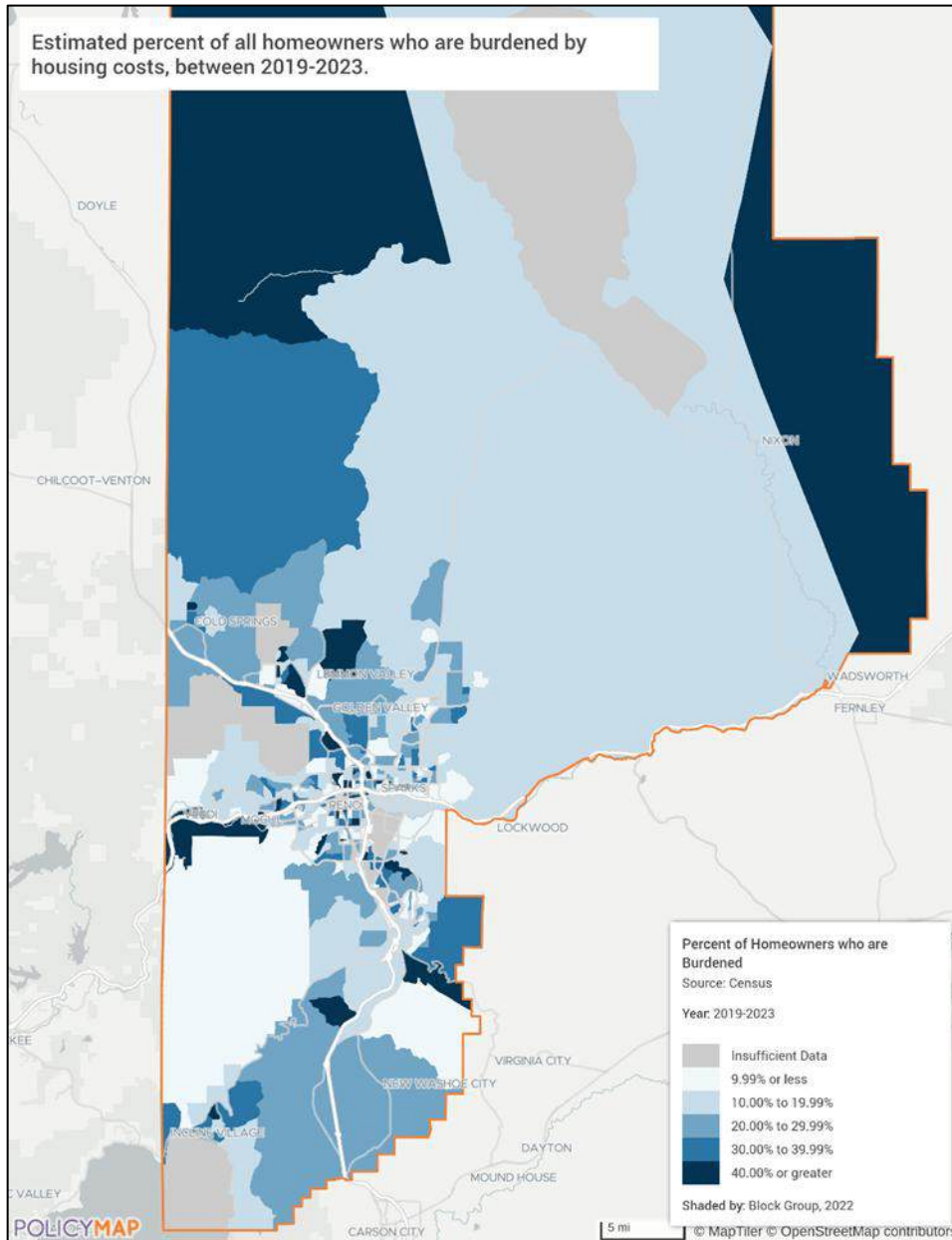
LMI Elderly households exhibit a distinct pattern, with cost burdens affecting 41.3% of elderly homeowners and 17.8% of elderly renters. This suggests that older residents, particularly homeowners, face ongoing financial challenges related to housing expenses, highlighting the unique pressures within the region’s low-income senior population.

As with many economic indicators, cost burden varies by location, as shown in ACS-based maps illustrating geographic disparities across the consortium. Housing affordability challenges tend to be more pronounced in lower-income areas, where a greater share of households are cost-burdened. Meanwhile, regions with higher median home values often place housing costs out of reach for many residents. These patterns underscore the ongoing need for targeted housing solutions to address affordability challenges across different income levels and household types within the region.

## Homeowner Cost Burden

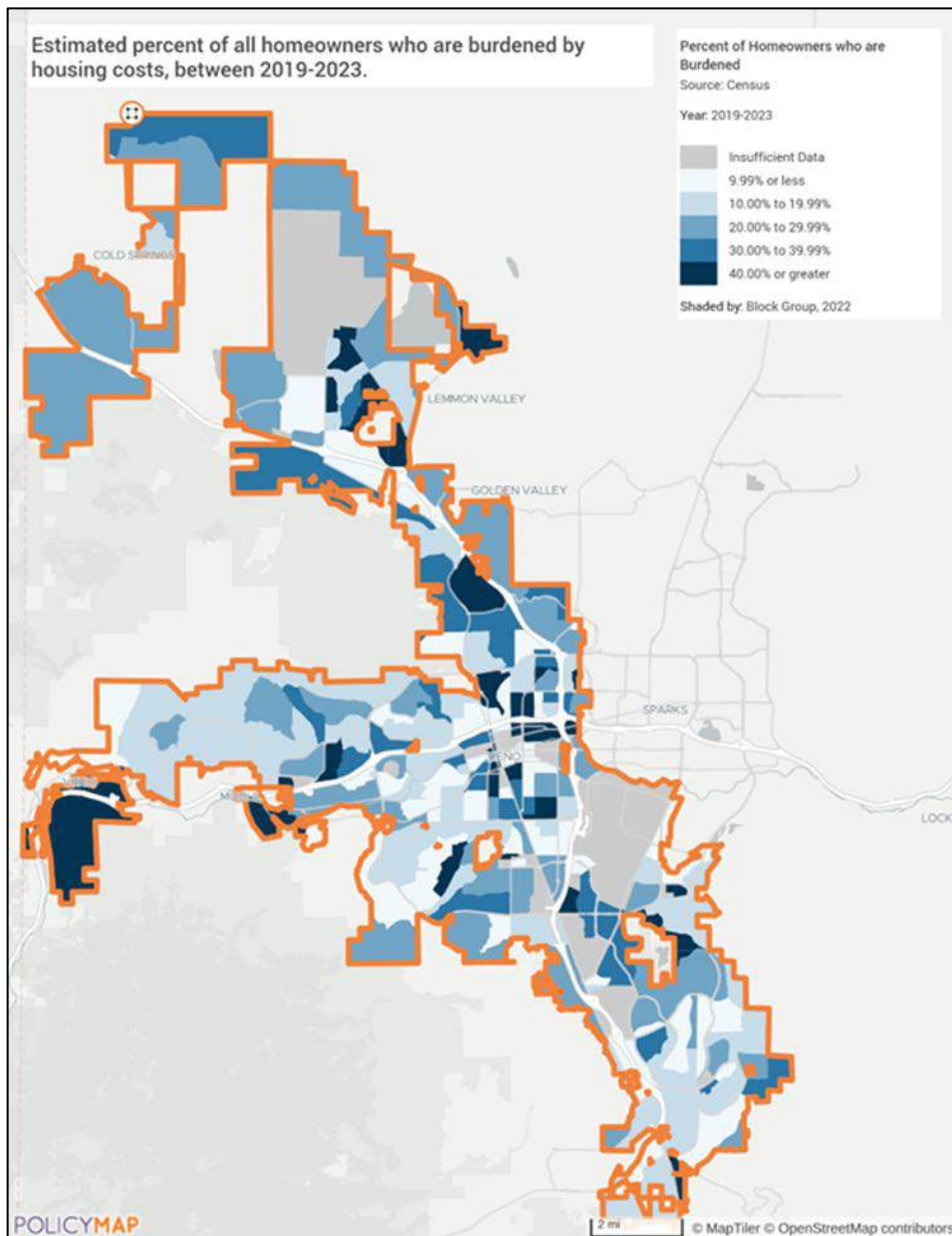
The map below depicts the distribution of cost-burdened homeowners across the more densely populated portion of Washoe County by block group, offering the most detailed analysis available. In the southern region, near Reno and Sparks, cost burden rates vary, while north of these cities, the majority of the county reports over 40% of homeowners experiencing cost burden. All areas to the north that are not shown in the following map do not have any further variances.

## Washoe County Cost Burdened Homeowners



## Reno Cost Burdened Homeowners

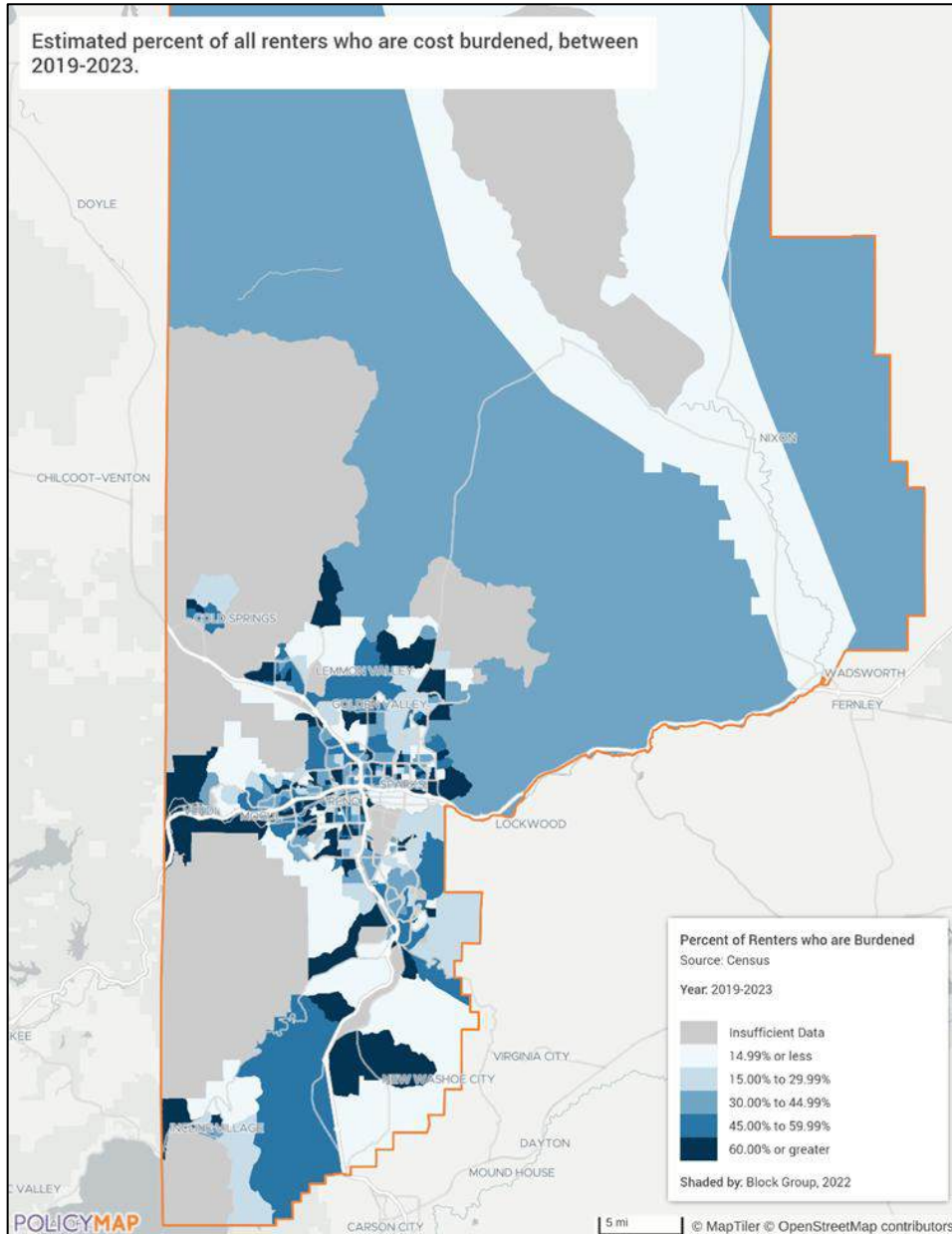
The city-level map below provides a detailed analysis of homeowners spending over 30% of their income on housing costs in Reno. The prevalence of cost-burdened homeowners varies across the city, with darker blue areas indicating higher percentages of households facing financial strain, while lighter blue areas represent lower concentrations of cost-burdened homeowners. This variation highlights housing affordability challenges in different neighborhoods.



## Cost Burdened Renters

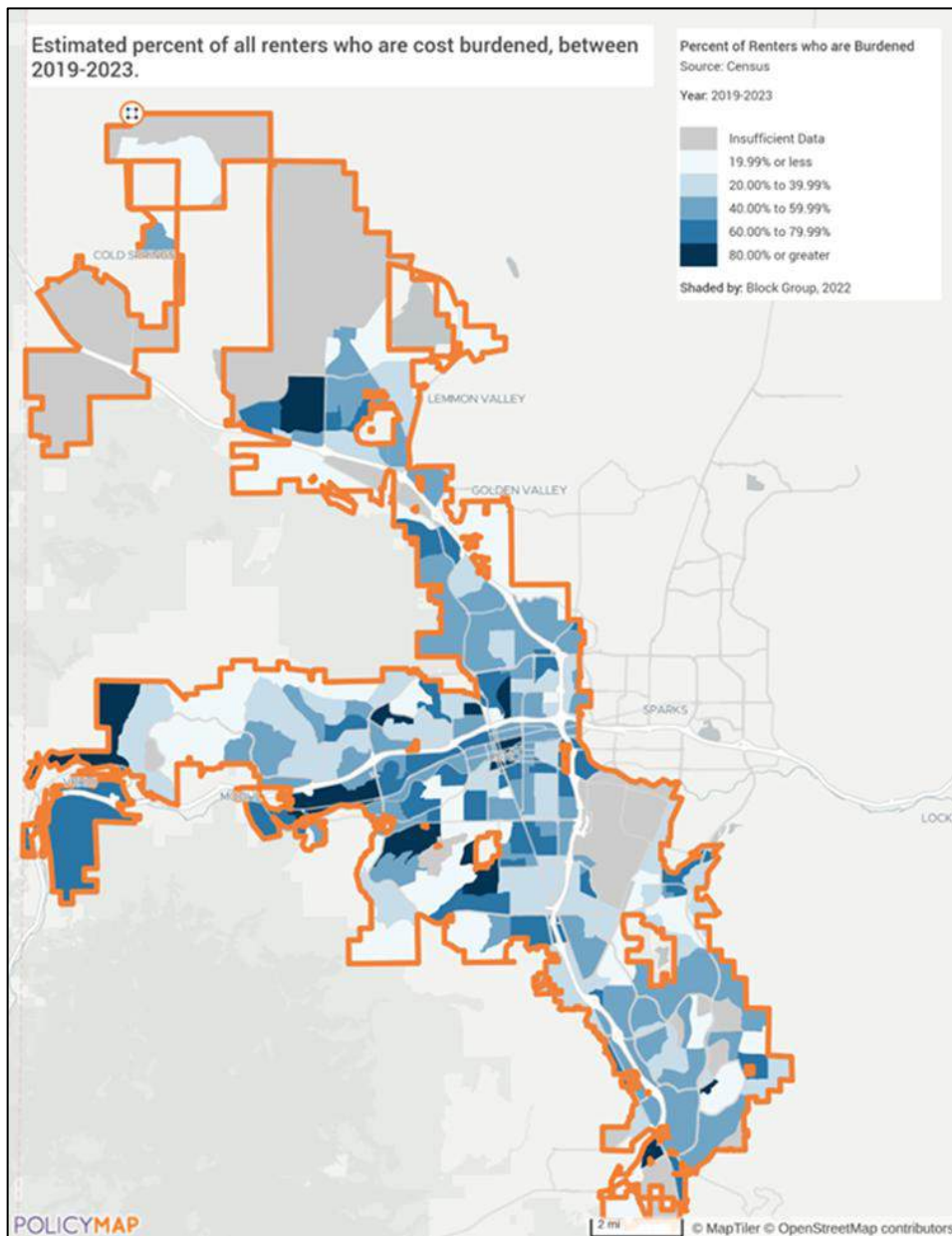
The map below illustrates the distribution of cost-burdened renter households across the more densely populated portions of Washoe County by block group, providing the most detailed analysis available. In the southern region, near Reno and Sparks, cost burden rates vary, while in the region that is north of these cities, 20% to 40% of renters experience cost burden. All areas to the north that are not shown in the following map do not have any further variances.

### Washoe County Cost Burdened Renters



## Reno Cost Burdened Renters

The city-level map below provides a detailed analysis of renters spending over 30% of their income on housing costs in Reno. The prevalence of cost-burdened renters is notably higher than that of homeowners but varies significantly across the city. Darker shaded areas indicate a higher concentration of cost-burdened renters, while lighter shaded areas represent lower prevalence, highlighting disparities in rental affordability throughout Reno.



#### 4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,310	1,105	235	3,650	755	890	505	2,150
Large Related	525	265	100	890	120	95	70	285
Elderly	2,660	440	305	3,405	1,875	660	465	3,000
Other	3,535	1,640	435	5,610	595	465	460	1,520
Total need by income	9,030	3,450	1,075	13,555	3,345	2,110	1,500	6,955

**Table 10 – Cost Burden > 50%**

Data Source: 2017-2021 CHAS

#### Severe Cost Burden

In the region, a significant share of cost-burdened households are classified as severely cost-burdened, spending over 50% of their income on housing. This financial strain leaves them highly vulnerable to instability. Among severely cost-burdened renters, small-related households make up approximately 26.9%, while large households account for 6.6%. For homeowners, small-related households represent 30.9%, and large households make up only 4.1%. Elderly households are particularly affected, with a higher proportion of severe cost burdens among homeowners than renters in this age group.

Extremely low-income households—those earning between 0% and 30% of the Area Median Income (AMI)—are among the most vulnerable. Within the region, approximately two-thirds (9,030) of severely cost-burdened renters and nearly half (3,345) of severely cost-burdened homeowners fall into this income category.

Severely cost-burdened households face an increased risk of housing instability, where even minor financial setbacks—such as rising utility bills or unexpected medical expenses—can lead to displacement or homelessness. These residents may benefit from targeted support, including financial assistance or housing subsidies, to help maintain stable housing. Addressing the needs of severely cost-burdened households remains critical for preventing housing crises and ensuring long-term stability for at-risk residents across the region.

## 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	925	1,135	1,195	250	3,505	85	235	380	190	890
Multiple, unrelated family households	35	10	110	35	190	45	45	115	100	305
Other, non-family households	85	130	105	130	450	0	0	35	0	35
Total need by income	1,045	1,275	1,410	415	4,145	130	280	530	290	1,230

**Table 11 – Crowding Information – 1/2**

Data Source: 2017-2021 CHAS

### Overcrowding

HUD defines an overcrowded household as one with 1.01 to 1.50 occupants per room, with overcrowding patterns varying significantly by housing tenure. In the region, renters account for the majority of overcrowded households, with 4,145 cases compared to 1,230 cases of overcrowding among homeowners. Of the 5,375 overcrowded households, approximately 2,485 households are in the city of Reno, 1,149 households are in the city of Sparks, and the remainder dispersed throughout Washoe County. This indicates that there is a notable prevalence of overcrowding throughout all the region, with concentrations in the urban areas.

Overcrowding is particularly prevalent among lower-income households, with nearly 90.0% of overcrowded renter households and 76.4% of overcrowded homeowner households earning below 80% of the Area Median Income (AMI). This disproportionate impact on low-income households highlights the challenges of both space limitations and affordability, underscoring the need for targeted strategies to address overcrowding and housing insecurity within the consortium.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,705	3,035	3,355	8,095	510	1,240	2,500	4,250

**Table 12 – Crowding Information – 2/2**

**Data Source:** 2017-2021 CHAS

The presence of children varies significantly based on income among renter and homeowner households in the region. Among low-income households, children are more commonly found in the moderately low-income category than in the very low- or extremely low-income groups. This trend reflects the relationship between income levels, housing tenure, and family structure, underscoring how economic status influences household composition and living conditions across the region.

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

Single-person households in Washoe County and the cities within the region face heightened housing instability due to lower income levels and limited financial resources. According to ACS 2019-2023 data, the median income for a single-person household in Washoe County is \$43,467—less than half the median income of a two-person household, which stands at \$95,435. Similar disparities exist at the city level. In Reno, single-person households earn a median income of \$42,243, compared to \$90,879 for two-person households. In Sparks, the gap is nearly identical, with single-person households earning \$42,941, while two-person households earn \$91,770.

This income disparity places single-person households at a greater disadvantage when it comes to affording housing and other essential costs. With fewer financial buffers, these households are more susceptible to economic shocks, such as rising rents or unexpected expenses, increasing their risk of housing instability. Additionally, single-person households often face transportation challenges, as they are less likely to own a vehicle, limiting their commuting options and access to employment, healthcare, and other critical services.

Across the entire region, single-person households are more prevalent among renters than homeowners, further emphasizing the need for policies that address affordability and accessibility for this vulnerable population.

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

### **Disability**

Population trends for individuals with disabilities are consistent throughout the region. According to 2019-2023 American Community Survey (ACS) data, nearly 13% of the population reports having a disability, with prevalence increasing significantly with age. An estimated 60,373 individuals in Washoe County have a disability, including 32,309 in Reno and 14,125 in Sparks. Among those aged 65 and older, over 30% experience some form of disability, emphasizing the need for housing that accommodates both physical and cognitive limitations to support safe and independent living.

Addressing the needs of this population requires an understanding of disability types and their prevalence. The most commonly reported disability is ambulatory difficulty, defined by the ACS as “having serious difficulty walking or climbing stairs.” More than 6% of disabled residents in the consortium experience this condition, highlighting the need for accessibility features such as ground-level units, ramps, and other mobility-friendly modifications.

The second most common disability is cognitive difficulty, described as “difficulty remembering, concentrating, or making decisions due to a physical, mental, or emotional problem.” Unlike those with mobility impairments, individuals with cognitive challenges often require in-home support services, counseling, or placement in specialized housing communities designed to meet their unique needs. Recognizing these varied challenges is essential for developing inclusive housing strategies that ensure accessibility and support for all residents within the region.

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

Accurate crime statistics for incidents such as family violence, intimate partner violence, and sexual assault are challenging to collect due to significant underreporting. Many survivors do not report these crimes due to fears of retaliation, concerns over child custody, or a lack of economic and housing resources. Ensuring accessible support services is essential for those seeking safety and stability.

According to Nevada Crime Statistics from the Washoe County Sheriff’s Office, there were 404 reported cases of domestic violence in Washoe County in 2023. Nearly two-thirds of victims were female, with a similar proportion of assailants being male. Over half of the victims and perpetrators were between the ages of 25 and 44. Nearly all incidents occurred between intimate partners or within families.

Domestic violence cases were significantly higher in Reno and Sparks. The Reno Police Department reported approximately 2,390 domestic violence cases in 2023, while Sparks recorded 884 cases. Victim and perpetrator demographics were consistent with those reported by the Washoe County Sheriff’s Office, with women making up the majority of victims and men the majority of assailants.

In 2023, Washoe County recorded 356 violent crimes, including 52 reported cases of rape, an increase from 36 cases in 2022. Reno had a notably higher rate of violent crime, with 1,046 reported cases,

including 284 rapes, nearly unchanged from the previous year. Sparks reported 430 violent crimes, including 76 rapes, a decrease from 88 cases in 2022.

Given the U.S. Department of Justice’s estimate that only 42% of violent victimizations are reported, the actual number of rapes in 2023 is likely much higher—approximately 124 cases in Washoe County’s jurisdiction, 677 in Reno, and 181 in Sparks. These statistics highlight the urgent need for housing and support services to assist survivors in achieving safety and long-term stability throughout the region.

### **What are the most common housing problems?**

Residents in the region face significant housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Cost burden remains a critical issue, particularly among lower-income households, many of whom spend over 30%—and in some cases, more than half—of their income on housing. This underscores the urgent need for affordable housing to reduce financial strain. Overcrowding is also prevalent, especially among lower-income renters, due to a shortage of affordable, family-sized units.

Homeownership opportunities remain limited throughout the region. According to 2019-2023 ACS data, homeowner vacancy rates are extremely low, with only 1.1% of homes vacant in Washoe County compared to 5.8% of rental units. The city of Reno has a homeowner vacancy rate of just 1.5% and a rental vacancy rate of 5.3%, while Sparks reports homeowner and rental vacancy rates of 0.9% and 7.5%, respectively. This scarcity exacerbates overcrowding and housing instability, making it particularly difficult for single-person households, elderly residents, and lower-income families to secure stable housing, homeownership opportunities, and essential services.

Aging housing stock presents additional challenges. HUD guidelines identify lead-based paint hazards (LBPHs) as a significant risk in older homes, particularly those built before 1978. In Washoe County, 76,712 housing units were built before 1980, including 9,890 pre-1950 units. The city of Reno accounts for 45,726 of these units, while Sparks contains 15,634. Many of these homes also pose risks associated with other environmental hazards, such as asbestos, highlighting the need for ongoing maintenance, rehabilitation, and safety improvements.

These factors collectively contribute to the region’s housing challenges, reinforcing the need for targeted strategies to expand affordable housing options, preserve existing units, and enhance housing stability across the consortium.

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

Residents in the region face significant housing challenges, including cost burden, low vacancy rates, overcrowding, aging housing stock, and housing instability. Lower-income households are particularly affected, with many spending over 30%—and in some cases, more than half—of their income on housing, highlighting the urgent need for affordable options. Overcrowding is prevalent among lower-income renters due to a shortage of family-sized units, while homeownership remains constrained by low vacancy

rates, further contributing to housing instability for single-person households, elderly residents, and lower-income families.

In addition to affordability and availability concerns, aging housing stock presents health and safety risks. Many older homes, particularly those built before 1978, may contain lead-based paint hazards (LBPHs) and other environmental concerns such as asbestos. These issues underscore the need for ongoing housing rehabilitation and safety improvements to ensure stable and livable conditions across the region.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

HUD defines extremely low-income households as those earning 0–30% of the Area Median Income (AMI) and categorizes households spending over 50% of their income on housing as severely cost-burdened. According to 2017–2021 CHAS data from the Housing Needs Summary Tables, the region’s extremely low-income households and families with children face critical affordable housing shortages. An estimated 3,345 extremely low-income homeowners and 9,030 renters in the consortium are severely cost-burdened, with housing costs consuming over half of their income. These 12,375 households are at high risk of housing instability and potential homelessness.

The data also shows that 2,215 extremely low-income households with children—most of whom are renters—struggle with severe housing challenges. These conditions underscore the urgent need for targeted interventions to stabilize housing for the region’s most vulnerable residents. Addressing these affordability issues is essential to preventing housing instability and ensuring long-term security for low-income families and households within the region.

**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:**

The City of Reno provides additional estimates of at-risk populations beyond those previously discussed, which will be addressed within this report. In December 2022, the WCHC allocated over \$4 million in HOME-ARP funds to organizations supporting vulnerable groups, including individuals and families experiencing homelessness, those at risk of homelessness, and survivors of domestic violence.

The Washoe County Housing and Homeless Services Division also maintains a By-Name List, a comprehensive record tracking individuals experiencing homelessness in the community. As of August 2024, this list identified 1,741 individuals without stable housing, underscoring the need for continued interventions.

Additionally, the Washoe County Supportive Housing Needs Assessment provides detailed estimates of populations requiring supportive housing, including individuals experiencing chronic homelessness and

those with specific health or disability needs. These resources offer a broader understanding of at-risk populations within the region, emphasizing the importance of targeted housing and support services, which will be further examined throughout this report.

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

In the region, several housing characteristics contribute to instability and increase the risk of homelessness. The large number of housing structures built before 1980 suggests a significant need for costly repairs and updates to meet current safety standards. Low-income tenants are particularly vulnerable to displacement when they cannot afford necessary repairs or when deferred maintenance—such as structural deficiencies—renders properties uninhabitable. Critical issues like failing plumbing, heating, or electrical systems can create hazardous living conditions that may force residents to vacate or face eviction, particularly if they lack the financial resources or legal support to contest unsafe housing situations.

Compounding these challenges is the region’s limited housing availability, characterized by very low vacancy rates and a persistent shortage of affordable options. The high proportion of cost-burdened households further reflects these constraints, underscoring the urgent need for stable and affordable housing solutions to support residents and mitigate the risk of homelessness.

### **Discussion**

The WCHC collaborates with its member jurisdictions—Washoe County, the city of Reno, and the city of Sparks—to support and fund affordable housing initiatives while ensuring housing quality. The consortium's Technical Review Committee (TRC) evaluates and prioritizes housing projects, making funding recommendations to promote the development of safe and high-quality housing. However, the enforcement of housing quality standards falls primarily within the jurisdiction of each city and the county, ensuring compliance with local and federal regulations.

The City of Reno manages all aspects of compliance for WCHC’s HOME funded projects. This includes ensuring that property inspections are conducted in accordance with the Consortium’s property standards, which establish the minimum performance and acceptability criteria for rental housing conditions. These standards address key aspects of habitability, such as structural integrity, plumbing, heating, and overall safety, to maintain livable conditions for residents.

## 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

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the jurisdiction's average highlighting whether certain groups in the region are more affected by these housing problems.

### 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	17,030	3,865	0
White	10,955	2,910	0
Black / African American	705	170	0
Asian	665	40	0
American Indian, Alaska Native	300	200	0
Pacific Islander	145	20	0
Hispanic	3,535	405	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2017-2021 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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	15,495	5,310	0
White	9,065	3,490	0
Black / African American	540	175	0
Asian	515	320	0
American Indian, Alaska Native	195	155	0
Pacific Islander	95	0	0
Hispanic	4,380	1,070	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

**Data Source:** 2017-2021 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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	16,625	15,345	0
White	10,095	9,735	0
Black / African American	480	360	0
Asian	825	570	0
American Indian, Alaska Native	70	155	0
Pacific Islander	295	94	0
Hispanic	4,400	3,865	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

**Data Source:** 2017-2021 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	6,550	14,340	0
White	4,540	9,890	0
Black / African American	60	200	0
Asian	355	420	0
American Indian, Alaska Native	70	175	0
Pacific Islander	8	65	0
Hispanic	105	3,215	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Data Source:** 2017-2021 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

*Extremely Low Income:* The jurisdiction-wide rate of households with a housing problem in this income group is 81.5%. Asian households in this income range are considered disproportionately in greater need.

*Very Low Income:* In this income group, 74.5% of households report a housing problem. Pacific Islander households in this income range are considered disproportionately in greater need.

*Low Income:* The jurisdiction-wide rate of households with a housing problem in this income group is 52.0%. Pacific Islander households in this income range are considered disproportionately in greater need.

*Moderate Income:* In this income group, 31.4% of households report a housing problem. Asian households in this income range are considered disproportionately in greater need.

## 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

This section compares severe housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the jurisdiction’s average highlighting whether certain groups in the region are more affected by these severe housing problems.

### 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	13,900	6,995	0
White	8,950	4,910	0
Black / African American	510	375	0
Asian	590	40	0
American Indian, Alaska Native	230	270	0
Pacific Islander	145	20	0
Hispanic	2,750	1,185	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2017-2021 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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	8,205	12,600	0
White	4,940	7,610	0
Black / African American	335	380	0
Asian	205	630	0
American Indian, Alaska Native	80	270	0
Pacific Islander	75	20	0
Hispanic	2,065	3,380	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

**Data Source:** 2017-2021 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**

<b>Housing Problems</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	5,320	26,655	0
White	2,990	16,845	0
Black / African American	25	815	0
Asian	325	1,070	0
American Indian, Alaska Native	19	210	0
Pacific Islander	94	300	0
Hispanic	1,785	6,480	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

**Data Source:** 2017-2021 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	1,580	19,305	0
White	1,060	13,370	0
Black / African American	20	240	0
Asian	120	660	0
American Indian, Alaska Native	8	230	0
Pacific Islander	4	70	0
Hispanic	1,580	19,305	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

**Data Source:** 2017-2021 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

*Extremely Low Income:* The jurisdiction-wide rate of households with a severe housing problem in this income group is 66.5%. Asian and Pacific Islander households in this income range are considered disproportionately in greater need.

*Very Low Income:* In this income group, 39.4% of households report a severe housing problem. Pacific Islander households in this income range are considered disproportionately in greater need.

*Low Income:* The jurisdiction-wide rate of households with a severe housing problem in this income group is 16.6%. No groups are considered disproportionately in greater need.

*Moderate Income:* In this income group, 7.6% of households report a severe housing problem. No groups in this income range are considered disproportionately in greater need.

## 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:

To understand community needs, it's essential to identify whether any racial or ethnic groups face greater housing challenges. This section compares housing problems across racial and ethnic groups within each income category, using HUD guidelines that define a disproportionately greater need when a group experiences housing problems at a rate at least 10 percentage points higher than the jurisdiction's average highlighting whether certain groups in the region are more affected by these housing problems.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	129,780	32,475	24,720	1,898
White	93,655	20,740	16,900	1,445
Black / African American	2,145	1,035	740	155
Asian	6,205	1,290	965	80
American Indian, Alaska Native	1,355	305	295	24
Pacific Islander	635	280	235	0
Hispanic	22,235	7,640	4,555	190

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2017-2021 CHAS

### Discussion:

*Cost Burden:* The jurisdiction-wide housing cost burden rate (30% to 50% of household income) is 17.2%. No racial or ethnic households are disproportionately impacted.

*Severe Cost Burden:* The jurisdiction-wide rate of severe housing cost burden (over 50% of household income) is 13.1%. No racial or ethnic households are disproportionately impacted.

## **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?**

Overall, there are no groups that stand out with disproportionately greater needs. Very low income Asian and Pacific Islander households report disproportionately greater housing problems and severe housing problems, but the population is very small.

Throughout the region, there were several groups that have a disproportionately greater need and are summarized below.

### Housing Problems

- Extremely Low Income: Asian households
- Very Low Income: Pacific Islander households
- Low Income: Pacific Islander households
- Moderate Income: Asian households

### Severe Housing Problems

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

### Housing Cost Burden

- Cost Burden: No racial or ethnic groups
- Severe Cost Burden: No racial or ethnic groups

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

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

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

The relationship between racial and ethnic groups with specific neighborhoods and low-income areas is discussed in MA-50.

## NA-35 Public Housing – 91.205(b)

### Introduction

The Washoe County HOME Consortium (WCHC) is comprised of the city of Reno, the city of Sparks, and Washoe County. The WCHC makes loans available for the development of affordable housing units. Its primary goal is to assist lower income families and individuals, including homeless and special needs groups, to obtain affordable housing. The directors of the WCHC are the city managers of Reno and Sparks and the manager of Washoe County.

The City of Reno Housing Authority (RHA) is the local public housing authority, and currently owns and manages more than 750 units of Public Housing in eight different locations in Reno and Sparks under the Public Housing program. Through the Neighborhood Stabilization Program and other funding, the organization also owns more than 165 rental properties specifically targeted for low-income households. The RHA also oversees the HCV program and other rental assistance programs. Additionally, RHA and its subsidiary, Washoe Affordable Housing Corporation, owns, manages or contracts more than 1,400 below market rate rental properties in Washoe County.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	508	2,463	105	2,358	406	0	75

**Table 22 - Public Housing by Program Type**

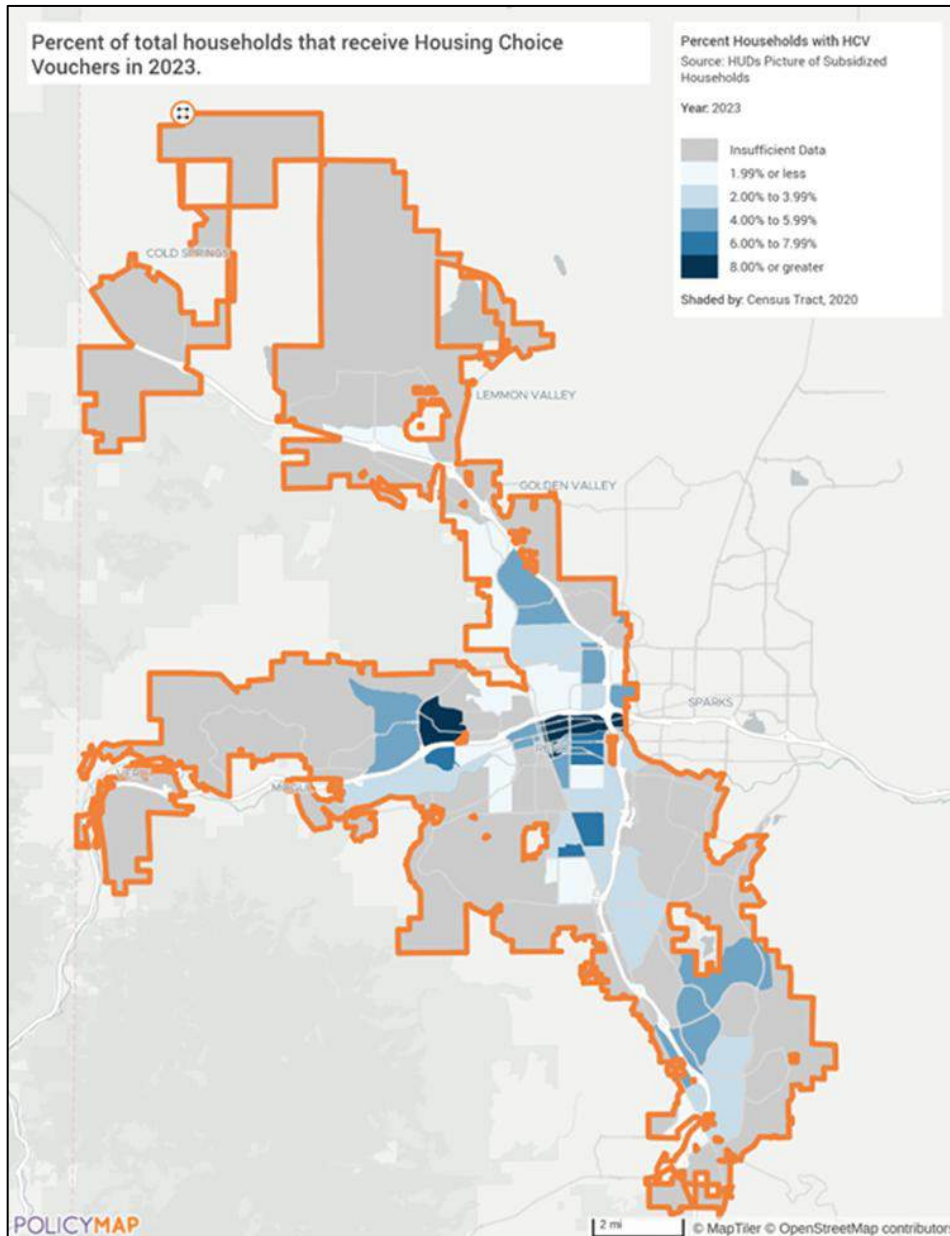
**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: Reno Housing Authority

### Households receiving Housing Choice Vouchers in 2023

The following map illustrates Housing Choice Voucher (HCV) distribution at the city level for Reno. While most areas lack sufficient data for reporting, the downtown areas of Reno display varying levels of voucher usage. Darker blue shades indicate a higher prevalence of households receiving Housing Choice Vouchers, highlighting the concentration of subsidized housing assistance in specific neighborhoods. *Due to data limitations, a county-level map is not available.*

### City of Reno HCV Distribution



## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	16,483	15,648	16,609	14,683	10,116	0
Average length of stay	0	0	4	5	5	5	0	0
Average Household size	0	0	3	2	2	2	1	0
# Homeless at admission	0	0	13	1,074	91	419	564	0
# of Elderly Program Participants (>62)	0	0	230	1,716	49	1,363	304	0
# of Disabled Families	0	0	256	1,982	55	1,605	322	0
# of Families requesting accessibility features	0	0	2	N/A	0	N/A	N/A	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

**Table 24 – Characteristics of Public Housing Residents by Program Type**

Data Source: Reno Housing Authority

**Race of Residents**

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	914	4,073	233	3,313	527	0	0
Black/African American	0	0	176	1,148	27	1,064	57	0	0
Asian	0	0	54	148	13	132	3	0	0
American Indian/Alaska Native	0	0	30	154	12	133	9	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Pacific Islander	0	0	36	72	9	56	7	0	0
Other	0	0	80	214	37	172	5	0	0

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

Table 25 – Race of Public Housing Residents by Program Type

Data Source: Reno Housing Authority

### Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	488	1,305	133	1,133	39	0	0

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Not Hispanic	0	0	803	4,504	198	3,737	569	0	0

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

**Table 26 – Ethnicity of Public Housing Residents by Program Type**

Data Source: Reno Housing Authority

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

RHA screens applicants at the time of selection from the waitlist for accessibility needs. Generally, the needs identified by applicants range from fully accessible units to barrier-free units (no stairs) and bathroom modifications (grab bars, etc.). RHA follows fair housing regulations as they pertain to reasonable modifications and make modifications on a regular basis when the need for accommodation is verified. Of RHA's 607 units of public housing, 30 are fully accessible. Priority of fully accessible units is made for those with an identified need. Transfers to these units are made when a need is identified for current tenants through RHA's transfer process.

Based on AEI's Capital Needs Assessment, various accessibility upgrades are needed at all public housing sites based on current accessibility standards in comparison to those in place when the sites were built. RHA is addressing these needs through repositioning as well as through use of HUD's Capital Improvement grants for public housing.

RHA's recently converted public housing site, Silverada Manor will include 10 fully accessible units based on current City building code requirements.

### **Most immediate needs of residents of Public Housing and Housing Choice voucher holders:**

The most immediate need of disabled residents in the Housing Choice voucher program are fully accessible units. When a voucher holder identifies a need for a fully accessible unit, available units on the open rental market are scarce and difficult to find. Tenants of public housing have a greater likelihood of being placed in a fully accessible unit than those in the voucher program by nature of the Housing Authority's transfer policies.

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

Compared to the general population, public housing residents and HCV holders face more severe housing challenges. While affordability is a widespread issue in the City of Reno and greater region, individuals with disabilities and those in lower-income brackets experience disproportionate difficulties due to limited housing stock, accessibility concerns, and reliance on public assistance. Unlike the general population, these residents often require specialized accommodations, which further limits their options. Moreover, due to long waitlists and the scarcity of accessible units, individuals with disabilities in public housing face a greater risk of extended housing instability.

### **Discussion**

Addressing the housing needs of individuals with disabilities under Section 504 requires expanding accessible housing options, enhancing reasonable accommodations, and ensuring regulatory compliance. The RHA must continue prioritizing accessible units while securing additional funding and partnerships to develop new solutions. Alternative strategies, such as home modification programs and rental assistance initiatives, can also support individuals who cannot immediately secure public housing. These efforts are essential to reducing housing instability and ensuring equitable access to safe and affordable housing throughout the region.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

Homelessness is a multifaceted and complex issue that communities across the United States must confront. One of the primary challenges in addressing homelessness is that its causes are diverse and often interconnected. The circumstances leading to an individual's homelessness are typically not the result of a single factor but rather the intersection of various economic, health, and social conditions.

From an economic perspective, homelessness can be driven by factors such as unemployment, poverty, and the lack of affordable housing options. From a health perspective, many individuals experiencing homelessness also contend with mental illness, physical disabilities, HIV/AIDS, substance abuse, or a combination of these health issues. A third perspective views homelessness through a social lens, where factors such as adverse childhood experiences (ACE), domestic violence, educational attainment, and racial disparities play significant roles.

In reality, these economic, health, and social factors are often interrelated, making homelessness a complex issue that demands a comprehensive, community-based response involving multiple sectors and stakeholders.

The Stewart B. McKinney Homeless Assistance Act defines a "homeless" or "homeless individual" as a person who lacks a fixed, regular, and adequate nighttime residence. This includes individuals whose primary nighttime residence is one of the following:

- A supervised publicly or privately-operated shelter providing temporary living accommodations, including welfare hotels, congregate shelters, and transitional housing for individuals with mental illnesses;
- An institution offering temporary residence for individuals intended to be institutionalized; or
- A public or private location not ordinarily designed or used as regular sleeping accommodations for human beings.

The NV-501 Reno, Sparks/ Washoe County Continuum of Care (CoC), also known as the Northern Nevada Continuum of Care, coordinates the county's response to homelessness, including conducting the annual Point-In-Time (PIT) Count. The PIT Count is conducted annually in late January to get a snapshot of sheltered and unsheltered homelessness in the county. The data in this section comes from the 2024 PIT Count, conducted by the CoC, and estimates from the local Homeless Management Information System (HMIS). The data provided in this section are for the entirety of Washoe County.

**Homeless Needs Assessment**

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	162	0	438	246	74	121
Persons in Households with Only Children	0	0	5	2	4	27
Persons in Households with Only Adults	1,235	363	4,428	2,485	743	137
Chronically Homeless Individuals	325	60	-	-	-	-
Chronically Homeless Families	5	0	-	-	-	-
Veterans	112	17	-	-	-	-
Unaccompanied Youth	79	5	-	-	-	-
Persons with HIV	10	4	-	-	-	-

**Table 27 - Homeless Needs Assessment**

**Data Source:** 2024 HUD Point-in-Time Count and FY 2024 CoC System Performance Measures/ Longitudinal System Analysis

**Data Source Comments:** NV-501 Reno, Sparks/Washoe County CoC

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

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

The following information is for the NV-501 Reno, Sparks/Washoe County (CoC)

- **Individuals Experiencing Chronic Homelessness:** The PIT Count recorded 385 individuals dealing with chronic homelessness. Of these, 325 were staying in shelters, while 60 individuals were unsheltered, highlighting the need for expanded shelter and long-term housing solutions.
- **Families Experiencing Chronic Homelessness:** A total of 5 families reported chronic homelessness, significantly fewer than individual cases. All these families were sheltered in emergency facilities, reflecting a reliance on immediate crisis housing for families.
- **Families with Children:** There were 162 individuals within families that included at least one adult and one child facing homelessness. Of these, all individuals were reported as being in shelters.
- **Veterans:** Homelessness among veterans included 129 individuals. Among them, 112 are reported as sheltered, and 17 unsheltered. This data indicates a critical need for both emergency services and transitional programs for veterans.
- **Unaccompanied Youth:** A total of 84 unaccompanied youth under the age of 24 were reported as homeless. Of these, 79 were in shelters and 5 were unsheltered.

These findings provide a snapshot of homelessness across various subpopulations within the Washoe County CoC, underscoring the diverse needs and challenges faced by individuals and families experiencing homelessness.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	866	276
Black or African American	179	20
Asian	26	5
American Indian or Alaska Native	54	12
Pacific Islander	29	4

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	154	6
Not Hispanic/Multiple Race	28	5

**Data Source:** 2024 HUD Point-in-Time Count

**Data Source Comments:** NV-501 Reno, Sparks/Washoe County CoC

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

**Families with Children:** According to the 2024 CoC Point-in-Time Count for the Reno, Sparks/Washoe County CoC, there are 162 sheltered individuals in families with at least one adult and one child with only 35 individuals in transitional housing, while the remaining 127 are in emergency shelters. This highlights a critical need for resources that support stable, long-term housing solutions for at-risk families. Expanding access to permanent housing options is essential to reducing the risk of recurring homelessness and ensuring greater stability for these families.

**Veterans:** The most recent Point-in-Time Count identifies 112 veterans experiencing homelessness in sheltered environments including 67 in emergency shelters and only 45 in transitional housing. An additional 17 veterans experiencing homelessness are unsheltered within this CoC jurisdiction. These figures reflect the ongoing need for targeted resources to transition veterans into permanent housing and reduce the likelihood of repeated homelessness, providing much-needed stability and support for this vulnerable population.

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

**DATA NOTE:** The table above does not include a category for people that identified their race as Middle Eastern, North African, or “multiple races”. Therefore, the numbers in the above table do not match the total number of people actually counted in the 2024 Point in Time Count.

Of all persons surveyed who provided responses to racial and ethnic questions in the 2024 Point-in-Time Count, 65% identified as White, 11% Black or African American, 11% multi-racial, 4% American Indian, 2% Asian, 2% Pacific Islander, and less than 1% Middle Eastern or North African. Ethnically, 14.5% identified as Hispanic.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Of all persons that were surveyed in the 2024 Point-in-Time Count, 79.4% were sheltered and 20.6% were unsheltered. Just under 22% percent of the persons counted were experiencing chronic homelessness. Approximately 22% of persons surveyed reported having a serious mental illness and 15.4% reported having a substance use disorder. About 5% of persons surveyed reported that they were fleeing/ survivors of domestic violence.

This data provides valuable insights into the scope of homelessness in Washoe County, emphasizing the urgent need for targeted interventions to address both sheltered and unsheltered homelessness.

#### **Discussion:**

All data from the 2024 Point-In-Time (PIT) count provided in the previous tables pertains to the Reno, Sparks/ Washoe County Continuum of Care (CoC). This countywide data offers valuable insights into the scope of homelessness within the broader CoC and informs local planning and resource allocation.

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

### Introduction:

There are four primary groups with non-homeless special needs in the jurisdiction. They are the elderly and frail elderly, those with HIV/AIDS and their families, those with alcohol and/or drug addiction, and individuals with mental or physical disabilities. This section will explain who they are, what their needs are, and how the City of Reno and the WCHC is accommodating or should accommodate these needs.

### Describe the characteristics of special needs populations in your community:

**Elderly:** The elderly population in the region faces significant challenges, emphasizing the need for decent, affordable housing to support their health, independence, and emotional well-being. Remaining in familiar settings is particularly important for this group, but limited incomes and disabilities often place financial strain on elderly residents, reducing their independence. Rising costs in the community further exacerbate these challenges, as this population generally cannot increase their income to keep pace.

According to 2019-2023 ACS data, 85,081 residents in Washoe County are aged 65 or older, accounting for 17.3% of the population. Of this group, 31.1% (26,194 individuals) have a disability, and 9.9% (8,310 individuals) live below the poverty level. Elderly residents are more likely to live in owner-occupied housing (73.9%) compared to renter-occupied housing (26.1%), yet nearly 25.1% of elderly residents are cost-burdened. These figures highlight the need for targeted housing solutions that address affordability, accessibility, and stability for the region's aging population.

**HIV/AIDS:** See discussion below.

**Alcohol and Drug Addiction:** Gathering accurate data on alcohol and drug addiction is challenging due to underreporting, social stigma, and fear of legal consequences. Many individuals struggling with addiction are only counted when they overdose, are arrested, or seek treatment, leading to gaps in available statistics.

According to the State of Nevada Adult Behavioral Health Services *Monitoring Substance Use in Nevada* dashboard, alcohol-related hospitalizations and deaths have risen in Washoe County. As of December 2023, the age-adjusted rate of emergency room visits due to alcohol use was 1,283.5 per 100,000 people, with 31,500 emergency room encounters and 22,661 hospital admissions for alcohol-related incidents. Additionally, there were 54 alcohol-related deaths, reflecting an overall increase from 2022, when the emergency room visit rate was 1,013.7 per 100,000 people.

Similarly, opioid-related incidents have surged. As of December 2023, the age-adjusted rate of emergency room visits due to opioid use in Washoe County was 219.8 per 100,000 people, with 5,163 emergency room encounters and 7,202 hospital admissions for opioid-related cases. There were 180 opioid-related deaths in 2023, a significant increase from 2022, when the emergency room visit rate was 136.6 per 100,000 people.

These rising numbers highlight the growing impact of substance use disorders in Washoe County and emphasize the need for expanded prevention, treatment, and harm reduction strategies to address addiction and reduce hospitalizations and fatalities.

**Disability:** According to 2019-2023 ACS data, 60,373 individuals in Washoe County live with a disability, representing 12.4% of the population. Disability prevalence increases significantly with age, as older residents are more likely to experience physical or cognitive impairments. Among residents aged 65 and older, 31.1% (26,194 individuals) have a disability, highlighting the need for accessible housing and supportive services for aging populations. In contrast, disability rates are lower among children and youth, with 4,649 individuals aged 17 or younger identified as having a disability, including 265 children under the age of five.

Households with elderly individuals or children with disabilities often require additional resources, including accessible housing, in-home assistance, and specialized education or healthcare services. These figures emphasize the need for targeted programs that enhance accessibility, provide accommodations, and promote inclusivity across all age groups within the community. Addressing these needs is essential for fostering a supportive environment that enables individuals with disabilities to live independently and fully participate in society.

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

**Elderly:** Housing options for the elderly range from independent living to assisted living, nursing homes, and support facilities like adult day care. Key considerations include location, affordability, proximity to healthcare and essential services, and ease of upkeep. As health issues become more common with age, elderly individuals benefit from access to healthcare and assistance with daily activities such as shopping and housekeeping. Proximity to essential services and reliable transportation is critical as mobility decreases, and safety becomes a growing concern for those living alone.

Providing secure, affordable housing for the elderly is vital. Access to healthcare, shopping, social networks, and public transportation supports seniors in maintaining independence. Additionally, housing may require modifications to address disabilities that often arise with aging, further ensuring a safe and supportive living environment.

**Alcohol and Drug Addiction:** Individuals with substance abuse problems require a comprehensive support system to achieve and maintain sobriety. Housing needs often include sober living environments that provide structure and a substance-free atmosphere conducive to recovery. Proximity to health facilities for ongoing medical and psychological treatment, access to employment support services, and connections to family and social networks for emotional stability are also crucial. Stable housing and employment are key factors in reducing relapse risks and supporting long-term recovery.

Detoxification facilities play a vital role in the initial stages of treatment, providing medical supervision during withdrawal, while rehabilitation centers offer the foundation for recovery. Access to these

resources, combined with stable housing and integrated support services, is essential for individuals to break the cycle of addiction and rebuild their lives.

Washoe County offers several initiatives to address substance use, including access to free naloxone and behavioral health services. Northern Nevada Public Health (NNPH) has implemented harm reduction strategies, such as distributing naloxone through community partnerships and harm reduction vending machines in high-risk areas. Residents can locate free naloxone through the Overdose Reversal Medication Finder provided by the Nevada Opioid Center of Excellence. Additionally, Washoe County's Opioid Abatement and Recovery Fund (WOARF) will receive approximately \$41 million over the next 20 years to support opioid treatment and prevention programs, including behavioral health services for those struggling with substance use disorders.

For broader behavioral health support, the Washoe County Children's Mental Health Consortium (WCCMHC) collaborates with community partners to expand treatment access for youth and families. These efforts aim to enhance behavioral health resources and ensure that individuals facing substance use challenges receive timely intervention. Together, these initiatives reflect the region's commitment to reducing overdose risks and increasing access to treatment and support services throughout Washoe County.

**HIV/AIDS:** See discussion below.

**Disability:** Individuals with disabilities represent a diverse population with varying levels of independence and abilities. While they face many of the same housing challenges as the general population, they also have unique needs based on their capabilities. Many individuals with disabilities rely on a fixed income, limiting their housing options. Those with greater independence often utilize subsidized housing, while individuals requiring more support typically reside in community homes funded by public welfare or privately-owned personal care settings. Some adults with disabilities continue to live with their families throughout adulthood.

Regardless of the type of housing, continuous support services are crucial and must be tailored to each individual's abilities. These services may include assistance with daily living activities, transportation, or medical care. The availability of these support systems is essential to ensure that individuals with disabilities can maintain a stable and comfortable living environment, promoting independence and improving their quality of life.

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

According to the Nevada Department of Health and Human Services' *2023 HIV Fast Facts* report, there were 1,258 individuals living with HIV/AIDS in Washoe County in 2023, including 1,091 males and 167 females. Of those affected, 64% are over the age of 45, and over half of the total population living with HIV/AIDS are White. In 2023, the county recorded 50 new HIV diagnoses and 19 new AIDS cases, highlighting the ongoing need for prevention and treatment efforts.

Individuals living with HIV/AIDS often require specialized housing and medical services to manage their health. Stable housing is critical for maintaining consistent medical care and treatment adherence, reducing the risk of health complications and transmission. The Housing Opportunities for Persons with AIDS (HOPWA) program assists low-income individuals living with HIV by providing rental assistance, case management, and other supportive services. Additionally, Northern Nevada HOPES offers integrated medical care, including HIV treatment, behavioral health services, and housing support to help individuals maintain stable living conditions.

To prevent the further spread of HIV, the Washoe County Health District's Sexual Health Program provides free in-home HIV testing kits, allowing residents to test privately and seek early treatment. These initiatives play a crucial role in addressing both the housing and medical needs of individuals with HIV/AIDS while also contributing to prevention efforts across the county. Expanding these programs and ensuring access to essential resources remains critical in reducing the impact of HIV/AIDS within Washoe County.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

N/A. The WCHC does not fund TBRA activities with HOME entitlement funds (EN). The Consortium utilizes the State's AHTF to fund this program. The State AHTF allows the WCHC to target individuals with extremely low- or no income.

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

### **Describe the jurisdiction’s need for Public Facilities:**

The City of Reno has identified significant needs for public facilities to support a growing population. These needs include infrastructure rehabilitation, particularly in street and sidewalk improvements. The jurisdiction utilizes Special Assessment Districts (SADs) to collaborate with property owners in funding neighborhood street rehabilitation projects, ensuring targeted improvements based on assessed street conditions.

### **How were these needs determined?**

These needs were identified through planning documents and community assessments. Reno’s priorities for public facility improvements are established through evaluations by the Pavement Management Program, which assesses street conditions and prioritizes areas requiring reconstruction.

### **Describe the jurisdiction’s need for Public Improvements:**

Public improvements are a critical need in the City of Reno. , The City has emphasized infrastructure rehabilitation, particularly through SADs for street and sidewalk projects.

### **How were these needs determined?**

These needs were identified through county-wide and city-specific evaluations. Reno determines its public improvement needs through the Pavement Management Program, which assesses infrastructure deterioration and prioritizes necessary rehabilitation projects.

### **Describe the jurisdiction’s need for Public Services:**

Reno’s Redevelopment Agency is also focused on revitalizing nearly 1,000 acres of downtown Reno and the Virginia Street corridor, improving access to economic opportunities and social services.

### **How were these needs determined?**

Public service needs were determined through comprehensive community assessments and stakeholder consultations. Reno’s redevelopment priorities are guided by the Redevelopment Agency Advisory Board, which evaluates economic and social service needs.

### **Discussion:**

Many public facilities, improvement, and service needs require a regional approach, with collaborative initiatives ensuring resources are allocated efficiently. Joint efforts, such as regional transportation planning and public health programs, help address shared challenges. For instance, the Northern Nevada Public Health (NNPH) initiative provides coordinated public health services, while the Washoe County Opioid Abatement and Recovery Fund (WOARF) supports evidence-based strategies for substance use treatment across the region. The collaboration among Reno, Sparks, and Washoe County ensures that

infrastructure, public services, and public facility investments align with the broader needs of the consortium.

This comprehensive approach highlights the shared and unique public facility, improvement, and service needs of Reno, Sparks, and Washoe County while emphasizing the importance of strategic collaboration in addressing these challenges.

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The Washoe County HOME Consortium (WCHC) is a collaborative partnership between Washoe County and the cities of Reno and Sparks, established to address regional housing and community development needs. This WCHC leverages combined resources to enhance housing affordability, availability, and quality across the region.

As of 2023, the housing market in Washoe County has experienced notable growth. The median home value reached \$496,600, reflecting a 144.3% increase since 2013. Based on current trends, properties typically go under contract within 36 days with the median sold price in December 2023 being \$522,732, which was almost the same as the previous year, according to data provided by Zillow. These trends indicate a robust seller's market, characterized by limited housing inventory and rising property values.

The local economies of Reno, Sparks, and Washoe County have historically been driven by sectors such as services (notably hospitality and gaming), government, retail trade, construction, transportation, and manufacturing. In recent years, efforts to diversify the economic base have attracted technology and advanced manufacturing industries, contributing to population growth and increased housing demand. This economic expansion has led to challenges in housing affordability and availability, underscoring the importance of strategic planning and investment in housing infrastructure to meet the evolving needs of the community.

The Market Analysis will delve into various housing indicators, including housing types, property ages, pricing trends, and tenure patterns (ownership versus rental). Additionally, it will assess the supply of homeless shelter facilities, special needs housing, and other services designed to support vulnerable populations. By employing Geographic Information System (GIS) mapping, we aim to provide a spatial understanding of housing needs and disparities across different neighborhoods within the region's jurisdiction. This comprehensive approach will inform strategies to address housing challenges and improve resource access for all residents.

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

### Introduction

This section examines the housing stock within the region, in terms of housing type and tenure, detailing the number of units per structure, the distribution of multifamily housing, and unit sizes. It also analyzes the balance between owner-occupied and renter-occupied housing, providing a clearer understanding of the housing landscape and the availability of different housing options across the jurisdiction.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	125,318	58.7%
1-unit, attached structure	9,668	4.5%
2-4 units	15,686	7.4%
5-19 units	28,574	13.4%
20 or more units	22,004	10.3%
Mobile Home, boat, RV, van, etc	12,142	5.7%
Total	213,392	100%

**Table 31 – Residential Properties by Unit Number**

Data Source: 2019-2023 ACS

### Residential Properties by Number of Units

The table above provides a breakdown of the housing stock within the region by structure type and unit count. Traditional single-family detached homes are the predominant housing type, making up approximately 58.7% of all housing units across the consortium. Smaller multifamily structures with 2–4 units account for 7.4%, while larger multifamily developments with five or more units make up 23.7% of the housing stock.

Similar trends are observed across the cities in the region. In Reno, single-family detached homes represent 49.8% of all housing units, while structures with 2–4 units make up 8.4%, and larger multifamily developments account for 14.8%. In Sparks, single-family detached homes are more prevalent, comprising 63.2% of the housing stock, while 2–4 unit structures make up 7.5% and multifamily developments account for 8.0%. These figures illustrate the varying distribution of housing types across the region, with Sparks having a higher proportion of single-family homes compared to Reno, where multifamily housing is more prominent.

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	1,072	0.9%	7,753	9.8%
1 bedroom	2,506	2.2%	18,288	23.1%
2 bedrooms	16,243	14.0%	29,154	36.8%
3 or more bedrooms	96,585	83.0%	24,124	30.4%
<b>Total</b>	116,406	100%	79,319	100%

**Table 32 – Unit Size by Tenure**

Data Source: 2019-2023 ACS

## Unit Size by Tenure

Unit size varies considerably between owner-occupied and rental properties in the region. Homeowner units are generally larger, with approximately 83.0% having three or more bedrooms, compared to just 30.4% of rental units. Conversely, only 3.1% of homeowner units are one bedroom or smaller, while this size category accounts for 32.9% of rental units.

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

The Reno Housing Authority (RHA) manages a range of affordable housing properties across Washoe County in collaboration with the City of Reno, the City of Sparks, and Washoe County. This partnership ensures that affordable housing programs effectively address the needs of residents across all jurisdictions. Additionally, the RHA administers the Housing Choice Voucher (HCV) program throughout the County. All of these low-income housing units and programs provide essential housing assistance to low-income families, elderly individuals, individuals with disabilities, and veterans.

RHA operates seven public housing developments, consisting of 508 total affordable housing units across the region. The complexes are located within Washoe County with one located in Sparks and the remaining six in Reno. In addition to public housing, the RHA administers 2,578 tenant-based vouchers (includes Housing Choice Vouchers and Emergency Housing Vouchers), 110 project-based vouchers, 541 HUD VASH vouchers for veterans, and 75 other specialty vouchers.

The City of Reno operates a Tenant Based Rental Assistance (TBRA) program providing security deposit and/ or rental assistance throughout Washoe County. The Consortium uses the State’s AHTF to leverage HOME entitlement funds for this TBRA program. AHTF awarded through the State have less restrictive TBRA regulations that allows the WCHC to target individuals with extremely low- or no income.

The WCHC has set the following housing goals for the 5-year ConPlan period:

HOME: 5-Year Goals with anticipated budget of \$5,989,311

- Rental units constructed (CHDO): 10 Household Housing Unit
- Rental units constructed: 135 Household Housing Unit
- Rental units rehabilitated: 50 Household Housing Unit

ESG: 5-Year Goals with anticipated budget of \$817,312

- Homeless Prevention rental assistance: 500 Persons Assisted

These programs play a critical role in addressing housing challenges within the region by providing stable, affordable housing opportunities for low income and at-risk populations. Through continued coordination among Reno, Sparks, and Washoe County, localized housing needs are met, reinforcing the region’s commitment to expanding housing affordability and accessibility for its most vulnerable residents.

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

Within the region, there are currently 14 properties with Section 8 contracts providing critical rental assistance to low-income households. However, before the end of the period covered by this plan (2029), six of these contracts are set to expire, placing 598 assisted units at risk of being lost from the affordable housing inventory.

The impacted units are primarily smaller-sized apartments, with 490 one-bedroom units, 101 two-bedroom units, and 7 three-bedroom units potentially at risk due to expiring contracts. The loss of these units would significantly affect low-income residents who rely on rental assistance, particularly elderly and disabled individuals who disproportionately occupy smaller units. Proactive efforts, such as contract renewals or the preservation of affordability agreements, will be necessary to prevent displacement and maintain the availability of affordable housing within Reno, Sparks, and Washoe County.

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

As outlined in NA-10, communities within the region face a shortage of affordable housing in all sizes and categories that would accommodate both growing families and elderly households. This shortage is evident in the high rate of cost-burdened households and overcrowding.

**Describe the need for specific types of housing:**

Currently, the region has a need for affordable housing options and housing variety within the owner-occupied and renter-occupied market. There is a lack of affordable housing, and particularly a need for smaller units available for residents who may not need 3 or more bedrooms in a starter home, and renter families who may need larger units with more than 2 bedrooms.

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

### Introduction

This section analyzes the cost of housing in the jurisdiction of the region, including Washoe County, the City of Reno, and the City of Sparks, for both homeowners and renters. It includes a review of current home values and rental rates, along with an assessment of recent changes in these costs. Additionally, the section provides an in-depth examination of housing affordability for residents, evaluating how well the existing housing stock meets the financial needs of the consortium's population. This analysis is crucial for understanding the housing market's impact on residents and identifying affordability challenges within these communities.

### Cost of Housing

Washoe County	Base Year: 2013	Most Recent Year: 2023	% Change
Median Home Value	\$203,300	\$496,600	144.3%
Median Contract Rent	\$783	\$1,373	75.4%

**Table 33 – Cost of Housing**

**Data Source:** 2009-2012 (Base Year), 2019-2023 ACS (Most Recent Year)

Reno	Base Year: 2013	Most Recent Year: 2023	% Change
Median Home Value	\$202,100	\$498,600	146.7%
Median Contract Rent	\$749	\$1,342	79.2%

**Table 33 – Cost of Housing**

**Data Source:** 2009-2012 (Base Year), 2019-2023 ACS (Most Recent Year)

Sparks	Base Year: 2013	Most Recent Year: 2023	% Change
Median Home Value	\$177,400	\$455,900	157.0%
Median Contract Rent	\$816	\$1,459	78.8%

**Table 33 – Cost of Housing**

**Data Source:** 2009-2012 (Base Year), 2019-2023 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	3,096	4.0%
\$500-999	10,951	14.1%
\$1,000-1,499	24,402	31.5%
\$1,500-1,999	21,321	27.5%
\$2,000 or more	17,730	22.9%

**Table 34 - Rent Paid**

Data Source: 2019-2023 ACS

### Housing Costs

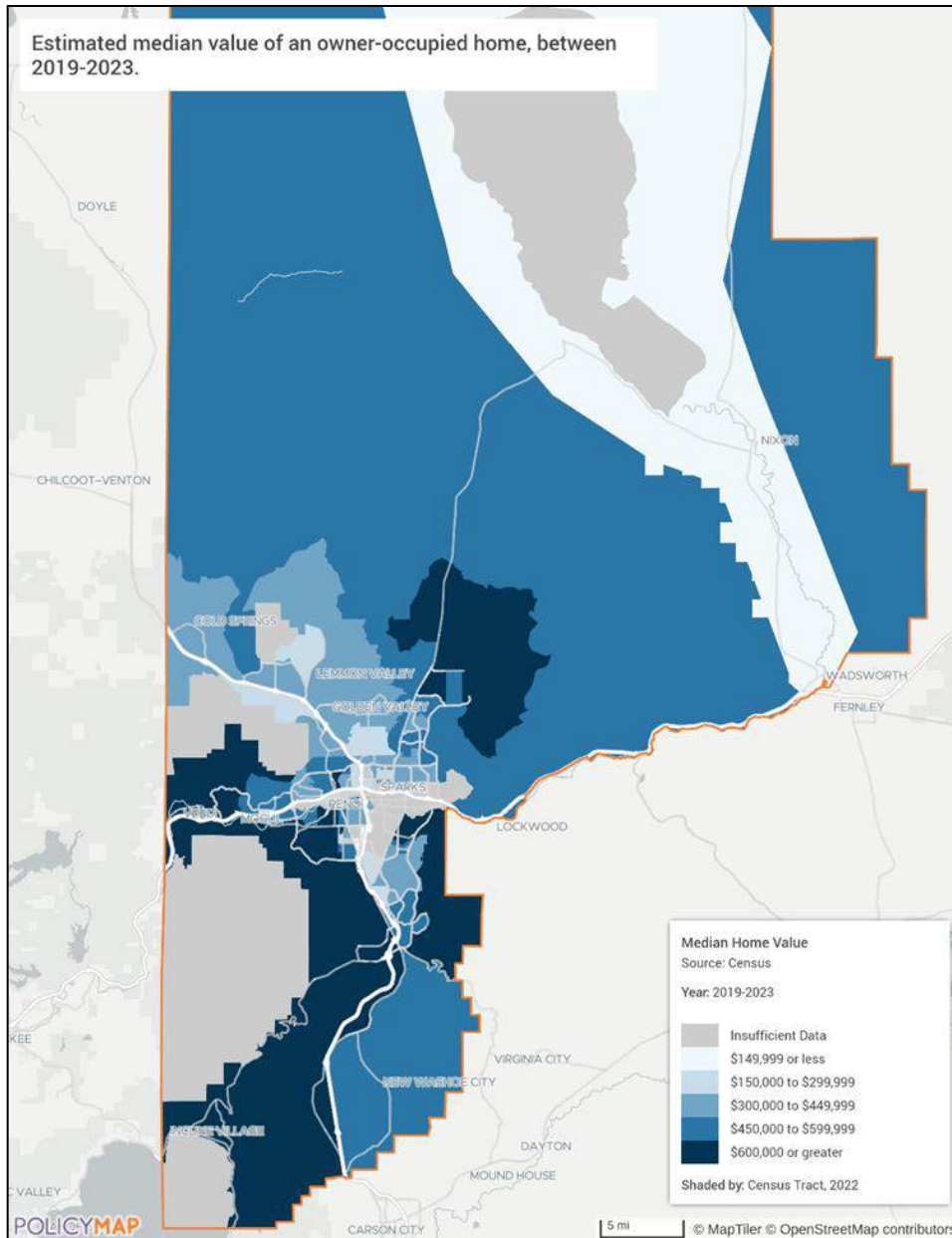
Housing costs within the region have increased significantly in recent years, with home prices rising by 144.3% and rents increasing by 75.4% since 2013. This surge in housing costs has placed a growing financial burden on residents, particularly renters. Currently, 50.4% of renters in the region pay \$1,500 or more per month for rent, surpassing the 2023 median contract rent of \$1,373.

Later in this section, rental rates will be analyzed in relation to household income to assess housing affordability and measure the impact of these rising costs on local residents. Evaluating these affordability challenges is essential for identifying strategies to mitigate cost burdens and expand access to affordable housing throughout Reno, Sparks, and Washoe County.

## Median Home Values

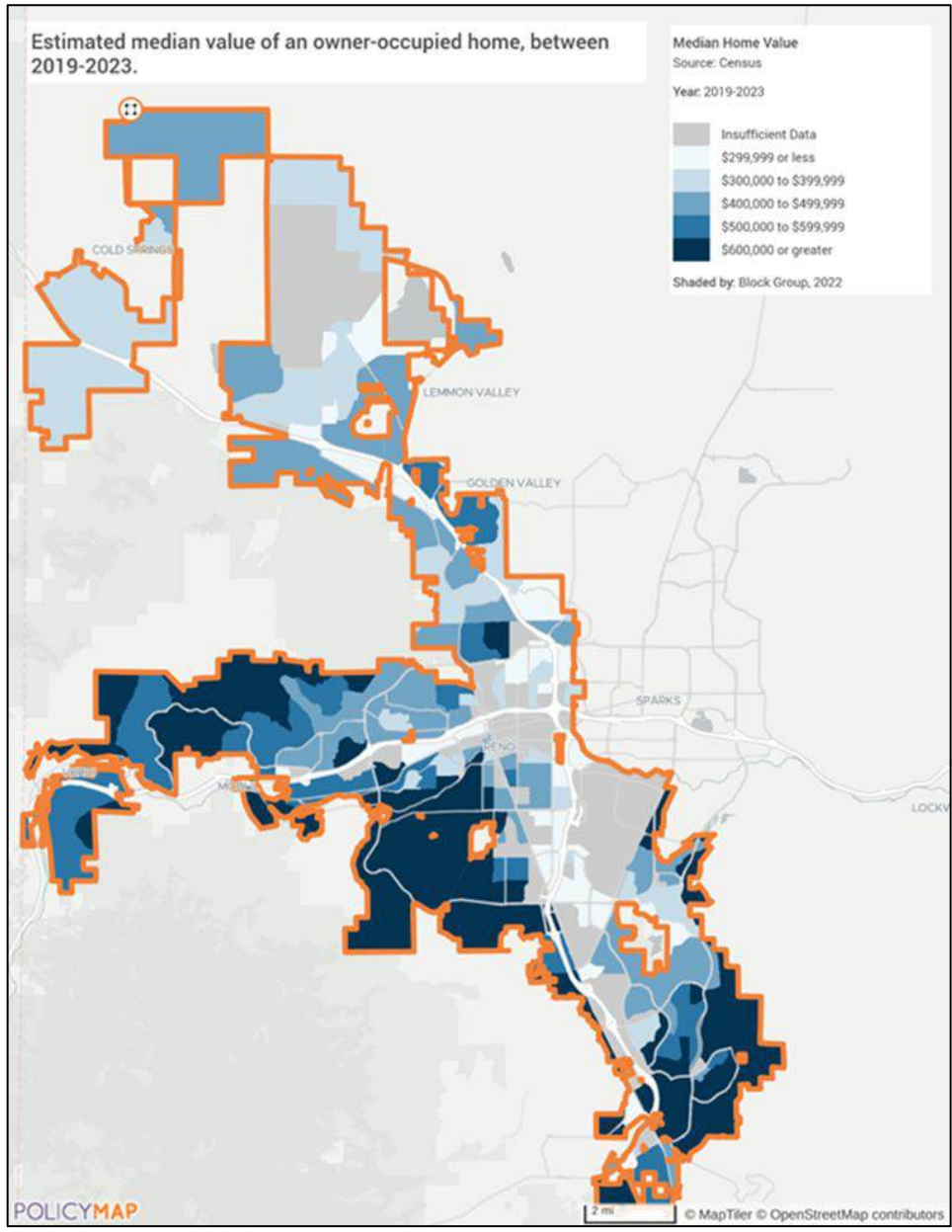
The map below illustrates the distribution of median values of owner-occupied homes throughout the more densely populated region of Washoe County by census tract, offering the most detailed analysis available. In the southern region, near Reno and Sparks, housing values vary, while north of these cities, most areas report median home values between \$450,000 and \$600,000. All areas to the north that are not shown in the following map do not have any further variances.

### Washoe County Median Owner-Occupied Home Values



## Reno Median Owner-Occupied Home Values

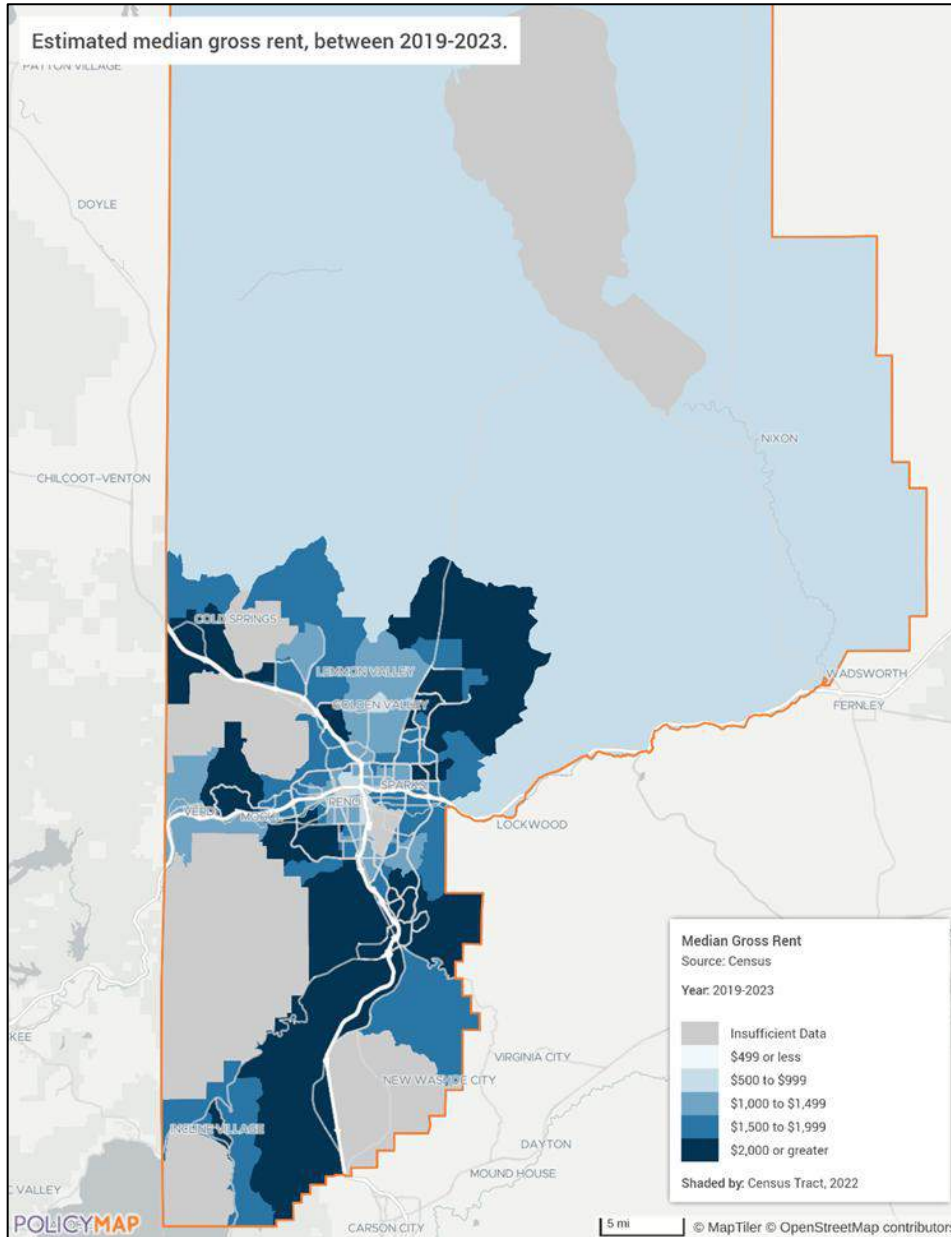
The following map provides a detailed city-level analysis of owner-occupied home values in Reno. Areas along the southern perimeters of the city feature higher home values, with many exceeding \$600,000. Conversely, central and northern regions generally have lower home values, typically ranging between \$300,000 and \$500,000, highlighting variations in housing affordability across the city.



## Median Rent

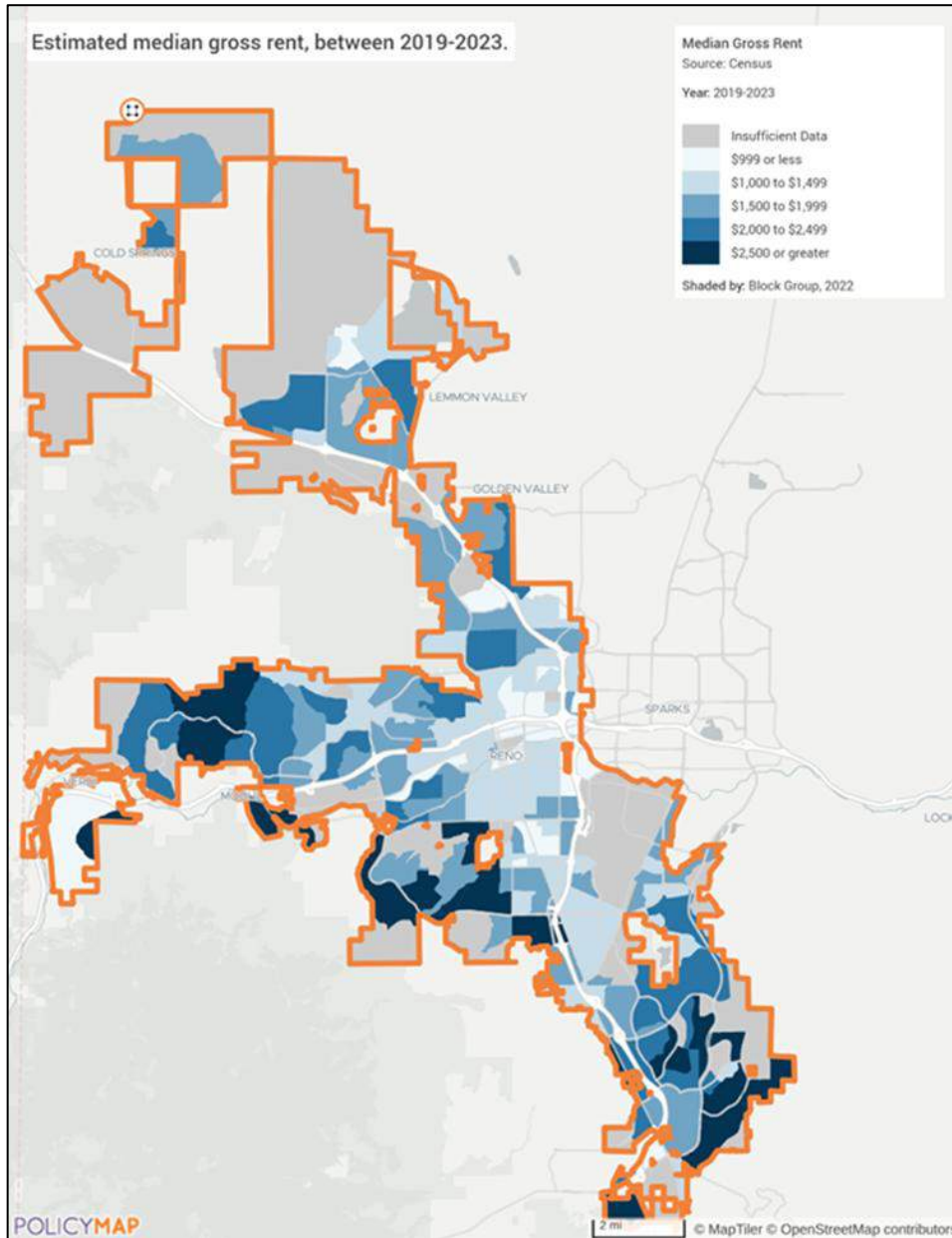
The map below illustrates the distribution of median gross rent across the area of Washoe County with the majority of residents by census tract, providing the most detailed analysis available. In the southern region, near Reno and Sparks, rental costs vary, while north of these cities, most areas report median gross rents between \$500 and \$1,000. All areas to the north that are not shown in the following map do not have any further variances.

### Washoe County Median Gross Rent



## Reno Median Gross Rent

The following map provides a city-level analysis of median gross rent in Reno. Similar to trends in home values, the southern regions of the city have higher rental rates, with several areas exceeding \$2,500. Conversely, central and northern areas generally have lower median rents, ranging between \$1,000 and \$2,000, reflecting disparities in rental affordability across the city.



## Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,555	No Data
50% HAMFI	12,005	1,565
80% HAMFI	31,795	5,474
100% HAMFI	No Data	11,557
<b>Total</b>	<b>46,355</b>	<b>18,596</b>

**Table 35 – Housing Affordability**

**Data Source:** 2016-2020 CHAS

**Data** The most recent data for the Housing Affordability table above is from the 2016-2020 CHAS. HUD does not provide

**Comments:** updated data through the Consolidated Planning/CHAS Data website, and this information was generated from HUD's Integrated Disbursement and Information System (IDIS).

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,072	\$1,257	\$1,582	\$2,229	\$2,669
High HOME Rent	\$1,072	\$1,214	\$1,459	\$1,677	\$1,851
Low HOME Rent	\$886	\$949	\$1,138	\$1,315	\$1,467

**Table 36 – Monthly Rent**

**Data Source:** HUD 2024 FMR and HOME Rents

**Data Source Comment:** Reno, NV MSA

## HUD FMR and HOME Rent Limit

Fair Market Rents (FMRs), set annually by the U.S. Department of Housing and Urban Development (HUD), are used to determine payment standards for HUD programs. These estimates are calculated for metropolitan areas defined by the Office of Management and Budget (OMB), HUD-defined subdivisions of OMB metropolitan areas, and non-metropolitan counties. The region served by the Washoe County HOME Consortium is part of the Reno, NV Metropolitan Statistical Area (MSA).

HOME Rent Limits, derived from HUD-published FMRs, establish the maximum allowable rent for units assisted through the HOME program. These limits apply to new leases for HOME-assisted rental units, ensuring affordability for low-income households while aligning with local market conditions.

## Is there sufficient housing for households at all income levels?

As outlined in NA-10, the region faces a shortage of affordable housing, particularly in the small to medium-sized housing categories that would accommodate both growing families and elderly households. This shortage is evident in the high rate of cost-burdened households.

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

As noted in the above analysis, median home values and rents in the region increased significantly from 2013 to 2023. The persistently high cost of both owner-occupied and rental housing continues to limit the ability of low-income households to secure affordable housing.

Additionally, a substantial number of both owner-occupied and renter-occupied households are cost-burdened, spending more than 30% of their income on housing costs. With very low housing vacancy rates across Reno, Sparks, and Washoe County, the affordable housing shortage is expected to worsen if new housing construction and rehabilitation efforts fail to keep pace with units lost from the market. Expanding the supply of affordable housing remains a critical priority to prevent further housing instability and cost burdens on residents throughout the region.

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

In 2023, the median rent within the region was \$1,373, exceeding all HOME Rental Limits for efficiency and one-bedroom units, highlighting the affordability challenges faced by low-income small households. This suggests that many smaller rental units may be out of reach for households relying on rental assistance or earning at or below the area median income.

However, for two-bedroom and three-bedroom units, the median rent falls between Low HOME Rental Limits and Fair Market Rent (FMR), indicating that while some units may still be within reach for low-income families, affordability remains a concern. Given these trends, rental costs continue to pose barriers for many residents across Reno, Sparks, and Washoe County, underscoring the need for additional affordable housing development and rental assistance programs.

### **Discussion**

The City of Reno follows similar housing market trends as the broader region, with a median home value of \$498,600 and a median contract rent of \$1,342. These figures reflect the increasing cost of both homeownership and rental housing, which continue to present affordability challenges for low- and moderate-income households.

In comparison, the City of Sparks exhibits slightly different trends, with a lower median home value of \$455,900 but a higher median contract rent of \$1,459. These variations suggest that while homeownership costs may be somewhat more accessible in Sparks compared to Reno, rental affordability remains a significant issue. These housing market conditions reinforce the need for expanded affordable housing options and rental assistance programs across both cities and Washoe County to address the ongoing affordability crisis.

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

### Introduction

The tables and maps in this section offer insights into the condition of housing units across the region by examining factors such as age, vacancy rates, and the occurrence of housing issues. HUD identifies four key housing conditions as problematic:

1. Homes lacking complete or adequate kitchen facilities.
2. Homes lacking complete or adequate plumbing facilities.
3. Overcrowding which is defined as more than one person per room.
4. Households that are cost burdened, spending more than 30% of their income on housing costs.

These factors provide a comprehensive overview of housing quality and affordability challenges throughout the region.

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

For the purposes of this plan, housing units within the region are classified based on their condition relative to local building codes, which adhere to the 2018 International Building Code (IBC) and related standards.

1. **Standard Condition:** Units that comply with local building codes are considered to be in standard condition, indicating they provide safe and adequate shelter.
2. **Substandard Housing:** Units exhibiting one or more serious code violations are defined as substandard. Indicators of substandard housing include the absence of complete plumbing or kitchen facilities, which are essential for basic living standards.
3. **Substandard but Suitable for Rehabilitation:** Units with code violations that are financially and structurally feasible to rehabilitate fall under this category, highlighting opportunities for restoration rather than demolition.
4. **Dilapidated Housing:** Buildings are considered dilapidated if they fail to provide shelter or serve their intended purpose due to poor conditions. This includes:
  - Structural issues such as damaged walls, supports, floors, or foundations that pose safety concerns.
  - Damage from fire, wind, or other events rendering the structure unsafe or unsightly.
  - Missing or damaged windows, doors, stairs, porches, or railings.
  - Conditions that pose risks of sickness, disease, or injury to occupants or the broader community.

These classifications assist in identifying properties in need of maintenance, rehabilitation, or replacement, ensuring that resources are allocated effectively to address housing safety and adequacy throughout the region.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	25,391	21.8%	36,524	46.0%
With two selected Conditions	453	0.4%	4,002	5.0%
With three selected Conditions	47	0.0%	313	0.4%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	90,515	77.8%	38,480	48.5%
Total	116,406	100%	79,319	100%

**Table 37 - Condition of Units**

Data Source: 2019-2023 ACS

## Housing Conditions

The table above highlights the prevalence of housing condition issues among owner and renter households within the region. Renters are significantly more likely to experience housing problems, with approximately 51.5% of renter households facing at least one issue, compared to 22.2% of homeowners. Very few households experience multiple housing deficiencies, and based on the analysis in this document, the most common housing problem is cost burden, indicating that many households struggle to afford housing costs, making affordability a critical issue across the region.

Similar trends are observed in Reno and Sparks. In Reno, approximately 51.6% of renters experience at least one housing issue, while 21.2% of homeowners are affected. In Sparks, the numbers are slightly higher, with 52.7% of renters and 22.2% of homeowners experiencing at least one housing problem. These figures underscore the ongoing affordability challenges faced by renters and the need for expanded housing assistance programs and affordable housing initiatives within Reno, Sparks, and Washoe County.

## Year Unit Built

Year Unit Built Washoe County	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	43,506	37.4%	22,510	28.4%
1980-1999	36,617	31.5%	24,442	30.8%
1950-1979	32,682	28.1%	27,145	34.2%
Before 1950	3,601	3.1%	5,222	6.6%
Total	116,406	100%	79,319	100%

**Table 38 – Year Unit Built**

Data Source: 2019-2023 ACS

Year Unit Built Reno	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	21,850	39.5%	16,188	28.5%
1980-1999	15,035	27.2%	17,200	30.3%
1950-1979	15,996	28.9%	19,286	34.0%
Before 1950	2,453	4.4%	4,053	7.1%
Total	55,334	100%	56,727	100%

**Table 38 – Year Unit Built**

Data Source: 2019-2023 ACS

Year Unit Built Sparks	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	10,124	40.9%	5,057	30.5%
1980-1999	6,622	26.8%	4,967	30.0%
1950-1979	7,209	29.1%	5,611	33.8%
Before 1950	793	3.2%	948	5.7%
Total	24,748	100%	16,583	100%

**Table 38 – Year Unit Built**

Data Source: 2019-2023 ACS

### Year Unit Built

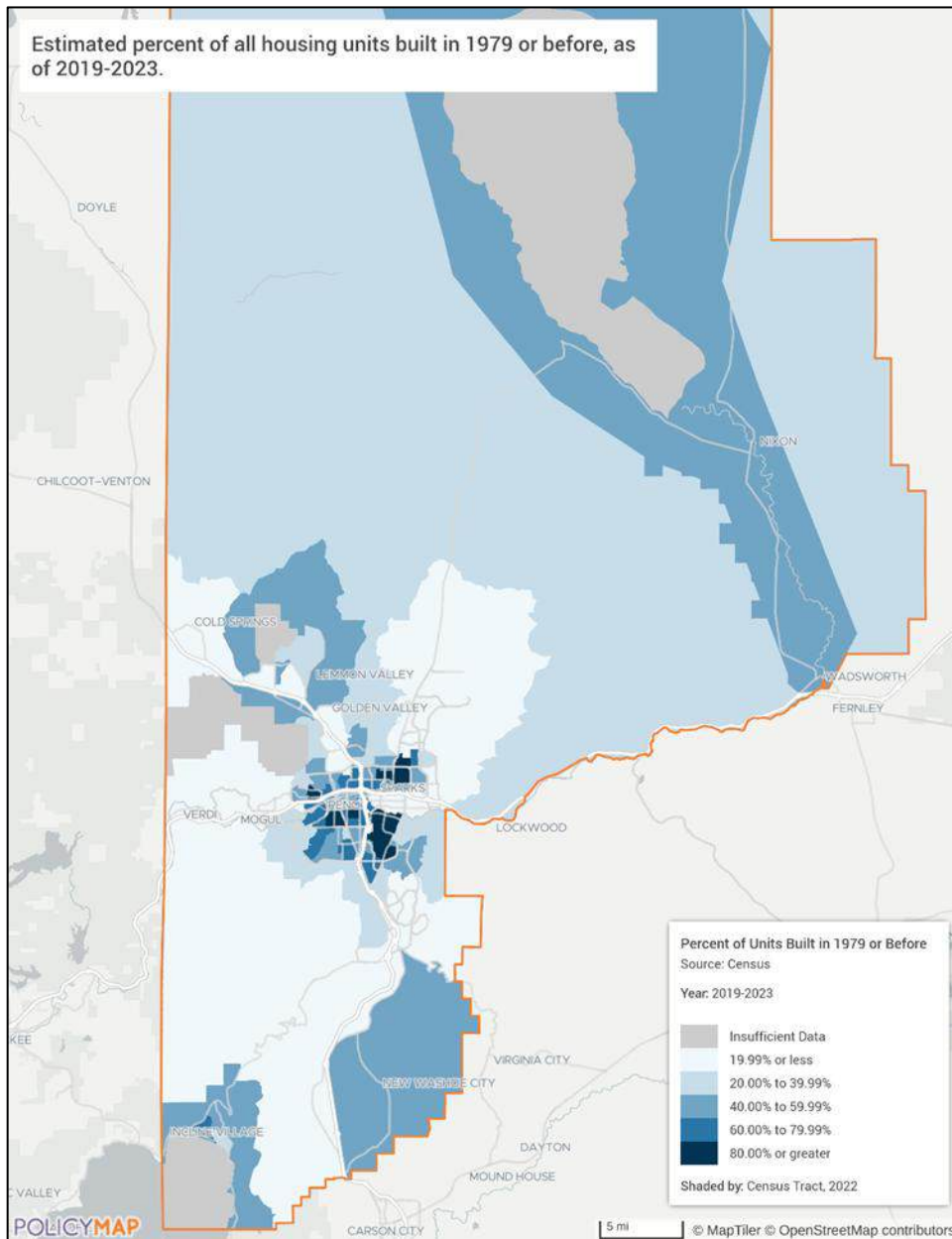
Within the region, a substantial portion of the housing stock was built before 1980, making many units susceptible to lead-based paint hazards due to the widespread use of lead-based paint prior to its ban in 1978. Approximately 40.8% of owner-occupied units and 31.2% of renter-occupied units fall into this category, potentially exposing an estimated 68,650 households throughout the region to lead hazards. This presents a significant public health concern, particularly for young children and other vulnerable populations, highlighting the urgent need for targeted mitigation efforts to reduce exposure risks and ensure housing safety.

Reno and Sparks have housing stock with similar age-related risks. According to 2019–2023 ACS data, Reno has 45,726 housing units built before 1980, accounting for 37.9% of its total housing stock. In Sparks, approximately 15,634 housing units were built before 1980, representing 35.2% of the city’s housing stock. These figures emphasize the need for continued lead hazard reduction programs, housing rehabilitation efforts, and public awareness campaigns to ensure that residents, particularly families with young children, are protected from the risks associated with lead exposure in older homes.

## Age of Housing

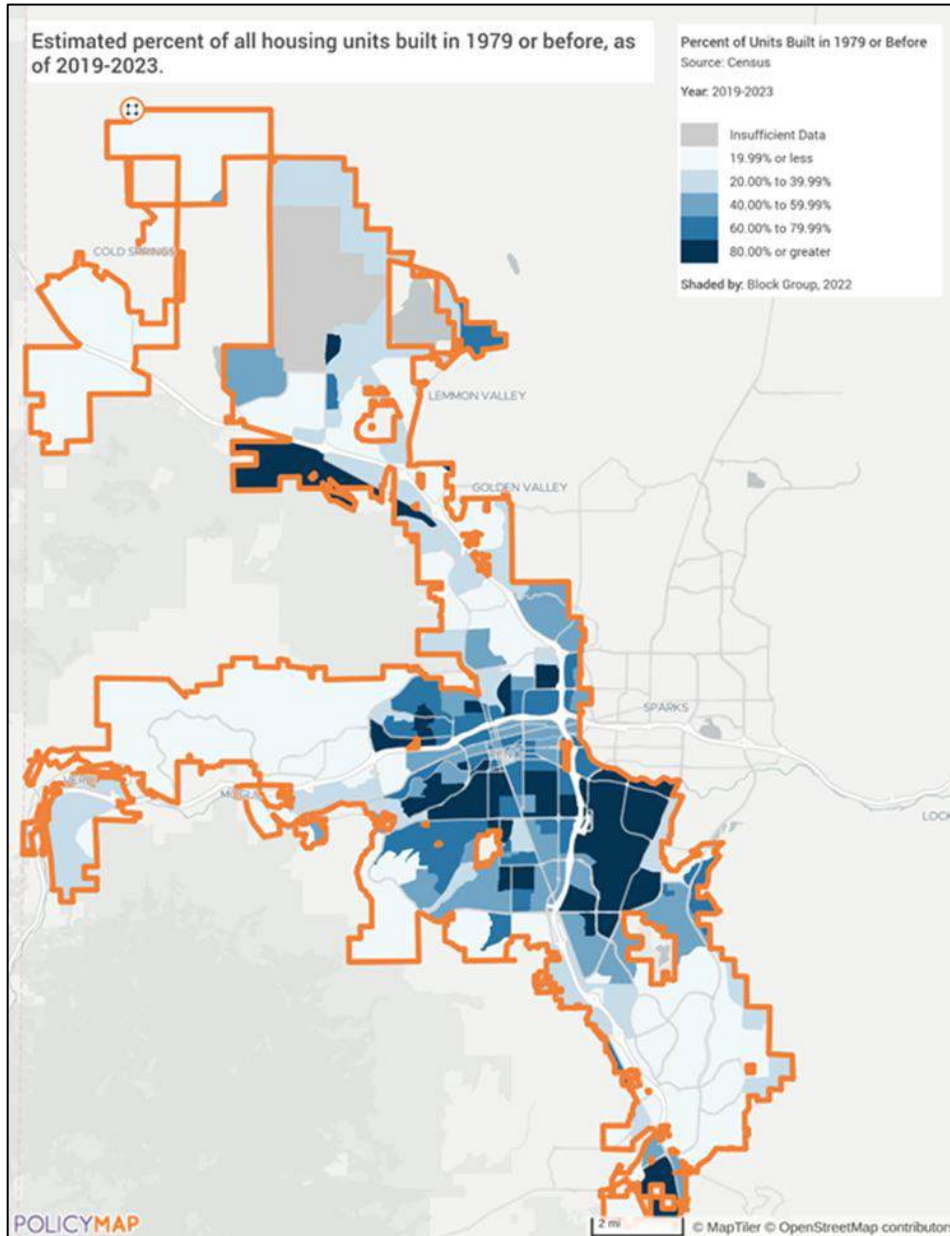
The map below illustrates the distribution of housing units built before 1980 within the more densely populated region of Washoe County by block group, offering the most detailed analysis available. In the southern region, near Reno and Sparks, the prevalence of older homes varies with areas shaded in darker blues indicating a higher prevalence of older homes. North of these cities, it is reported that overall, the percentage of housing units built before 1980 exceeds 40%. All areas to the north that are not shown in the following map do not have any further variances.

### Washoe County Housing built before 1980



## Reno Housing Built before 1980

The following map provides a city-level analysis of older housing stock in Reno, specifically homes built before 1980, which are at higher risk for lead exposure, a significant health concern. As shown, the majority of these older housing units are concentrated in the downtown area, with additional clusters in the northern portions of the city. Darker shaded areas indicate a higher prevalence of pre-1980 housing, while lighter shaded areas reflect a lower concentration, highlighting the geographic distribution of potential lead exposure risks.



**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.	36,283	40.8%	32,367	31.2%
Housing units built before 1980 with children present	4,290	11.8%	5,292	16.3%

**Table 39 – Risk of Lead-Based Paint**

Data Source: 2019-2023 ACS (Total Units) 2017-2021 CHAS (Units with Children present)

**Lead-Based Paint Hazard**

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of lead-based paint hazards and should be tested in accordance with HUD standards. The greatest potential for lead-based paint and other environmental and safety hazards is in homes built before 1980. Within the region there are approximately 68,650 housing units built before 1980, over 9,500 of which have children present.

**Vacant Units**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	17,667	-	17,667
Abandoned Vacant Units	-	-	-
REO Properties	-	-	-
Abandoned REO Properties	-	-	-

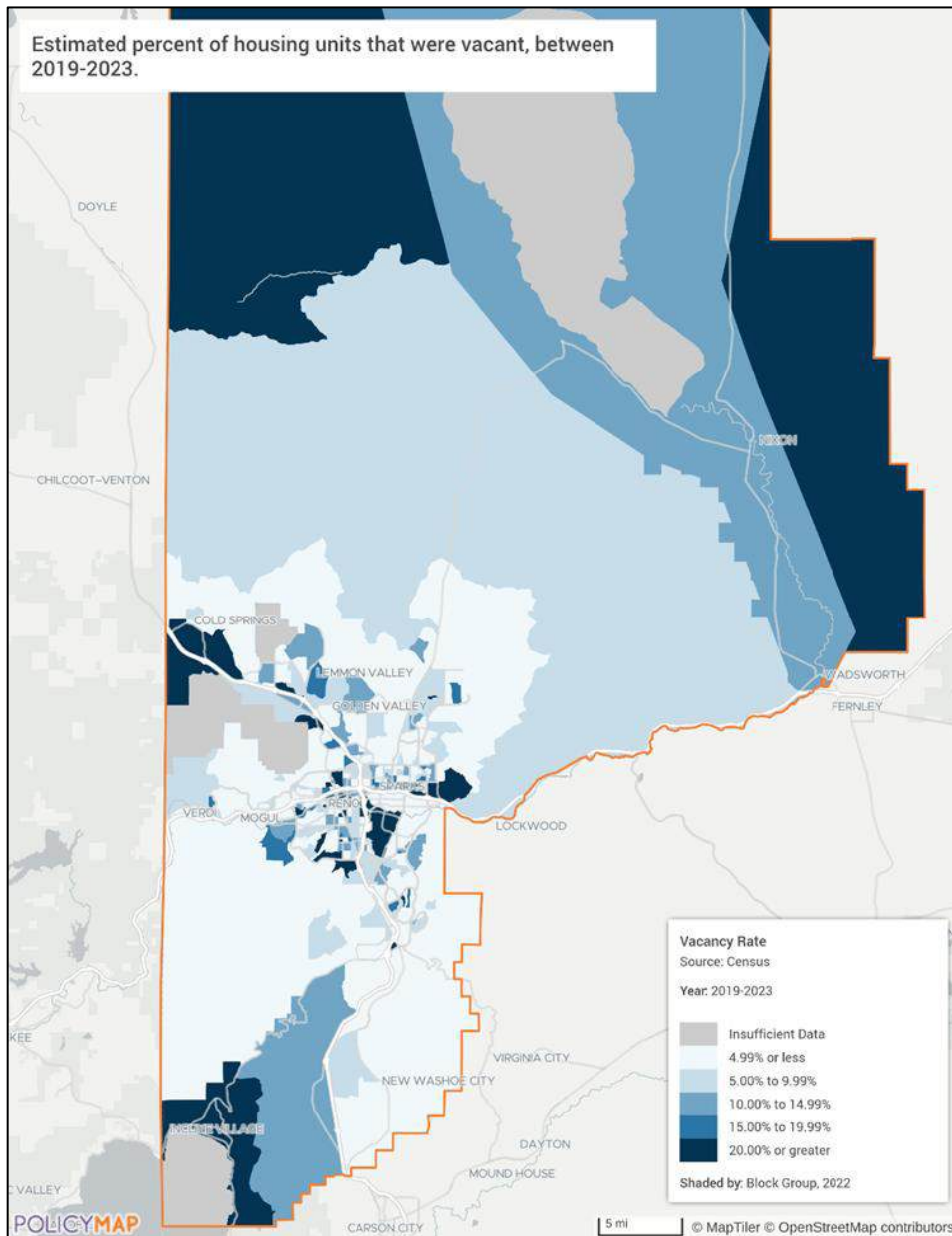
**Table 40 - Vacant Units**

Data Source: 2019-2023 ACS

## Vacancy Rate

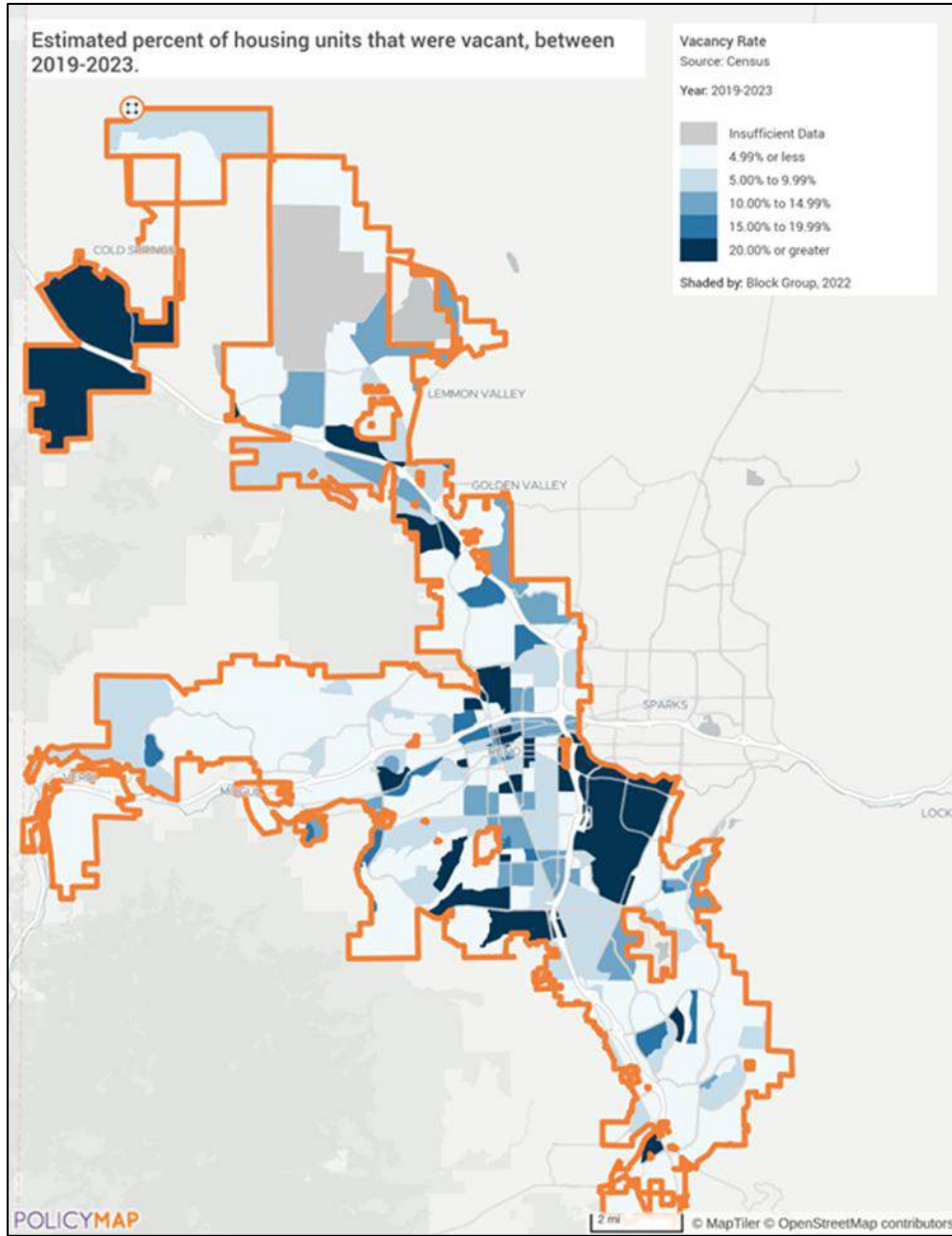
The map below illustrates the distribution of vacant housing units across the more densely populated region of Washoe County by block group, providing the most detailed analysis available. In the southern region, near Reno and Sparks, vacancy rates vary with areas shaded in darker blue having a higher prevalence of housing vacancy. North of these cities reports an overall prevalence of 20% or more housing units being vacant. All areas to the north that are not shown in the following map do not have any further variances.

## Washoe County Housing Vacancy Rate



## Reno Housing Vacancy Rate

The following map provides a detailed city-level analysis of vacancy rates in Reno. While the overall vacancy rate remains low, several darker shaded areas throughout the city indicate vacancy rates exceeding 20%. In contrast, the majority of the city reports vacancy rates below 10%, highlighting variations in housing availability across different neighborhoods.



## **Need for Owner and Rental Rehabilitation**

The region has a growing need for housing rehabilitation due to the prevalence of aging housing units. As these homes continue to age, maintaining safe and secure housing becomes increasingly important, particularly for low-income households residing in older properties. Financial constraints often prevent these residents from making essential repairs, leading to potential safety hazards and deteriorating living conditions. Addressing this need is essential for preserving the housing stock and ensuring long-term livability for residents.

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

Housing units built before 1980 in the region may contain lead-based paint (LBP) in areas such as window and door frames, walls, ceilings, or even throughout the entire structure. These homes are considered at risk for LBP hazards and should be tested according to HUD standards. As indicated by the Age of Housing table and maps, 40.8% of owner-occupied and 31.2% of renter-occupied units in the region were built before 1980. Given the potential risks, it is safest to assume that all homes with LBP hazards are occupied by low- and moderate-income (LMI) households, affecting approximately 68,650 units. This underscores the need for targeted interventions to mitigate potential health risks for these residents, particularly vulnerable populations.

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

### Introduction

Public housing in the region consists of federally subsidized, affordable housing managed by the Reno Housing Authority (RHA), which oversees public housing programs and the Housing Choice Voucher (HCV) Program across Reno, Sparks, and Washoe County ensuring access to safe and affordable housing for low-income families, seniors, and individuals with disabilities.

The RHA’s mission is to “provide fair, sustainable, quality housing in diverse neighborhoods throughout Reno, Sparks, and Washoe County that offers a stable foundation for low-income families to pursue economic opportunities, become self-sufficient and improve their quality of life.” RHA manages eight public housing properties, including Mineral Manor, Hawk View Apartments, Silverada Manor, Tom Sawyer Village, Essex Manor, Stead Manor, Myra Birch Manor, and McGraw Court, providing essential housing for families, veterans, and vulnerable populations within the jurisdiction.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	508	2,688	110	2,578	541	0	75
# of accessible units	-	-	-	-	-	-	-	-	-

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

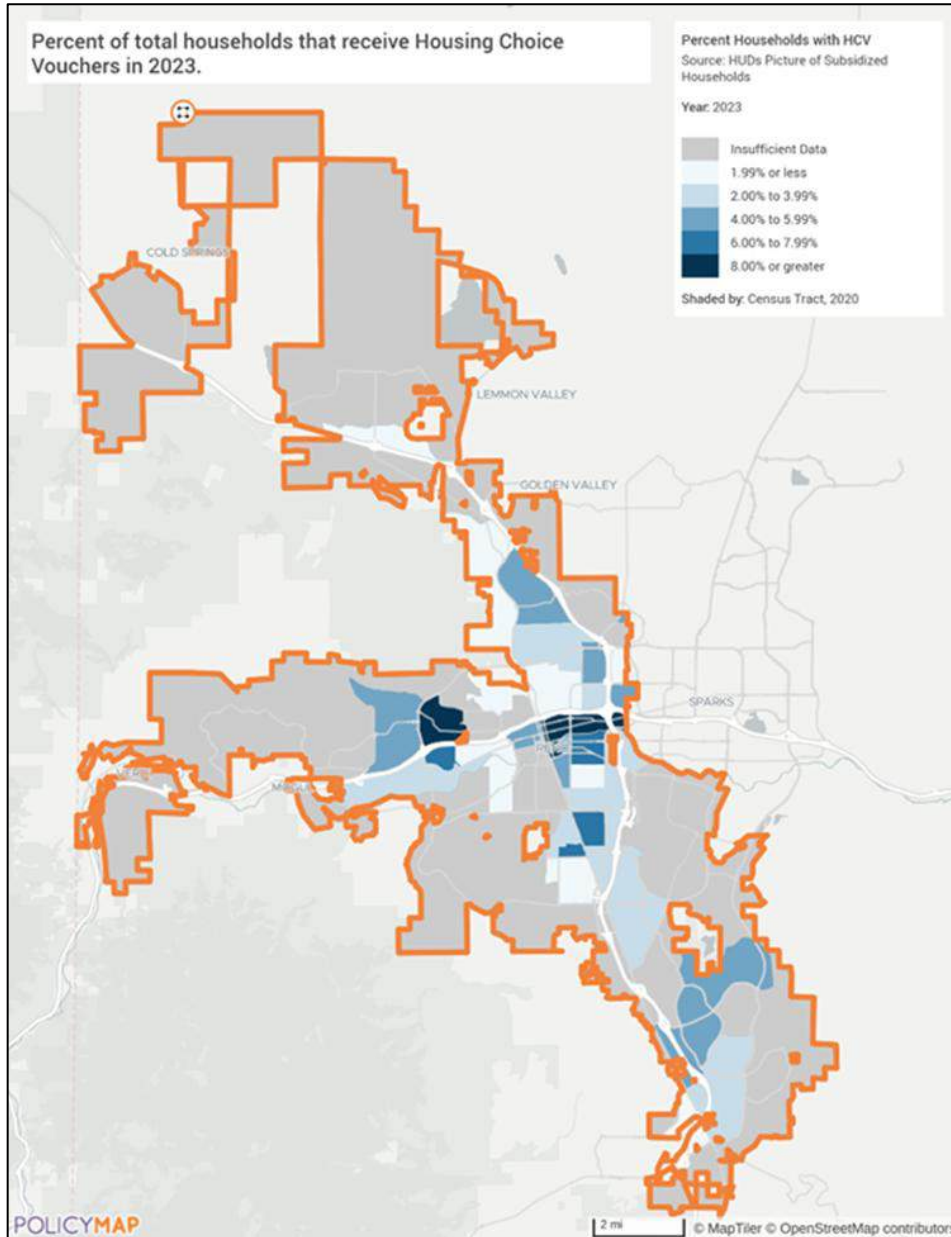
Table 41 – Total Number of Units by Program Type

Data Source: Reno Housing Authority

## Distribution of Housing Choice Vouchers

The following map illustrates Housing Choice Voucher (HCV) distribution at the city level for Reno. While most areas lack sufficient data for reporting, the downtown regions of Reno display varying levels of voucher usage. Darker blue shades indicate a higher prevalence of households receiving Housing Choice Vouchers, highlighting the concentration of subsidized housing assistance in specific neighborhoods. *Due to data limitations, a county-level map is not available.*

### City of Reno HCV Distribution



**Describe the supply of public housing developments:**

The Reno Housing Authority (RHA) owns, manages and maintains seven public housing developments consisting of 508 total units. All complexes are located within Washoe County with one located in Sparks and the remaining six in Reno.

**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:**

In preparation for the adoption of a public housing repositioning strategy, RHA contracted with AEI Consultants in late 2022 to conduct a Capital Needs Assessment of all eight of RHA’s public housing sites. The following reflects AEI’s overall property condition assessment:

<u>Public Housing Complex</u>	<u>Number of Units</u>	<u>Overall Condition</u>
Tom Sawyer Village:	100 units	Overall fair condition
Mineral Manor:	144 units	Overall fair condition
Myra Birch Manor:	56 units	Overall good condition
Stead Manor:	68 units	Overall good to fair condition
Essex Manor:	106 units	Overall good condition
McGraw Court:	34 units	Overall good condition

**Public Housing Condition**

<b>Public Housing Development</b>	<b>Average Inspection Score</b>
Tom Sawyer Village	99
Mineral Manor	99
Myra Birch Manor	99
Stead Manor	97
Essex Manor	93
McGraw Court	99

Table 12 - Public Housing Condition

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

As with the majority of the nation's public housing stock, RHA's public housing is aging and in need of significant capital improvements. Two of RHA's seven complexes were constructed in the 1960's, four in the early 1980's and the remaining site was constructed in the mid 1990's. Although in overall fair to good condition through excellent stewardship by the housing authority, all units require some level of rehabilitation to modernize and preserve the life of the units as affordable housing.

RHA's former public housing site, Silverada Manor, has recently closed financing utilizing a blend of the Rental Assistance Demonstration (RAD)/Section 18 Demolition/Disposition repositioning tools to convert all 144 units of public housing to the voucher program. Substantial rehabilitation began in December 2024.

RHA has also recently closed financing on Hawk View Apartments which consists of utilizing HUD's Section 18 Demolition/Disposition tool to dispose and demolish 99 units of public housing that were determined to be obsolete under the public housing program due to extensive capital needs that exceed the cost of rehabilitation. Hawk View Apartments closed financing in February 2025 which removed 99 units from the public housing program at that time. The site is being redeveloped utilizing Low Income Housing Tax Credits. RHA will add 100 units to this site and all 199 newly constructed units will carry a Project Based Voucher.

In addition to repositioning Silverada Manor and Hawk View Apartments, RHA is conducting significant rehabilitation at two other public housing complexes, Stead Manor and McGraw Court. RHA is utilizing American Rescue Plan Act (ARPA) funds provided through the Nevada Housing Division (NHD) to perform the rehabilitation. The scope of work being conducted at these sites will ensure the preservation of affordability of the combined 102 units of public housing by addressing all capital needs identified by AEI in addition to other modernization and energy efficiency improvements.

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

As always, RHA will utilize good financial stewardship and best practice to maximize both operating and capital funding provided by HUD through the public housing program.

RHA's commitment to preserving existing public housing units to ensure their affordability and long-term viability remains a priority. As demonstrated by RHA's award of ARPA funds through the Nevada Housing Division, RHA will continue to utilize any and all available funding, HUD and non-HUD, to ensure the continued viability of affordable public housing units, even if those units become assisted under the Housing Choice Voucher program.

As mentioned above, RHA's Board of Commissioners has adopted a repositioning strategy that will address ongoing capital needs at the remaining four public housing sites in the future. This strategy could include conversion of public housing units utilizing one of HUD's repositioning tools; RAD, Section 18 or a combination of both.

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

### **Introduction**

The City of Reno is part of the Reno, Sparks/Washoe County Continuum of Care (CoC), also known as the Northern Nevada Continuum of Care, and designated by HUD as NV-501. This CoC is a collaborative network of local agencies, nonprofit organizations, and public-sector partners working to prevent and end homelessness across the region. Its mission is to ensure that homelessness is rare, brief, and non-recurring by providing comprehensive housing and support services.

The NV-501 CoC facilitates access to a range of homeless services and facilities, including emergency shelters, transitional housing, rapid rehousing, and permanent supportive housing. Key facilities serving the region include the Nevada Cares Campus, a large-scale shelter providing emergency housing and case management, and the Our Place Shelter, which offers dedicated support for women and families experiencing homelessness. Additionally, organizations such as Ridge House, Eddy House, and Volunteers of America provide targeted services for individuals facing housing instability, including mental health support, addiction recovery programs, and workforce development.

Beyond emergency and transitional housing, the CoC coordinates street outreach, housing navigation, and supportive services to assist unsheltered individuals in accessing stable housing solutions. Collaborative partnerships with healthcare providers, behavioral health specialists, and employment assistance programs help address the root causes of homelessness while promoting long-term housing stability for residents in Reno, Sparks, and Washoe County.

The table below provides the number of Emergency Shelter (ES), Transitional Housing (TH), and Permanent Supportive Housing (PSH) beds available throughout the entirety of the Northern Nevada CoC region. Year round there are 1,116 ES beds, 400 TH Beds, 461 PSH beds, 93 Rapid Rehousing (RRH) beds, and 189 Other Permanent Housing dedicated to persons experiencing homelessness.

**Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	192	0	58	84	0
Households with Only Adults	920	84	342	377	0
Chronically Homeless Households	0	0	0	87	0
Veterans	5	0	90	280	0
Unaccompanied Youth	49	0	49	0	0

**Table 43 - Facilities and Housing Targeted to Homeless Households**

**Data Source:** HUD 2024 Housing Inventory County Report (HIC)

**Data Source Comments:** NV-501 Reno, Sparks/Washoe County CoC

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

Within the region encompassing Reno, Sparks, and Washoe County, a variety of mainstream services complement targeted homeless assistance programs. These services are categorized below based on their collaborative nature across the consortium or their specificity to individual cities or the county.

### **Collaborative Services Across the Region:**

- **Collaborative Health Services:** Northern Nevada HOPES welcomes everyone, wherever they are in life, and provides a safe and accepting place to access comprehensive, patient-centered healthcare services. People experiencing homelessness, those without documentation or health insurance, or those struggling with substance use or mental health are among the groups welcomed and cared for with dignity.
- **Mental Health Services:** Reno ReStart is a Volunteers of America program that offers both clinical and non-clinical services in an effort to reduce homelessness and increase self-sufficiency for eligible individuals and families. The services include mental health services, case management, outreach to the homeless community, and housing services to qualified individuals and families.
- **Food Services:** Various non-profit organizations operate food banks and meal programs accessible to residents throughout Reno, Sparks, and Washoe County, providing essential nutrition support to those in need.
- **Employment Services:** The Reno Works program, a collaboration between the city of Reno and Volunteers of America, provides job training and employment assistance to individuals residing in shelters, aiming to enhance self-sufficiency and reduce homelessness region-wide.

### **City or County-Specific Services:**

- **City of Reno:** The Clean and Safe program focuses on outreach within Reno, connecting unhoused individuals to emergency shelters, meals, job opportunities, case management services, and medical care, thereby addressing homelessness within the city.
- **City of Sparks:** The Homeless Outreach Proactive Engagement (HOPE) team offers services and assists those experiencing homelessness through a boots-on-the-ground approach. During HOPE outreach and engagement with an individual, needs are assessed and then aligned with local services and Medicaid resource partnerships.
- **Washoe County:** The Washoe County Mobile Outreach Safety Team (MOST) is a crisis intervention program that works with the Reno Police Department, the Sparks Police Department, and the Washoe County Sheriff's Office to assess a person's mental health status and needs, directing and or transporting them to the most appropriate resource to assist them and keep them out of the criminal justice system. The MOST team provides a more proactive response to the community to attempt to

intervene earlier in the mental illness cycle and utilize less costly services while also decreasing the law enforcement calls for service.

These integrated services, both collaborative and location-specific, work in tandem with targeted homeless assistance programs to address the multifaceted needs of individuals experiencing homelessness within the region.

**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.**

Service providers in the City of Reno, and the greater region offer a broad range of services and facilities that address the needs of individuals experiencing homelessness, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. These services also support individuals with disabilities and special needs, ensuring they receive tailored assistance. The following services are categorized as either collaborative across the region or specific to a particular city or county.

#### **Collaborative Services Across the Region**

- **Nevada Cares Campus (*Region Wide*):** This large-scale shelter provides emergency housing, case management, and supportive services for individuals experiencing homelessness. The facility focuses on housing navigation, behavioral health support, and access to permanent housing solutions.
- **Our Place Campus (*Region Wide*):** This facility provides emergency shelter and transitional housing for women and families experiencing homelessness. Residents receive case management, childcare services, and job training to support long-term housing stability.
- **Reno Initiative for Shelter and Equality (RISE) (*Region Wide*):** RISE operates emergency shelter and meal programs, offering clothing, hygiene products, and direct support services to individuals and families experiencing homelessness.
- **Eddy House (*Reno*):** This facility serves unaccompanied homeless youth ages 18-24, providing drop-in services, emergency shelter, transitional housing, mental health counseling, educational support, and job readiness training to help young adults transition to independent living.
- **Veterans Resource Centers of America (*Reno*):** Located in Reno, this center provides housing assistance, case management, and supportive services to veterans and their families, including rapid rehousing, homelessness prevention, and access to VA benefits.
- **Nation's Finest (*Reno*):** Nation's Finest is a veteran services organization located in Reno. They serve veterans throughout Northern Nevada with two primary programs: the VA's Supportive Services For Veteran Families (SSVF) Program and the Washoe County Veteran Service Officer (VSO) Program.

- **Northern Nevada R.A.V.E. Family Foundation (*Washoe County*):** This organization provides respite care services for families with children with disabilities, offering temporary relief for caregivers and engaging activities for children. These services help stabilize families and prevent homelessness among caregivers struggling with housing and employment.
- **Washoe County School District Special Education Services (*Washoe County*):** The district provides individualized education programs (IEPs), assistive technology, speech and language therapy, and transition services for students with disabilities to ensure educational access and stability. The Washoe County School district also operates Children in Transition (CIT), a McKinney-Vento Homeless Assistance program, to provide children who are experiencing homelessness with the opportunities to achieve the same high-quality academic standards expected of all children by eliminating barriers to their education. The CIT program facilitates school enrollment, transportation, and connection to nutrition, health, and other supportive services to meet the special needs of children experiencing homelessness.
- **Communities in Schools (CIS) of Western Nevada (*Washoe County*):** A non-profit organization that is in 20 Title I schools in Reno, Sparks, and the surrounding community, serving the Washoe County School District. Site coordinators work to connect students and their families to critical education and community-based resources inside each school.

These integrated services and facilities—both collaborative and city-specific—work together to address the diverse needs of individuals experiencing homelessness and those with special needs within the region, providing vital resources to promote housing stability and long-term self-sufficiency.

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

### **Introduction**

The City of Reno and WCHC serve four primary groups with non-homeless special needs: the elderly and frail elderly, individuals with HIV/AIDS and their families, those with alcohol and/or drug addiction, and individuals with mental or physical disabilities. Each group requires specialized housing, medical care, rehabilitation services, and accessibility modifications. The consortium supports these needs through affordable housing programs, healthcare partnerships, and supportive services, though continued efforts are necessary to expand and enhance these resources to better serve vulnerable populations in Reno, Sparks, and Washoe County.

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

#### **Elderly:**

In the region, housing options for elderly residents include independent living, assisted living, nursing homes, and adult day care centers. Key considerations for elderly housing include affordability, proximity to healthcare, and ease of maintenance. As seniors face increased health challenges, access to healthcare, assistance with daily activities (such as meal preparation, shopping, and housekeeping), and transportation is essential for maintaining independence and quality of life. Safety is a major concern, particularly for elderly individuals living alone, and housing modifications like accessibility features are often necessary to accommodate common aging-related disabilities.

#### **Persons with Disabilities (Mental, Physical, Developmental):**

The Consortium region includes individuals with a range of disabilities, each requiring varying levels of support to maintain a stable living environment. Many individuals with disabilities have limited incomes, narrowing their housing options to affordable or subsidized units. Those who are independent benefit from accessible, subsidized housing, while those needing more intensive care may reside in publicly funded community homes or private care facilities. Essential supportive services include accessible transportation, case management, and assistance with daily living activities, all of which help residents maintain independence and improve quality of life.

#### **Persons with Alcohol or Drug Addictions:**

Supportive housing options for individuals dealing with substance abuse in the region include sober living environments, which provide structured, substance-free settings crucial for recovery. Stable housing is often paired with employment support services, as stable income significantly contributes to long-term sobriety. Additionally, proximity to healthcare facilities ensures access to medical and psychological support. Connections with family and social networks offer emotional support, helping to reduce relapse rates and promote sustained recovery.

**Persons with HIV/AIDS and Their Families:**

The region has an ongoing need for stable, affordable housing for individuals living with HIV/AIDS, as housing security directly impacts health outcomes. Supportive housing that combines affordable living options with access to healthcare is essential, particularly for residents who cannot afford market-rate housing. Accessible housing options are also necessary to accommodate the healthcare needs of aging residents. Comprehensive community services, including culturally competent healthcare, mental health support, substance use services, and case management, are vital for effectively managing their condition and supporting high-risk groups.

**Public Housing Residents:**

Public housing residents in the region often require additional support beyond affordable housing, such as job readiness programs, childcare, healthcare, and transportation. Many residents face financial barriers that hinder housing stability or economic advancement. Support services offering job training, educational opportunities, health care access, and family resources are crucial in assisting residents in achieving self-sufficiency and maintaining their quality of life within public housing.

**Unaccompanied Youth:**

For unaccompanied youth, the service providers within the region provide emergency shelters and transitional housing linked to education, job training, and counseling services. Youth often need access to life skills training, such as financial literacy, employment readiness, and health education, to prepare for independent adulthood. Supportive housing integrated with social and educational services is vital for helping unaccompanied youth achieve stability and avoid prolonged homelessness.

These supportive housing options aim to provide stable, accessible, and affordable environments that meet the unique needs of the region's most vulnerable residents, enhancing their ability to lead independent and healthy lives.

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

Within the region, several programs are in place to ensure that individuals transitioning from mental and physical health institutions receive appropriate supportive housing.

**Washoe County Supportive Housing Program:** Operated by the Washoe County Human Services Agency, this program provides housing for individuals experiencing homelessness, including those discharged from health institutions. Assigned social workers offer case management services, including referrals to drug and alcohol treatment programs and assistance with applications for available resources. Referrals are received from the County Sheriff's Office, Courts, and other community agencies.

**Nevada Cares Campus:** Located in Reno, this facility offers a low-barrier, housing-focused shelter for individuals experiencing homelessness. The campus provides wrap-around services aimed at transitioning residents into permanent supportive housing, making it a critical resource for those exiting health institutions.

**Awaken:** This organization offers an 18-24 month, rent-free, community living model specifically designed for women affected by commercial sexual exploitation. Residents are connected with services, including mental health and physical healthcare, which are essential for those transitioning from health institutions.

These programs, among others within the region, are designed to provide comprehensive support to individuals transitioning from mental and physical health institutions, ensuring they have access to stable housing and necessary services to facilitate successful reintegration into the community.

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

The City of Reno and WCHC have outlined several initiatives in its Annual Action Plan to address the housing and supportive service needs of non-homeless individuals with special needs in accordance with 24 CFR 91.215(e). Key activities planned for the upcoming year include:

**Development of Affordable Housing:** The WCHC plans to allocate HOME Investment Partnership Program funds to support the development of affordable housing units tailored for low- and moderate-income individuals, including those with special needs. This initiative aims to increase the availability of accessible and affordable housing options within the region.

**Community Development Block Grant (CDBG) Utilization:** The City of Reno, plans to utilize CDBG funds to improve community facilities and infrastructure that benefit low- and moderate-income persons, including those with special needs.

**Technical Review Committee (TRC) Engagement:** The WCHC's TRC will continue to review and recommend eligible projects for the Affordable Housing Municipal Loan Program, focusing on developments that address the specific needs of special populations. This process ensures that funded projects align with the Consortium's goals and federal requirements.

These planned activities reflect the consortium's commitment to addressing the housing and supportive service needs of non-homeless individuals with special needs, aligning with the one-year goals outlined in the strategic plan.

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

See above.

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

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Several public policies at the local, regional, and state levels have inadvertently hindered the development of affordable housing and residential investments within the region.

**Zoning and Land Use Regulations:** Restrictive zoning laws and land use policies have limited the availability of land for affordable housing projects. These regulations often favor single-family homes over multi-family units, reducing the potential for higher-density affordable housing developments. Such constraints can increase development costs and limit the feasibility of affordable housing initiatives.

**Lengthy Approval Processes:** Protracted permitting and approval procedures can delay housing projects, escalating costs and deterring developers from pursuing affordable housing ventures. The extended timelines associated with obtaining necessary approvals can make affordable housing projects less attractive compared to market-rate developments.

**Limited Financial Incentives:** Insufficient financial incentives, such as tax credits or subsidies, at the state and local levels can discourage investment in affordable housing. Without adequate support, developers may find it financially unviable to undertake projects aimed at low- to moderate-income households.

**Community Opposition (NIMBYism):** Local opposition to affordable housing projects, often referred to as "Not In My Backyard" (NIMBYism), can impede development. Community resistance can lead to political pressure on local officials, resulting in the rejection or downscaling of proposed affordable housing developments.

**Rising Construction Costs:** Increasing costs of construction materials and labor, coupled with limited state intervention to control these expenses, have made affordable housing projects less economically feasible. The lack of policies to mitigate these rising costs further exacerbates the challenge of developing affordable housing.

Addressing these policy-related challenges requires comprehensive reforms at various government levels to create a more conducive environment for affordable housing development within the region.

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

### Introduction

The region has undergone significant economic transformation over the past several decades. Historically, Reno’s economy was dominated by gaming and tourism, while Sparks developed as a center for manufacturing and logistics. In recent years, Washoe County has diversified its economic base, with growth in technology, healthcare, education, and advanced manufacturing.

Key employers across the region include Tesla’s Gigafactory, Renown Health, the University of Nevada, Reno, Washoe County School District, and major distribution centers like Amazon. The area’s business-friendly policies and strategic location along major transportation corridors have driven continued economic expansion.

The following tables present data on non-housing community development assets for the entire region, reflecting employment trends, industry composition, and economic development resources across Reno, Sparks, and Washoe County.

### 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	1,857	1,083	1%	0%	0%
Arts, Entertainment, Accommodations	33,869	36,001	14%	15%	6%
Construction	20,165	20,658	8%	9%	2%
Education and Health Care Services	46,675	44,963	19%	19%	0%
Finance, Insurance, and Real Estate	14,473	11,336	6%	5%	0%
Information	3,543	3,653	1%	2%	3%
Manufacturing	22,678	14,273	9%	6%	0%
Other Services	11,381	6,524	5%	3%	0%

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	30,193	35,189	12%	15%	14%
Public Administration	11,034	7,978	4%	3%	0%
Retail Trade	27,264	25,377	11%	11%	0%
Transportation & Warehousing	18,051	20,022	7%	8%	10%
Wholesale Trade	7,010	10,975	3%	5%	36%
Grand Total	248,193	238,032	--	--	-4%

**Table 45 - Business Activity**

**Data Source:** 2017-2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)

As seen in the table above, the region has a relatively balanced workforce-to-employment ratio, with 248,193 residents in the workforce and 238,032 jobs available. This balance suggests that most residents likely work within the region, reducing the need for long-distance commuting. Additionally, based on the workforce-to-jobs ratio, there is limited in-commuting from outside the area, as local employment opportunities largely align with the workforce population.

However, several industries have an abundance of job openings, indicating that local workers may lack the specialized skills required for these sectors. Expanding workforce training programs and specialized skill development initiatives will help bridge this gap, ensuring that more residents can access available jobs, creating a stronger, more balanced local employment market.

## Labor Force

Total Population in the Civilian Labor Force	262,286
Civilian Employed Population 16 years and over	249,262
Unemployment Rate	4.1%
Unemployment Rate for Ages 16-24	11.2%
Unemployment Rate for Ages 25-65	4.1%

**Table 46 - Labor Force**

Data Source: 2019-2023 ACS

## Unemployment

There are several methods for measuring unemployment, each with distinct advantages and limitations. The U.S. Census collects annual unemployment data by census tract, enabling geographic comparisons of unemployment rates across smaller areas. However, this data is typically two or more years old, making it less useful for real-time analysis. In contrast, the Bureau of Labor Statistics (BLS) provides monthly unemployment data, which is more current but only available at the city or county level, limiting its ability to reflect localized trends within specific neighborhoods or tracts.

Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
4.4	4.2	4.2	3.8	4.0	4.1	4.0	4.2	4.1	4.1	3.8	4.0

**Table 1 - Unemployment Rate in 2023, BLS – Washoe County, NV**

In 2023, the county experienced minor fluctuations in unemployment, with the rate starting at 4.4% in January and declining to its lowest point of 3.8% in April. The unemployment rate remained fairly stable throughout the rest of the year, ending at 4.0% in December. This trend closely mirrors 2022, although unemployment rates in 2023 were consistently about 1% higher than the previous year.

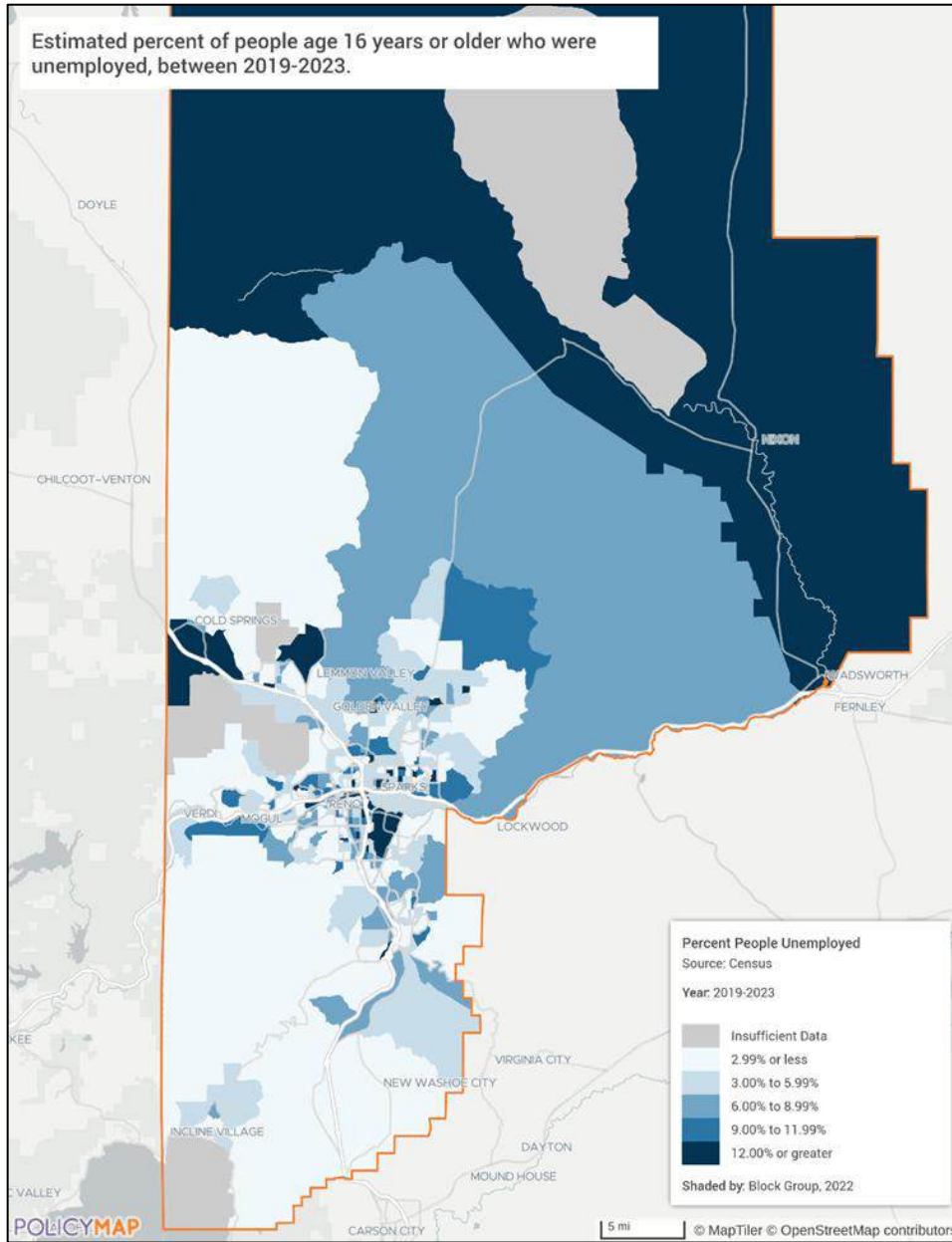
City-specific data shows that Reno had an average unemployment rate of 4.0% in 2023, while Sparks maintained a slightly lower annual average of 3.8%. These figures indicate that unemployment remained relatively low across the region, reflecting a stable labor market despite minor year-over-year increases.

## Unemployment

The map below illustrates the distribution of unemployed individuals aged 16 and older across more densely populated regions of Washoe County by block group, providing the most detailed analysis available. In the southern region, near Reno and Sparks, unemployment rates vary with darker shaded areas indicating higher percentages of unemployment. The majority of this region has very low rates of

unemployment below 3% in most areas. North of these cities report 12% or more of individuals as unemployed. All areas to the north that are not shown in the following map do not have any further variances.

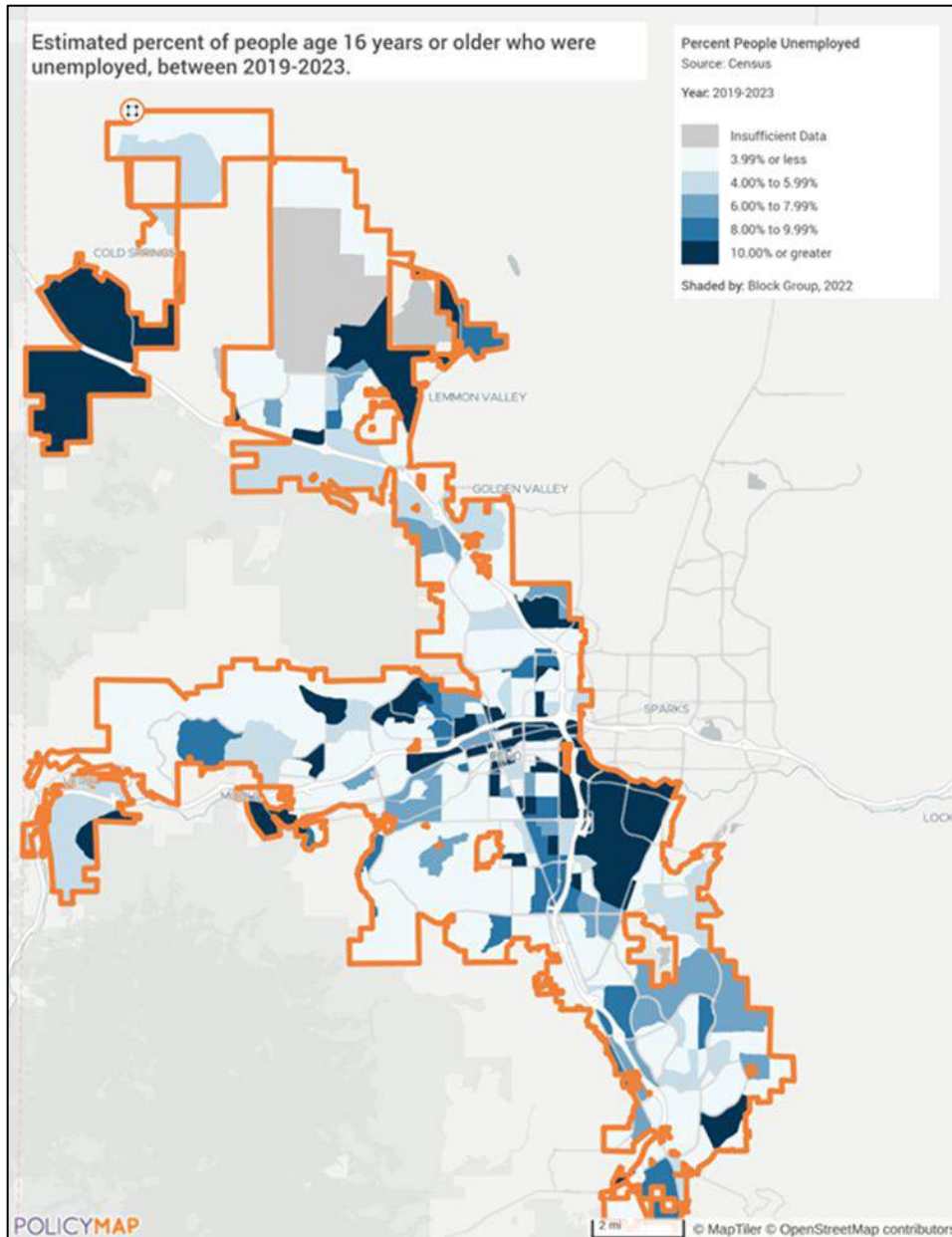
### Washoe County Unemployment Rates



### Reno Unemployment Rates

The following map provides a city-level analysis of unemployment rates in Reno. While the overall unemployment rate remains low, several darker shaded areas indicate unemployment rates exceeding

10%. In contrast, the majority of the city reports very low unemployment, with most areas having rates below 4%, highlighting regional variations in employment stability across Reno.



<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	93,430
Farming, fisheries and forestry occupations	373
Service	43,836
Sales and office	52,175
Construction, extraction, maintenance and repair	22,613
Production, transportation and material moving	36,835

**Table 47 – Occupations by Sector**

Data Source: 2019-2023 ACS

### Occupations by Sector

The "Occupations by Sector" table illustrates the distribution of job types across various industries throughout the region, differing from a previous table that focused on the distribution of jobs within specific sectors. For instance, managerial positions, whether in corporate offices or retail, are classified under "Management, Business, and Financial" in this table but would be categorized by industry in the earlier table.

In the region, the largest occupational group is the Management, Business, and Financial sector, with over 93,430 jobs. The second-largest group is the Sales and Office sector, comprising 52,175 jobs. These sectors encompass vital roles such as managers, financial analysts, business professionals, retail workers, administrative staff, and customer service representatives, emphasizing the importance of professional and office-related occupations in the region's entire workforce.

### Travel Time

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	159,637	73.2%
30-59 Minutes	48,851	22.4%
60 or More Minutes	9,596	4.4%
Total	218,083	100%

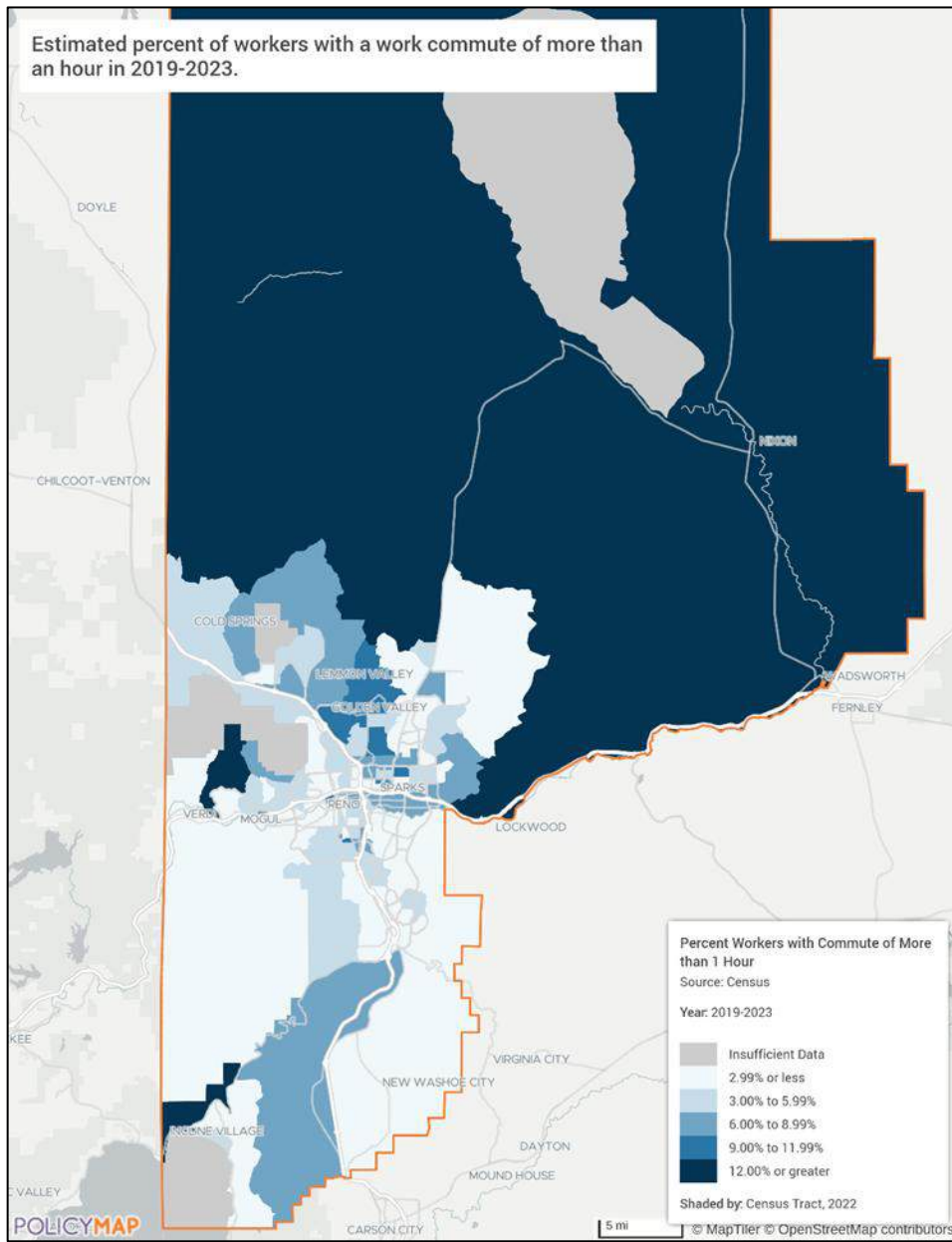
**Table 48 - Travel Time**

Data Source: 2019-2023 ACS

## Commute Travel Time

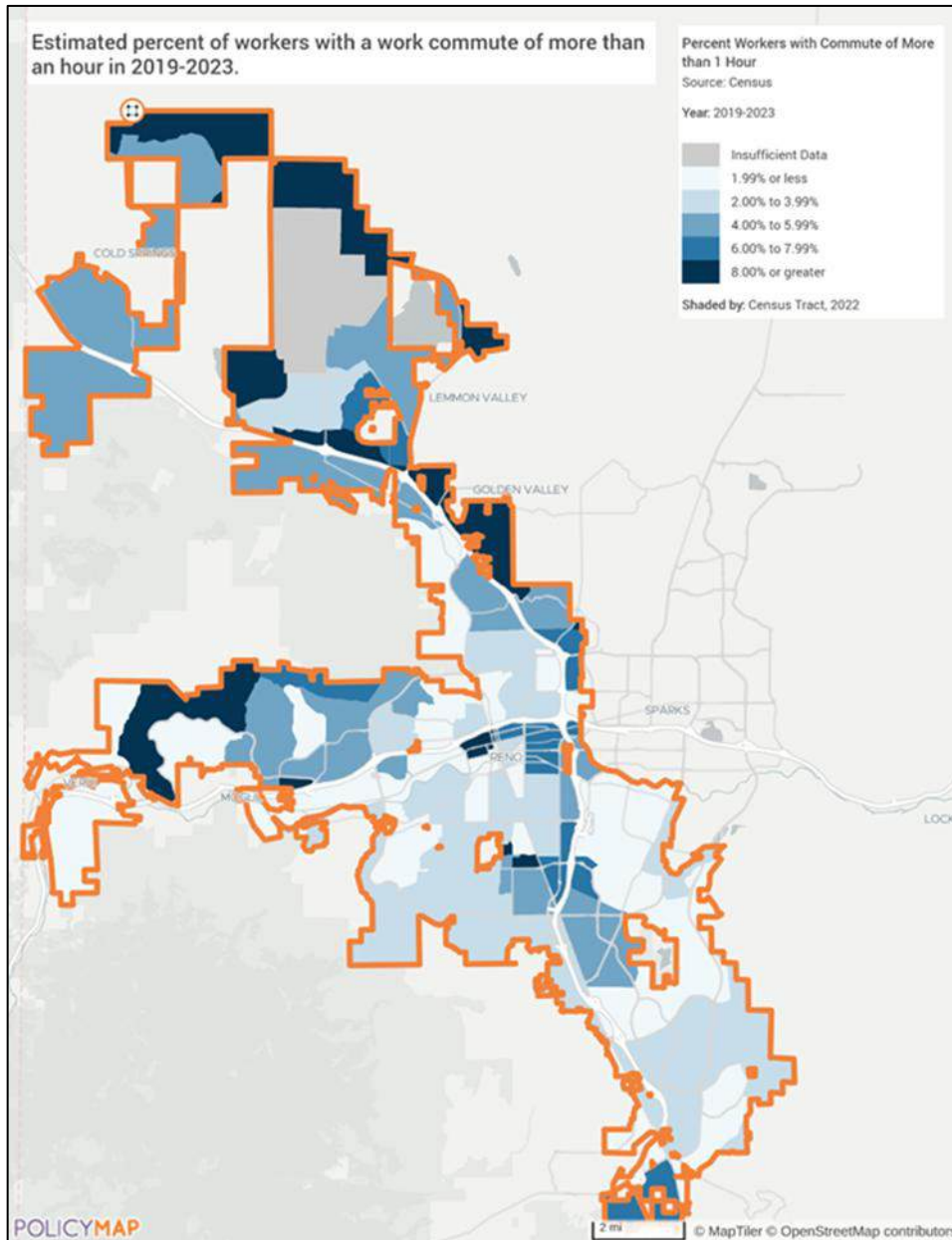
The map below illustrates the number of individuals commuting over 60 minutes for work across within the more populated area of Washoe County by block group, providing the most detailed analysis available. In the southern region, near Reno and Sparks, long commute rates are very low, with most areas showing fewer than 9% of workers with long commutes. North of the cities, 12% or more of individuals experience extended commute times. All areas to the north that are not shown in the following map do not have any further variances.

## Washoe County Rate of Workers Commuting More than an Hour



## Reno Rate of Workers Commuting More than an Hour

The following map provides a city-level analysis of commuters in Reno with work commutes longer than one hour. While the majority of the city has a low prevalence of long commutes, several darker shaded areas, particularly along the northern and western perimeters, indicate that over 8% of workers commute more than an hour for work. This highlights pockets of longer commute times in specific areas of the city.



**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	20,730	2,341	8,348
High school graduate (includes equivalency)	45,423	3,041	14,210
Some college or Associate’s degree	62,161	3,632	17,253
Bachelor’s degree or higher	71,434	1,864	11,270

**Table 49 - Educational Attainment by Employment Status**

Data Source: 2019-2023 ACS

The table above details educational attainment by employment status for persons 16 years of age and older within the region. Unemployment is lower and labor force participation is generally higher for residents who have achieved a higher level of educational attainment. For example, 10.1% of residents with less than a high school diploma are unemployed, compared to just 2.5% of residents with a Bachelor’s degree or higher.

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	568	1818	2,967	8,311	4,283
9th to 12th grade, no diploma	4,162	4,982	5,341	7,384	3,963
High school graduate, GED, or alternative	14,512	18,996	14,514	28,543	18,975
Some college, no degree	16,559	17,263	13,690	28,971	20,992
Associate’s degree	2,223	6,552	5,672	10,403	7,050
Bachelor’s degree	4,906	16,815	12,993	23,144	16,458
Graduate or professional degree	374	7,173	9,313	15,300	13,360

**Table 50 - Educational Attainment by Age**

Data Source: 2019-2023 ACS

## Educational Attainment by Age

The previous table outlines educational attainment by age for individuals aged 18 and older in the region. It highlights the varying levels of education achieved across different age groups, providing insights into the area’s educational landscape and its potential impact on workforce development and economic opportunities. The data indicates a trend of increasing educational attainment with age, as seen in the higher numbers of individuals with graduate or professional degrees in older age groups. However, a significant portion of the population across all age ranges has only completed high school or some college without obtaining a degree, suggesting barriers to higher education completion.

## Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	\$36,223
High school graduate (includes equivalency)	\$42,284
Some college or Associate’s degree	\$48,349
Bachelor’s degree	\$63,256
Graduate or professional degree	\$87,594

**Table 51 – Median Earnings in the Past 12 Months**

Data Source: 2019-2023 ACS

## Median Earnings by Educational Attainment

Educational attainment is a key determinant of potential earnings and financial stability. In the region, individuals with higher education levels experience significantly greater median earnings. For instance, a person with a Bachelor's degree typically earns almost double the income of someone without a high school diploma, while those with a graduate or professional degree can expect to earn just over twice what someone earns with only a high school education. Over the span of a career, this income disparity becomes even more pronounced. An individual with a Bachelor’s degree working from age 23 to 62 can expect to earn around \$2.78 million, compared to approximately \$1.86 million for someone with a high school diploma working from age 18 to 62—an earnings difference of around \$920,000. This gap in lifetime earnings contributes significantly to wealth accumulation, further supported by the higher likelihood of home ownership, investments, and retirement savings often associated with higher salaries.

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

The largest employment sector within the region is Education and Health Care Services, employing 46,675 workers, which accounts for 19% of the workforce. This sector also has the highest number of overall jobs, with 44,963 positions currently filled, reflecting strong local demand for healthcare and education professionals. The second-largest employment sector is Arts, Entertainment, and Accommodations, which includes 33,869 workers (14%). This sector remains a significant part of the regional economy, particularly in Reno and Sparks, where tourism, gaming, and hospitality drive employment. These industries continue

to provide a substantial portion of jobs within the consortium, supporting the area's broader economic stability.

### **Describe the workforce and infrastructure needs of the business community:**

The region has seen substantial job growth, with a 6.6% increase in employment from 2018 to 2023, surpassing the national average of 3.6%, according to a report from the Nevada Governor's Office of Economic Development (GOED). However, this economic expansion has created critical workforce and infrastructure challenges that need to be addressed to sustain long-term development.

#### **Workforce Needs**

- **Skilled Labor Shortage:** Based on findings from The Chamber of Reno, Sparks, and Northern Nevada, there is a significant shortage of skilled labor in key industries such as technology, advanced manufacturing, healthcare, and education. To bridge this gap, regional stakeholders emphasize the need for expanded workforce development programs, trade schools, and higher education initiatives to better prepare residents for emerging job markets.
- **Affordable Housing for Workers:** According to The Chamber of Reno, Sparks, and Northern Nevada, rising housing costs in the region have created barriers for workers in hospitality, transportation, retail, education, and healthcare. The lack of affordable workforce housing affects job retention and recruitment, making it necessary for the region to invest in affordable housing development and workforce housing incentives.

#### **Infrastructure Needs**

- **Transportation and Utilities:** According to Northern Nevada Business Weekly (NNBW), expanding transportation networks and upgrading utility infrastructure are essential to support the region's economic growth. Business leaders cite the need for better public transit options, expanded roadways, and water infrastructure improvements to accommodate increasing demand and reduce congestion.
- **Land Availability for Development:** According to the Community Feedback Portal on the Washoe County Economic Development and Conservation Act, 83% of Washoe County's land is federally owned, significantly limiting space for business expansion and housing development. The proposed Washoe County Economic Development and Conservation Act aims to authorize land conveyances and sales to balance economic development with conservation efforts, ensuring sustainable growth for the region.

Addressing these workforce and infrastructure challenges will be essential for the region to maintain its economic momentum and ensure long-term prosperity for Reno, Sparks, and Washoe County.

**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.**

The region is experiencing significant economic developments due to various public and private sector investments. These initiatives are poised to impact job creation and business growth both in the short and long term.

**Major Investments and Initiatives:**

- **Grand Sierra Resort Expansion:** In September 2023, the Grand Sierra Resort announced a \$1 billion expansion project over the next decade. Plans include constructing an 800-room hotel tower, 300 residential units designated for workforce housing, and a 10,000-seat arena intended to become the new home for the University of Nevada's men's basketball team. The arena is projected to open in 2026.
- **Tesla Gigafactory Expansion:** Tesla has announced a \$3.6 billion expansion of its Gigafactory located east of Sparks. This development includes new facilities for manufacturing all-electric semi-trucks and a significant increase in battery production capacity. The expansion is expected to add approximately 3,000 jobs to the region upon completion.
- **Washoe County Economic Development and Conservation Act:** Proposed federal legislation aims to authorize land conveyances and sales in Washoe County, facilitating economic development while conserving natural resources. This act is anticipated to provide new opportunities for business expansion and infrastructure projects within the county.

**Resulting Needs:**

- **Workforce Development:** The influx of new jobs, particularly in advanced manufacturing and technology sectors, underscores the need for targeted workforce development programs. Training initiatives focusing on relevant skills will be essential to prepare the local labor force for these emerging opportunities.
- **Business Support:** As the business landscape evolves, there will be a growing demand for support services, including access to capital, mentorship programs, and resources for small and medium-sized enterprises to foster innovation and sustainability.
- **Infrastructure Enhancement:** The planned developments will necessitate improvements in transportation, utilities, and housing infrastructure. Investments in road expansions, public transit systems, and utility upgrades will be critical to accommodate the anticipated growth and ensure seamless operations.

Addressing these needs will be vital for the region to capitalize on these investments effectively, ensuring sustainable economic growth and enhanced quality of life for its residents.

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

The skills and education of the regional workforce generally align with employment opportunities, but gaps remain in key industries. The Education and Health Care Services sector employs the most workers (19% of the workforce) and has a nearly equal number of available jobs, indicating a strong match between workforce skills and job demand. However, industries such as Manufacturing and Professional, Scientific, and Management Services show notable discrepancies. Manufacturing, for example, has 22,678 workers but only 14,273 jobs available, suggesting a potential oversupply of workers in this field. Conversely, the Professional, Scientific, and Management Services sector has more jobs (35,189) than available workers (30,193), highlighting a workforce gap.

The Educational Attainment by Employment Status table indicates that a significant portion of the unemployed and those not in the labor force lack post-secondary education, with over 8,300 individuals without a high school diploma and over 14,000 with only a high school degree. Expanding workforce training programs, vocational education, and higher education initiatives would help bridge gaps in industries experiencing worker shortages, particularly in technology, professional services, and skilled trades. Strengthening these efforts will better align the workforce with employer demands and support long-term economic growth within the region.

## **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.**

There are a variety of workforce training initiatives supported by local organizations, community colleges, and workforce development boards. These programs aim to align the skills of the workforce with the needs of employers, thereby enhancing economic growth and community well-being.

**Nevadaworks (Reno):** Serving as Northern Nevada's hub for job seekers and employers, Nevadaworks administers workforce development programs across 13 counties, including Washoe County. The organization collaborates with local businesses to identify skill gaps and provides training to meet those needs, thereby enhancing employment opportunities and supporting economic development.

**Truckee Meadows Community College (TMCC) (Reno):** TMCC offers a range of career and technical education programs designed to meet the demands of the local job market. The college's Institutional Advisory Council ensures that its programs are aligned with regional educational trends and employer needs, preparing students for immediate employment in high-demand fields.

**Washoe County Library System (Washoe County):** In partnership with ACT Work Ready Communities, the Washoe County Library System provides resources and training to help job seekers earn National Career Readiness Certificates. This initiative enhances workforce readiness by closing skill gaps and providing employers with a more qualified labor pool.

**Reno Housing Authority's Workforce Development Program (Reno):** This five-year program assists residents in developing professional skills and advancing their careers. Participants receive mentorship, coaching, and academic support, enabling them to achieve financial independence and contribute positively to the local economy.

**Washoe County Organizational Effectiveness Program (Washoe County):** Washoe County's Organizational Effectiveness team oversees workforce development and organizational planning for county employees. Initiatives include leadership development academies, management development programs, and continuing education opportunities, all aimed at enhancing employee skills and service delivery to the community.

These initiatives collectively support the region 's economy by equipping the workforce with relevant skills, thereby attracting and retaining businesses in the region. In the short term, they address immediate employment needs, while in the long term, they foster a resilient and adaptable workforce capable of sustaining economic growth and improving community well-being.

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

Yes

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

The City of Reno and the WCHC actively engages in regional economic development initiatives that align with city-specific goals, both in the short and long term.

**Comprehensive Economic Development Strategy (CEDS):**

As a member of the Western Nevada Development District (WNDD), a nine-county regional consortium, the City of Reno participates in the development and implementation of the Comprehensive Economic Development Strategy (CEDS). The CEDS outlines strategic initiatives aimed at fostering economic growth, infrastructure development, and workforce enhancement across the region. These initiatives are designed to be in harmony with the individual economic objectives of Reno, Sparks, and Washoe County, promoting a cohesive approach to regional prosperity.

**Envision Washoe 2040:**

Washoe County is undertaking the Envision Washoe 2040 project, a comprehensive update to the county's Master Plan and Development Code. This community-driven process focuses on establishing goals, policies, and codes that support sustainable growth, economic development, and quality of life improvements. The initiative seeks to align county development strategies with the economic aspirations of Reno and Sparks, ensuring a unified regional development framework.

**Economic Development Authority of Western Nevada (EDAWN):**

The Economic Development Authority of Western Nevada (EDAWN) collaborates with regional partners to attract and grow companies, aiming for economic diversification and the creation of quality job opportunities. EDAWN's efforts complement the economic development goals of the City of Reno by focusing on sectors such as advanced manufacturing, technology, and logistics, which are pivotal to the region's economic future.

These coordinated initiatives underscore a regional commitment to economic development, infrastructure improvement, and workforce readiness, aligning with the specific goals of Reno, Sparks, and Washoe County. By fostering collaboration among municipalities and development organizations, the City of Reno aims to achieve sustainable economic growth and an enhanced quality of life for all residents.

## **MA-50 Needs and Market Analysis Discussion**

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

HUD defines “housing problems” based on four specific data points: cost burden, overcrowding, lack of complete plumbing facilities, and lack of complete kitchen facilities. In the region, housing issues are infrequent overall, except for cost burden. According to the 2019-2023 ACS 5-Year Estimates, the countywide rates are as follows:

- Cost Burden Renters: 50.5%
- Cost Burden Homeowners: 21.2%
- Overcrowding: 4.2%
- Lack of Complete Plumbing Facilities: 0.5%
- Lack of Complete Kitchen Facilities: 1.3%

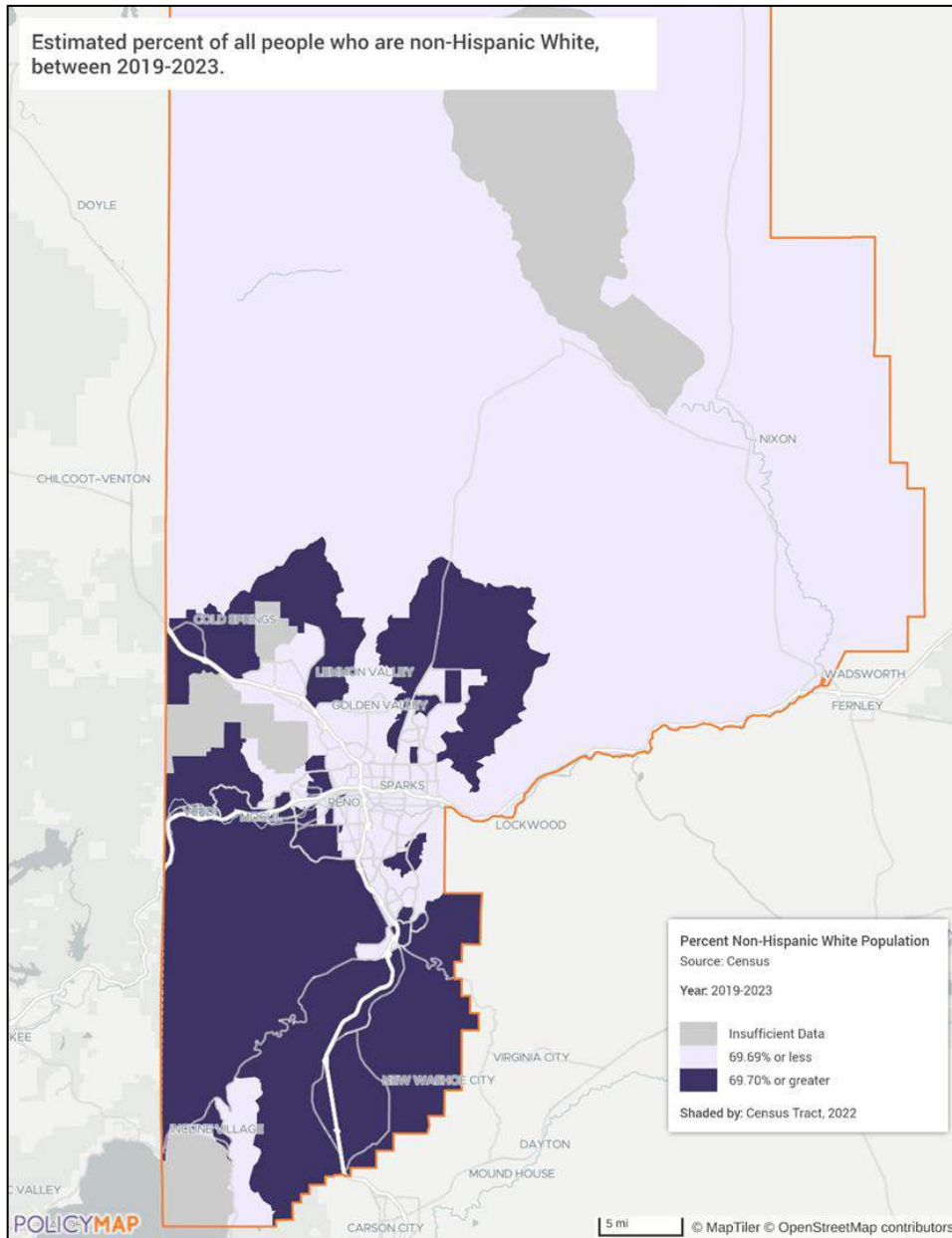
For an area to be considered "concentrated" with housing issues, it must exhibit two or more problems significantly above the countywide averages, using HUD's definition of “disproportionate.” This threshold in the region is set at 10 percentage points higher than the county average, equating to: a cost burdened renter above 60.5%, a cost burdened homeowner above 31.2%, overcrowding above 14.2%, lack of plumbing facilities above 10.5%, and lack of kitchen facilities above 11.3%.

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

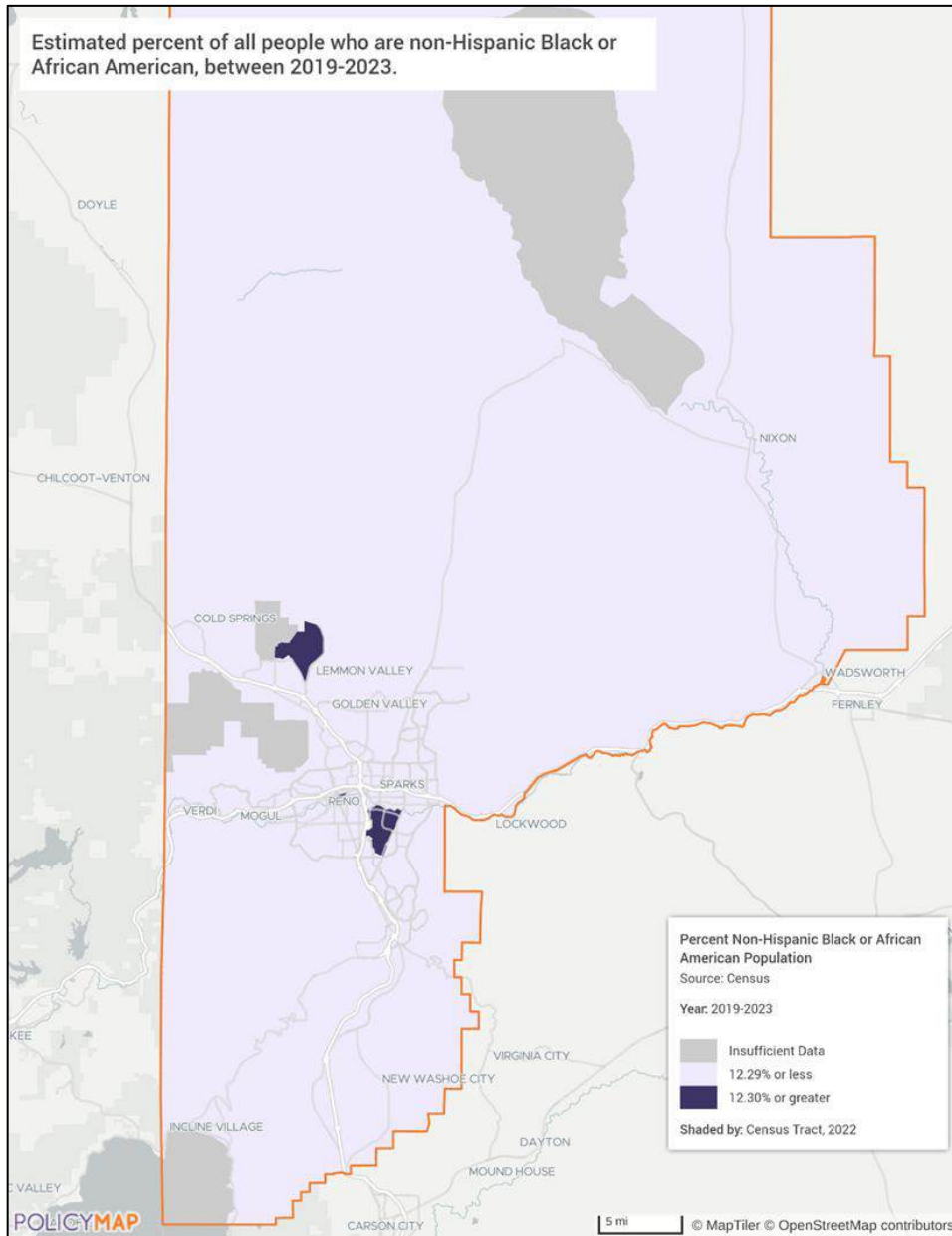
For the purposes of this analysis a “racial or ethnic concentration” will be any area where a racial or ethnic minority group makes up 10 percent or more of the population than the region as a whole. According to the 2019-2023 ACS 5-Year estimates the racial and ethnic breakdown of the region’s population is:

- Black, non-Hispanic: 2.3%
- White, non-Hispanic: 59.7%
- American Indian and Alaska Native, non-Hispanic: 0.9%
- Asian, non-Hispanic: 5.4%
- Two or More Races, non-Hispanic: 4.9%
- Hispanic or Latino: 25.6%

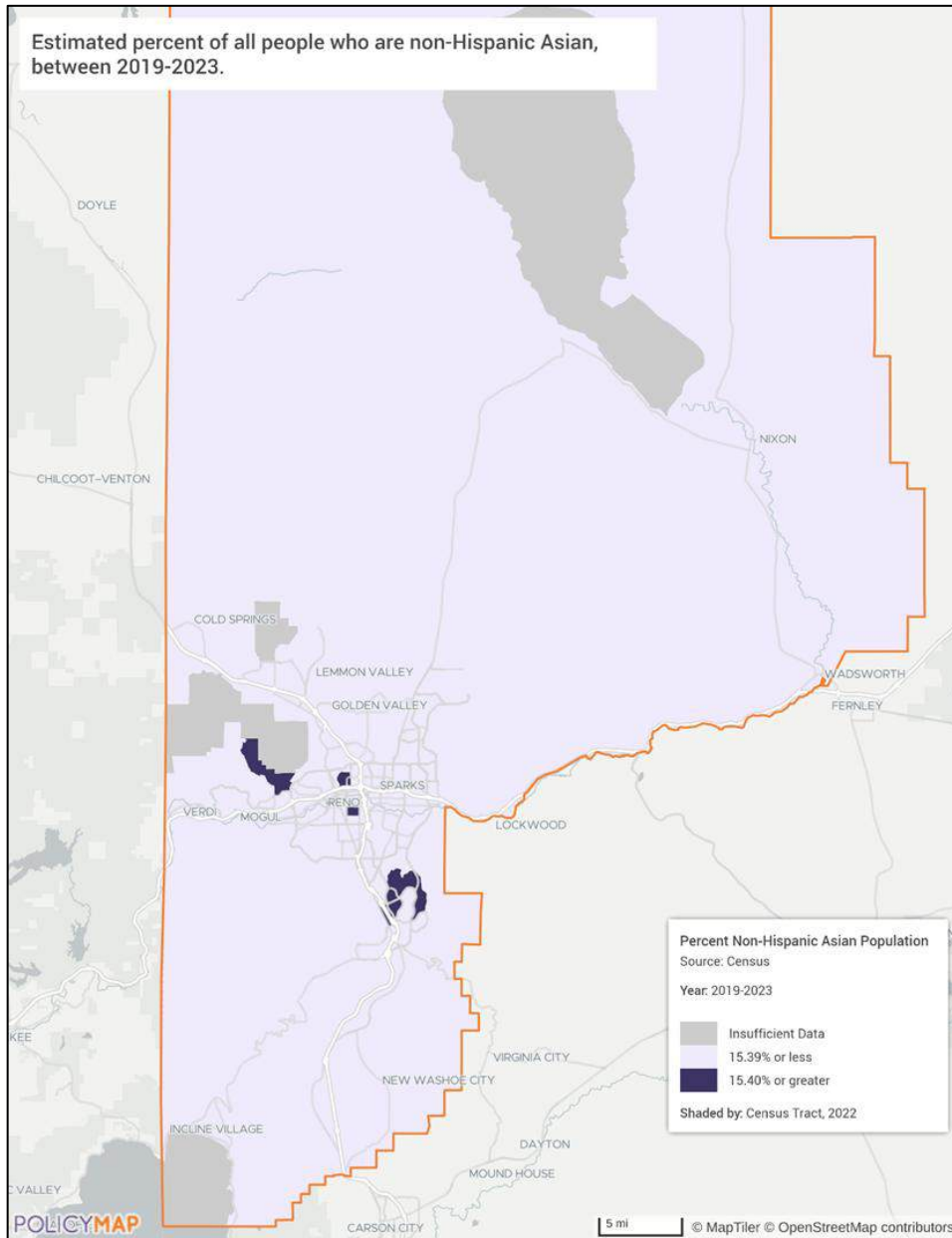
**Washoe County Concentration White (non-Hispanic) households over 69.7%**



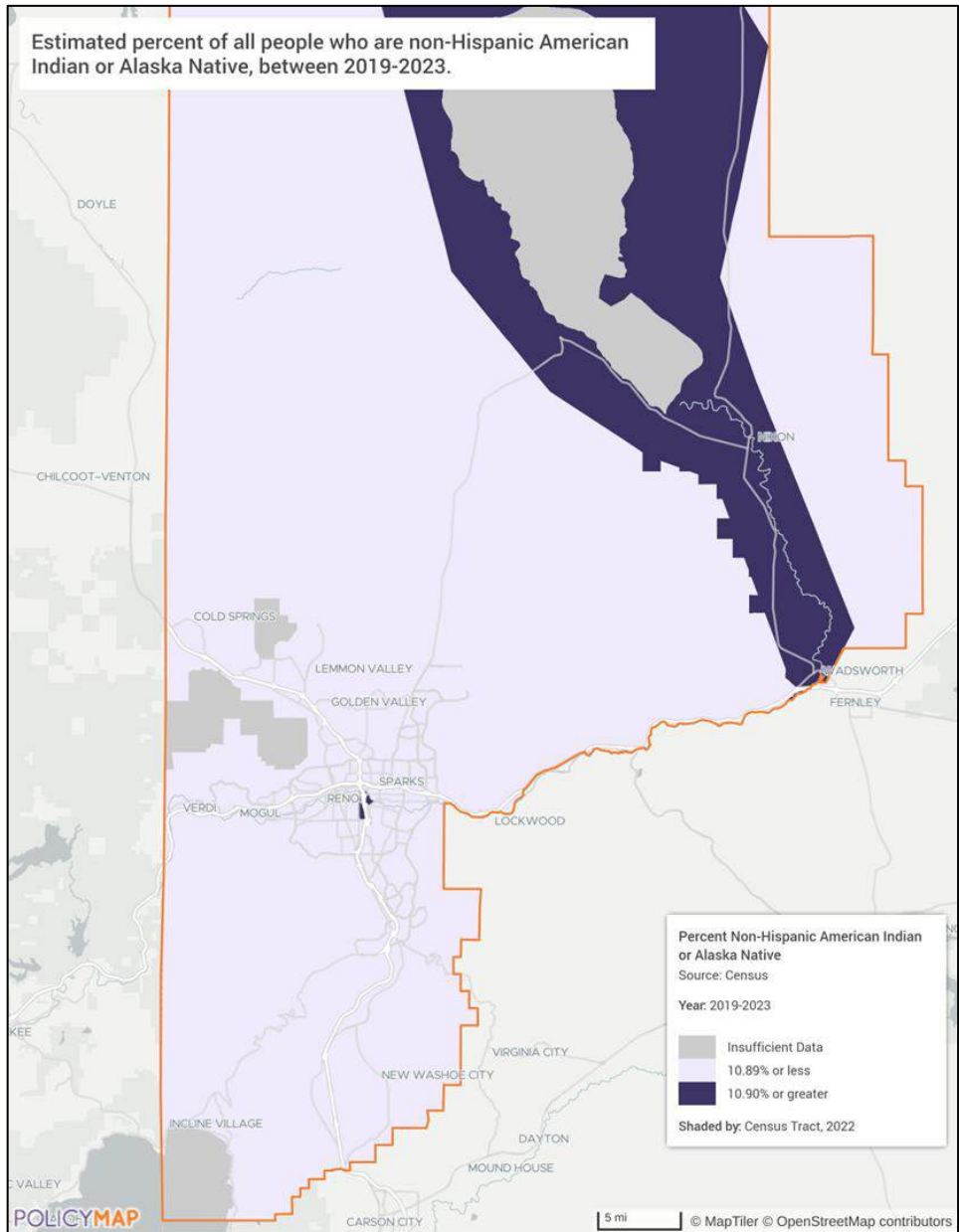
# Washoe County Concentration Black/African American households over 12.3%



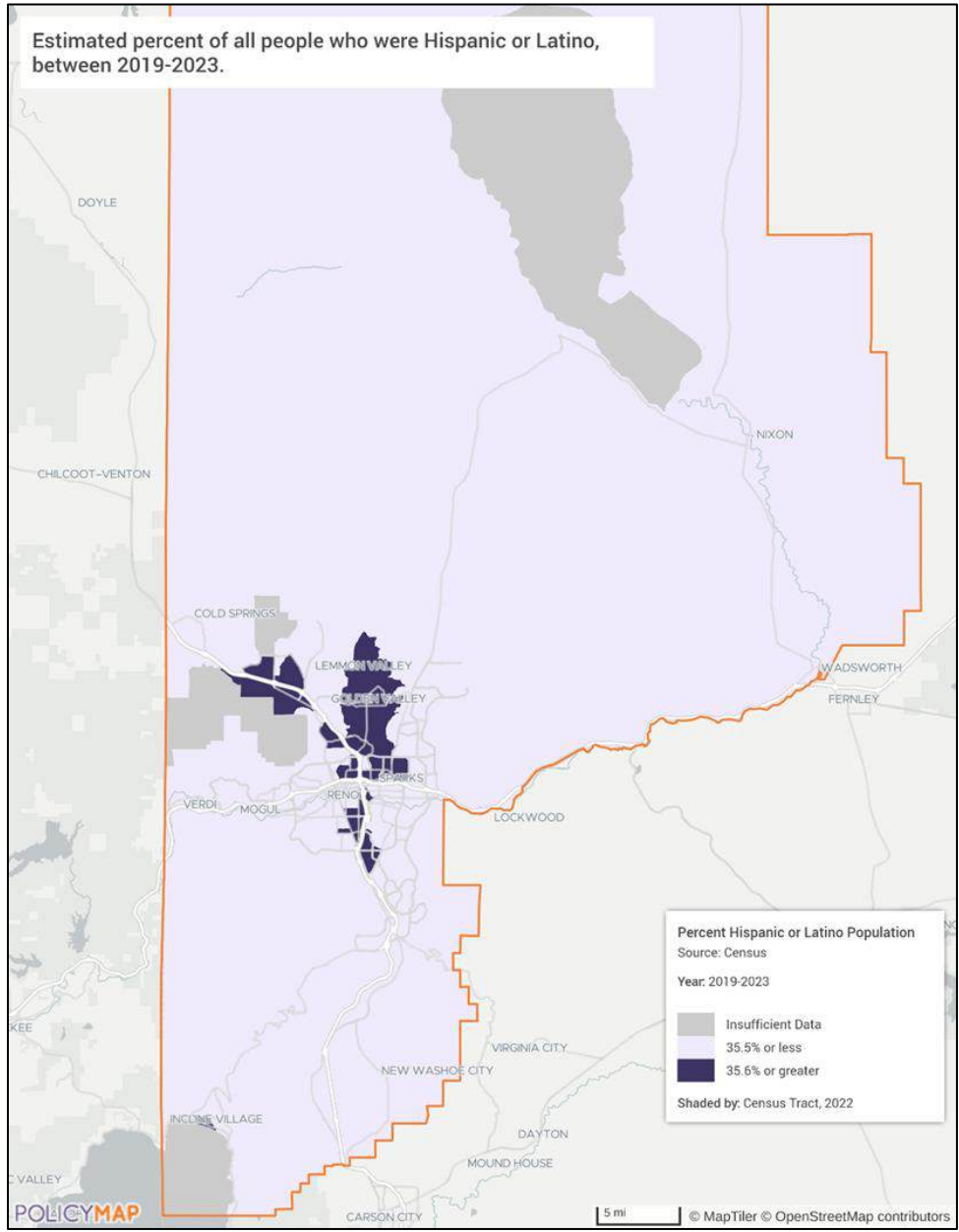
### Washoe County Concentration Asian (non-Hispanic) households over 15.4%



**Washoe County Concentration American Indian/Alaska Native households over 10.9%**



### Washoe County Concentration Hispanic/Latino households over 35.6%



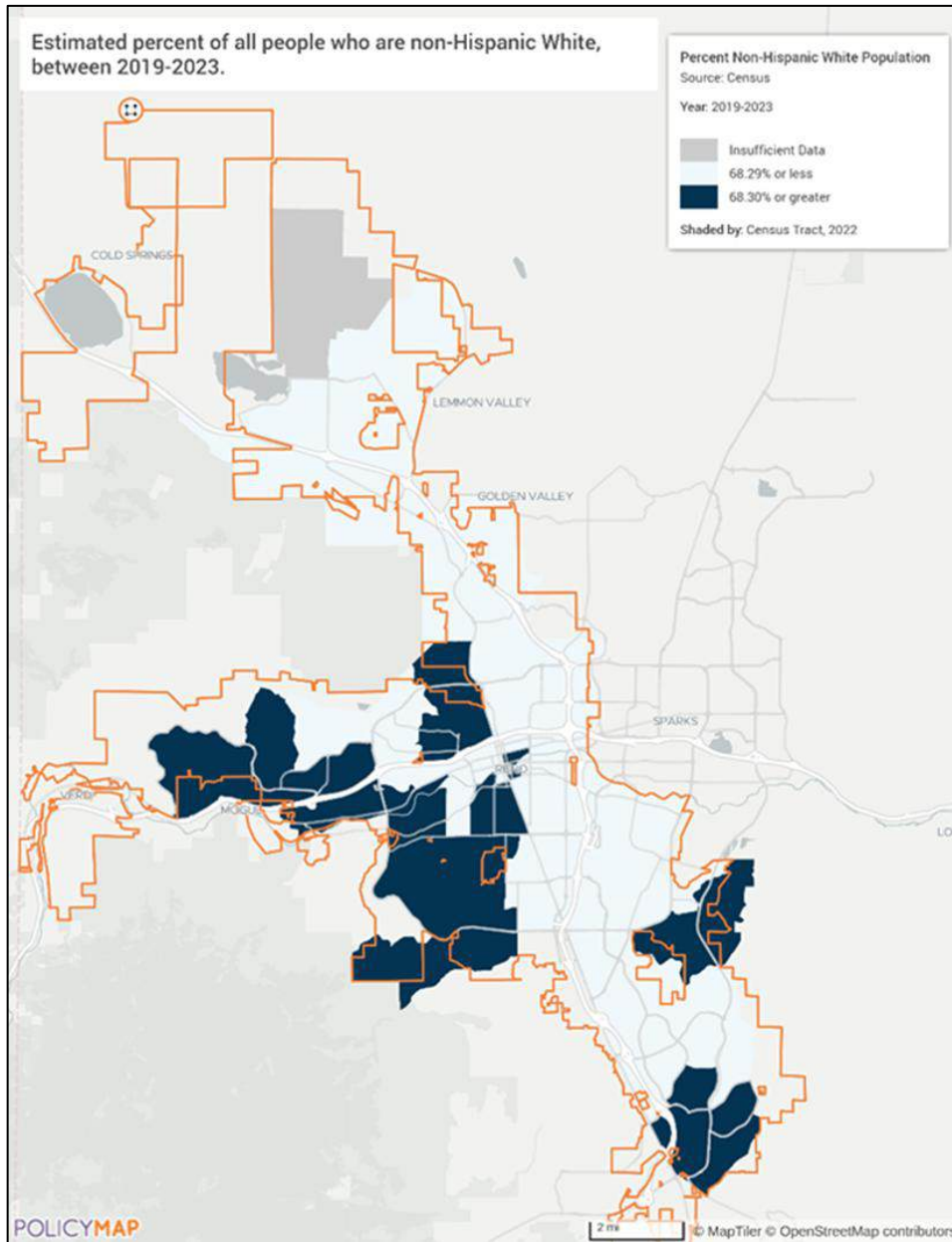
## Reno

For the purposes of this analysis a “racial or ethnic concentration” will be any area where a racial or ethnic minority group makes up 10 percent or more of the population than the City as a whole. According to the 2019-2023 ACS 5-Year estimates the racial and ethnic breakdown of the City of Reno’s population is:

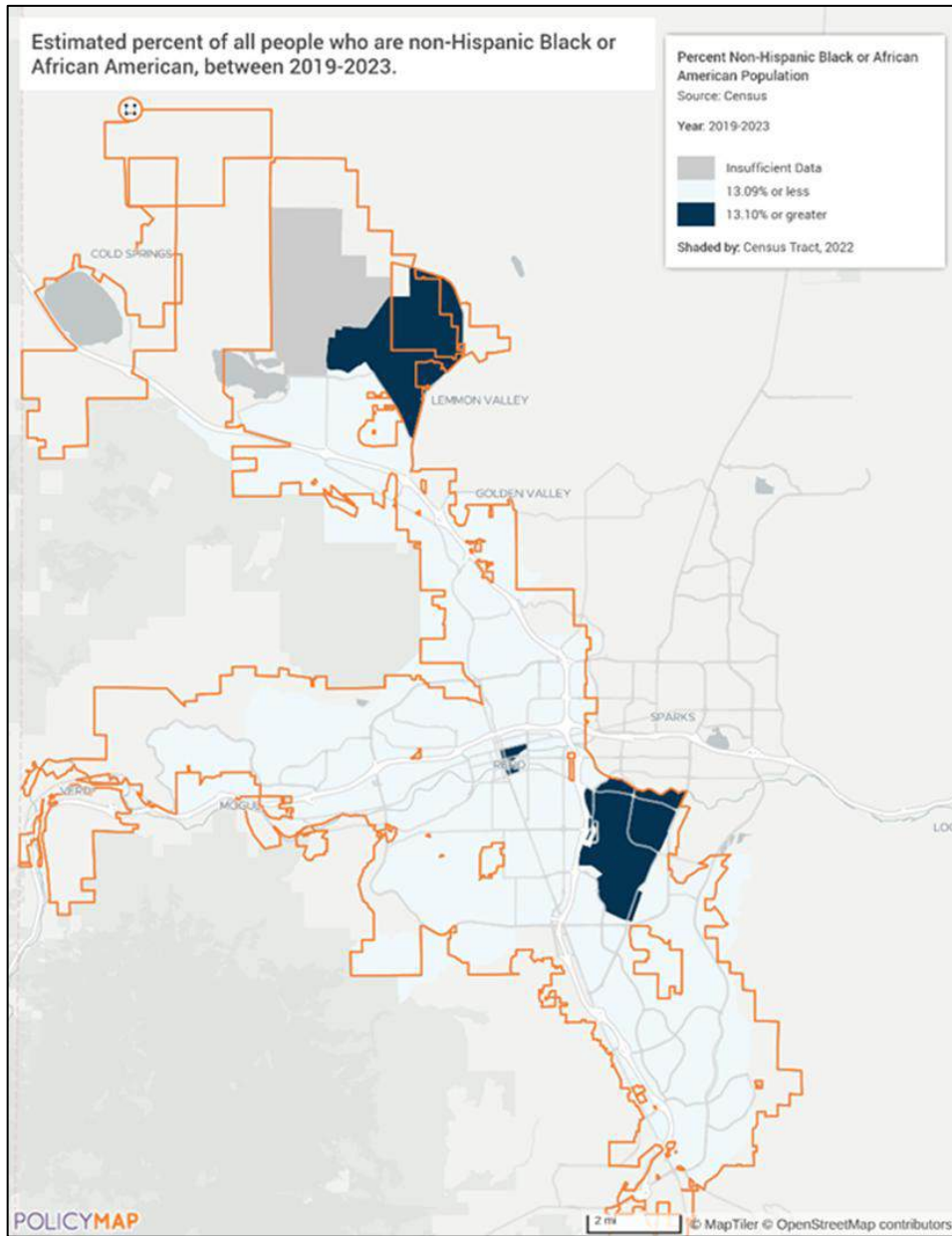
- Black, non-Hispanic: 3.1%
- White, non-Hispanic: 58.3%
- American Indian and Alaska Native, non-Hispanic: 0.6%
- Asian, non-Hispanic: 6.9%
- Native Hawaiian and Other Pacific Islander, non-Hispanic: 0.7%
- Other Race, non-Hispanic: 0.5%
- Two or More Races, non-Hispanic: 5.3%
- Hispanic or Latino: 24.6%

There are 5 populations that have a concentration within the City of Reno as shown in the following maps.

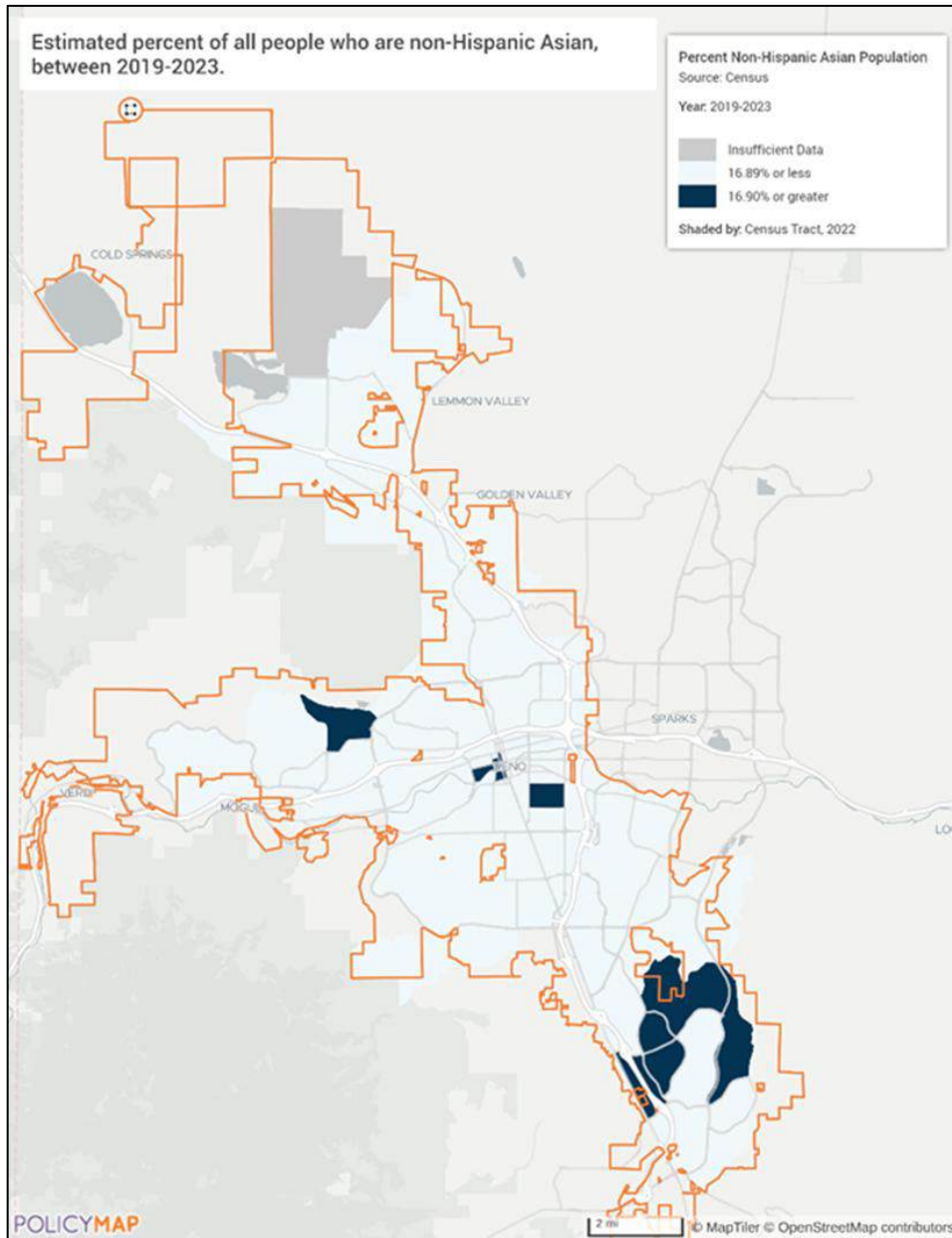
### City of Reno Concentration White (non-Hispanic) households over 68.3%



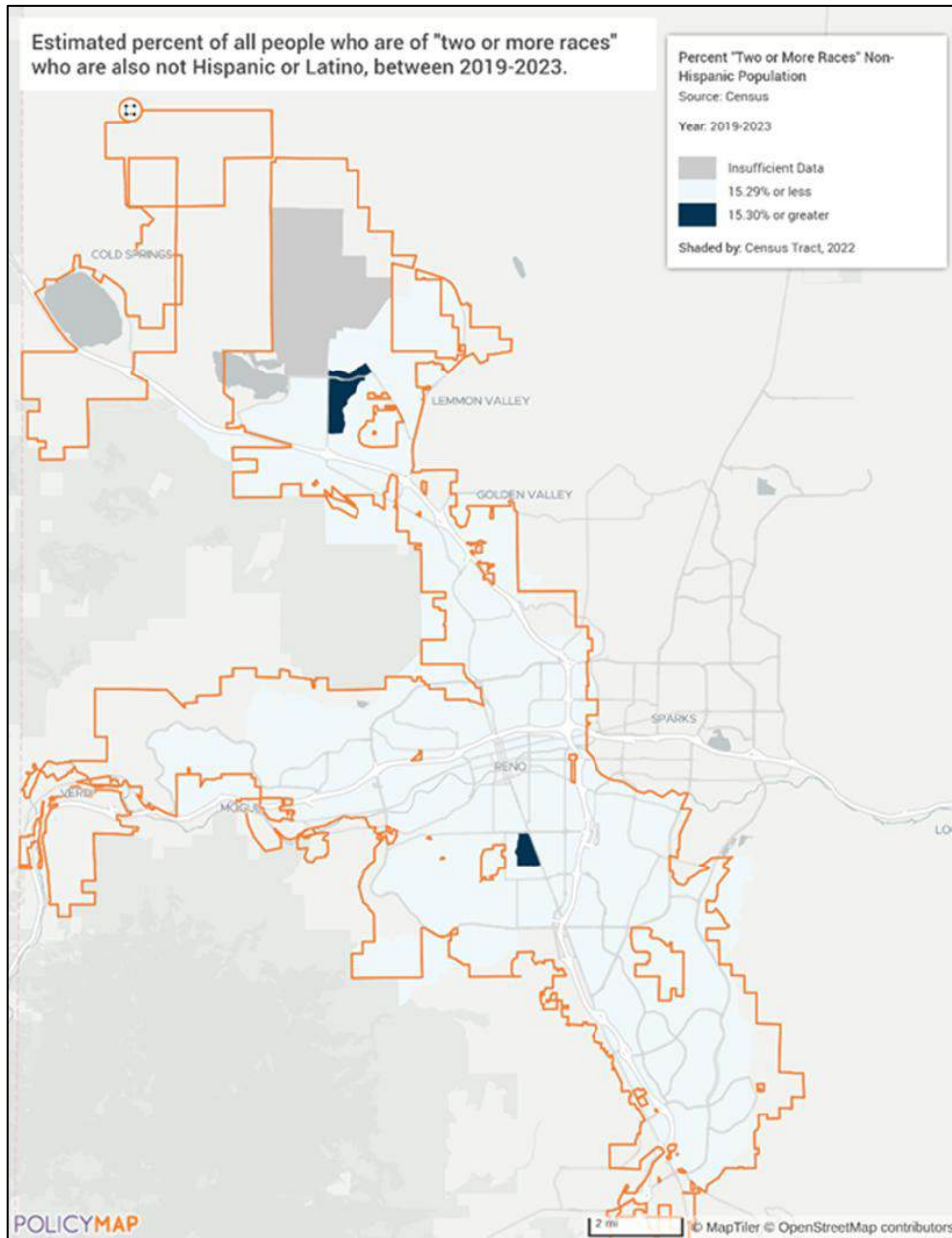
### City of Reno Concentration Black/African American households over 13.1%



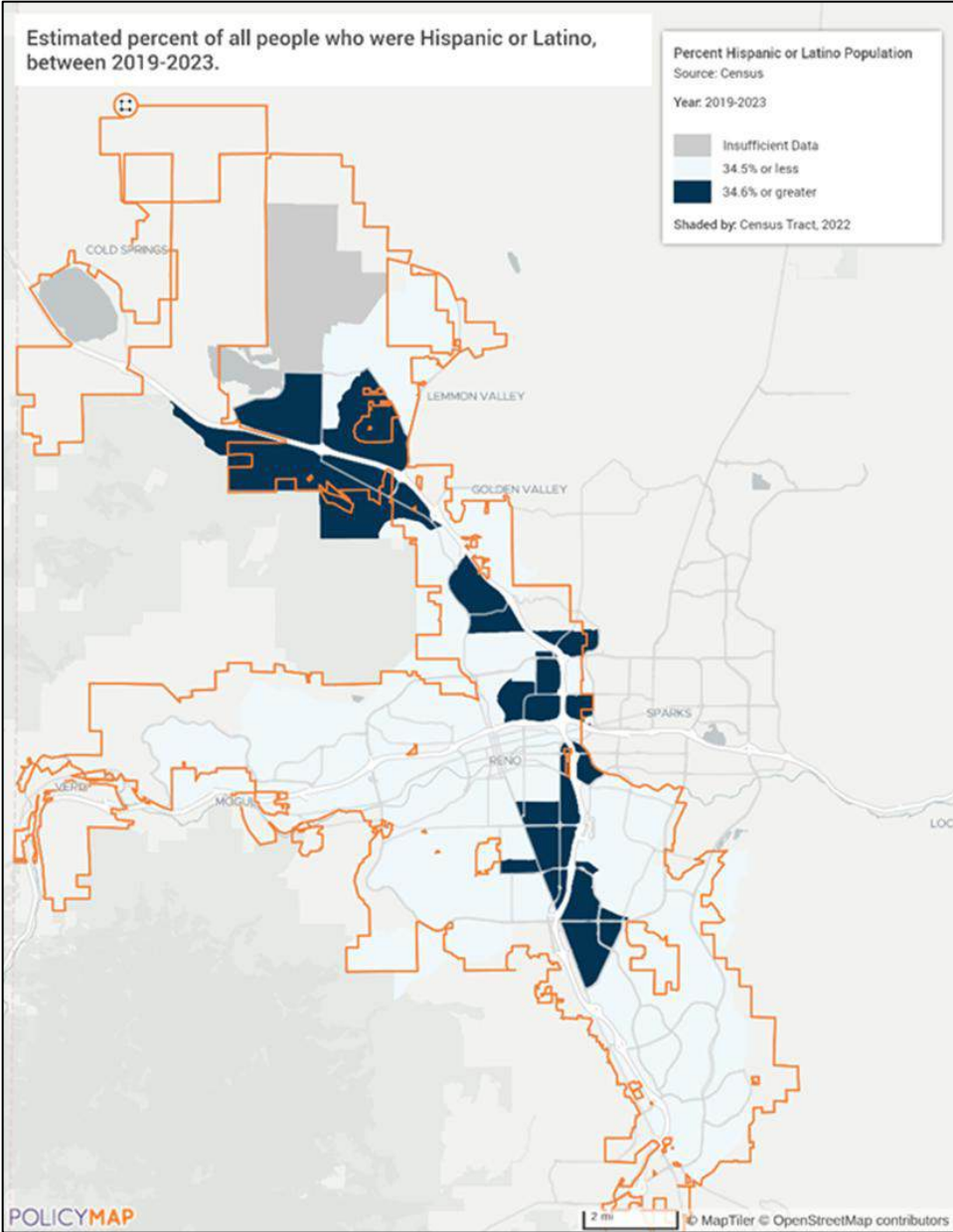
### City of Reno Concentration Asian (non-Hispanic) households over 16.9%



**City of Reno Concentration Multi-Race (non-Hispanic) households over 15.3%**



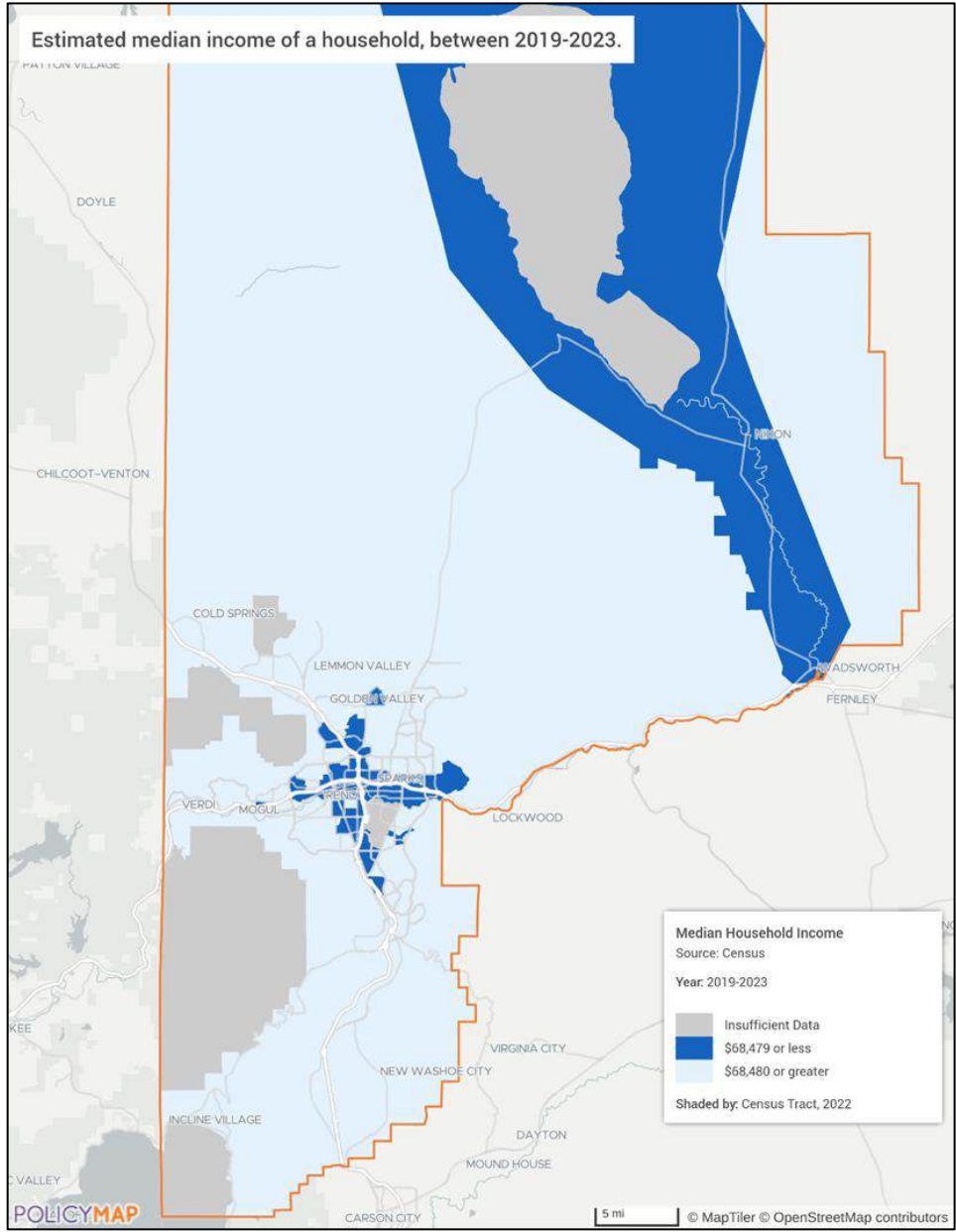
**City of Reno Concentration Hispanic/Latino households over 34.6%**



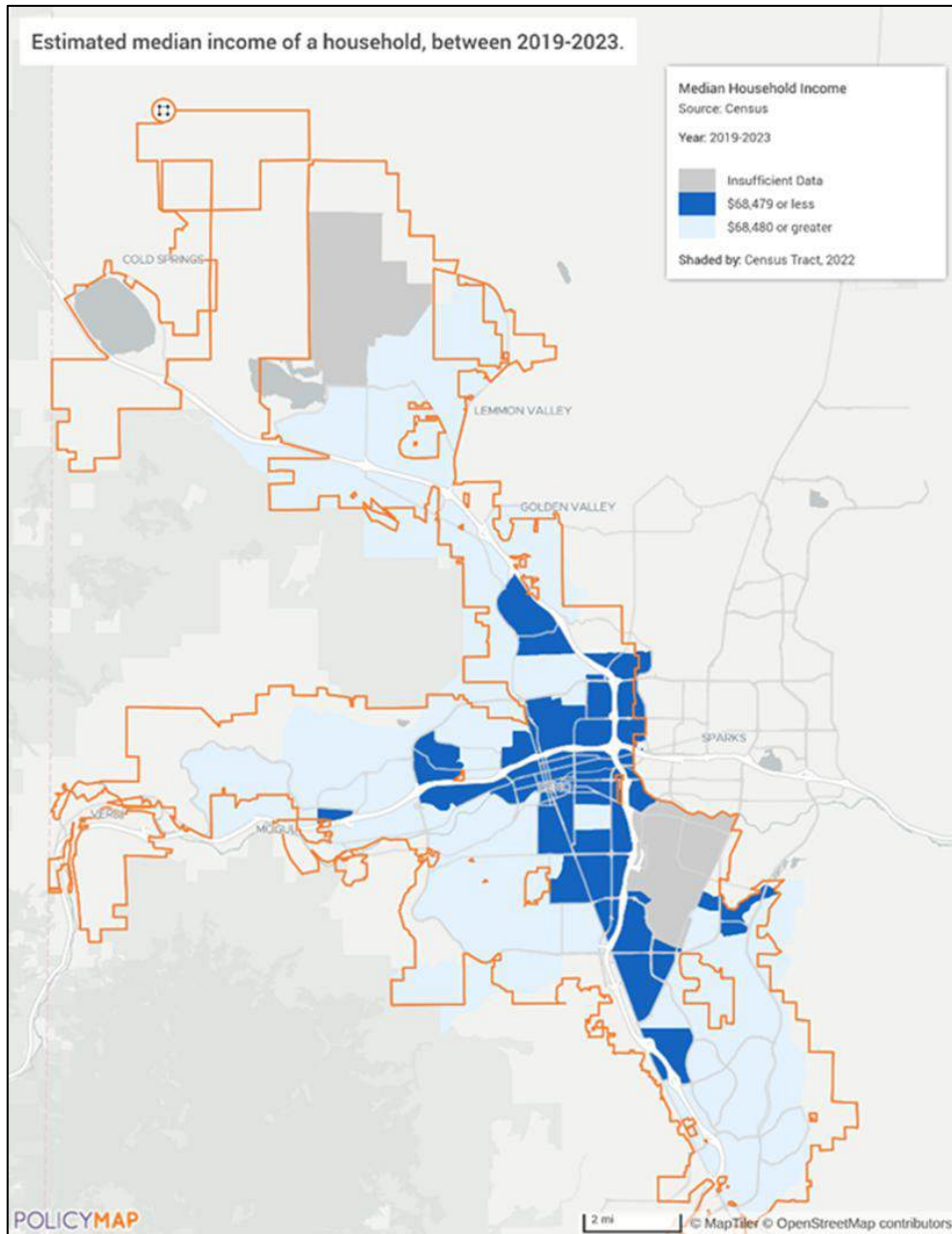
**Low-Income Households:**

The median household income in the consortium is \$85,600. Any household making 80% or less (\$68,480) is considered “low-income” concentration. The following maps illustrating the more populated region of Washoe County and the City of Reno show the prevalence of households earning below 80% of the consortium's median household income. All areas to the north that are not shown in the following county map do not have any further variances

**Washoe County Low Income Households**



### City of Reno Low Income Households (Based on Consortium Median Income)



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

The region faces a housing market characterized by rising demand and limited affordable housing options. Rapid population growth has intensified housing shortages, leading to increased rental and homeownership costs. This trend disproportionately affects low- to moderate-income households, many of whom are cost-burdened, spending a significant portion of their income on housing. This is especially true in the southern portion of the city of Sparks and the central portion of Reno. The region above these cities in the county have experienced a population shift with a decrease in households, while there has been an increase within the cities.

### **Are there any community assets in these areas/neighborhoods?**

The region benefits from a network of community assets aimed at supporting residents' well-being. The WCHC collaborates with local governments and organizations to fund the development of affordable rental housing. Educational institutions like the University of Nevada, Reno, and Truckee Meadows Community College offer educational and workforce development opportunities. Additionally, various non-profit organizations provide essential services such as healthcare, job training, and family support, contributing to the overall quality of life in the community.

### **Are there other strategic opportunities in any of these areas?**

Strategic opportunities in the region focus on addressing housing affordability and enhancing community development. The WCHC's Technical Review Committee evaluates and prioritizes projects for affordable housing development, aiming to increase the availability of units for low-income families and individuals. The City of Sparks has been allocated significant funding from the State of Nevada and the Home Means Nevada Initiative to support rental assistance programs and acquire land for affordable housing development. These initiatives present opportunities to alleviate housing shortages and support economic growth.

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

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

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Reno enjoys comprehensive broadband coverage across residential areas, including LMI areas. The average Reno household has access to three (3) broadband-quality internet service options with pockets throughout the City offering a higher number of providers. According to ISPReports.org, the city benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, and DSL. Eighty-nine percent (89%) of Reno households have an internet connection with the City offering 99.15% availability. Of those households, 77% have fiber, cable, or DSL, 7% have satellite, 0% are still on dial-up, and 3% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. Similarly, ninety-one percent (91%) of Washoe County households have an internet connection with the County offering 99.28% availability. The maps below illustrate broadband availability throughout Washoe County and Reno, defined as advertised internet speeds of 768 kilobits per second or higher.

See map: Broadband Access

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

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, diminishes the incentive to deliver reliable and consistent services. According to ISPReports.org, Reno is served by fifteen (15) internet providers offering residential service. Among these, Spectrum (cable) stands out as the leading providers in terms of coverage while EarthLink and AT&T (Fiber) stand out in terms of speed. Internet providers throughout the city and county include:

Spectrum (Cable and Fiber)

EarthLink (Fiber, DSL, and Fixed Wireless)

AT&T (Fiber, DSL, Fixed Wireless)

Uprise Fiber (Fiber)

T-Mobile Home Internet (Fixed Wireless)

Net NV (Fixed Wireless)

Sky Fiber (Fixed Wireless)

Verizon (Fixed Wireless)

Ethos Broadband (Fixed Wireless)

Preferred Networks (Fixed Wireless)

Dish (Satellite)

DirectTV (Satellite)

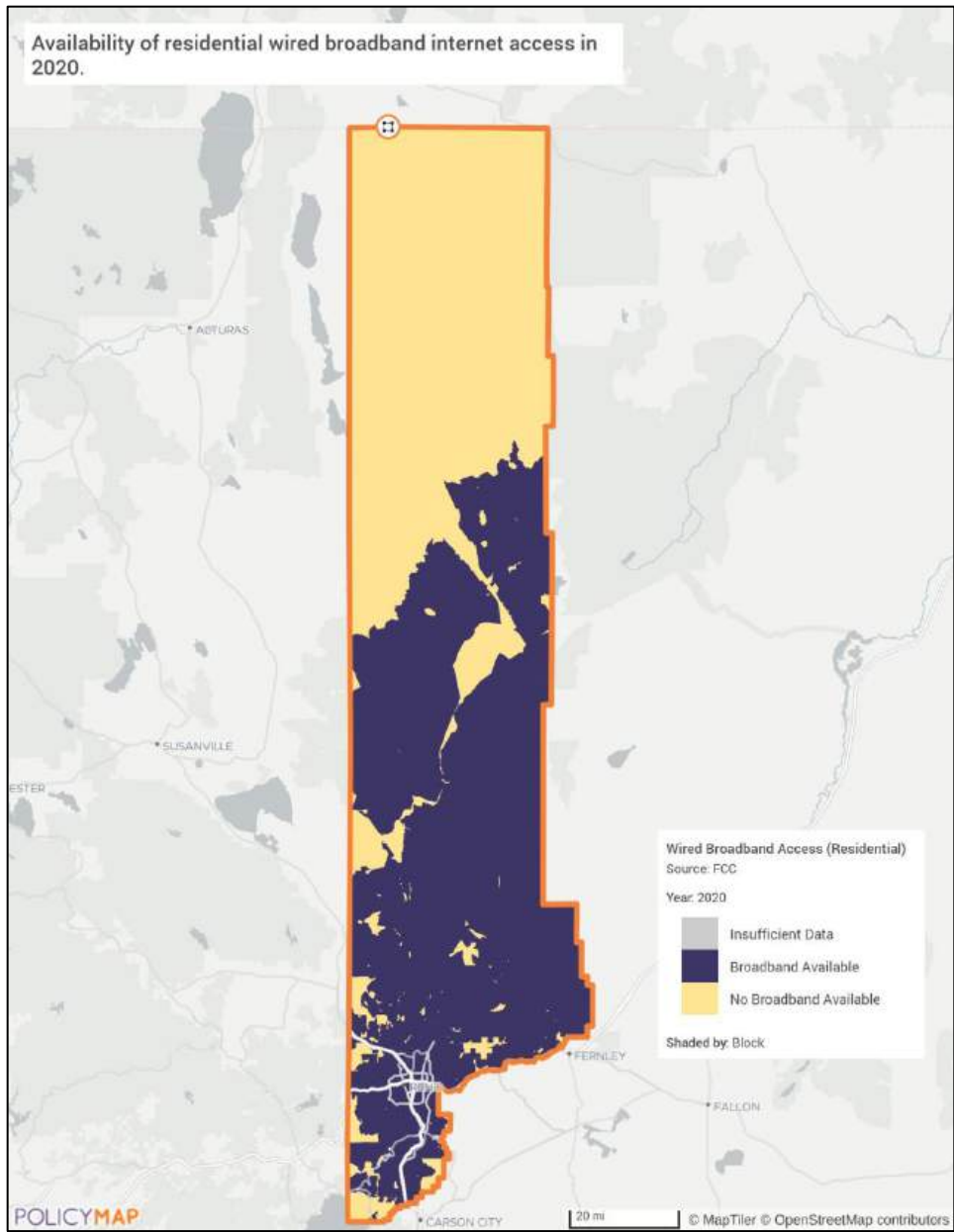
HughesNet (Satellite)

Viasat (Satellite)

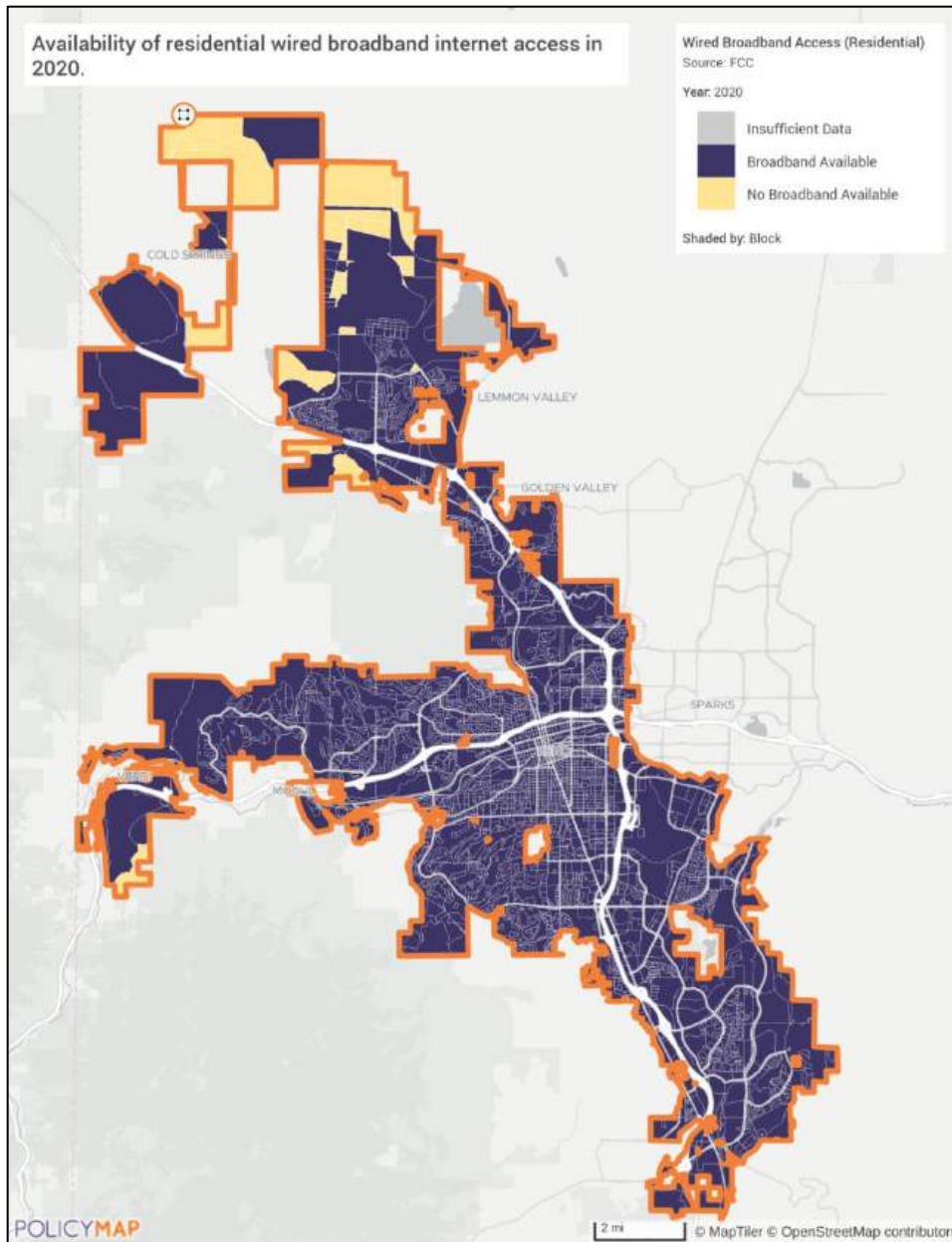
Starlink (Satellite)

The maps below show the number of broadband service providers by census tract in the City of Reno and Washoe County. Most residential areas have access to at least three high-speed internet options. Sufficient competition generally provides a level of reliability and affordability for residents. The level of residents that subscribe to high-speed internet across the city and county households are consistent.

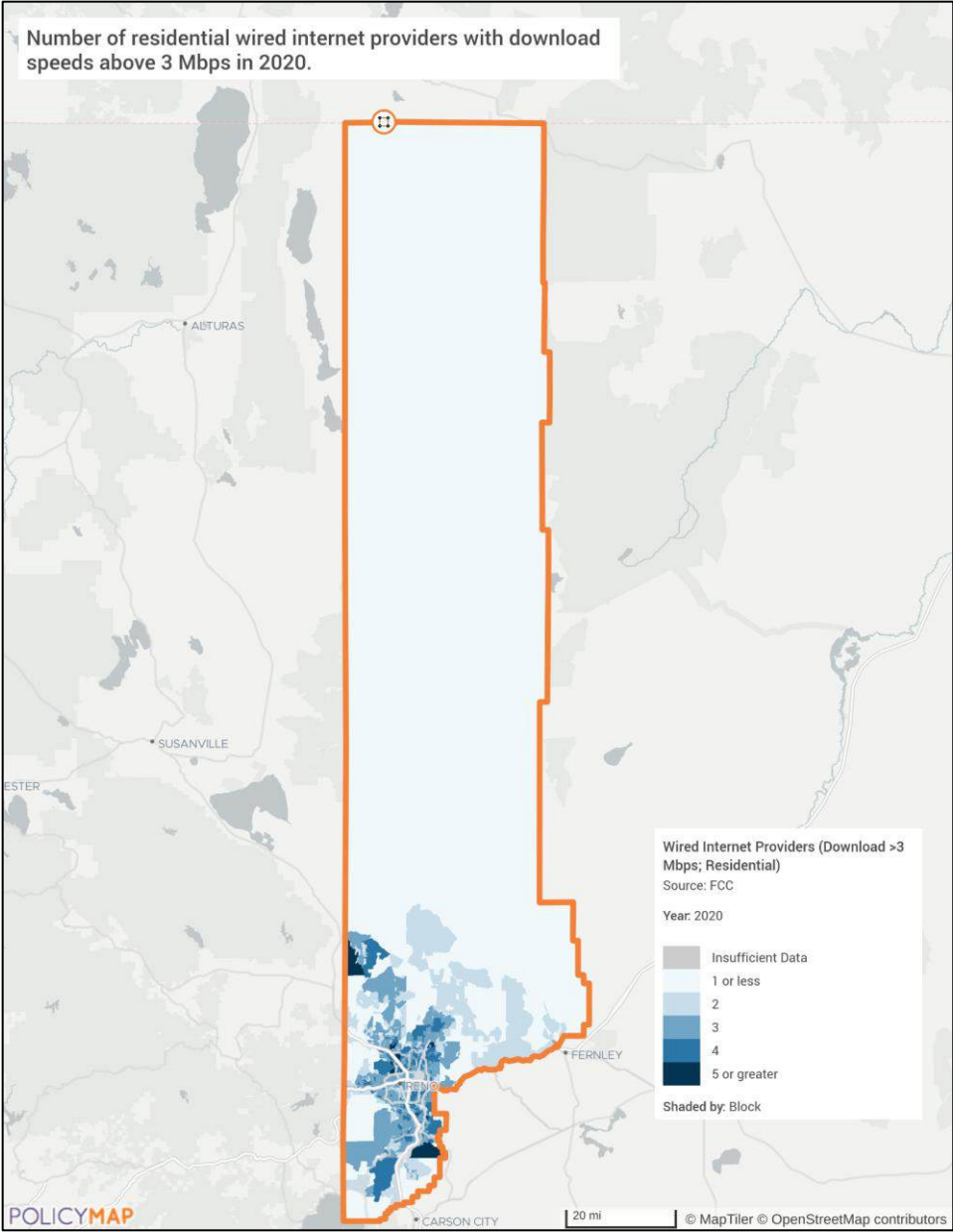
See map below: High Speed Internet Providers



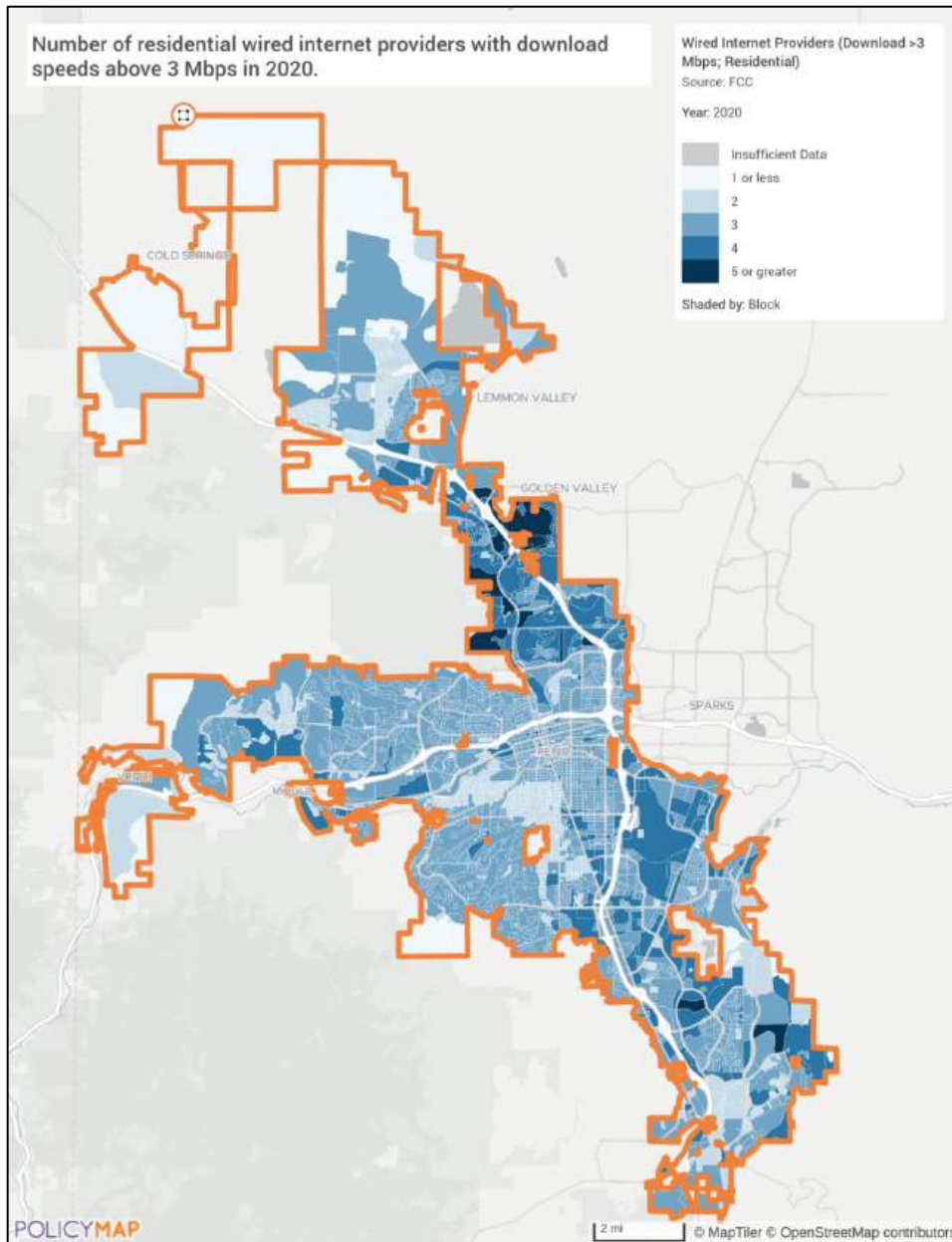
**Broadband Access Washoe County**



**Broadband Access City of Reno**



**High Speed Internet Providers Washoe County**



### High Speed Internet Providers City of Reno

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

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

Reno has historically faced a wide range of natural hazards, including flooding, wildfires, earthquakes, drought, severe winter storms, windstorms, and extreme heat, as outlined in the draft [2025 Washoe County Regional Hazard Mitigation Plan](#) (WCRHMP). According to the WCRHMP, Reno has also experienced one of the fastest rates of warming in the United States over the past 20 years. The *Climate Change in Nevada* report, developed as part of Nevada's State Climate Initiative, underscores the state's heightened vulnerability to climate change impacts, particularly extreme heat events, with statewide warming projections ranging from 4°F to 6°F in the coming decades.

The WCRHMP identifies climate change as a critical driver of natural hazards, exacerbating drought, wildfires, flooding, and extreme heat. For example, the reliability of the Sierra Nevada snowpack is diminishing due to rising temperatures, resulting in earlier snowmelt and creating water supply challenges. Wildfires are becoming more frequent and severe, with longer fire seasons and heightened risks for communities near wildland-urban interfaces. Additionally, extreme precipitation events, such as rain-on-snow incidents, are increasing the likelihood of flooding along the Truckee River and other waterways. Heatwaves are expected to become more frequent and intense, posing significant public health risks for vulnerable populations and placing greater strain on infrastructure.

At the County level, according to the FEMA National Risk Index, the County is particularly susceptible to hazards such as earthquakes, riverine flooding, and wildfires. The WCRHMP highlights that climate change amplifies the likelihood of energy emergencies by driving higher energy demand and intensifying risks to energy infrastructure. Increasing temperatures and more frequent extreme heat events lead to greater energy consumption for cooling, straining power systems and heightening the risk of widespread outages. Extreme weather events, fueled by warming seas and shifting atmospheric conditions, are also becoming more frequent and severe, resulting in greater damage to energy systems from intense windstorms and other climate-related hazards. Furthermore, the number of days exceeding 105°F is projected to rise, with more prolonged and severe heatwaves. Of particular concern is the increase in average overnight low temperatures, which reduces nighttime cooling relief and heightens health risks during heatwaves in northern Nevada.

Beyond physical and infrastructural risks, climate change presents socioeconomic challenges. Rising sea levels and increased storm activity could drive population displacement from coastal areas, potentially leading to an influx of new residents into the area. Such demographic shifts may impact housing affordability, job availability, and the demand for local resources, posing both opportunities and challenges. While these migration patterns remain uncertain, they highlight the need for long-term planning to address emerging demands and maintain community resilience.

Proactive measures are essential for fostering resilience in this evolving climate landscape. The Centers for Disease Control and Prevention (CDC) stresses that climate change, compounded by other

environmental and human-made stressors, exacerbates existing health threats and introduces new challenges. This underscores the importance of integrating evolving climate risks into Reno’s hazard mitigation strategies to safeguard public health, strengthen infrastructure, and ensure long-term sustainability.

Reno has implemented several initiatives to enhance resilience against climate change-related natural hazards. The City's 2019-2025 [Sustainability and Climate Action Plan](#) aims to reduce greenhouse gas emissions by 28% by 2025 and by 40% by 2030 through renewable energy, green building, and climate resilience measures. To address water scarcity, Reno and the Truckee Meadows Water Authority are developing the OneWater Nevada Advanced Purified Water Facility at American Flat. Supported by \$128 million in funding from the U.S. Environmental Protection Agency, this facility will purify, and store reclaimed water in groundwater aquifers, providing a sustainable, drought-proof water source for the region.

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

Low- and moderate-income households, whether renting or owning, are particularly vulnerable to climate change and natural disasters due to limited financial resources. Rising electricity and housing costs can push them into unstable living conditions, increasing the risk of homelessness or substandard housing. The 2024 America’s Rental Housing Study from Harvard’s Joint Center for Housing Studies highlights how escalating insurance premiums and coverage withdrawals in high-risk areas make securing protection against climate-related losses increasingly difficult, while stagnant operating income further limits property owners' ability to invest in climate resilience. The 2021 EPA study on Climate Change and Social Vulnerability reinforces these concerns, revealing that low-income individuals are more likely to live in areas experiencing rising mortality rates from extreme temperatures and face the highest labor hour losses due to weather exposure. Rural communities are especially disadvantaged, often lacking emergency support and resources for climate-related home repairs. As climate threats intensify, strengthening resilience among low- and moderate-income households is essential to ensuring their safety, stability, and long-term well-being.

The WCRHMP identifies vulnerabilities specific to Reno, Nevada, focusing on social and geographic risk factors tied to natural hazards. For instance, disadvantaged census tracts in Reno, identified through the Climate and Economic Justice Screening Tool, highlight areas with higher risks due to housing conditions, climate vulnerabilities, and limited access to resources. Wildfire risks are significant, particularly in the Wildland Urban Interface (WUI), where disadvantaged populations may lack the resources to retrofit homes with fire-resistant materials. The elderly and individuals with respiratory conditions are also disproportionately affected by wildfire smoke, which has contributed to health issues during events like the 2020 COVID-19 pandemic. Flooding is another concern, particularly for residents near the Truckee River, with infrastructure challenges and development in flood-prone areas such as Lemmon Valley and Swan Lake. Extreme heat is an emerging challenge in Reno, which is identified as the fastest-warming city in the U.S. Vulnerable populations—including low-income households, outdoor workers, and the

unhoused—face greater risks from urban heat island effects and lack of access to cooling infrastructure. These vulnerabilities are compounded by economic and land-use pressures, highlighting the need for targeted mitigation strategies and infrastructure improvements.

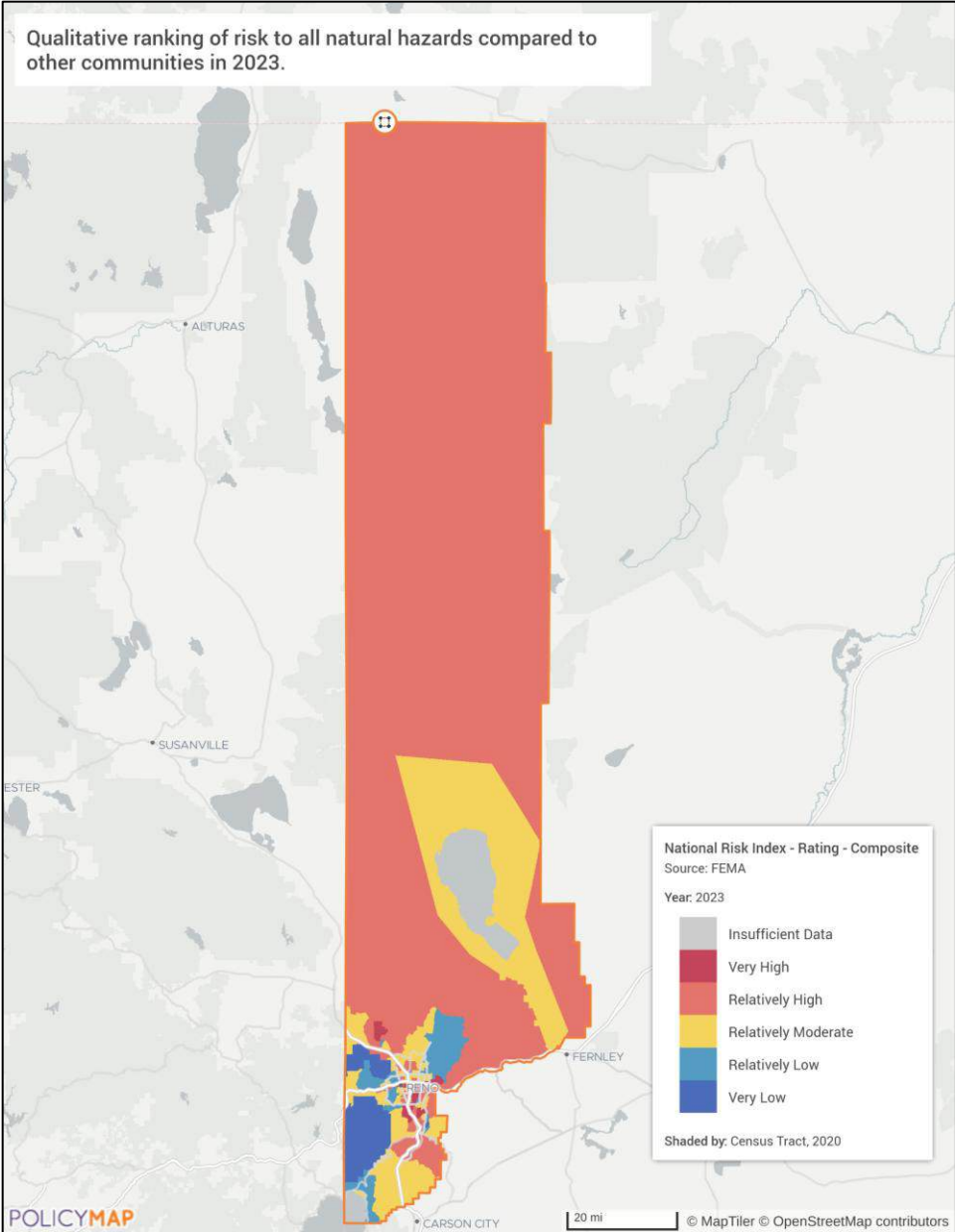
The 2019 [Sustainability and Climate Action Plan](#) for Reno places a strong emphasis on supporting vulnerable populations. Key initiatives include improving access to fresh, healthy foods in areas with limited options, promoting renewable energy and energy efficiency to reduce energy costs, and addressing housing affordability. The plan also recognizes the disproportionate impacts of climate risks, such as heatwaves and wildfires, on low-income residents, seniors, and those with health conditions, and incorporates strategies to enhance resilience and emergency preparedness. Urban forest expansion focuses on underserved neighborhoods to provide shade, reduce heat exposure, and improve air quality. Community engagement is a critical component, ensuring that marginalized voices are included in sustainability efforts. Collectively, these initiatives reflect the city's commitment to reducing disparities and promoting equity and resilience.

For the greater County area, FEMA's National Risk Index identifies the region as having a relatively moderate level of community resilience, indicating that its residents have a moderate ability to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level in Reno, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

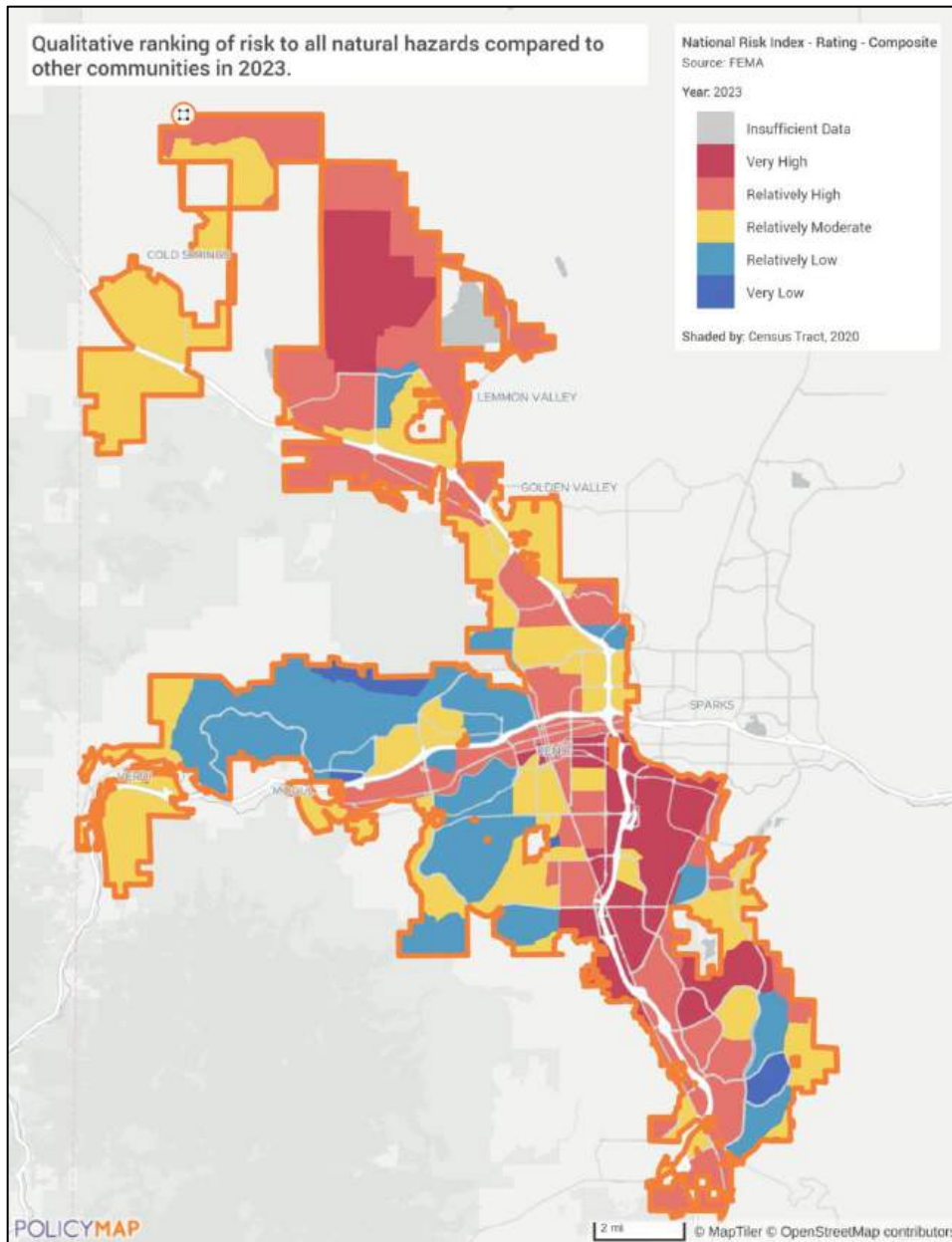
Risk levels throughout Washoe County and City of Reno vary from “very high” to “very low”, reflecting a highly diverse risk profile. Areas with heightened risk may require targeted attention and resources to mitigate specific hazards making them more vulnerable. These two indexes measure risk from different perspectives—FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the city's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention. The city must continue to address these geographic challenges by anticipating, planning, and adapting to the risks associated with climate change and the potential demographic shifts affecting vulnerable communities.

Reno is committed to educating and preparing its community for multi-hazard mitigation through a comprehensive approach. Key resources include the city's Emergency Preparedness website and social media platforms, which provide timely updates and preparedness information. In addition, the Washoe County Emergency Management website offers essential emergency preparedness resources, while the Nevada Voluntary Organizations Active in Disaster (VOAD) enhances community resilience through collaboration and support. As the impacts of climate change continue to grow, sustained investment in these programs is essential to strengthen community preparedness and adapt to emerging challenges.

See map: Risk to All Natural Hazards



**Risk to All Natural Hazards Washoe County**



**Risk to All Natural Hazards City of Reno**

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

This Strategic Plan provides an overview of the goals, activities and intended outcomes for the City of Reno and the Washoe County HOME Consortium Five-year 2025-2029 Consolidated Plan. The plan details how the City and Consortium plans to utilize CDBG, HOME, and ESG funds to achieve HUD's objectives of ensuring a suitable living environment and providing safe, decent, and affordable housing for low- to moderate-income households and special need groups in the area. CDBG and ESG will be utilized within the City of Reno, and HOME funds are available to any eligible households throughout the region.

Through data analysis in the Needs Assessment and Market Analysis and a comprehensive citizen participation process that involved input from the community and stakeholder organizations; the City was able to identify the priority needs that exist in Reno and Washoe County. The goals developed in the Strategic Plan address these needs over the five-year plan period.

Specifically for CDBG, the City of Reno does not allocate funding solely based on geographic requirements. It will consider investments in both low/mod areas and for eligible individuals and households citywide in its five-year plan. Low/mod areas (LMA) are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. Eligible public improvements include neighborhood facilities, community centers or infrastructure like roads and streets. Where these improvements target special need groups, or low/mod clientele (LMC), the City will report these accomplishments by individuals. Direct services to individuals and families are not targeted to areas; however, they must meet income qualifications in order to be eligible.

For ESG, the City will target these funds towards individuals and families that are at-risk of homelessness in Reno. These activities will include homelessness prevention rental assistance and supportive services.

HOME funds Are allocated through the WCHC to support the development and rehabilitation of affordable housing in Reno, Sparks, and Washoe County.

The following are the four (4) priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

### **Priority Need: Expand/Improve Public Infrastructure & Facilities**

1A Improve Public Facilities & Infrastructure

### **Priority Need: Preserve & Develop Affordable Housing**

2A Affordable Housing Opportunities

**Priority Need: Homelessness Prevention**

3A Homelessness Prevention

**Priority Need: Effective Program Management**

4A Effective Program Management

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

### Geographic Area

Table 4 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Area-Wide Low/Mod Eligible
	<b>Area Type:</b>	Other
	<b>Other Target Area Description:</b>	Other
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	Targets are determined depending on which grant and what activities are being administered. For CDBG, the City of Reno designates certain areas within its boundaries as low/mod areas (LMA) if they meet certain criteria. These areas are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. The City also provides direct assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and based on eligibility. The City also targets ESG funds to all individuals and families at-risk of homelessness within the City. For HOME affordable housing activities, the Washoe County HOME Consortium provides assistance to all eligible low- to moderate-income households throughout the Washoe County region.
	<b>Include specific housing and commercial characteristics of this target area.</b>	From 2013 to 2023, Washoe County has seen a gradual growth in housing development; however, a large portion of housing remains old as approximately 31% of owner-occupied housing and 41% of renter-occupied housing units were built before 1980 (Source: 2013-2023 ACS). These housing units will naturally have higher instances of deferred maintenance, deteriorating conditions and a greater risk of lead-based paint hazards.

<p><b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b></p>	<p>The City of Reno and HOME Consortium works with various agencies, organizations, and service providers to gather input and assess local housing and service needs. These needs were identified through discussions with members of the public, local community stakeholders, as well as an online public survey. Furthermore, a public hearing and comment period were conducted to enable citizens to take part in the development of the plan.</p>
<p><b>Identify the needs in this target area.</b></p>	<p>Affordable housing is addressed through the HOME program and administered through the Washoe County HOME Consortium. This need has been identified as one of the highest needs in the region. Activities that will help to address affordable housing are housing rehab programs, and new housing development for the region’s most vulnerable households.</p> <p>CDBG and ESG funds are allocated only to the City of Reno, and benefit low- to moderate-income households living within the City. There is a need to expand and improve public infrastructure as well as improve access to public facilities in Reno. Public infrastructure improvements will improve and revitalize low/mod areas and create access for all residents, including seniors and persons with a disability. Improving access to public facilities is a need as updated neighborhood facilities will help improve the lives of low- and moderate-income households.</p> <p>There is a need for homeless prevention, which is supported by ESG funds. Activities may include homeless prevention rental assistance and wraparound services.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>Investment towards low/mod areas and low- to moderate-income persons will improve the quality of life for citizens in the City of Reno. Investment through the HOME program across Washoe County will create affordable housing opportunities for low- to moderate-income households in the region.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Access to funding is a barrier to improvements in the City of Reno as well as the greater HOME Consortium region.</p>

## General Allocation Priorities

*Describe the basis for allocating investments geographically within the jurisdiction*

The City of Reno and the Washoe County HOME Consortium does not allocate funding based solely on geographic areas. Specifically for the City, most of the funding from the CDBG and ESG programs are available for use in any of the targeted low/mod income neighborhoods or citywide, depending on the specific activities. Improvements to public facilities and infrastructure have a low/moderate income benefit across a wider area, and the distribution of funds is based on need within eligible target areas. ESG funds target those at risk of homelessness citywide. More detailed information about these areas can be found in the MA-50.

Affordable housing activities are funded through the HOME program, which is administered through the HOME Consortium. These funds may target any eligible low- to moderate-income household living within Washoe County.

The City has also identified infrastructure and public facility improvement activities. In which case, the planned activities will serve a low/mod community or neighborhood (LMA). These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%). Public facility improvement activities may also be targeted specifically to special need groups such as the elderly, persons with a disability and the homeless, in which case these accomplishments will be reported by persons served (LMC).

To determine LMI tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

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

### Priority Needs

Table 5 – Priority Needs Summary

1	<b>Priority Need Name</b>	Expand/Improve Public Infrastructure & Facilities
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Area-Wide Low/Mod Eligible
	<b>Associated Goals</b>	1A Improve Public Facilities & Infrastructure
	<b>Description</b>	The City of Reno will expand and improve public infrastructure through revitalization activities in low/mod areas. The City will also improve access to public facilities that will benefit LMI persons and households. Public facility improvements may include parks and recreational facilities, neighborhood facilities and community centers.
	<b>Basis for Relative Priority</b>	Through community input and consultation of local stakeholder organizations the need to Expand/Improve Public Infrastructure & Facilities was identified. Adequate public facilities and infrastructure improvements are essential to addressing the needs of the LMI population, including the homeless, elderly and disabled. The basis for this priority is accessibility and a suitable living environment.
	2	<b>Priority Need Name</b>
<b>Priority Level</b>		High
<b>Population</b>		Extremely Low Low Moderate
<b>Geographic Areas Affected</b>		Area-Wide Low/Mod Eligible

	<b>Associated Goals</b>	2A Affordable Housing Opportunities
	<b>Description</b>	The City of Reno and Washoe County HOME Consortium will work to preserve and develop housing throughout the region. Affordable housing opportunities are funded by the HOME program. These activities may include developing new affordable housing units and housing rehabilitation.
	<b>Basis for Relative Priority</b>	Through community input and consultation of local stakeholder organizations the need to Preserve & Develop Affordable Housing was identified. Through the needs assessment housing cost burden is by far the largest housing problem in the jurisdiction. The basis for this priority is affordable housing.
<b>3</b>	<b>Priority Need Name</b>	Homelessness Prevention
	<b>Priority Level</b>	High
	<b>Population</b>	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Non-housing Community Development
	<b>Geographic Areas Affected</b>	Area-Wide Low/Mod Eligible
	<b>Associated Goals</b>	3A Homelessness Prevention
	<b>Description</b>	The City of Reno will provide funding to address at-risk of homelessness within the City. Funded activities may include homeless prevention rental housing assistance activities and supportive services.

	<b>Basis for Relative Priority</b>	Through community input and consultation of local stakeholder organizations the need for homelessness prevention in Reno was identified. The shortage of affordable housing remains a significant factor contributing to the risk of homelessness among LMI households. According to the 2019-2023 ACS, more than a quarter of homeowners without mortgages (26%) and half of renters (51%) are cost-burdened in the City, which means they spend more than 30% of their income on housing costs. Lower income households are disproportionately affected by this issue, and are some of the most vulnerable and at-risk at becoming homeless. Homeless prevention rental housing assistance aims to address this issue, and provide stable housing as at-risk individuals and families work towards self-sustainability. The basis for this priority is to prevent homelessness in Reno.
4	<b>Priority Need Name</b>	Effective Program Management
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Area-Wide Low/Mod Eligible
	<b>Associated Goals</b>	4A Effective Program Management
	<b>Description</b>	Effective program management will include general administration and planning of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.
	<b>Basis for Relative Priority</b>	There is a need to provide effective program management of HUD grant programs that will ensure compliance with each respective grant and their regulations and that programs meet their established objectives.

## 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)	<p>The Washoe County HOME Consortium funds TBRA activities in the region with State Affordable Housing Trust Funds. TBRA will be provided in response to the needs of LMI and at-risk of homeless households identified below:</p> <ul style="list-style-type: none"> <li>- High rates of housing cost burden and severe housing cost burden in the region as reported in the NA-10, especially for LMI renters.</li> <li>- As reported in the MA-15, the cost of rent has increased tremendously in the past decade. Median contract rent has increased 75% from 2013 to 2023.</li> <li>- The MA-15 also reports that there is a shortage of affordable rental housing units for lower income households.</li> <li>- Fair Market Rents (FMR) are out of reach for the lowest income households. According to the 2019-2023 ACS, the median rent within the region was \$1,373, which exceeds all HOME Rental Limits for efficiency and one-bedroom units, highlighting the affordability challenges faced by small low-income households.</li> <li>- Households at-risk of homelessness have a need for stable housing as they work towards self-sustainability.</li> </ul>
TBRA for Non-Homeless Special Needs	<p>See above. The Washoe County HOME Consortium funds TBRA activities in the region with State Affordable Housing Trust Funds. Non-homeless special needs includes the elderly, persons with a disability and individuals and families that are at-risk of homelessness.</p>
New Unit Production	<p>New Unit Production will be provided in response to the needs identified below:</p> <ul style="list-style-type: none"> <li>- There is a limited supply of affordable housing for LMI households as housing cost burden is the biggest housing problem in the region. An estimated 26.8% of homeowners with a mortgage and 50.5% of renters are cost burdened.</li> <li>- High housing development costs limit the construction of affordable housing.</li> <li>- The median home value has increased 144% from 2013 to 2023, pricing out potential LMI homebuyers.</li> <li>- The cost of rent has increased dramatically in the past decade. Median contract rent has increased 75% from 2013 to 2023.</li> <li>- As reported in the MA-15, there is a shortage of affordable homeowner and rental units for lower income households.</li> </ul>

<b>Affordable Housing Type</b>	<b>Market Characteristics that will influence the use of funds available for housing type</b>
Rehabilitation	<p>Housing Rehabilitation activities will be provided in response to the needs identified below:</p> <ul style="list-style-type: none"> <li>- The housing stock is aging and a significant number of units may be in need of repairs. As reported in the MA, approximately 31% of owner-occupied housing and 41% of renter-occupied housing units were built before 1980 (Source: 2019-2023 ACS). households often reside in older and aging housing units, and without assistance may lack the finances to maintain their homes.</li> <li>- The cost of new construction and/or housing replacement is prohibitive for lower income households.</li> <li>- The condition of older housing units are also likely to require higher maintenance costs. There is a higher risk of lead-based paint hazards for older housing built before 1978.</li> </ul>
Acquisition, including preservation	<p>Acquisition, for the purpose of rehabilitation will be provided in response to the needs identified below:</p> <ul style="list-style-type: none"> <li>- See above on the need for housing rehab.</li> </ul>

**Table 6 – Influence of Market Conditions**

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

### **Introduction**

In PY 2025, the City of Reno and the Washoe County HOME Consortium (WCHC) expect to receive the following entitlement grants:

Community Development Block Grant (CDBG): \$1,988,436

HOME Investment Partnerships Program (HOME): \$1,330,958

Emergency Solutions Grant (ESG): \$176,716

At the time this document was drafted HUD had not yet announced the PY 2025 CDBG, HOME and ESG grant allocations. The allocations of \$1,988,436 for CDBG, \$1,330,958.02 for HOME, and \$176,716 for ESG are only estimates of the anticipated PY 2025 grant allocations based on prior year awards. The City has a contingency provision per HUD notice CDP-25-02 to align final allocations with actual funding. Activity budgets will be proportionally adjusted to match the announced allocation while ensuring compliance with grant regulations. For CDBG, the allocation of funds will be 20% for admin, and 80% for public facilities and infrastructure. For HOME, the allocation of funds will be 10% for admin, 15% reserved for CHDO housing development, and the remaining balance to be allocated to the Non-CHDO Affordable Housing Development project. One hundred percent of the allocation of funds will be used for ESG Homelessness Prevention.

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

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Public Improvements	1,988,436	0	0	1,988,436	7,953,744	PY 2025 is the first year of the 2025-2029 Consolidated Plan. The expected amount available remainder is 4x the annual allocation.
HOME	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab	1,330,958	0	0	1,330,958	5,323,832	The Washoe County HOME Consortium HOME is responsible for the allocation of funds for the HOME program. PY 2025 is the first year of the 2025-2029 Consolidated Plan. The expected amount available remainder is 4x the annual allocation.
ESG	public - federal	Homeless Prevention Rental Assistance Services	176,716	0	0	176,716	706,864	PY 2025 is the first year of the 2025-2029 Consolidated Plan. The expected amount available remainder is 4x the annual allocation.

**Table 7 - 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**

The CDBG program does not require a match, however these Federal funds help to leverage local dollars which may be utilized to fund larger public infrastructure activities. The 25% HOME match requirement is fulfilled by Washoe County's share of Low-Income Housing Trust Funds, which are generated by a state level real estate transfer tax. Trust fund dollars are used in addition to HOME funds for the development and preservation of affordable housing units. ESG has a 1-for-1 dollar match, which the City is responsible for as it directly administers the program. The City now reports details of ESG matching funds in the Sage online reporting system.

The City of Reno and Washoe County HOME Consortium (WCHC) operates a Tenant Based Rental Assistance (TBRA) program providing security deposit and/ or rental assistance throughout the region. The WCHC uses the State's Affordable Housing Trust Fund (AHTF), leveraged by HOME entitlement funds for this TBRA program.

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

The City of Reno's Public Works Department maintains a comprehensive list of city-owned lots. These lots may be used, sold, or traded in the future to help address both the affordable housing and community development needs identified in the plan. In addition, the City is continuously searching for additional properties that may be more conducive to the needs identified in this plan. The required ESG match will be in the form of non-federally funded administrative salaries and other expenses by the agencies utilizing the funding, including trust funds to provide additional rental and housing assistance.

## SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Reno	Government	Homelessness Non-homeless special needs neighborhood improvements public facilities public services	Jurisdiction
Washoe County	Government	Ownership Rental Homelessness	Jurisdiction
City of Sparks	Government	neighborhood improvements public facilities public services	Jurisdiction
Reno Housing Authority	PHA	Public Housing	Jurisdiction
Regional Alliance to end Homelessness	Continuum of care	Homelessness	Region
Northern Nevada Continuum of Care	Continuum of care	Homelessness	Region

**Table 8 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

The City of Reno serves as the lead agency for the Washoe County HOME Consortium (WCHC). This consortium includes Washoe County, the City of Sparks, and the City of Reno, and is established solely for the purpose of receiving and managing HOME funds. Additionally, the City of Reno receives a direct allocation of Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) funds, which are designated exclusively for use within the city.

The City of Reno has a robust system for delivering housing and community development projects. Various city departments oversee the administration of Community Development Block Grant (CDBG) projects. The Public Works Department is responsible for carrying out public facilities and infrastructure activities, while the City of Reno Development Services oversees affordable housing projects. The Housing and Neighborhood Development Department (HAND) administers the overall program. Additionally, Emergency Solutions Grant (ESG) funds are managed by the HAND.

The City of Reno is an active participant in the Northern Nevada Continuum of Care (CoC) and holds a seat on its governing board. The CoC provides essential permanent supportive housing within the community.

The Northern Nevada CoC Leadership Council (NNCLC) serves as the governing board for the CoC and meets monthly. Additionally, the CoC stakeholder group is called the Regional Alliance to End Homelessness (RAH), which also meets monthly.

The City also works closely with the Housing Authority of the City of Reno (RHA), which serves the region by providing affordable rental housing and administering the Housing Choice Voucher and Project Based Voucher assistance programs.

The WCHC is the main funder of affordable housing initiatives funded by Federal grant programs in the region. The WCHC forms funding agreements with private developers and program administrators to address the identified housing needs across Washoe County. Staff members monitor expenditures and development activities during construction and continue to oversee projects annually throughout their affordability period.

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

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

**Table 9 - Homeless Prevention Services Summary**

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

The Housing and Neighborhood Development Department (HAND) of the City of Reno is the main department tasked with implementing the Consolidated Plan and Annual Action Plan. It also coordinates with various other departments and public and private agencies that receive funding. The City partners with several non-profit organizations to offer a range of social services to residents. These organizations have extensive experience in delivering these services and have been active in the community for many years. They are attuned to the needs of community members and continuously adjust their programs to better meet those needs. A priority among these needs is addressing housing instability and homelessness in Reno.

The Washoe County Housing Consortium (WCHC) collaborates with certified Community Housing Development Organizations (CHDOs) to offer financial support for affordable housing initiatives in Reno, Sparks, and Washoe County. Additionally, the WCHC provides financial assistance to private developers with experience in delivering safe, decent, and sanitary housing for low-income residents. The Consortium specifically targets the most vulnerable groups, who are at imminent risk of homelessness.

The Reno Housing Authority (RHA) operates as an independent entity managed by its own Board of Directors. Consequently, the City has no authority over the RHA's general hiring, contracting, and procurement processes. In the past, the RHA has received HOME funds to develop rental properties and construct single-family homes. These partnerships will continue to benefit low- to moderate-income households within the region.

The City of Reno partners with various agencies to deliver essential housing and community development services. This innovative collaboration helps maximize the City's limited financial and human resources. Additionally, staff participate in training and seminars focused on grant fund administration, enhancing their capacity to run programs that meet community needs. The Emergency Solutions Grant (ESG) funds specifically target persons at risk of homelessness in Reno and funds are allocated towards homelessness prevention rental assistance activities.

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

The strength of the service delivery system in the City of Reno and Washoe County Consortium area is rooted in a robust network of nonprofit organizations and service providers. In Reno, a wide range of services is available to support special populations, including the elderly, individuals with disabilities, and those at risk of or experiencing homelessness. Comprehensive services are provided throughout the City for these groups. The care network for individuals experiencing homelessness is coordinated by the Regional Alliance to End Homelessness, which employs a coordinated entry system to connect households with available resources. However, there are times when the demand for these services exceeds the available supply.

The primary gaps in the system stem from a lack of affordable housing, the burden of housing costs, and limited employment opportunities for low-income and homeless individuals. Overall, the most significant gap in the homeless service delivery system is the shortage of resources needed to implement programs and services that address the diverse needs of homeless individuals and special populations. Requests for assistance often surpass the funding available through the City's grant programs.

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

Stakeholders consulted for this Consolidated Plan and Annual Action Plan identified few structural barriers to meeting underserved needs and institutional structure gaps. The City of Reno and Washoe County HOME Consortium will however work to strengthen the already existing partnerships, and over the next five years, expects to strengthen the institutional structure and delivery system by:

- Monitoring to identify program inefficiencies, improve program performance, and ensure compliance with applicable regulations.
- Encouraging collaboration among agencies to eliminate duplicative services and better serve residents, especially low- and moderate-income households and special needs populations.
- Working closely with partners such as the Reno Housing Authority and Regional Alliance to end Homelessness CoC to push larger initiatives of affordable housing and homeless prevention respectively.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Area-Wide Low/Mod Eligible	Expand/Improve Public Infrastructure & Facilities	CDBG: \$7,953,744	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 50,000 Persons Assisted
2	2A Affordable Housing Opportunities	2025	2029	Affordable Housing	Area-Wide Low/Mod Eligible	Preserve & Develop Affordable Housing	HOME: \$5,989,311 CDBG: \$0	Rental units constructed: 135 Household Housing Unit (10 from CHDO) Rental units rehabilitated: 50 Household Housing Unit
3	3A Homelessness Prevention	2025	2029	Homeless	Area-Wide Low/Mod Eligible	Homelessness Prevention	ESG: \$817,312	Homeless Prevention: 500 Persons Assisted
4	4A Effective Program Management	2025	2029	Non-Housing Community Development	Area-Wide Low/Mod Eligible	Effective Program Management	CDBG: \$1,988,436 HOME: \$665,479 ESG: \$66,269	Other: 5

Table 10 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	1A Improve Public Facilities & Infrastructure
	<b>Goal Description</b>	Expand and improve public facilities and infrastructure through development activities in low/mod areas of Reno. Public infrastructure activities may include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. Public facilities improvements may include those to neighborhood facilities, community centers and parks and recreation facilities. Public facilities may also be improved to better serve the special needs population (elderly, persons with a disability, homeless, etc.).
<b>2</b>	<b>Goal Name</b>	2A Affordable Housing Opportunities
	<b>Goal Description</b>	Increase affordable rental housing opportunities for LMI households through rental units constructed and rental units rehabilitated in the region. As required under the HOME program, WCHC will also fund CHDO affordable housing activities across the region for eligible LMI households.
<b>3</b>	<b>Goal Name</b>	3A Homelessness Prevention
	<b>Goal Description</b>	Provide homeless prevention activities such as rental housing assistance, emergency services, and outreach activities in Reno. Assistance may also be provided to support programs that offer wraparound services to homeless prevention activities.
<b>4</b>	<b>Goal Name</b>	4A Effective Program Management
	<b>Goal Description</b>	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives. Effective program management will include general administration and planning of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting.

**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)**

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

Rental units constructed (WCHC): 135 Household Housing Unit (10 from CHDO)

Rental units rehabilitated (WCHC): 50 Household Housing Unit

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

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

The Reno Housing Authority (RHA) plays a vital role in providing affordable rental housing and administering assistance programs such as the Housing Choice Voucher and Project-Based Voucher programs. RHA owns and operates over 750 public housing units, with more than 400 of these designated for seniors and individuals with disabilities. As of 2024, RHA is assisting 2,094 households through Housing Choice Vouchers, which includes 524 households with children and 1,564 that consist of elderly or disabled individuals.

RHA has successfully maintained and improved its public housing units through the Capital Fund Program. Additionally, RHA offers a variety of multi-family housing units and manages over 160 scattered-site single-family homes. Recognized as a model housing authority, RHA has earned “high performer” status from HUD. Inspections by HUD of RHA’s eight public housing properties consistently yield high performance scores.

Currently, there is no immediate need to increase the number of accessible units. However, RHA remains committed to enhancing accessibility whenever the opportunity arises to modify a unit in a cost-effective way that does not negatively impact residents.

### **Activities to Increase Resident Involvements**

RHA has a long history of providing self-sufficiency services to clients. Recently, the organization has renamed and restructured the Family Self-Sufficiency Program into the Workforce Development Program. RHA supports participants by offering workshops and training to help them achieve their goals, which may include employment, self-sufficiency, and, in some cases, homeownership. RHA staff work closely with the entire family, including the youth.

The City of Reno collaborates actively with RHA to explore additional opportunities for affordable housing development. RHA promotes ongoing resident activities, including year-round youth programs at family sites and regular Resident Council meetings at all public housing locations. During these Resident Council meetings, RHA solicits input from residents about improvements within their complex and future resident activities. Additionally, resident service contracts are executed with residents to help maintain certain aspects of their living environment.

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

The RHA is one of 39 housing authorities nationwide involved in the U.S. Department of Housing and Urban Development's (HUD) Moving to Work (MTW) program. MTW enables agencies to propose and test innovative, locally designed strategies for administering housing programs and promoting self-

sufficiency. By utilizing the flexibility offered by MTW, the RHA develops and implements alternatives to certain federal regulations, which are detailed in a formal agreement with HUD.

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

No

**Plan to remove the ‘troubled’ designation**

N/A. The RHA is not designated as troubled.

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

### **Barriers to Affordable Housing**

Several public policies at the local, regional, and state levels have inadvertently hindered the development of affordable housing and residential investments within the region, encompassing Reno, Sparks, and Washoe County.

**Zoning and Land Use Regulations:** Restrictive zoning laws and land use policies have limited the availability of land for affordable housing projects. These regulations often favor single-family homes over multi-family units, reducing the potential for higher-density affordable housing developments. Such constraints can increase development costs and limit the feasibility of affordable housing initiatives.

**Lengthy Approval Processes:** Protracted permitting and approval procedures can delay housing projects, escalating costs and deterring developers from pursuing affordable housing ventures. The extended timelines associated with obtaining necessary approvals can make affordable housing projects less attractive compared to market-rate developments.

**Limited Financial Incentives:** Insufficient financial incentives, such as tax credits or subsidies, at the state and local levels can discourage investment in affordable housing. Without adequate support, developers may find it financially unviable to undertake projects aimed at low- to moderate-income households.

**Community Opposition (NIMBYism):** Local opposition to affordable housing projects, often referred to as "Not In My Backyard" (NIMBYism), can impede development. Community resistance can lead to political pressure on local officials, resulting in the rejection or downscaling of proposed affordable housing developments.

**Rising Construction Costs:** Increasing costs of construction materials and labor, coupled with limited state intervention to control these expenses, have made affordable housing projects less economically feasible. The lack of policies to mitigate these rising costs further exacerbates the challenge of developing affordable housing.

Addressing these policy-related challenges requires comprehensive reforms at various government levels to create a more conducive environment for affordable housing development within the region.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Reno conducted a review and found that the zoning codes and land use regulations in the jurisdictions do not pose significant barriers to housing affordability or housing choice. The review revealed only minor recommendations for improvement. Overall, zoning and land use regulations could be amended to eliminate the remaining barriers. To address negative policies affecting residential investment returns, the City of Reno will take specific steps, including securing water availability and funding to extend public transit. These two issues were identified as high priorities that need to be addressed. In many areas with high opportunity and potential for growth, densities are restricted due to concerns about water availability, municipal services, and fiscal constraints.

In Reno, the City will ensure that planned unit development regulations do not specifically exclude group homes. While CDBG funds have traditionally been allocated for public facilities and infrastructure improvements, the City will also consider affordable housing activities over the next five years of the plan.

## **SP-60 Homelessness Strategy – 91.215(d)**

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

The City of Reno actively participates in the Northern Nevada Continuum of Care (CoC) and holds a seat on the CoC governing board. This Continuum of Care is dedicated to providing essential permanent supportive housing in the community. The Northern Nevada CoC Leadership Council (NNCLC) serves as the governing board for the CoC and meets monthly. The stakeholder group for the CoC is called the Regional Alliance to End Homelessness (RAH), which also meets monthly. The meetings of the NNCLC, RAH, public forums, and strategic planning activities are all focused on raising awareness of homelessness and promoting housing-first strategies among service providers. As a result, chronic homelessness has been included in the Washoe County Human Services Strategic Plan as well as in the priorities and assessment reports for the Fund for a Healthy Nevada and the State of Nevada Grants Management Unit. Additionally, the City supports regional street outreach efforts and has its own internal program, called Clean and Safe. This outreach team works to engage individuals experiencing unsheltered homelessness, helping them access housing and other necessary services.

The City Manager's Office has developed a program called City Walks, which aims to engage with our community, identify issues, and provide solutions. The Housing and Neighborhood Development Department plays a key role in reaching out to our unsheltered population by offering resources, housing options, and referrals to social services and programs. To enhance support for individuals with higher needs transitioning out of homelessness, the Department has added a Housing Coordinator. Additionally, individuals and families are provided with transportation to the Cares Campus, Our Place, or other nonprofit organizations. Some households have also received assistance in applying for affordable housing, naturally occurring affordable housing, or subsidized housing.

### **Addressing the emergency and transitional housing needs of homeless persons**

The City is implementing processes to support transitions to permanent housing and to prevent individuals from returning to street homelessness. One of the key strategies is to find solutions that increase the income of chronically homeless individuals, aiding their transition to permanent housing and independent living. To achieve this goal, members of the NNCLC have evaluated the admission and discharge policies of existing programs to identify barriers that prevent chronically homeless participants from staying in these programs. Continued efforts will focus on fully implementing the SOAR (SSI/SSDI Outreach, Access, and Recovery) program, which will enhance workers' ability to assist eligible clients in accessing Social Security Disability, SNAP, and Medicaid.

**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.**

NNCLC members have evaluated the admission and discharge policies of existing programs for chronically homeless individuals, homeless persons and their families, veterans, and unaccompanied youth. Ongoing efforts will focus on implementing the SOAR (SSI/SSDI Outreach, Access, and Recovery) program effectively, enhancing the capacity of workers to assist eligible clients in accessing a variety of benefits, and helping individuals and families avoid homelessness in the future.

Each week, several proactive outreach activities are conducted for individuals living on the street through the Mobile Outreach Safety Team (MOST Team), a local collaboration between mental health agencies and law enforcement, along with the Veterans Administration Health Care for Homeless Veterans program. During these outreach efforts, individuals will be connected to the most suitable resources based on their unique needs. All outreach activities will offer resources that can provide immediate direct services or referrals to appropriate support. For example, transportation will be provided to help individuals access medical care, shelter, food, clothing, Washoe County Social Services, and other mainstream resources. If an identified need cannot be addressed immediately, case management and follow-up will be arranged to ensure that the individual receives the necessary services in a timely manner.

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

City of Reno staff actively engage with various community groups, including the Northern Nevada Continuum of Care (CoC) and the Regional Alliance to End Homelessness (RAH), as well as other human services collaboratives. City staff serve as co-chairs for the CoC's Landlord and Tenancy Support Working Group, which was established following the identification of a need in the CoC's annual strategic plan. Throughout the year, staff participate in multiple initiatives aimed at addressing the specific needs of distinct populations, such as the Access Advisory, the Nevada Committee on Aging, and the Senior Citizen Advisory Committees. This involvement is ongoing and not limited to the development of the action plan. It enables staff to assess the continuous needs of specific target populations within the community.

The CoC operates a Coordinated Entry System aimed at connecting individuals and families in urgent need of housing solutions through a unified process involving various community partners. Member agencies and service providers within the CoC are responsible for implementing Coordinated Entry in their

programs to ensure that homeless individuals and families in Northern Nevada have equitable access to housing and services.

To address homelessness in the long term, the primary strategy for the region is to increase the construction of affordable housing units using HOME and CDBG assistance. However, the City of Reno is actively pursuing additional solutions to enhance this effort in collaboration with the Reno Housing Authority and the Washoe County HOME Consortium.

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

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

The City of Reno and WCHC recognize the ongoing potential risks and are committed to ensuring that all housing projects funded with CDBG and HOME funds comply with the updated federal guidelines for notification and abatement requirements. WCHC's requests for proposals require developers to sign Lead-Based Paint (LBP) Certifications and Assurances. Additionally, renovation firms must be certified under the EPA's Renovation, Repair, and Painting Rule and trained in lead-safe work practices.

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

A significant number of housing units in Washoe County were built before 1980, increasing the risk of lead-based paint hazards for residents living in the area. According to the 2019-2023 ACS, 31% of owner-occupied housing and 41% of renter-occupied housing were built before 1980 – over 68,000 total housing units in the County.

According to the Centers for Disease Control and Prevention, children under the age of 6 are at greatest risk for health problems caused by lead exposure. Exposure to lead can seriously harm a child's health and cause well-documented health effects, including damage to the brain and nervous system, slowed growth and development, learning and behavior problems, and hearing and speech problems. If any child under the age of 6 tests for lead poisoning, the City and/or WCHC will refer the family immediately to the local health department.

Lead-based paint risks will be managed through rehabilitation and preservation efforts. These initiatives focus on some of the oldest homes in the County, which are often in poor condition and present a high risk of lead-based paint hazards. When lead-based paint hazards are identified in these older homes, the programs will directly address the issue.

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

The City of Reno, as the lead agency in the Washoe County HOME Consortium, conducts annual inspections of all projects funded by HOME. It requires new applications for HOME funding to comply with current lead-based paint (LBP) and asbestos regulations. The city informs all contractors about their responsibilities regarding LBP on all projects, and compliance is enforced by the Contractors' Board.

Monitoring efforts include verifying that lead information pamphlets are provided to households in rehabilitation projects involving properties built prior to 1978. Developers and contractors are reminded of the necessary lead safety practices and will be informed of any new requirements, such as the EPA Lead Certification requirement.

WCHC has developed Residential Rehabilitation Standards (RRS) that provide guidance for assessing and abating lead-based paint (LBP). The RRS states that any structure built before 1978 must undergo a visual inspection for lead-based paint. Housing units receiving \$5,000 or more in federal funding are required to

have a comprehensive lead assessment conducted. Any work that may disturb lead-based paint must be performed by workers who are qualified by the State of Nevada and must follow Lead Safe Work Practices.

All relevant federal regulations, specifically those issued by the U.S. Department of Housing and Urban Development, identified as 24 CFR, Part 35, "Lead-Based Paint Poisoning Prevention in Certain Residential Structures," effective as of September 15, 2000, must be adhered to. The Rehab Specialist is required to inform occupants of the hazards associated with lead-based paint using the federal government pamphlet titled "Renovate Right." Testing and risk assessment shall be carried out as necessary, and full disclosure of lead-paint testing results must be provided to the occupant.

Interim controls and/or abatement processes will be executed in compliance with applicable federal regulations. Every precaution will be taken to ensure the safety of both workers and occupants during these interim control or abatement activities. To mitigate the risk of lead paint poisoning and protect health and safety, all original windows in homes built before 1978 must be replaced with windows that meet ENERGY STAR® standards.

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

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

The activities in this plan work directly to reduce poverty and alleviate homelessness in the City of Reno. CDBG public improvements are aimed at improving accessibility and quality of life for residents. The City's primary emphasis locally in regard to anti-poverty strategies is to first provide access for lower income individuals and families to reach a range of support services that will assist them in meeting their basic living needs.

HOME funded affordable housing development and preservation programs will create and maintain living conditions that help LMI households avoid homelessness. ESG funds will fund homeless prevention activities and homeless services. These programs are designed to help them attain economic sustainability.

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

The City works closely with a variety of nonprofit service providers who provide assistance for homeless clients and other households with low- and extremely-low incomes with the purpose of providing for basic needs and assisting them in improving self-sufficiency. These providers may also offer programs that help locate and secure affordable housing to alleviate housing instability.

During the five-year Consolidated Plan period, the City will select projects for funding that are designed to reduce the number of persons in poverty. The City will also collaborate with the WCHC, other City departments, nonprofit service providers and local organizations that operate programs that similarly have a goal of reducing the poverty level in Reno and the region. Actions that the City may implement include:

- Target federal resources to low/mod block group tracts which are likely have high poverty rates;
- Expand and improve public facilities and infrastructure in low/mod areas in Reno;
- Fund housing rehab activities for LMI households throughout the region;
- Expand and preserve the affordable rental housing stock throughout the region;
- Provide homeless prevention for individuals and families at risk of homelessness in Reno.

## **SP-80 Monitoring – 91.230**

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

The Housing and Neighborhood Development Department (HAND) at the City of Reno provides overall assurance that the Consolidated Plan grant programs implemented through the City of Reno are being carried out as required. Each department that manages grant-funded programming is responsible for monitoring their respective program activity for compliance with City, OMB, and HUD program standards. The City's Finance Department monitors these activities in cooperation with the HAND Department in implementing all Consolidated Plan programming.

Programmatic, regulatory, and contract compliance is achieved through the City's grant administration and finance departments. Structured reviews are conducted on-site to ensure consistency with the contract, for determining the adequacy of program performance, and to ensure that reported information is accurate. The HAND office uses a monitoring checklist which includes standard HUD monitoring guidelines; the Finance department monitors compliance using a checklist specific to minimum standards determined by the City, State, and Federal government. If potential issues of non-compliance are identified, a corrective action is implemented to prevent continuance of a violation and to mitigate adverse effects of violation.

To procure contracts for construction projects, the City of Reno actively encourages participation from minority businesses; however, no preferential treatment is given.

The comprehensive planning requirements include the community planning and development process outlined in the 5-Year Consolidated Plan (ConPlan), subsequent Annual Action Plans (AAPs), and the Consolidated Annual Performance and Evaluation Reports (CAPERs) as mandated by 24 CFR 91 Subparts A, C, and F. Citizen participation is a crucial aspect of the consolidated plan process. The City is committed to adhering to its HUD-approved Citizen Participation Plan (CPP), which guides staff in gathering community input. This input is an essential element in identifying the priority housing and community development needs within the City.

## Expected Resources

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

#### Introduction

In PY 2025, the City of Reno and the Washoe County HOME Consortium (WCHC) expect to receive the following entitlement grants:

Community Development Block Grant (CDBG): \$1,988,436

HOME Investment Partnerships Program (HOME): \$1,330,958

Emergency Solutions Grant (ESG): \$176,716

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

#### Contingency Provision for PY 2025 CDBG, HOME, and ESG Allocations

At the time this document was drafted HUD had not yet announced the PY 2025 CDBG, HOME and ESG grant allocations. The allocations of \$1,988,436 for CDBG, \$1,330,958.02 for HOME, and \$176,716 for ESG are only estimates of the anticipated PY 2025 grant allocations based on prior year awards. The City has a contingency provision per HUD notice CDP-25-02 to align final allocations with actual funding. Activity budgets will be proportionally adjusted to match the announced allocation while ensuring compliance with grant regulations. For CDBG, the allocation of funds will be 20% for admin, and 80% for public facilities and infrastructure. For HOME, the allocation of funds will be 10% for admin, 15% reserved for CHDO housing development, and the remaining balance to be allocated to the Non-CHDO Affordable Housing Development project. One hundred percent of the allocation of funds will be used for ESG Homelessness Prevention.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Public Improvements	1,988,436	0	0	1,988,436	7,953,744	PY 2025 is the first year of the 2025-2029 Consolidated Plan. The expected amount available remainder is 4x the annual allocation.
HOME	public - federal	Acquisition Multifamily rental new construction Multifamily rental rehab	1,330,958	0	0	1,330,958	5,323,832	The Washoe County HOME Consortium HOME is responsible for the allocation of funds for the HOME program. PY 2025 is the first year of the 2025-2029 Consolidated Plan. The expected amount available remainder is 4x the annual allocation.
ESG	public - federal	Homeless Prevention Rental Assistance Services	176,716	0	0	176,716	706,864	PY 2025 is the first year of the 2025-2029 Consolidated Plan. The expected amount available remainder is 4x the annual allocation.

**Table 11 - 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**

The CDBG program does not require a match, however these Federal funds help to leverage local dollars which may be utilized to fund larger public infrastructure activities. The 25% HOME match requirement is fulfilled by Washoe County's share of Affordable Housing Trust Funds, which are generated by a state level real estate transfer tax. Trust fund dollars are used in addition to HOME funds for the development and preservation of affordable housing units. ESG has a 1-for-1 dollar match, which the City is responsible for as it directly administers the program. The City now reports details of ESG matching funds in the SAGED HMIS Reporting Repository.

The City of Reno and Washoe County HOME Consortium (WCHC) operates a Tenant Based Rental Assistance (TBRA) program providing security deposit and/ or rental assistance throughout the region. The WCHC uses the State's Affordable Housing Trust Fund (AHTF), leveraged by HOME entitlement funds for this TBRA program.

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

The City of Reno's Public Works Department maintains a comprehensive list of city-owned lots. These lots may be used, sold, or traded in the future to help address both the affordable housing and community development needs identified in the plan. In addition, the City is continuously searching for additional properties that may be more conducive to the needs identified in this plan. The required ESG match will be in the form of non-federally funded administrative salaries and other expenses by the agencies utilizing the funding, including trust funds to provide additional rental and housing assistance.

**Discussion**

N/A

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Public Facilities & Infrastructure	2025	2029	Non-Housing Community Development	Area-Wide Low/Mod Eligible	Expand/Improve Public Infrastructure & Facilities	CDBG: \$1,590,749	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit: 10,000 Persons Assisted
2	2A Affordable Housing Opportunities	2025	2029	Affordable Housing	Area-Wide Low/Mod Eligible	Preserve & Develop Affordable Housing	HOME: \$1,197,862	Rental units constructed: 27 Household Housing Unit (2 from CHDO) Rental units rehabilitated: 10 Household Housing Unit
3	3A Homelessness Prevention	2025	2029	Homeless	Area-Wide Low/Mod Eligible	Homelessness Prevention	ESG: \$163,462	Homeless Prevention: 100 Persons Assisted
4	4A Effective Program Management	2025	2029	Non-Housing Community Development	Area-Wide Low/Mod Eligible	Effective Program Management	CDBG: \$397,687 HOME: \$113,096 ESG: \$13,254	Other: 1

Table 2 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	1A Improve Public Facilities & Infrastructure
	<b>Goal Description</b>	Expand and improve public facilities and infrastructure through development activities in low/mod areas. Public infrastructure activities may include improvements to infrastructure in the jurisdiction such as roadway resurfacing and improvements to curbs and ramps on sidewalks for ADA compliance. Public facilities improvements may include those to neighborhood facilities, community centers and parks and recreation facilities. Public facilities may also be improved to better serve the special needs population (elderly, persons with a disability, homeless, etc.).
3	<b>Goal Name</b>	2A Affordable Housing Opportunities
	<b>Goal Description</b>	Increase affordable rental housing opportunities for LMI households through rental units constructed and rental units rehabilitated. As required under the HOME program, WCHC will also fund CHDO affordable housing activities across the Consortium area for eligible LMI households.
4	<b>Goal Name</b>	3A Homelessness Prevention
	<b>Goal Description</b>	Provide homeless prevention activities such as rental housing assistance, emergency services, and outreach activities. Assistance may also be provided to support programs that offer wraparound services to homeless prevention activities.
5	<b>Goal Name</b>	4A Effective Program Management
	<b>Goal Description</b>	Effective program management of HUD grant programs will ensure compliance with each respective grant and their regulations and that programs meet their established objectives. Effective program management will include general administration and planning of HUD grant programs, monitoring subrecipients, and keeping strict grant-based accounting.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

Projects and activities to be funded using federal HUD funds during PY 2025 are provided below. Resources include CDBG, HOME, and ESG funds.

CDBG will fund public facilities and infrastructure improvements and admin of the program. The CDBG program has a 20% grant cap allowed for administrative costs. CDBG funds will only be utilized within the City limits or Reno. HOME will fund affordable housing development and preservation through the WCHC's housing programs and Community Housing Development Organization (CHDO) development activities as required under grant guidelines. There is a 10% grant cap for administrative activities and 15% of the total grant is reserved for CHDO activities. HOME funds may be used to assist LMI households across the region. ESG will fund homelessness prevention activities. For ESG, there is a 7.5% grant cap for administrative activities. ESG funds are limited for use within the City of Reno.

#### Projects

#	Project Name
1	2025 CDBG Grant Administration (20%)
2	2025 CDBG Public Facilities & Infrastructure (80%)
3	2025 HOME Grant Administration (10%)
4	2025 HOME CHDO Reserve (15%)
5	2025 HOME Non-CHDO Affordable Housing Development
6	2025 ESG Homelessness Prevention

Table 12 - Project Information

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

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

As part of the HUD AAP adoption process the City goes through a progression of steps for identifying the CDBG projects to be included in the AAP. This starts with the solicitation of potential projects from internal departments. These projects are brought forward to the CDBG Sub-Committee then the staff overseeing the CIP Committee for recommendations. The projects are then brought to the City Manager before they go back to the Sub-Committee who make the final recommendation to the Council as a whole. CDBG

primarily funds public facility and infrastructure improvements.

Public facilities and infrastructure improvements have been identified as a need in Reno, specifically in low- and moderate-income areas. Public improvements are addressed through CDBG funds and will only target low/mod areas as identified by HUD LMISD data. For more details on low/mod target areas, see the AP-50.

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

The preservation of existing affordable housing units as well as the development of additional affordable housing remains one of the highest priorities in the region. These needs are addressed by HOME funds as eligible under grant guidelines. Activities include rental housing construction, housing rehab, and CHDO affordable housing development.

Homeless strategies that work to end homelessness in Reno are a priority and this need is addressed through the ESG program. The City will fund programs that help with homeless prevention to help families avoid homelessness, as well as services for persons experiencing homelessness.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	2025 CDBG Grant Administration (20%)
	<b>Target Area</b>	Area-Wide Low/Mod Eligible
	<b>Goals Supported</b>	4A Effective Program Management
	<b>Needs Addressed</b>	Effective Program Management
	<b>Funding</b>	CDBG: \$397,687
	<b>Description</b>	Citywide admin of the CDBG program in PY 2025.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Staff salaries, planning, general admin (21A).
2	<b>Project Name</b>	2025 CDBG Public Facilities & Infrastructure (80%)
	<b>Target Area</b>	Area-Wide Low/Mod Eligible
	<b>Goals Supported</b>	1A Improve Public Facilities & Infrastructure
	<b>Needs Addressed</b>	Expand/Improve Public Infrastructure & Facilities
	<b>Funding</b>	CDBG: \$1,590,749
	<b>Description</b>	The City will work to expand public infrastructure through development activities in low/mod areas of Reno. Activities can include adding ADA compliance for curb ramps and sidewalks and roadway expansion projects. The City will also work to expand and improve access to public facilities through development activities for LMI persons and households and for special needs population (elderly, persons with a disability, victims of domestic abuse, etc.). Public facilities may include neighborhood facilities, community centers and parks and recreation facilities.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities: 10,000 LMI Persons Assisted
	<b>Location Description</b>	Citywide low/mod eligible.
	<b>Planned Activities</b>	Planned activities include neighborhood facilities (03E), streets (03K) and sidewalks (03L).
<b>3</b>	<b>Project Name</b>	2025 HOME Grant Administration (10%)
	<b>Target Area</b>	Area-Wide Low/Mod Eligible
	<b>Goals Supported</b>	4A Effective Program Management
	<b>Needs Addressed</b>	Effective Program Management
	<b>Funding</b>	HOME: \$133,096
	<b>Description</b>	Citywide admin of the HOME program in PY 2025.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Staff salaries, planning and general admin.
<b>4</b>	<b>Project Name</b>	2025 HOME CHDO Reserve (15%)
	<b>Target Area</b>	Area-Wide Low/Mod Eligible
	<b>Goals Supported</b>	2A Affordable Housing Opportunities
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$199,644
	<b>Description</b>	The City will reserve 15% of HOME program funds for CHDO affordable home development projects.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: 2 Household Housing Unit
	<b>Location Description</b>	Citywide, eligible.

	<b>Planned Activities</b>	CHDO affordable housing development activities for LMI households.
<b>5</b>	<b>Project Name</b>	2025 HOME Non-CHDO Affordable Housing Development
	<b>Target Area</b>	Area-Wide Low/Mod Eligible
	<b>Goals Supported</b>	2A Affordable Housing Opportunities
	<b>Needs Addressed</b>	Preserve & Develop Affordable Housing
	<b>Funding</b>	HOME: \$998,219
	<b>Description</b>	The WCHC will work to complete Non-CHDO Development Activities which will include affordable rental development activities.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Rental units constructed: 27 Household Housing Unit Rental units rehabilitated: 10 Household Housing Unit
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Affordable rental development activities.
<b>6</b>	<b>Project Name</b>	2025 ESG Homelessness Prevention
	<b>Target Area</b>	Area-Wide Low/Mod Eligible
	<b>Goals Supported</b>	4A Homelessness Prevention
	<b>Needs Addressed</b>	Homelessness Prevention
	<b>Funding</b>	ESG: \$176,716
	<b>Description</b>	The City will provide for homeless prevention services for individuals and families at-risk of homelessness in Reno.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeless Prevention: 100 Persons Assisted
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Planned activities will go towards: ESG Admin: 7.5% Homeless Prevention activities: 92.5%

## AP-50 Geographic Distribution – 91.220(f)

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

CDBG is targeted according to need, not necessarily geographic location. The City of Reno uses its Capital Improvements Plan (CIP) to develop community development priorities and uses CDBG funding for improvements in HUD-designated low- and moderate-income (LMI) areas. Other considerations are availability and timing of funding, and availability of partners for the implementation of projects. In PY 2025, public facilities projects and other ADA improvements will target residents living in low- and moderate-income areas. ESG funds are targeted towards individuals and families at-risk or experiencing homelessness in the City of Reno. HOME dollars are allocated based on housing needs. HOME funds are used throughout the WCHC Consortium’s geographic area to support development and rehabilitation of affordable housing.

#### Geographic Distribution

Target Area	Percentage of Funds
Area-Wide Low/Mod Eligible	100

Table 13 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City of Reno and the Washoe County HOME Consortium does not allocate funding based solely on geographic areas. Most of the funding from the CDBG and ESG programs are available for use in any of the targeted low/mod income neighborhoods or citywide, depending on the specific activities. Improvements to public facilities and infrastructure have a low/moderate income benefit across a wider area, and the distribution of funds is based on need within eligible target areas. ESG funds target those at risk of homelessness citywide. More detailed information about these areas can be found in the MA-50.

Affordable housing activities are funded through the HOME program, and these funds may target any eligible low- to moderate-income household living within Washoe County.

The City has also identified infrastructure and public facility improvement activities. In which case, the planned activities will serve a low/mod community or neighborhood (LMA). These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Low/Mod Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are low- to moderate-income (or 51%). Public facility improvement activities may also be targeted specifically to special need groups such as the elderly, persons with a disability and the homeless, in which case these accomplishments will be reported by persons served (LMC).

To determine LMI tracts the City utilizes HUD’s CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

### Discussion

### *Low-Income Households Concentration*

A “low-income concentration” is any census tract where the median household income (MHI) for the tract is 80% or less than the median household income for Washoe County. According to the 2019-2023 ACS 5-Year Estimates, the MHI in Washoe County is \$85,600. A tract is considered to have a low-income concentration if the MHI is \$68,480 or less. The majority of low-income tracts are located in Reno and Sparks northwest of Reno-Tahoe International Airport and along the Dwight D. Eisenhower Highway. There is also one tract up north that encompasses Pyramid Lake with a concentration of low-income households (32031940200).

### *Race/Ethnic Minority Concentration*

A “racial or ethnic concentration” is any census tract where a racial or ethnic minority group makes up 10% or more of that group’s countywide percentage. Data was taken from the 2019-2023 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups that make up at least 0.9% of the County’s population were analyzed.

Black, non-Hispanic persons make up 2.3% of the countywide population, and a census tract is considered a concentration if 12.3% of the population is part of this racial group. There are three tracts with a concentration: 32031980000 surrounding Reno-Tahoe International Airport; 32031000106 in downtown Reno; and 32031002611 north of Reno in Lemmon Valley.

Asian, non-Hispanic persons make up approximately 5.4% of the population. A census tract is considered a concentration if 15.4% of the population is part of this racial group. There are several tracts scattered throughout the County with a concentration. These include three tracts located centrally in Reno (32031001503, 32031000104 & 32031000701); two tracts in northwest Reno (32031002407 & 32031002412); and three tracts southeast of the airport (32031002214, 32031002217 & 32031002208).

Native American & Alaskan Native, non-Hispanic persons make up approximately 0.9% of the population. A census tract is considered a concentration if 10.9% of the population is part of this racial group. There are two tracts with a concentration: 32031002107 in near downtown Reno and 32031940200 northwest surrounding Pyramid Lake.

Hispanic persons make up 35.6% of the countywide population, and a census tract is considered a concentration if 35.6% of the population is part of this ethnic group. There majority of tracts are located in and around Reno and Sparks. These include 32031002610, 32031002614, 32031002615, 32031002621, 32031002622, 32031002703 & 32031001704 in the northern area of Reno along Martin Luther King Memorial Highway; 32031001501, 32031001701, 32031001801 & 32031001802 just north of downtown Reno; 32031002107, 32031002211, 32031002212, 32031002204, 32031001018, 32031001019, 32031000201 & 32031000900 just west of the airport; 32031001901, 32031001903, 32031003001, 32031003002, 32031002801 & 32031002802 in Sparks; and 32031002704, 32031002705, 32031002706, 32031002707 north of Sparks. There is also one tract in southwest Washoe County in Incline Village with a concentration (32031003306).

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

Affordable housing development and preservation is one of the highest priorities in the City of Reno and the Washoe County HOME Consortium region. These needs are addressed by CDBG and HOME funded activities as eligible under each grant guideline. Eligible activities vary by grant eligibility requirements, however in general CDBG may fund housing rehab activities, and HOME activities may include new rental housing construction, housing rehab, and CHDO affordable housing development.

The annual goals listed in the AP-20 and in the table below specify the following goals and outcomes for affordable housing assistance for non-homeless populations. The terms for affordable housing are defined in 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership. This section only reports grant program activities under the CDBG and HOME programs.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	37
Special-Needs	0
Total	37

**Table 14 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	27
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	37

**Table 15 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

Rental units constructed: 27 Household Housing Unit (2 from CHDO)

Rental units rehabilitated: 10 Household Housing Unit

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Reno Housing Authority (RHA) plays a vital role in providing affordable rental housing and administering assistance programs such as the Housing Choice Voucher and Project-Based Voucher programs. RHA owns and operates over 750 public housing units, with more than 400 of these designated for seniors and individuals with disabilities. As of 2024, RHA is assisting 2,094 households through Housing Choice Vouchers, which includes 524 households with children and 1,564 that consist of elderly or disabled individuals.

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

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

Currently, the RHA processes interim recertifications whenever a public housing (PH) resident or Housing Choice Voucher (HCV) participant reports an increase or decrease in income or assets, experiences a change in family composition, or when a landlord in the HCV program requests a rent increase or decrease. This process can lead to an excessive number of interim reviews each year. To improve efficiency and encourage PH residents and HCV participants to increase their household income without negatively impacting their rent, RHA proposes to implement a new policy. After this policy is in place, PH residents and HCV participants will no longer be required to report increases in household income until their next annual recertification.

Additionally, RHA has expanded the Landlord Incentive Program. Landlords will now receive a \$500 release bonus and a \$1,000 referral bonus. Specifically, current HCV landlords who sign a Housing Assistance Payment (HAP) contract to lease the same unit to another HCV participant will automatically receive the \$500 re-lease bonus. Moreover, landlords who refer new landlords to the HCV program will be eligible for the automatic referral bonus. Only new landlords who have never leased an RHA HCV are eligible to qualify for the referral bonus.

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

RHA has a long history of providing self-sufficiency services to clients. Recently, the organization has renamed and restructured the Family Self-Sufficiency Program into the Workforce Development Program. RHA supports participants by offering workshops and training to help them achieve their goals, which may include employment, self-sufficiency, and, in some cases, homeownership. RHA staff work closely with the entire family, including the youth.

The City of Reno collaborates actively with RHA to explore additional opportunities for affordable housing development. RHA promotes ongoing resident activities, including year-round youth programs at family sites and regular Resident Council meetings at all public housing locations. During these Resident Council meetings, RHA solicits input from residents about improvements within their complex and future resident

activities. Additionally, resident service contracts are executed with residents to help maintain certain aspects of their living environment.

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

The RHA is one of 39 housing authorities nationwide involved in the U.S. Department of Housing and Urban Development's (HUD) Moving to Work (MTW) program. MTW enables agencies to propose and test innovative, locally designed strategies for administering housing programs and promoting self-sufficiency. By utilizing the flexibility offered by MTW, the RHA develops and implements alternatives to certain federal regulations, which are detailed in a formal agreement with HUD.

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

N/A. The RHA is not designated as troubled.

**Discussion**

N/A

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

### **Introduction**

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

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

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

The City of Reno actively participates in the Northern Nevada Continuum of Care (CoC) and holds a seat on the CoC governing board. This Continuum of Care is dedicated to providing essential permanent supportive housing in the community. The Northern Nevada CoC Leadership Council (NNCLC) serves as the governing board for the CoC and meets monthly. The stakeholder group for the CoC is called the Regional Alliance to End Homelessness (RAH), which also meets monthly. The meetings of the NNCLC, RAH, public forums, and strategic planning activities are all focused on raising awareness of homelessness and promoting housing-first strategies among service providers. As a result, chronic homelessness has been included in the Washoe County Human Services Strategic Plan as well as in the priorities and assessment reports for the Fund for a Healthy Nevada and the State of Nevada Grants Management Unit. Additionally, the City supports regional street outreach efforts and has its own internal program, called Clean and Safe. This outreach team works to engage individuals experiencing unsheltered homelessness, helping them access housing and other necessary services.

The City Manager's Office has developed a program called City Walks, which aims to engage with our community, identify issues, and provide solutions. The Housing and Neighborhood Development Department plays a key role in reaching out to our unsheltered population by offering resources, housing options, and referrals to social services and programs. To enhance support for individuals with higher needs transitioning out of homelessness, the Department has added a Housing Coordinator. Additionally, individuals and families are provided with transportation to the Cares Campus, Our Place, or other nonprofit organizations. Some households have also received assistance in applying for affordable housing, naturally occurring affordable housing, or subsidized housing.

#### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City is implementing processes to support transitions to permanent housing and to prevent individuals from returning to street homelessness. One of the key strategies is to find solutions that increase the income of chronically homeless individuals, aiding their transition to permanent housing and independent living. To achieve this goal, members of the NNCLC have evaluated the admission and discharge policies of existing programs to identify barriers that prevent chronically homeless participants from staying in these programs. Continued efforts will focus on fully implementing the SOAR (SSI/SSDI Outreach, Access, and Recovery) program, which will enhance workers' ability to assist eligible clients in accessing Social Security Disability, SNAP, and Medicaid.

#### **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**

NNCLC members have evaluated the admission and discharge policies of existing programs for chronically homeless individuals, homeless persons and their families, veterans, and unaccompanied youth. Ongoing efforts will focus on implementing the SOAR (SSI/SSDI Outreach, Access, and Recovery) program effectively, enhancing the capacity of workers to assist eligible clients in accessing a variety of benefits, and helping individuals and families avoid homelessness in the future.

Each week, several proactive outreach activities are conducted for individuals living on the street through the Mobile Outreach Safety Team (MOST Team), a local collaboration between mental health agencies and law enforcement, along with the Veterans Administration Health Care for Homeless Veterans program. During these outreach efforts, individuals will be connected to the most suitable resources based on their unique needs. All outreach activities will offer resources that can provide immediate direct services or referrals to appropriate support. For example, transportation will be provided to help individuals access medical care, shelter, food, clothing, Washoe County Social Services, and other mainstream resources. If an identified need cannot be addressed immediately, case management and follow-up will be arranged to ensure that the individual receives the necessary services in a timely manner.

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

City of Reno staff actively engage with various community groups, including the Northern Nevada Continuum of Care (CoC) and the Regional Alliance to End Homelessness (RAH), as well as other human services collaboratives. City staff serve as co-chairs for the CoC's Landlord and Tenancy Support Working Group, which was established following the identification of a need in the CoC's annual strategic plan. Throughout the year, staff participate in multiple initiatives aimed at addressing the specific needs of distinct populations, such as the Access Advisory, the Nevada Committee on Aging, and the Senior Citizen Advisory Committees. This involvement is ongoing and not limited to the development of the action plan. It enables staff to assess the continuous needs of specific target populations within the community.

The CoC operates a Coordinated Entry System aimed at connecting individuals and families in urgent need of housing solutions through a unified process involving various community partners. Member agencies and service providers within the CoC are responsible for implementing Coordinated Entry in their programs to ensure that homeless individuals and families in Northern Nevada have equitable access to housing and services.

To address homelessness in the long term, the primary strategy for the region is to increase the construction of affordable housing units using HOME and CDBG assistance. However, the City of Reno is actively pursuing additional solutions to enhance this effort. The City has established the Mayor's

Affordable Housing Taskforce, which includes representatives from non-profits, the private sector, and government agencies. As a result of this taskforce, the City is committed to utilizing land to partner with a developer for the construction of a housing project aimed at extremely low-income residents.

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

### **Introduction:**

Several public policies at the local, regional, and state levels have inadvertently hindered the development of affordable housing and residential investments within the region encompassing Reno, Sparks, and Washoe County.

**Zoning and Land Use Regulations:** Restrictive zoning laws and land use policies have limited the availability of land for affordable housing projects. These regulations often favor single-family homes over multi-family units, reducing the potential for higher-density affordable housing developments. Such constraints can increase development costs and limit the feasibility of affordable housing initiatives.

**Lengthy Approval Processes:** Protracted permitting and approval procedures can delay housing projects, escalating costs and deterring developers from pursuing affordable housing ventures. The extended timelines associated with obtaining necessary approvals can make affordable housing projects less attractive compared to market-rate developments.

**Limited Financial Incentives:** Insufficient financial incentives, such as tax credits or subsidies, at the state and local levels can discourage investment in affordable housing. Without adequate support, developers may find it financially unviable to undertake projects aimed at low- to moderate-income households.

**Community Opposition (NIMBYism):** Local opposition to affordable housing projects, often referred to as "Not In My Backyard" (NIMBYism), can impede development. Community resistance can lead to political pressure on local officials, resulting in the rejection or downscaling of proposed affordable housing developments.

**Rising Construction Costs:** Increasing costs of construction materials and labor, coupled with limited state intervention to control these expenses, have made affordable housing projects less economically feasible. The lack of policies to mitigate these rising costs further exacerbates the challenge of developing affordable housing.

Addressing these policy-related challenges requires comprehensive reforms at various government levels to create a more conducive environment for affordable housing development within the region.

### **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**

The City of Reno conducted a review and found that the zoning codes and land use regulations in the jurisdictions do not pose significant barriers to housing affordability or housing choice. The review revealed only minor recommendations for improvement. Overall, zoning and land use regulations could

be amended to eliminate the remaining barriers. To address negative policies affecting residential investment returns, the City of Reno will take specific steps, including securing water availability and funding to extend public transit. These two issues were identified as high priorities that need to be addressed. In many areas with high opportunity and potential for growth, densities are restricted due to concerns about water availability, municipal services, and fiscal constraints.

In Reno, the City will ensure that planned unit development regulations do not specifically exclude group homes. While CDBG funds have traditionally been allocated for public facilities and infrastructure improvements, the City will also consider affordable housing activities over the next five years of the plan.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

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

### **Actions planned to address obstacles to meeting underserved needs**

The City of Reno will maintain its leadership role in coordinating housing and other development provisions for the region, particularly in efforts to mitigate homelessness. The City will proactively seek out and apply for additional public and private resources to support underserved residents. City leaders have been, and will continue to be, engaged with the private sector to enhance their understanding of the region's most pressing needs and to explore innovative public-private partnerships to address these challenges.

Additionally, staff will hold office hours to assist homeless and at-risk households with housing applications. They will also work closely with RAH, expand client resources, and educate City leaders about the housing and community development needs in the area. Collaboration with non-profit service providers, especially Washoe County Social Services, will remain a priority in identifying and addressing underserved needs.

### **Actions planned to foster and maintain affordable housing**

Projects that promote the creation and preservation of affordable housing will be prioritized. In PY 2025, HOME funds will be allocated to support the preservation and development of affordable housing throughout the region. The City's rental and deposit assistance programs also play a role in this effort. The Reno Mayor's initiatives focused on downtown revitalization, affordable housing, and addressing chronic homelessness are essential components in the effort to establish and sustain affordable housing. Additionally, the City collaborates with the Nevada Housing Division to identify housing needs, trends, and strategies for establishing and prioritizing affordable housing opportunities.

### **Actions planned to reduce lead-based paint hazards**

A significant number of housing units in Washoe County were built before 1980, increasing the risk of lead-based paint hazards for residents living in the area. According to the 2019-2023 ACS, 31% of owner-occupied housing and 41% of renter-occupied housing were built before 1980 – over 68,000 total housing units in the County.

The City of Reno, as the lead agency in the Washoe County HOME Consortium, conducts annual inspections of all projects funded by HOME. It requires new applications for HOME funding to comply with current lead-based paint (LBP) and asbestos regulations. The City informs all contractors about their responsibilities regarding LBP on all projects, and compliance is enforced by the Contractors' Board. WCHC will require developers requesting funding to sign Lead-Based Paint (LBP) Certifications and Assurances. Additionally, renovation firms must be certified under the Environmental Protection Agency's (EPA) Renovation, Repair, and Painting Rule and trained in lead-safe work practices.

Monitoring efforts include verifying that Lead Hazard information pamphlets are provided to households in rehabilitation projects involving properties built prior to 1978. Developers and contractors are

reminded of the necessary lead safety practices and will be informed of any new requirements, such as the EPA Lead Certification requirement.

### **Actions planned to reduce the number of poverty-level families**

The activities in this plan work directly to reduce poverty and alleviate homelessness in the City of Reno. CDBG public improvements are aimed at improving accessibility and quality of life for residents. The City's primary emphasis locally in regard to anti-poverty strategies is to revitalize low/mod areas with improvements to public facilities and infrastructure as well as homeless prevention activities.

HOME funded affordable housing development and preservation programs will create and maintain healthy and safe living conditions. HOME dollars will be prioritized to housing projects that serve extremely and very low-income households. ESG funds will fund homeless prevention activities and homeless services within the Reno. These programs are designed to help them attain economic sustainability.

The Reno Works Program, designed to help individuals experiencing homelessness return to the workforce and find permanent housing, will continue. Ongoing collaboration with the Northern Nevada CoC will aim to reduce the number of families living in poverty.

### **Actions planned to develop institutional structure**

The City of Reno and Washoe County's HOME Consortium staff will continue to participate in and support the Continuum of Care (CoC). Additionally, the City and the HOME Consortium will provide assistance as needed to the Reno Housing Authority in its activities.

Internally, various City departments will coordinate efforts to allocate funds for city-wide initiatives aimed at addressing housing and community development needs. This includes collaboration with those involved in preparing the annual budget and capital improvement plan, as well as coordination with Public Works for necessary public facility improvements in low- and moderate-income neighborhoods. In 2017, the City revised its approach to CDBG fund allocation, resulting in successful progress towards its goals. Ongoing staff training on the CDBG and HOME programs will remain essential for overall program delivery.

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

Please see above.

## Program Specific Requirements

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

#### Introduction:

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

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(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	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

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

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

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

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

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

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

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

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

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

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

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

**5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).**

N/A. The WCHC does not fund TBRA activities with HOME entitlement funds (EN). The Consortium utilizes the State's AHTF to fund this program. The State AHTF allows the WCHC to target individuals with extremely low- or no income.

**6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).**

N/A. The WCHC does not fund TBRA activities with HOME entitlement funds (EN). The Consortium utilizes the State's AHTF to fund this program. The State AHTF allows the WCHC to target individuals with extremely low- or no income.

**7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

In accordance with 24 CFR 92.253(d)(3), an owner of rental housing assisted with HOME funds must comply with the affirmative marketing requirements established by the Washoe County HOME Consortium, which is the participating jurisdiction (PJ) pursuant to 24 CFR 92.351(a). The owner of the rental housing project must adopt and follow written tenant selection policies and criteria, which include that it may give a preference to a particular segment of the population if permitted in its written agreement with the PJ such as persons with a disability or other special needs. However, at this time there is no limit to eligibility or preference given to any particular segment of the population with rental housing projects funded by the Consortium's HOME program funds. HOME funds must however target low- to moderate-income households.

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

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

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

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

The CoC has been using a coordinated entry system since May of 2016. The system utilizes assessments specialized to address the needs of individuals, families, and youth. The system has a single prioritized waitlist, and the waitlist is managed by a Washoe County staff member who acts as the community matchmaker. When a housing opening is identified, the community matchmaker identifies the client at the top of the waitlist, and connects the individual or family with a housing provider. The community matchmaker hosts bi-monthly meetings with case managers and housing providers throughout the CoC to discuss housing openings, help find clients who may be hard to reach, and to problem solve any issues that may arise. All CoC funded housing projects are required to use our coordinated entry system for their housing referrals. This method allows for us to further implement the community's model of Housing First.

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

N/A

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

The jurisdiction is able to meet the homeless participation requirement.

**5. Describe performance standards for evaluating ESG.**

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

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

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