PY 2025 Consolidated Annual Performance and Evaluation Report (CAPER)

DRAFT

City of Reno
Community Development Department
1 East First Street
P.O. Box 1900
Reno, NV 89505

OMB Control No: 2506-0117 (exp. 09/30/2021)

Table of Contents

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

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

The City of Reno is an entitlement jurisdiction that receives annual allocations of Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Emergency Solutions Grant (ESG) program funds from the US Department of Housing and Urban Development (HUD). These funds enable the City to address HUD's housing and community development objectives, including the development and preservation of affordable housing, improvements to public facilities and infrastructure, economic development, homelessness prevention, public services for low- and moderate-income (LMI) and special needs populations, and the advancement of fair housing. The City serves as the lead entity for the Washoe County HOME Consortium (WCHC), which administers the HOME program regionally. WCHC also receives pass-through HOME funds from the State of Nevada; however, these funds are not included in this CAPER and will be reported in the State's CAPER.

CDBG activities benefited an estimated 15,346 LMI residents through improvements to parks and recreation facilities and public infrastructure such as streets and sidewalks. Of the total estimate benefitting, there were 9,389 persons who benefited from parks and recreation facility improvements at Miguel Ribera Park with new ADA-compliant playgrounds (1383) and the Evelyn Mount North East Community Center with ADA compliant signage (1397). Street and sidewalk improvements benefited an estimated 5,957 LMI persons at the Canyon Creek Pathway Resurfacing project (#1404) and ADA Audible Signals at street crossings in low/mod areas (#1402).

HOME rental construction and rehabilitation activities were open and in development throughout the program year, but only completed projects were reported in the table below. In PY 2025, there were 11 new HOME rental units reported as complete, with 10 of the units leased to LMI households. Completed activities include 5 HOME units developed at Pinyon Apartments (#1354); 3 HOME units development at the Ridge at Sun Valley (#1369) and 3 HOME units development at the Orovada Street Senior Apartments II (#1409). Several activities remain open and remain in development or will be completed next year. These include new rental construction activities at the The Empowerment Center II (#1419) and Arrowleaf on Harvard (#1407) and rental housing rehabilitation activities at Silver Sage Court (#1396) and Hawk View Apartments (#1417).

HOME-ARP activities during PY 2025 included the completion of supportive services with the Community Services Agency (#1388). Supportive services were also funded and continued at the Domestic Violence Resource Center (#1385 & #1420) and the Empowerment Center (#1411). In total, 256 households have benefitted from supportive services since the start of the program. Affordable rental housing projects included Line Drive Apartments (#1399), which was open and in progress during PY 2025. Railyard Flats (#1386) with three HOME units was completed in the previous program year. HOME-ARP completed units are not included in the table below.

ESG activities benefited 88 individuals at-risk of homelessness or experiencing housing instability with rental and deposit assistance activities. The City administers the homeless prevention program directly and helps individuals remain in stable housing so they can work towards regaining self-sustainability. Detailed homeless prevention activities are now reported separately in the ESG Sage reporting system.

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

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

Goal	Category	Source	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
1A Improve Public Facilities & Infrastructure	Non-Housing Community Development	CDBG	Public Facility or Infrastructure Activities other than Low/Mod Income Housing Benefit	Persons Assisted	50000	15346	30.69%	10000	15346	153.46%
2A Affordable Housing Opportunities	Affordable Housing	HOME	Rental units constructed	Household Housing Unit	135	10	7.41%	27	10	37.04%
2A Affordable Housing Opportunities	Affordable Housing	HOME	Rental units rehabilitated	Household Housing Unit	50	0	0.00%	10	0	0.00%
3A Homelessness Prevention	Homeless	ESG	Homelessness Prevention	Persons Assisted	500	88	17.60%	100	88	88.00%
4A Effective Program Management	Non-Housing Community Development	CDBG HOME ESG	Other	Other	5	1	20.00%	1	1	100.00%

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

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

PY 2025 marks the first year of the City of Reno's 2025-2029 Consolidated Plan. The City allocates CDBG, HOME, and ESG funds to address the highest priority needs and goals identified in the 5-Year Plan. During this reporting period, the City worked diligently to meet its annual goals, as summarized below. In PY 2025, CDBG funds supported park improvements, streets, sidewalks, and audible signals; HOME funds supported affordable housing; and ESG funds supported homeless prevention activities.

CDBG priority projects for this reporting year included support for public infrastructure and facility improvement activities that benefited low- to moderate-income (LMI) persons, special needs populations, and those in low/mod areas. These activities included accessibility improvements at Miguel Ribera Park with new ADA-compliant playgrounds (#1383) and the Evelyn Mount North East Community Center with ADA compliant signage (#1397). The City also funded sidewalk and street improvements at the Canyon Creek Pathway Resurfacing project (#1404) and the purchase of audible signals for installation at various locations throughout the City (#1402). There were no public service programs or affordable housing activities completed in PY 2025 with CDBG funds. CDBG fund expenditures are described in more detail in the CR-15 Resources and Investments section.

PY 2025 AAP Goals and Actual Accomplishments

1A Improve Public Facilities & Infrastructure: The City had a goal to assist 10,000 persons living in low/mod areas with public facilities and infrastructure improvements. This goal was exceeded with an estimated 15,346 benefitting from accessibility improvements at parks and recreational centers, and ADA improvements to low/mod areas sidewalks.

2A Affordable Housing Opportunities: The City and Washoe County had a goal to assist 27 households with new rental construction and 10 households with rental rehab development activities. There were 10 households assisted with new rental housing units. At this time there are several activities under development including rental rehab activities. Once they have been completed, they will be reported in future CAPER reports.

3A Homelessness Prevention: The City had a goal to assist 100 individuals with homeless prevention rental assistance activities, and 88 individuals were assisted. Emergency rental assistance helps individuals at-risk or experiencing homelessness remain or attain stable housing while they work to regain self-sustainability.

4A Effective Program Management: Effective program management of the HUD grant programs ensured compliance with grant regulations and that the program activities met their established objectives. Planning involved the development of annual action plans, reports and citizen participation requirements.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Racial and Ethnic Status	CDBG	HOME
White	7,336	8
Black or African American	267	1
Asian	789	0
American Indian or American Native	93	0
Native Hawaiian or Other Pacific Islander	212	0
Total	8,697	9
Hispanic	2,179	1
Not Hispanic	7,282	9

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

Racial and Ethnic Status	HESG
American Indian, Alaska Native, or Indigenous	3
Asian or Asian American	2
Black, African American, or African	9
Hispanic/Latina/e/o	4
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	61
Multiracial	5
Client doesn't know	4
Client prefers not to answer	0
Data not collected	0
Total	88

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

Narrative

DATA TABLE NOTE: Due to the limits of the IDIS reporting system, the table above does not include a category for people that identify as “other” or “multiple races” nor does it include services that were targeted to low/mod areas. Therefore, the data in the above table does not necessarily match the number of people actually served by all three grant programs.

The most recent 2020-2024 American Community Survey (ACS) 5-Year Estimates indicate that in Reno, 60.4% of the population identified as White, 7.0% as Asian, 3.1% as Black or African American, and 1.1% as Native American Indian or Alaskan Native. Individuals identifying as “Some other” race comprised 11.1% of the population, while those reporting “Two or more” races accounted for 16.6%. Additionally, 25.8% of the population identified ethnically as Hispanic. The following section provides an assessment of the extent to which HUD Community Planning and Development programs supported minority groups in PY 2025.

CDBG: The table above reports that 8,697 individuals were served by the CDBG program; however, the actual total was 9,461. The table does not include a category for “other” or “multiple races,” which accounted for 764 individuals. Among all persons served, 77.5% identified as White, 8.3% as Asian, 2.8% as Black or African American, 2.2% as Native Hawaiian or Pacific Islander, and 1.0% as Native American Indian or Alaskan Native. Individuals reporting as “other” race comprised 8.1% of the total. By ethnicity, 23.0% of participants identified as Hispanic.

HOME: Racial and ethnic data for the HOME program is compiled only for completed activities in the 2025 program year. The program assisted 10 households with newly constructed rental units. Of these, 8 households were white, 1 was Black or African American, and 1 identified as “Other” race. By ethnicity, 1 household was Hispanic and 9 were non-Hispanic.

ESG: There were 88 individuals assisted with homeless prevention rental assistance. Reporting by race and ethnicity, 69.3% were White, 10.2% were Black or African American, 3.4% were American Indian/Alaskan Native, and 2.3% were Asian or Asian American. There were 4.5% that did not know or declined to answer. By ethnicity 4.5% were Hispanic, with a portion of the Hispanic individuals being captured in the "Multiracial" category of 5.7%.

Housing Needs Assessment

The Needs Assessment in the 2025-2029 Consolidated Plan assesses if any racial and ethnic group by income category has a disproportionate need in the area with regards to 1.) Housing problems, 2.) Severe housing problems and 3. Housing cost burden. Households with housing problems are those that reside in units lacking complete kitchen and plumbing facilities as well as overcrowding (more than one person per room) and cost burden (spending 30% or more of income on housing per month). Households with severe housing problems are those that reside in units lacking complete kitchen and plumbing facilities as well as severely overcrowded homes (more than 1.5 person per room) and severe cost burden (spending 50% or more of income on housing per month).

Housing Problems (from NA-15): According to the Needs Assessment, for regular housing problems, Asian households experience a disparity at 0-30% and 80-100% AMI and Pacific Islander households experience a disparity at 30-50% and 50% AMI. There are no racial or ethnic groups that consistently experience housing problems at a disproportionately high rate across income groups.

Severe Housing Problems (from NA-20): For severe housing problems, Asian households experience a disparity at 0-30% AMI. Pacific Islander households experience a disparity at 30-50% and 50-80% AMI. There are no racial or ethnic groups that consistently experience severe housing problems at a disproportionately high rate across income groups.

Housing Cost Burden (from NA-25): For housing cost burden there are no racial groups that are disproportionately cost burdened, and there is not a clear correlation between a household being cost burdened and their race or ethnicity. Cost burden in general is the largest housing problem in the City. HUD defines cost-burden as paying more than 30% monthly income on housing costs.

In comparing the disproportionate needs of certain race/ethnic groups as described by the Needs Assessment to the beneficiary outcomes provided, the City has worked sufficiently to serve Black or African American households with affordable housing activities. However, there is still a need to serve Asian and Pacific Islander households as they are the most disproportionately impacted across all minority groups at all income levels.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,002,682	3,087,479
HOME	public - federal	1,745,897	3,757,607
ESG	public - federal	174,759	184,965

Table 3 - Resources Made Available

Narrative

In PY 2025, the City received federal funding from three sources: the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Emergency Solutions Grant (ESG) programs. The table above presents both the resources allocated and the expenditures incurred during the program year.

A total of $2,002,682 in CDBG funds was made available through the annual allocation. Expenditures totaling $3,087,479.90 supported improvements to parks and recreation facilities, acquisition of audible signals, street and sidewalk enhancements, and program administration.

HOME funds in the amount of $1,375,820.23 were made available from the annual allocation, $118,380.00 was reprogrammed from prior year resources, and $251,697.00 of program income was allocated, for a total of $1,745,897.23. In PY 2025, the City expended a total of $3,757,607.62 in HOME funds for new development of affordable rental construction projects, rental rehabilitation activities and administration of the HOME program.

ESG funds in the amount of $174,759 were made available from the annual allocation, and $184,965 was expended during PY 2025. ESG funded activities went towards homeless prevention and administration of the ESG program.

CARES Funds

CDBG-CV: HUD made available CDBG-CV funds through the CARES Act to the City of Reno for a total of $3,092,962 to use on activities that would prevent, prepare for and respond to COVID-19. In the previous program year, the City fully expending the grant. The PR-26 CDBG-CV Financial Summary Report has been attached to the CR-00 to confirm.

HOME-ARP: In September 2021, HUD announced that the Washoe HOME Consortium would receive a HOME-ARP allocation of $5,066,913. In 2025, HUD increased the total award to $5,074,506. HOME-ARP funds support qualifying populations, including individuals experiencing homelessness, through activities such as rental housing development, supportive services, planning, and administration. In PY 2025, $2,232,042.45 was spent on new rental development at Line Drive Apartments, rental assistance through the Reno Works Program, supportive services at the Domestic Violence Resource Center and Community Services Agency, and program administration. To date, $4,245,407.80 has been spent on HOME-ARP activities, leaving a balance of $829,099.20, or 16.3% of the total award. The City will continue to report HOME-ARP expenditures in future CAPER reports.

FY Grant Allocation Close-Out

The following FY grant allocations have been spent in full as reported from the PR-01 HUD Grants and PR-07 Voucher reports. The City will contact its HUD office to initiate the grant close out process for grant funds as noticed by CPD-22-14. There were no final draws for any FY CDBG grant funds in PY 2025.

HOME FY 2021 (M21DC320234), final voucher completed on 4/16/2026.
ESG FY 2024 (E24MC320002), final voucher completed on 3/10/2026.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Area-Wide Low/Mod Eligible	100	100	All activities targeted to eligible LMI individuals and households or areas.

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Reno and the Washoe County HOME Consortium do not allocate funding exclusively based on geographic location. Most funding from the CDBG and ESG programs is available for use in any targeted low- and moderate-income neighborhoods or citywide, depending on the specific activities. Improvements to public facilities and infrastructure provide benefits to low- and moderate-income populations across broader areas, and the distribution of funds is determined by need within eligible target areas. ESG funds specifically support individuals at risk of homelessness within the City of Reno.

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 funds infrastructure and public facility improvement activities with CDBG. These planned activities serve a low/mod community or neighborhood (LMA). These activities are also 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/.

Leveraging

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

The CDBG program does not require matching funds, but these federal dollars help leverage local funding for larger public infrastructure projects. Washoe County fulfills the 25% HOME match requirement through its share of Low-Income Housing Trust Funds, generated by a state real estate transfer tax. These trust funds supplement HOME funds to support the development and preservation of affordable housing. The ESG program requires a 1-for-1 match, which the City provides as the program administrator. The City now reports ESG matching fund details in the Sage online reporting system.

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

The City receives a portion of state HOME funds through the Nevada Housing Division. The state allocates these HOME funds to participating jurisdictions based on population. For fiscal year 2024, the allocation was $261,063, and for fiscal year 2025, it is $279,036. Since the state is responsible for reporting how these funds are utilized, they are not included in the resources table above.

Publicly Owned Land Used to Address the Needs Identified in the Plan

The City of Reno's Public Works Department maintains a comprehensive inventory of city-owned lots. These properties may be utilized, sold, or exchanged in the future to address affordable housing and community development needs identified in the plan. Furthermore, the City actively seeks additional properties that may better align with these identified needs. The required Emergency Solutions Grant (ESG) match will consist of non-federally funded administrative salaries and other expenses incurred by agencies utilizing the funding, as well as trust funds designated to provide additional rental and housing assistance.

<u>ESG Match</u>

FY 2025 match funds satisfied the 1:1 dollar match requirement for the program. Full details of match funds are reported in the ESG Sage reporting system.

<u>HOME Match</u>

The match liability for PY 2024 was $296,253.17. This is confirmed in the PR33 Home Matching Liability Report, and calculated against the available match brings the excess match to be carried over to the next Federal fiscal year to $39,338,726.99.

HOME Program Income

The PR-09 reports that before the program year start date of July 1, 2024, there was $1,728,094.53 in program income funds for the HOME program. In the program year, beginning on July 1, 2024, through June 30, 2025, the City received $907,871.39 in HOME PI and expended $1,270,213.54 on the following activities:

#1369 Ridge at Sun Valley: $30,000.00
#1396 Silver Sage Court Rehab/Preservation: $551,721.59
#1409 Orovada Street Senior Apartments II: $166,951.31
#1417 Hawk View Apartments: $475,000.00
$1392 HOME General Administration 24/25: $18,238.45
#1408 25/26 HOME Administration: $28,302.19

There were no HOME PI funds spent on TBRA activities. This leaves a balance of $1,365,752.38 for HOME PI. A PR09 Receipt Fund Type report has been uploaded to the CR-00 to confirm.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	39,338,726.99
2. Match contributed during current Federal fiscal year	0.00
3 .Total match available for current Federal fiscal year (Line 1 plus Line 2)	39,338,726.99
4. Match liability for current Federal fiscal year	296,253.17
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	39,042,473.82

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	**Date of Contribution**	**Cash (non-Federal sources)**	**Foregone Taxes, Fees, Charges**	**Appraised Land/Real Property**	**Required Infrastructure**	**Site Preparation, Construction Materials, Donated labor**	**Bond Financing**	**Total Match**

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period $	**Amount received during reporting period $**	**Total amount expended during reporting period $**	**Amount expended for TBRA $**	**Balance on hand at end of reporting period $**
1,728,094.53	907,871.39	1,270,213.54	0.00	1,365,752.38

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	**Women Business Enterprises**	**Male**			
Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

OMB Control No: 2506-0117 (exp. 09/30/2021)

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	37	10
Number of Special-Needs households to be provided affordable housing units	0	0
Total	**37**	**10**

Table 11 – Number of Households

Household Categories	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	27	10
Number of households supported through Rehab of Existing Units	10	0
Number of households supported through Acquisition of Existing Units	0	0
Total	**37**	**10**

Table 12 – Number of Households Supported

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

In PY 2025, the City of Reno and Washoe County HOME Consortium undertook several affordable rental development and rehabilitation projects. HOME reports only on activities completed within the program year.

Affordable rental housing construction resulted in 11 new HOME units completed during the program year, with 10 leased to LMI households. Completed projects include 5 HOME units at Pinyon Apartments (#1354), 3 at the Ridge at Sun Valley (#1369), and 3 at Orovada Street Senior Apartments II (#1409).

Several activities are still in development and are expected to be completed next year. These include new rental construction at The Empowerment Center II (#1419) and Arrowleaf on Harvard (#1407), as well as rehabilitation at Silver Sage Court (#1396) and Hawk View Apartments (#1417). Once finished, these projects will support the established affordable housing goals.

Discuss how these outcomes will impact future annual action plans.

The City of Reno and the Washoe County HOME Consortium are currently engaged in multiple affordable rental housing construction and rehabilitation projects at various stages of development. The City and HOME Consortium will continue to prioritize and seek opportunities to expand affordable housing options across the community. Additionally, collaboration with Community Housing Development Organization (CHDO) partners will remain a focus to further increase housing options for low-income households.

The City will continue to prioritize services that support individuals and families who are at risk of homelessness or currently experiencing homelessness. These efforts will focus on homeless prevention through rental assistance programs. The City will regularly assess outcomes in future planning cycles and adjust its goals in response to community needs and the progress of ongoing housing initiatives.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	1
Low-income	0	9
Moderate-income	0	0
Total	**0**	**10**

Table 13 – Number of Households Served

Narrative Information

Only HOME funds are used for affordable housing, and the City does not fund affordable housing activities through CDBG.

The City and Consortium only used HOME funds towards affordable housing activities and 10 low- to moderate-income (LMI) households were assisted with rental housing construction activities at Pinyon Apartments (#1354); Ridge at Sun Valley (#1369) and the Orovada Street Senior Apartments II (#1409).

The City and WCHC anticipate that with the completion of pending developments there will be more units created for LMI households in the region. Both rental construction and rental rehab activities had ongoing developments in the program year, and the City anticipates reporting these in future CAPER reports.

Worst Case Housing Needs

Individuals or households with worst case needs are extremely low-income and at risk of, or experiencing, homelessness. During the program year, the City and WCHC assisted one extremely low-income household by providing a newly constructed rental unit. New construction and rental rehabilitation activities help extremely low-income households stabilize their housing, improve quality of life, and avoid conditions that may lead to homelessness.

As mentioned above, the City also assisted 88 persons at-risk of becoming homeless or experiencing housing instability with homeless prevention rental assistance using ESG.

The City and WCHC did not specifically report any persons with a disability in affordable housing programs; however, if a household with a disability is identified for assistance in one of the housing programs, the City will make all necessary accommodations within reason to meet the needs of the household.

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

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

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

The City of Reno participates in the Northern Nevada Continuum of Care (CoC) and maintains representation on the CoC governing board. The CoC is committed to providing permanent supportive housing within the community. The Northern Nevada CoC Leadership Council (NNCLC), which serves as the CoC's governing board, convenes monthly. The CoC's stakeholder group, the Regional Alliance to End Homelessness (RAH), also meets monthly. Meetings of the NNCLC, RAH, public forums, and strategic planning sessions are dedicated to increasing awareness of homelessness and advancing housing-first strategies among service providers. Consequently, chronic homelessness has been prioritized in the Washoe County Human Services Strategic Plan and is reflected in the priorities and assessment reports for the Fund for a Healthy Nevada and the State of Nevada Grants Management Unit. The City also supports regional street outreach initiatives and operates its own internal program, Clean and Safe. This outreach team engages individuals experiencing unsheltered homelessness and facilitates their access to housing and essential 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 has established processes to support transitions to permanent housing and prevent returns to street homelessness. A key strategy is increasing the income of chronically homeless individuals to facilitate independent living. To advance this goal, NNCLC members have reviewed program admission and discharge policies to identify barriers to program retention. Ongoing efforts will prioritize full implementation of the SOAR (SSI/SSDI Outreach, Access, and Recovery) program, which will strengthen staff capacity to help eligible clients access Social Security Disability, SNAP, and Medicaid.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and

institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

City of Reno staff maintain active engagement with a range of community groups, including the Northern Nevada Continuum of Care (CoC), the Regional Alliance to End Homelessness (RAH), and other human services collaboratives. Staff members serve as co-chairs for the CoC's Landlord and Tenancy Support Working Group, which was established in response to needs identified in the CoC's annual strategic plan. Throughout the year, staff participate in initiatives that address the specific needs of distinct populations, such as the Access Advisory, the Nevada Committee on Aging, and the Senior Citizen Advisory Committees. This ongoing involvement extends beyond the development of the action plan and enables staff to continuously assess the needs of targeted populations within the community.

The CoC operates a Coordinated Entry System designed to connect individuals and families in urgent need of housing solutions through a unified process involving multiple 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 receive equitable access to housing and related 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.

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 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 workers' capacity to assist eligible clients in accessing benefits, and helping individuals and families avoid homelessness.

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

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

Actions taken to address the needs of public housing

The Reno Housing Authority (RHA) has maintained and improved its Public Housing units through the Capital Fund Program. Additionally, RHA manages a diverse portfolio of multi-family housing units and more than 160 scattered site single-family homes. RHA is recognized as 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 yield high performance scores. The Public Housing Authority (PHA) aims to sustain these high scores and retain its high performer status.

Currently, the RHA conducts interim recertifications whenever a Public Housing (PH) resident or Housing Choice Voucher (HCV) participant reports changes in income, assets, family composition, or when an HCV landlord requests a rent adjustment. This process results in a high volume of interim reviews annually. To enhance efficiency and incentivize PH residents and HCV participants to increase household income without immediate rent penalties, RHA proposes a new policy. Under this policy, PH residents and HCV participants will not 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 taken 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. The organization recently renamed and restructured the Family Self-Sufficiency Program as the Workforce Development Program. RHA offers workshops and training to help participants achieve goals such as employment, self-sufficiency, and homeownership. Staff work closely with entire families, including youth.

The City of Reno works closely with RHA to identify new opportunities for affordable housing development. RHA supports ongoing resident activities, including year-round youth programs at family sites and regular Resident Council meetings at all public housing locations. During these meetings, RHA gathers resident feedback on complex improvements and future activities. Resident service contracts are also established to help maintain aspects of the 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.

OMB Control No: 2506-0117 (exp. 09/30/2021)

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.

Actions taken to provide assistance to troubled PHAs

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

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

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

Supported by funding from CDBG, HOME, and ESG, the City and the Washoe County HOME Consortium have implemented multiple projects to expand affordable housing opportunities, enhance administrative efficiency, and address barriers to fair housing. These initiatives have contributed to significant improvements in the quality of life for all residents, particularly low-income households, individuals experiencing homelessness, persons with disabilities, and other vulnerable populations.

CDBG-funded activities include modifications to improve ADA accessibility and upgrades to public facilities and infrastructure in Reno. Efforts have primarily targeted parks, recreational facilities, streets, and sidewalks.

HOME funds have been allocated to address the most pressing housing needs in the region, which recently have been affordable rental housing development and preservation for LMI households. In PY 2025, the Washoe County HOME Consortium worked to help renters with this priority. These projects are intended to increase and maintain the affordable housing stock in the area. Affordable rental housing construction activities resulted in 11 new HOME units reported as complete during the program year, with 10 of the units leased to LMI households. Completed activities include 5 HOME units developed at Pinyon Apartments (#1354); 3 HOME units development at the Ridge at Sun Valley (#1369) and 3 HOME units development at the Orovada Street Senior Apartments II (#1409). As detailed in the CR-20 Affordable Housing section, there are still a number of projects in various stages of development.

In 2019, the City of Reno passed an ordinance and updated the Reno Municipal Code to provide the City with the ability to reduce or subsidize, in whole or in part, impact fees, fees collected for the issuance or building permits, and sewer connection fees for an affordable housing project serving households at or below 60% AMI.

ESG funds supported the City's homeless prevention program for extremely low-income households at-risk of homelessness, residents with special needs, and persons who were experiencing homelessness. ESG dollars were focused on rental housing activities and assisting homeless persons in obtaining affordable housing that would provide stability that would hopefully lead to permanent housing outcomes.

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

The City of Reno has taken a leadership role in coordinating regional housing and service provisions, including efforts to reduce homelessness. The City has identified and pursued additional public and private resources to support underserved residents. City leadership continues to collaborate with the private sector to better understand regional needs and develop innovative public-private partnerships to address these challenges.

The activities outlined in this report directly address underserved community needs. Public facility improvements focus on low- and moderate-income areas to benefit LMI individuals and families. Homelessness prevention programs provide rental assistance and help LMI households regain stability and achieve self-sufficiency.

Staff hold regular office hours to assist homeless and at-risk households with housing applications. They also collaborate with RAH to expand client resources and inform City leaders about local housing and community development needs. Ongoing partnerships with non-profit service providers, especially Washoe County Social Services, remain a priority in addressing underserved needs.

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

The City of Reno and the Washoe County HOME Consortium (WCHC) ensure that all housing projects funded with Community Development Block Grant (CDBG) and HOME funds comply with revised federal guidelines for notification and abatement. All WCHC funding requests require developers to sign Lead-Based Paint (LBP) Certifications and Assurances. Additionally, renovation firms must be certified under the Environmental Protection Agency (EPA) Renovation, Repair, and Painting Rule and trained in lead-safe work practices.

As the lead agency in the Washoe County HOME Consortium, the City of Reno conducts annual inspections of all projects funded by HOME. New applications for HOME funding must comply with current lead-based paint (LBP) and asbestos regulations. The City informs all contractors of their responsibilities regarding LBP compliance, which is enforced by the Contractors' Board.

Developers requesting funding from WCHC are required to sign Lead-Based Paint (LBP) Certifications and Assurances. Renovation firms must also be certified under the Environmental Protection Agency (EPA) Renovation, Repair, and Painting Rule and trained in lead-safe work practices.

Monitoring efforts include verifying that Lead Hazard information pamphlets are distributed to households participating in rehabilitation projects involving properties constructed before 1978. Developers and contractors receive reminders regarding required lead safety practices and are notified of any new requirements, including the EPA Lead Certification requirement.

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

The activities outlined in this plan directly reduce poverty and alleviate homelessness in the City of Reno. CDBG public improvements focus on enhancing accessibility and quality of life for residents. The City's primary local anti-poverty strategy is to revitalize low- and moderate-income areas through public facility and infrastructure improvements, along with homeless prevention initiatives.

The City of Reno directly administered its homeless prevention program, providing rental assistance to at-risk and homeless households. This support helps families avoid homelessness and regain stability.

HOME-funded affordable housing development and preservation programs help low-income households avoid homelessness and secure stable housing, improving economic outcomes and quality of life. HOME funds are prioritized for projects serving extremely and very low-income households.

ESG funds support homeless prevention activities and services within Reno city limits, helping households achieve economic sustainability.

The City's ongoing Reno Works Program is designed to help individuals experiencing homelessness return to the workforce and find permanent housing. Ongoing collaboration with the Northern Nevada CoC also aims to reduce the number of families living in poverty.

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

The City of Reno and Washoe County HOME Consortium staff remain active and supportive members of the Continuum of Care (CoC). The City continues to allocate all prior year funding as required by HUD and has increased the number of affordable housing projects funded with HOME dollars. A list of housing development and rehabilitation projects at various stages is available in the CR-20 Affordable Housing section. The City and the HOME Consortium also assist the Reno Housing Authority as needed.

City departments coordinate to allocate funds for city-wide initiatives that address housing and community development needs. This includes working with teams preparing the annual budget and capital improvement plan, and coordinating with Public Works for facility improvements in low- and moderate-income neighborhoods. In 2017, the City revised its approach to CDBG fund allocation, which has led to measurable progress toward its goals. Ongoing staff training on the CDBG and HOME programs remains essential for effective program delivery.

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

See above.

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

The following impediments were found in the research and community participation conducted for the 2015 Washoe County AI, which was adopted in May 2016. An updated AI was completed in 2025 and will be adopted with the submission of the 2025-2029 Consolidated Plan.

Impediment No. 1. Persons with disabilities have difficulty obtaining reasonable accommodations.
Impediment No. 2. Limited availability of public transit and inaccessible infrastructure creates access barriers for persons with disabilities.
Impediment No. 3. Affordable rental housing is lacking.
Impediment No. 4. There is a lack of public engagement in fair housing.
Impediment No. 5. Housing in lower income areas is in poor condition.

Impediment No. 6. Some homeowners’ associations (HOAs) and landlords engage in discriminatory practices.

Actions Taken to Address Impediments to Fair Housing Choice

CDBG administrative funding is given annually to the Silver State Fair Housing Council (SSFHC). This funding will help address a number of impediments, including:

- Persons with disabilities having difficulty obtaining reasonable accommodations in housing. The SSFHC receives complaints regarding reasonable accommodations and assists tenants by informing them of their rights and making the proper referrals to see them enforced.
- There is a lack of public engagement in fair housing. The SSFHC actively holds trainings for both housing providers and tenants, while also participating in broader discussions on fair and affordable housing with local policy makers, developers, and HUD program administrators.
- Some homeowners’ associations (HOAs) and landlords engage in discriminatory practices. The SSFHC receives complaints regarding reasonable accommodations and assists tenants by informing them of their rights and making the proper referrals to see them enforced.

To address the shortage of affordable rental housing, the City has established a goal in the PY 2025 Annual Action Plan (AAP) to expand affordable rental housing opportunities for low- and moderate-income (LMI) households. This objective will be pursued through the construction of new rental units and the rehabilitation of existing affordable rental properties. Details regarding current rental construction and rehabilitation activities are provided in the CR-20.

The City also implemented a Rental and Deposit Assistance Program to provide financial support to individuals and families at risk of homelessness or experiencing housing instability. Eligible applicants must have incomes at or below 60 percent of the area median income (AMI), demonstrate a risk of homelessness or housing instability, and show the capacity to maintain housing independently after the assistance period concludes.

Limited availability of public transit and inaccessible infrastructure creating access barriers for persons with disabilities was addressed through the City’s public improvement activities. These improvements in the program year include ADA sidewalk and street improvements, and the ADA improvements at local parks. Please see the CR-05 for a list of activities completed in PY 2025.

CR-40 - Monitoring 91.220 and 91.230

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

The Housing and Neighborhood Development (HAND) Department 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 activities 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 continuing violations and to mitigate adverse effects of violation.

Comprehensive Planning Requirements

The comprehensive planning requirements include the community planning and development process outlined in the 5-Year Consolidated Plan (Con Plan), subsequent Annual Action Plans (AAPs), and 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.

PY 2025 Citizen Participation for the AAP

The City held a series of public meetings to offer the public and stakeholders an opportunity to provide feedback. These meetings were held at various locations throughout the City on January 7, January 9 and January 21, 2025. The City held 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. A public hearing was held on Wednesday, June 11, 2025 at 10:00 am before the Reno City Council. Despite these efforts, there were no comments received from the public

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

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

Citizen participation is a major component in the implementation of the City's HUD program reports. Annual Action Plans and performance reports are posted on the City of Reno's website at www.reno.gov and reviewed at public meetings and hearings. The City notices public meetings through the methods required by 24 CFR 91.105 and the State of Nevada Open Meeting Law.

The City made available the draft 2025 Consolidated Annual Performance and Evaluation Report (CAPER) to the general public and encouraged the public, as well as private and public entities, to voice their comments and opinions on the City's performance and accomplishments. See the following outreach efforts made by the City.

PUBLIC HEARING: A public hearing on the draft PY 2025 CAPER will be held during the **September 9, 2026,** Reno City Council meeting at 10:00 AM in the City Council Chamber at Reno City Hall, 1 E. First Street, Reno, NV 89501. A presentation of the CAPER will be made and comments from the public are welcome. For information on how to attend and participate in City Council meetings, visit https://www.reno.gov/government/city-council.

15-DAY PUBLIC COMMENT PERIOD: The draft PY 2025 CAPER will be available for public review and comment from **August 25, 2026 through September 10, 2026**. The draft report may be viewed in person at the Housing & Neighborhood Development office, 1 E. First Street, Reno, NV 89501, during regular business hours and online at https://www.reno.gov/government/departments/housing-neighborhood-development/reports-plans-and-grants. Written comments must be received by **September 10, 2026** and may be mailed to the address above or emailed to **OlsonE@reno.gov**.

DISABILITY & TRANSLATION ASSISTANCE: In accordance with the Americans with Disabilities Act (ADA), the City of Reno will make reasonable efforts to assist and accommodate persons with disabilities attending public meetings. Translation services are also available. Please contact Ciera Dills at **DillsCi@reno.gov** at least 48 hours in advance of a public meeting so that arrangements can be made. A Request for Reasonable Accommodation Form is also available on the City's website.

CR-45 - CDBG 91.520(c)

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

PY 2025 is the first planning year of the 5-Year 2025-2029 Consolidated Plan and there were no changes to the overall strategies of the Strategic Plan. The priority needs and goals continue to serve as the basis of the 5-Year Strategic Plan. While the City does not anticipate changing any needs and goals identified in the plan, the City may adjust the goal outcome indicators as necessary to properly account for any changes to planned activities and funding priorities during the development of each AAP in the 5-Year planning period.

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

No

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

In accordance with 24 CFR 92.251(f) and 92.504(a), the Washoe County HOME Consortium (WCHC) monitors all HOME-funded projects on an annual basis. July 2025 to June 2026 concludes year three on the WCHC HOME monitoring plan.

Projects are selected for an onsite monitoring review, including inspections of the units and properties, based on when it was last monitored and findings from the last monitoring review. All other HOME-funded projects receive a remote monitoring review, consisting of reviewing HOME beneficiary data, HOME rents and utility allowances, Affirmative Fair Housing Marketing Plans (AFHMP), and Tenant Selection Plans (TSPs).

Projects were inspected using HUD's NSPIRE inspection criteria. All identified deficiencies from the inspections are corrected according to HUD's correction timeframe: 24 hours for life-threatening decencies, 30 days for moderate and severe deficiencies, and 60 days for low deficiencies.

July 1, 2025 to June 30, 2026 HOME Monitoring

Project Name	Program Year	Type of Monitoring	Units Inspected	Inspection Findings
Alpine Haven	2025	Onsite	10	None
Aspen Village	2025	Onsite	10	Inoperable light bulbs; Infestation
Austin Crest	2025	Onsite	10	Missing wall plates; inoperable light fixtures; inoperable cooking appliances; broken electrical outlets; inoperable GFCIs; HVAC air filters; water leaks; ventilator covers; windows not opening properly; drain issues; inoperable bathroom ventilators; trip hazards; gaps in service panels; egress; inoperable smoke and CO2 detectors;
Bethel Plaza - Group Home	2025	Onsite	5	Windows not opening properly.
Bethel Plaza Senior Apartments	2025	Onsite	9	None

Boulder Creek	2025	Onsite	10	Expired fire extinguishers; inoperable ventilators; HVAC air filters; mold-like substance; large tears in flooring; missing smoke and CO2 detectors; missing wall plates; infestation; broken cabinet doors; hanging fire sprinklers; broken door frames.
Butterworth Estates	2025	Onsite	11	Infestation; HVAC air filters; inoperable cooking appliances;
C Street Apartments	2025	Onsite	4	None
City Hall Senior Apartments	2025	Onsite	9	Water leak
Cottonwood Village	2025	Onsite	8	None
El Centro	2025	Onsite	9	None
Golden Apartments	2025	Onsite	9	Broken door frame; weatherstripping
Grace Senior	2025	Onsite	10	None
Hillside Meadows	2025	Onsite	11	None
Inova Apartments	2025	Onsite	12	Drain issues; missing smoke alarms; inoperable ventilator; HVAC air filters; water leak; hot water issues; detached dryer duct
Juniper Village	2025	Onsite	6	Water leak; broken cabinet doors; inoperable shower head;
Maple Leaves Apartments	2025	Onsite	8	Inoperable light fixtures; broken window
Marvel Way II	2025	Onsite	6	Expired fire extinguishers
Moran Street Seniors	2025	Onsite	8	Inoperable electrical outlet; inoperable light fixture
Park Manor	2025	Onsite	10	None
Parkway Lodge	2025	Onsite	0	Could not be monitored. Technical assistance was provided to owner and property manager to get into compliance.
Silver Sage Court	2025	Onsite	5	None
Sierra Cove	2025	Onsite	10	None
Springview by Vintage	2025	Onsite	4	Weatherstripping; inoperable heater; water leak; lint buildup; improperly installed door lock
St Vincent's Residence	2025	Onsite	11	None
Step2	2025	Onsite	7	Missing smoke and CO2 detectors; water leaks; inoperable ventilators; missing or detached wall plates; HVAC air filters; drain issues; windows not opening properly
Terracina Apartments	2025	Onsite	11	Electrical outlet gap

Trembling Leaves	2025	Onsite	0	Could not be monitored - project is undergoing rehab and tenants have been moved out as part of their relocation plan.
Truckee Heights	2025	Onsite	11	None
Village at North	2025	Onsite	11	Gap in service panel; broken cabinet doors; torn flooring
Vintage at Citi Vista	2025	Onsite	10	Infestation; missing wall plates; inoperable light fixtures; improperly disposed trash; inoperable ventilators; detached dryer duct; expired fire extinguisher; inoperable exterior and auxiliary lighting; broken trash chute doors; water leaks; lint build up; mold-like substances
Vintage at the Sanctuary	2025	Onsite	5	None
William Raggio	2025	Onsite	11	Infestation; Water leaks; cutting hazard; loose grab bars; trip hazards; inoperable GFCIs; weatherstripping; door locks
Willie J Wynn Apartments	2025	Onsite	7	None
Yorkshire Terrace	2025	Onsite	10	None
Altitude by Vintage (Southridge, Skyview, Skyline)	2025	Onsite	10	Inoperable ventilator
Banbridge	2025	Onsite	11	None
Bristlecone	2025	Onsite	8	Broken wall plate
Park on Virginia	2025	Onsite	9	Infestation; window locks; inoperable cooking appliances; loose handrails; door locks; ventilator covers; torn flooring; trip hazards; hot water issues; drain covers; trash and lint behind dryers; expose outlets
Parkside Gardens	2025	Onsite	9	Inoperable cooking appliances; GFCI issues; infestation; water damage; inoperable light fixtures; electrical outlets; Missing smoke alarm; litter; lint build up behind dryers; water leaks
Ridge House on Keystone	2025	Onsite	6	Drain cover; missing wall plate; GFCI issues; loose handrail
Ridge House on Vine	2025	Onsite	0	Could not be monitored - transitional group home is vacant due to program's funding constraints.
Riverside Artist Lofts	2025	Onsite	9	Missing wall plates; expired fire extinguisher; inoperable light fixtures; inoperable ventilator; interior lighting
Sierra Manor II	2025	Onsite	10	None

Southpeak by Vintage	2025	Onsite	9	Light fixtures; smoke alarm; mold-like substance; hanging interior doors; trip hazards; torn flooring; inoperable shower; front door locks; GFCI issues; loose guardrails; loose handrails; hanging gutters
Vitality Unlimited Phoenix House IV	2025	Onsite	3	Broken wall plate; missing CO2 detector; GFCI in kitchen
Abor Cove at Virginia Lake	2025	Remote	0	N/A
Aspen Terrace Apartments	2025	Remote	0	N/A
Autumn Village	2025	Remote	0	N/A
Carriage Stone Family (Dakota Crest)	2025	Remote	0	N/A
Carriage Stone Senior	2025	Remote	0	N/A
Community Gardens	2025	Remote	0	N/A
Copper Mesa	2025	Remote	0	N/A
Lincoln Apartments	2025	Remote	0	N/A
Marvel Way I	2025	Remote	0	N/A
Orovada I	2025	Remote	0	N/A
Pilgrims Rest	2025	Remote	0	N/A
Plaza at Fourth	2025	Remote	0	N/A
Railyard Flats	2025	Remote	0	N/A
Riverplace Senior	2025	Remote	0	N/A
Sierra Crest	2025	Remote	0	N/A
Sierra Manor I	2025	Remote	0	N/A
Silver Sage at Neil	2025	Remote	0	N/A
Silver Sage Senior Residences	2025	Remote	0	N/A
Silver Terrace	2025	Remote	0	N/A
Sky Mountain by Vintage	2025	Remote	0	N/A
Steamboat by Vintage	2025	Remote	0	N/A
Step One	2025	Remote	0	N/A
Sunset Ridge Apartments	2025	Remote	0	N/A
Vintage at the Crossings	2025	Remote	0	N/A
Vintage Senior Hills	2025	Remote	0	N/A
Vintage at Spanish Springs	2025	Remote	0	N/A
Vintage at Washington Station	2025	Remote	0	N/A
Vista Point Apartments	2025	Remote	0	N/A
Westcare	2025	Remote	0	N/A
Willows on Wells	2025	Remote	0	N/A

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

The WCHC Affirmative Marketing Plan applies to all projects and programs funded by the WCHC. The goals of this program are implemented by:

- Providing equal service without regard to race, color, religion, sex, handicap, familial status, or national origin of any client, customer, or resident of any community;
- Keeping owners and managers informed about fair housing laws and practices;
- Informing clients and customers about their rights and responsibilities under the fair housing laws by providing verbal and written information;
- Evaluating the effectiveness and compliance of all marketing as it relates to fair housing; Including the equal opportunity logo or slogan, and the accessibility logo-type where applicable, in all advertisements, brochures, and written communications to owners and potential tenants;·
- Displaying the fair housing posters in rental offices and other appropriate locations;
- Soliciting applications for vacant units from persons who are least likely to apply for assistance without the benefit of special outreach efforts, and to work with the local public housing authority and other service and housing agencies to distribute information to a wide and diversified population;
- Maintaining records of applicants for vacant positions; working to alleviate issues for those clients who are limited in English proficiency; and
- Requiring funding applicants to certify adherence to fair housing requirements.

WCHC monitoring includes a review of fair housing compliance. A property's failure to comply might result in the WCHC providing more specific guidelines for compliance, or the WCHC might recover the HOME funds invested in the project. The WCHC refers fair housing questions to the Silver State Fair Housing Council and utilizes the Council for reference and information. In PY 2025, the WCHC approved all projects in development.

Requirements mandating preferential outreach to minority-owned and women-owned business enterprises (MBEs/WBEs) are no longer applicable under current federal guidance. Pursuant to Executive Order 14151 ("Ending Radical and Wasteful Government DEI Programs and Preferencing") and Executive Order 14173 ("Ending Illegal Discrimination and Restoring Merit-Based Opportunity"), federal grantees must ensure compliance with all applicable non-discrimination laws and must not implement contracting practices that give preference based on race, sex, or other protected characteristics. Accordingly, the City conducts procurement and outreach activities in a manner that is race- and gender-neutral and is fully compliant with federal non-discrimination statutes and executive mandates.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

The PR-09 reports that before the program year start date of July 1, 2024, there was $1,728,094.53 in program income funds for the HOME program. In the program year, beginning on July 1, 2024, through June 30, 2025, the City received $907,871.39 in HOME PI and expended $1,270,213.54 on the following activities:

#1369 Ridge at Sun Valley: $30,000.00
#1396 Silver Sage Court Rehab/Preservation: $551,721.59
#1409 Orovada Street Senior Apartments II: $166,951.31
#1417 Hawk View Apartments: $475,000.00
$1392 HOME General Administration 24/25: $18,238.45
#1408 25/26 HOME Administration: $28,302.19

There were no HOME PI funds spent on TBRA activities. This leaves a balance of $1,365,752.38 for HOME PI. A PR09 Receipt Fund Type report has been uploaded to the CR-00 to confirm.

All households that will benefit from the activities listed above will be LMI renter households earning 80% or below AMI. The Orovada Street Senior Apartments will be reserved from elderly residents.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The City of Reno donated 250 Sage Street to the Community Foundation of Western Nevada for a new land trust program. The Foundation has since installed 224 dormitory-style manufactured housing units at this site, providing affordable options for very low-income households. Known as the Village at Sage Street, rents are set at $555 per month. The City also acquired additional property to expand the project by 96 units.

The City also donated land at 1920 East 4th Street, adjacent to 250 Sage Street, to Northern Nevada Hopes for the development of Hope Springs, a new housing solution for individuals experiencing homelessness. Completed on January 14, 2021, the site offers 30 individual shelters with heat, electricity, and a private recreation center. Staff are present for security, and residents may stay up to twelve months before transitioning to other housing. Hope Springs provides a safe environment and an intensive six-month program focused on mental health support, lifestyle changes, peer-led recovery meetings, and life skills groups. Residents have the opportunity to regain their health, develop new skills, secure employment, and transition to permanent housing.

The City purchased land using Neighborhood Stabilization Program funds which was developed by the Reno Housing Authority to open Dick Scott Manor, a 12-unit affordable housing project for Veterans.

Annually, the City of Reno transfers the City's allocation of Private Activity Bonds, referred to as Volume Cap, to support affordable housing. Seven affordable housing projects have been completed, and several are currently in development because of these funds. The Volume Cap will be used by the Nevada Housing

Division to issue tax exempt bonds to finance the new construction of affordable units and rehabilitation of existing units for rental housing.

HOME-ARP

In 2021, the City was awarded $5,074,506 in Home Investment Partnerships Grant American Rescue Plan (HOME-ARP) funding. The purpose of HOME-ARP funds is to provide homelessness assistance and supportive services through several eligible activities. Eligible activities include acquisition and development of non-congregate shelter, tenant based rental assistance, supportive services, HOME-ARP rental housing development, administration and planning, and nonprofit operating and capacity building assistance.

HOME-ARP funds must assist people in HOME-ARP "qualifying populations", which include: sheltered and unsheltered homeless populations; those currently housed populations at risk of homelessness; those fleeing or attempting to flee domestic violence or human trafficking; other families requiring services or housing assistance or to prevent homelessness; and those at greatest risk of housing instability or in unstable housing situations.

After a comprehensive citizen participation process and consultation from local stakeholder agencies, as well as an assessment of the needs of qualifying populations in the area, the Consortium developed a HOME-ARP Allocation Plan. The plan identified that those with the lowest income were also the most cost burdened by their housing expenses. To compound this issue, these very low-income households also have the lowest number of subsidized housing available. Increasing the number of affordable housing units for those with very low-incomes will help alleviate this issue. Providing supportive services like case management and housing navigation services will also help the qualifying populations with support to prevent homelessness and housing instability. It was determined that the highest funding priority for HOME-ARP funds is the development of affordable rental housing. Approximately 60% of HOME-ARP funds were allocated to new rental development, 20% towards supportive services and 5% for TBRA.

HOME-ARP activities during PY 2025 included the completion of supportive services with the Community Services Agency (#1388). Supportive services were also funded and continued at the Domestic Violence Resource Center (#1385 & #1420) and the Empowerment Center (#1411). In total, 256 households have benefitted from supportive services since the start of the program. Affordable rental housing projects included Line Drive Apartments (#1399), which was open and in progress during PY 2025. Railyard Flats (#1386) with three HOME units was completed in the previous program year. In the previous program year, three newly constructed affordable units were added at Railyard Flats (#1386) to the City's affordable housing stock using HOME-ARP funds.

CR-58 - Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG
Total Number of Activities	1	1	0
Total Labor Hours	3,789	0	0
Total Section 3 Worker Hours	0	0	0
Total Targeted Section 3 Worker Hours	0	0	0

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	0	0	0
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.	1	0	0
Direct, on-the job training (including apprenticeships).	0	0	0
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	0	0	0
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).	0	0	0
Outreach efforts to identify and secure bids from Section 3 business concerns.	1	0	0
Technical assistance to help Section 3 business concerns understand and bid on contracts.	0	0	0
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	0	0	0
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	0	0	0
Held one or more job fairs.	0	0	0
Provided or connected residents with supportive services that can provide direct services or referrals.	0	0	0
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	0	0	0
Assisted residents with finding child care.	0	0	0
Assisted residents to apply for, or attend community college or a four year educational institution.	0	0	0
Assisted residents to apply for, or attend vocational/technical training.	0	0	0
Assisted residents to obtain financial literacy training and/or coaching.	0	0	0
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.	0	0	0
Provided or connected residents with training on computer use or online technologies.	0	0	0
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.	0	0	0

Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	0	0	0
Other.	0	0	0

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Section 3 under 24 CFR 75 establishes economically sustainable communities by ensuring that employment and other economic opportunities generated by Federal assistance, such those from HUD CPD development programs are directed towards very low- and low-income persons to the greatest extent possible, and in particular Section 3 attempts to provide these economic opportunities to those who are the recipients of Federal assistance.

To qualify as “safe harbor” or satisfactory performance under Section 3, the benchmark for Section 3 workers was set at 25 percent or more of the total number of labor hours worked by all workers on a Section 3 project. The benchmark for Targeted Section 3 workers was set at 5 percent or more of the total number of labor hours worked by all workers on a Section 3 project. For more information on the definitions of Section 3 workers and Targeted Section 3 workers, see the link to the Federal Register: https://www.govinfo.gov/content/pkg/FR-2020-09-29/pdf/2020-19183.pdf

Section 3 activities cover housing rehabilitation/construction and public improvement construction activities assisted under HUD grant programs that provide housing and community development financial assistance that exceeds a threshold of $300,000 per activity effective March 16, 2026, as noticed by FR-6085-N-05. A $150,000 activity threshold also applies to grants under HUD's Lead Hazard Control and Healthy Homes programs.

In PY 2025, the City had two new activities that met the Section 3 reporting threshold.

Activity #1383 - Miguel Ribera Park Large and Small Playgrounds had 3,789 labor hours completed, none of which were completed by Section 3 workers. Qualitative Efforts made included outreach efforts to generate job applicants who are other funding targeted workers; and outreach efforts to identify and secure bids from Section 3 business concerns.

Activity #1409 - Orovada Street Senior Apartments II was funded with HOME for $480,981.00 and met the reporting threshold. Orovada II is a new construction with 34 affordable senior rental units, 3 of which was funded with HOME. This development reported zero labor hours completed, and none completed by Section 3 workers.

CR-60 - ESG 91.520(g) (ESG Recipients only)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

<u>**Basic Grant Information**</u>

Recipient Name	RENO
Organizational DUNS Number	141630165
UEI	
EIN/TIN Number	886000201
Identify the Field Office	SAN FRANCISCO
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	

<u>**ESG Contact Name**</u>

Prefix	Ms.
First Name	Monica
Middle Name	
Last Name	Kirch
Suffix	
Title	Director

<u>**ESG Contact Address**</u>

Street Address 1	P.O. Box 1900
Street Address 2	
City	Reno
State	NV
ZIP Code	-
Phone Number	7753993232
Extension	
Fax Number	
Email Address	Kirchm@reno.gov

<u>**ESG Secondary Contact**</u>

Prefix	Ms.
First Name	Elaine
Last Name	Olson
Suffix	
Title	Housing Administrator
Phone Number	7753342578
Extension	
Email Address	olsone@reno.gov

2. Reporting Period—All Recipients Complete

Program Year Start Date	07/01/2025
Program Year End Date	06/30/2026

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: RENO
City: Reno
State: NV
Zip Code: 89505
DUNS Number
UEI: TH74SE96JVC7
Is subrecipient a victim services provider: No
Subrecipient Organization Type: Government
ESG Subgrant or Contract Award Amount: $161,652