



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

**HOME Investment Partnerships
Program – American Rescue Plan
(HOME-ARP)
Allocation Plan**

Presented To:
U.S. Department of Housing and Urban Development (HUD)

Prepared By:
City of Reno, Housing and Neighborhood Development Division

Substantial Amendment to the 2021 Annual Action Plan

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Consultation

Describe the consultation process including methods used and dates of consultation:

Prior to each one on one consultation, each participant was sent information on HOME-ARP via email. The information included the allowable uses for HOME-ARP funds, the qualifying populations (QPs,) and the amount of funding allocated to the region. The email with the information about the HOME-ARP consultation also included a link to the HUD guidance published on HOME-ARP. All of the consultations were conducted via virtual meetings. The responses received from the consultations are outline in the following chart.

List the organizations consulted:

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Feedback
Northern Nevada Continuum of Care Leadership Council	CoC Governing Board	Virtual Meeting (6/7/2022)	<ul style="list-style-type: none">• Increase affordable housing units for those experiencing homelessness
Reno Housing Authority	Public Housing Authority	Virtual Meeting (6/9/2022)	<ul style="list-style-type: none">• Supportive housing with case management• Programs that target transition age youth who are homeless
City of Sparks	Public Agency	Virtual Meeting (6/13/2022)	<ul style="list-style-type: none">• Tenant based rental assistance• Targeted assistance for people with serious mental illness and co-occurring disorders
Reno Initiative for Shelter and Equality	Homeless Service Provider	Virtual Meeting (6/15/2022)	<ul style="list-style-type: none">• Increase affordable housing inventory• Create non-congregate shelter opportunity• Supportive services• Target victims of DV
Awaken	Domestic Violence/ Human Trafficking	Virtual Meeting (6/15/2022)	<ul style="list-style-type: none">• Tenant based rental assistance for people fleeing domestic violence or human trafficking
Washoe County	Public Agency/ Homeless Service Provider	Virtual Meeting (6/16/2022)	<ul style="list-style-type: none">• Increase affordable housing inventory

			<ul style="list-style-type: none"> • Increase supportive housing, and permanent supportive housing beds • Target assistance towards those experiencing homelessness
Safe Embrace	Domestic Violence	Virtual Meeting (6/16/2022)	<ul style="list-style-type: none"> • Tenant based rental assistance for people fleeing domestic violence
United Health Care	Managed Care Organization	Virtual Meeting (6/27/2022)	<ul style="list-style-type: none"> • Increase homeless prevention services • Tenant based rental assistance • Supportive services for domestic violence survivors
Volunteers of America	Homeless Service Provider	Virtual Meeting (6/27/2022)	<ul style="list-style-type: none"> • Increase affordable housing units, or rehab of existing units • Target assistance to those experiencing homelessness
Catholic Charities	Homeless Service Provider	Virtual Meeting (6/27/2022)	<ul style="list-style-type: none"> • Tenant based rental assistance and supportive services for those at risk of homelessness
Children's Cabinet	Homeless Service Provider	Virtual Meeting (6/27/2022)	<ul style="list-style-type: none"> • Tenant based rental assistance and supportive services for families at risk of homelessness
Veteran's Affairs	Veteran's Group/ Homeless Service Provider	Virtual Meeting (6/29/2022)	<ul style="list-style-type: none"> • Increase emergency shelter options for those with medical needs • Increase rental and deposit assistance • Increase affordable housing units for community benefit
The Eddy House	Homeless Service Provider for Youth	Virtual Meeting (6/30/2022)	<ul style="list-style-type: none"> • Increase affordable housing • Increase transitional housing options for youth

			<ul style="list-style-type: none"> • Target assistance towards youth, and those with mental health issues
Nevada Department of Health and Human Services	Homeless Service Provider/Public Mental Health	Virtual Meeting (7/11/2022)	<ul style="list-style-type: none"> • Increase affordable housing units • Increase supportive services for people who are homeless and with mental illness • Increase mental health supportive services
Silver State Fair Housing	Fair Housing/Civil Rights	Virtual Meeting (7/12/2022)	<ul style="list-style-type: none"> • Create non-congregate shelter • Increase affordable housing units • Supportive services for people experiencing homelessness
Northern Nevada Community Housing	Affordable Housing Developer	Virtual Meeting (7/13/2022)	<ul style="list-style-type: none"> • Increase affordable housing units in the area • Rehab to improve existing affordable units
Nevada Housing Division	State Public Housing Authority	Virtual Meeting (7/13/2022)	<ul style="list-style-type: none"> • Increase affordable housing units • Target assistance to those experiencing homelessness
Regional Alliance to End Homelessness	CoC Stakeholder Group	Virtual Meeting (7/14/2022)	<ul style="list-style-type: none"> • Increase affordable housing • Increase shelter options • Increase supportive services for people experiencing homelessness • Tenant based rental assistance
Community Services Agency	Affordable Housing Developer/ Supportive Service Provider	Virtual Meeting (7/18/2022)	<ul style="list-style-type: none"> • Increase affordable housing units • Provide supportive services for people at risk of homelessness
Northern Nevada Center for Independent Living	Advocacy Agency for People with Disabilities	Virtual Meeting (7/19/2022)	<ul style="list-style-type: none"> • Supportive services for people with disabilities who are homeless or at risk

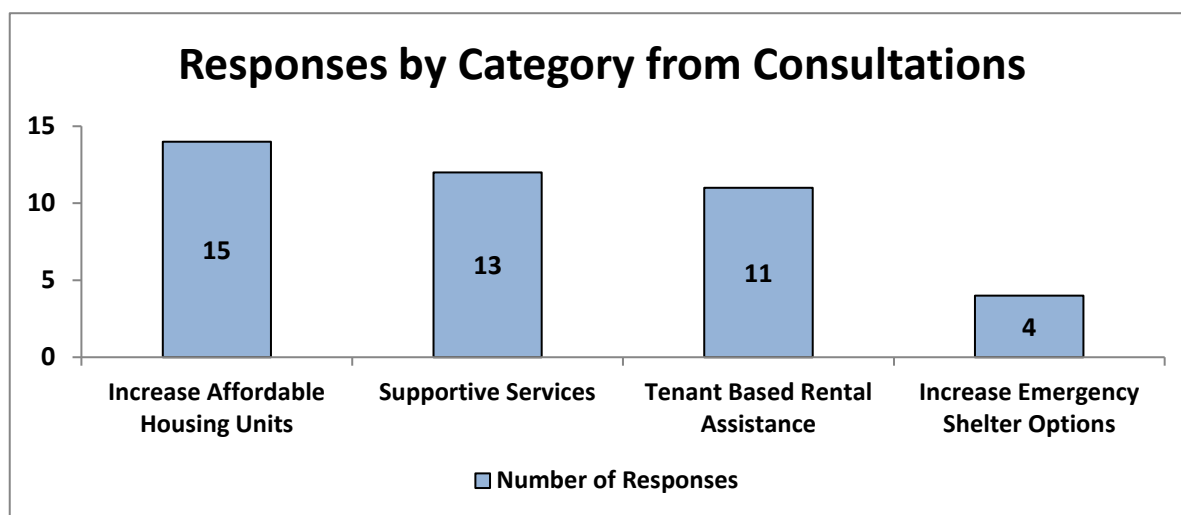
			<ul style="list-style-type: none"> • Increase affordable housing units • Tenant based rental assistance
Nevada Disability Advocacy and Law Center	Advocacy Agency for People with Disabilities/Fair Housing/Civil Rights	Virtual Meeting (7/19/2022)	<ul style="list-style-type: none"> • Tenant based rental assistance • Target assistance towards transition aged youth at risk of homelessness
Northern Nevada HOPES	Homeless Service Provider/ Healthcare Provider	Virtual Meeting (7/20/2022)	<ul style="list-style-type: none"> • Increase affordable housing units • Supportive services for people addiction and mental health issues
American Civil Liberties Union (Reno Chapter)	Advocacy Agency for Civil Rights	Virtual Meeting (7/20/2022)	<ul style="list-style-type: none"> • Increase affordable housing units for people with little to no income • Target services towards people experiencing homelessness, and youth experiencing homelessness
Washoe Legal Services	Advocacy Agency for People with Disabilities/Fair Housing/Civil Rights	Virtual Meeting (7/21/2022)	<ul style="list-style-type: none"> • Tenant based rental assistance • Supportive services – legal support to prevent homelessness, or allow for a person to obtain housing

Summarize feedback received and results of upfront consultation with these entities:

Enter narrative response here.

Regionally, HOME funds are administered by the Washoe County HOME Consortium (WCHC), which is comprised of the City of Reno, the City of Sparks and Washoe County. The WCHC has a Technical Review Committee (TRC) that includes staff from the three jurisdictions and other regional planning bodies. The TRC meets monthly, and acts as an advisory committee to the WCHC directors who are the Managers of the three respective jurisdictions. The WCHC receives an annual allocation of HOME funds, which are allocated through a competitive process for affordable housing projects. On May 10, 2022, the WCHC heard a presentation on HOME-ARP, the eligible uses for the funds, and the qualifying populations the funds are designed to serve. The WCHC approved moving forward with pursuing the HOME-ARP funds, and then the consultation process began.

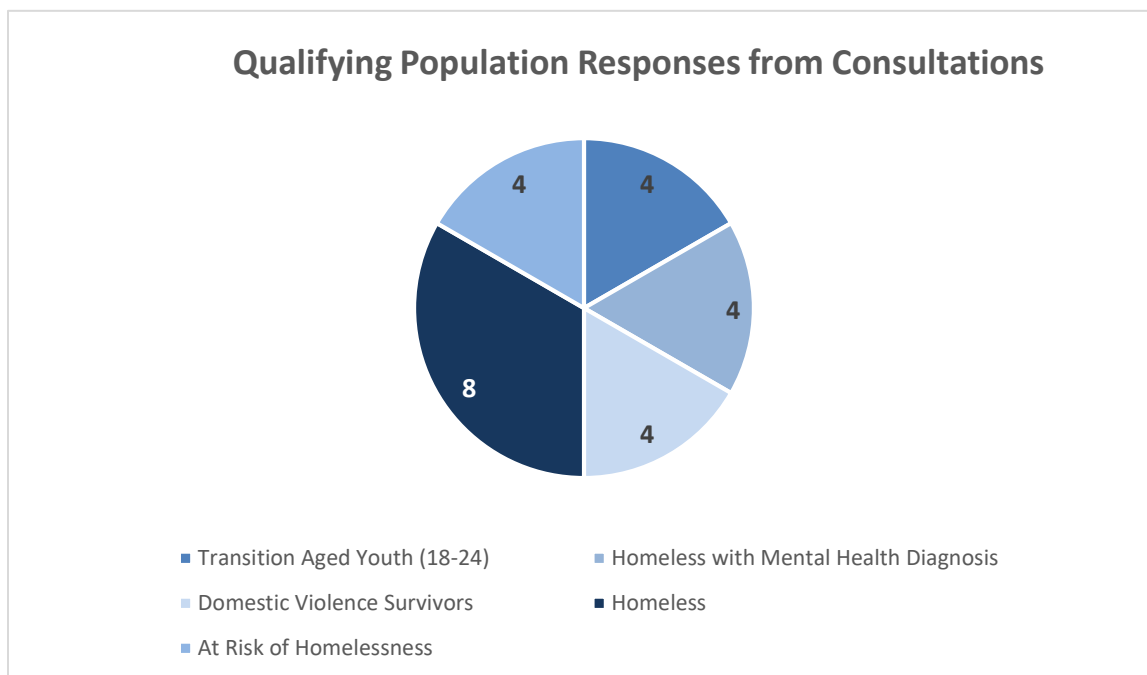
The Northern Nevada Continuum of Care Leadership Council (NNCLC) is the governing board for the regional Continuum of Care (CoC.) The NNCLC heard a presentation on HOME-ARP on June 7, 2022. The NNCLC has representation from homeless service providers, the three local jurisdictions covering the CoC's geographic area (City of Reno, City of Sparks, and Washoe County,) Veteran service providers, emergency shelter providers, domestic violence providers, the local housing authority, and private non-profit service providers. Not all NNCLC members provided feedback during the meeting; one member did state there is a need for increased affordable housing units, which is reflected in the consultation summary. After meeting with the NNCLC as a group, one on one consultations were scheduled with NNCLC members as well as other community stakeholders.



Many stakeholders acknowledged the need to increase the number of affordable housing units in the region. Most stakeholders stated increasing affordable housing stock should be the highest priority for the HOME-ARP funds. Many stakeholders indicated supportive services are a key factor to a successful housing placement, especially when an individual or family is exiting homelessness. A number of stakeholders also expressed the need for tenant based rental assistance (TBRA). The majority of people who advocated for rental assistance funding believed supportive services should be funded in conjunction with the rental assistance, in order to have a more lasting impact. While increasing emergency shelter options did receive some support, it had the lowest response rate of the four categories.

The one on one consultations weighed heavily in the decision-making process around HOME-ARP. Social service and homeless service providers are on the front lines in terms of seeing the needs of those they serve. Service providers are able to articulate the needs of their clientele, and are very aware of gaps in the local service delivery system. Their input was very valuable to the creation of this Allocation Plan.

During the one on one consultations, many of the providers consulted advocated for services for a specific sub-population. Some providers advocated for the sub-population they work with directly, while others advocated for sub-populations where they see a gap in services. Out of the qualifying populations for HOME-ARP, the majority of those consulted said that funds should be allocated for services for people experiencing homelessness. A common thread throughout the consultations was that the HOME-ARP funds provide an opportunity to provide additional services that will help people exit homelessness.



As part of the consultation process, an Information and Q&A session on HOME-ARP was held on August 11, 2022. During the Information and Q&A session, potential HOME-ARP project applicants were able to ask questions about the eligible uses for HOME-ARP funds, as well as how the local funding process will take place. The Session was available both virtually and in person. Attendees provided feedback on how HOME-ARP could have the most lasting impact. Service providers noted that the amount of funding the region is set to receive could fund supportive services for multiple years. The attendees also noted that the amount of funding the region is set to receive would require layers of funding for an affordable housing project to be feasible. Based on the feedback from Information and Q&A session, the percentage of funding allocated to supportive services in this plan was increased.

Public Participation

In accordance with Section V.B of the Notice (page 13), PJs must provide for and encourage citizen participation in the development of the HOME-ARP allocation plan. Before submission of the plan, PJs must provide residents with reasonable notice and an opportunity to comment

on the proposed HOME-ARP allocation plan of **no less than 15 calendar days**. The PJ must follow its adopted requirements for “reasonable notice and an opportunity to comment” for plan amendments in its current citizen participation plan. In addition, PJs must hold **at least one public hearing** during the development of the HOME-ARP allocation plan and prior to submission.

PJs are required to make the following information available to the public:

- The amount of HOME-ARP the PJ will receive, and
- The range of activities the PJ may undertake.

Throughout the HOME-ARP allocation plan public participation process, the PJ must follow its applicable fair housing and civil rights requirements and procedures for effective communication, accessibility, and reasonable accommodation for persons with disabilities and providing meaningful access to participation by limited English proficient (LEP) residents that are in its current citizen participation plan as required by 24 CFR 91.105 and 91.115.

Template:

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

- ***Date(s) of public notice: 8/18/2022***
- ***Public comment period: start date – 8/18/2022 end date – 9/3/2022***
- ***Date(s) of public hearing: 8/30/2022***

Describe the public participation process:

The Public Notice appeared in the Reno Gazette journal, the local newspaper covering the Reno/Sparks/Washoe County area, from 8/18/2022 to 9/3/2022. The public notice explained the amount of funding the region received, and the eligible funding categories for HOME-ARP. The Public Notice also explained that the Allocation Plan can be found on the City of Reno’s website www.reno.gov, and any public comment could be submitted in writing, or via phone. The Public Notice also provided the date, time, and location for the Public Hearing that was scheduled for August 30, 2022.

Describe efforts to broaden public participation:

In addition to the Public Notice, information on HOME-ARP, including eligible uses, qualifying populations, and the amount of funding allocated, was presented at the WCHC TRC meetings on May 10, 2022 and June 14, 2022 both of which are public meetings with public notice given. Information on HOME-ARP was presented at the Continuum of Care (CoC) Governing Board meeting on June 7, 2022, and the CoC Stakeholder meeting on July 14, 2022, both CoC

meetings are open to the public. A Public Hearing was held on August 30, 2022, which had zero attendance.

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing:

No written comments were received during the public comment period, and there were no attendees to the public hearing on August 30, 2022.

Summarize any comments or recommendations not accepted and state the reasons why:

No comments or recommendations were not accepted.

Needs Assessment and Gaps Analysis

In accordance with Section V.C.1 of the Notice (page 14), a PJ must evaluate the size and demographic composition of **all four** of the qualifying populations within its boundaries and assess the unmet needs of each of those populations. If the PJ does not evaluate the needs of one of the qualifying populations, then the PJ has not completed their Needs Assessment and Gaps Analysis. In addition, a PJ must identify any gaps within its current shelter and housing inventory as well as the service delivery system. A PJ should use current data, including point in time count, housing inventory count, or other data available through CoCs, and consultations with service providers to quantify the individuals and families in the qualifying populations and their need for additional housing, shelter, or services.

Template:

OPTIONAL Homeless Needs Inventory and Gap Analysis Table

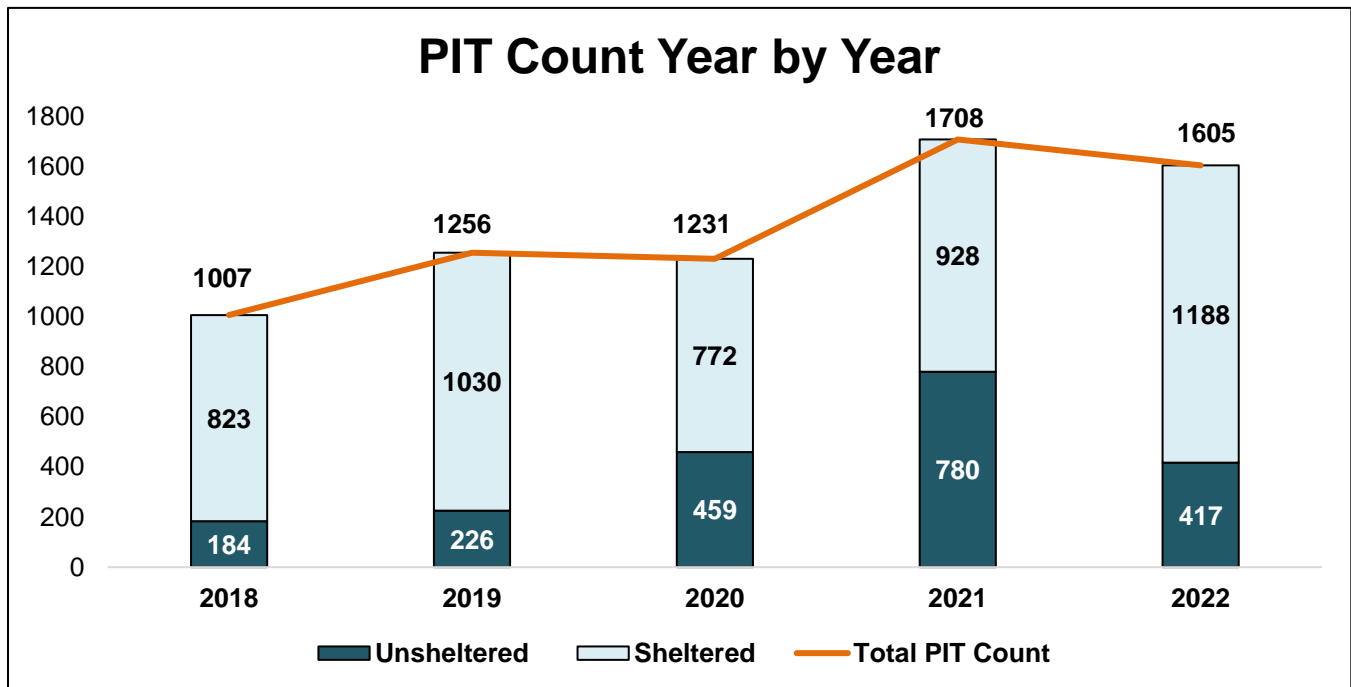
Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	163	-	805	-	49								
Transitional Housing	-	-	249	-	80								
Permanent Supportive Housing	25	-	205	-	273								
Other Permanent Housing	40	-	53	-	48								
Sheltered Homeless						239	785	137	37				
Unsheltered Homeless						6	391	20	-				
Current Gap										-17	-	+136	-

Suggested Data Sources: 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

Homeless as defined in 24 CFR 91.5

The Northern Nevada Continuum of Care conducted the annual Point in Time (PIT) on February 24, 2022. As the following chart shows, the overall number of people experiencing homelessness decreased from 2021 to 2022. In 2022, the region saw a large decrease in the number of people experiencing unsheltered homelessness from 780 in 2021 to 417 in 2022. This decrease coincided with the region's emergency shelter bed expansion from 755 in 2021 to 1017 in 2022. The total number of people experiencing homelessness in the CoC for 2022 is 1,605.



At Risk of Homelessness as defined in 24 CFR 91.5

As part of the COVID-19 pandemic response, the region focused on rental and deposit assistance to help those individuals and families who are at risk of homelessness attain or maintain their housing. From July 1, 2021 – June 30, 2022 4,707 unique households received assistance with rent, and 330 unique households received assistance with a security deposit from the City of Reno.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

From July 1, 2021 to June 30, 2022 Safe Embrace, a domestic violence survivor service provider in the region, served 576 individuals (adults and children) through their case management and housing programs. Of the total, 43 families were served through their Emergency Shelter, Rapid Rehousing, and Transitional Housing programs, and as of July 2022, they had 11 individuals on their emergency shelter waitlist.

The Domestic Violence Resource Center (DVRC) is another agency providing Emergency Shelter and Transitional Housing to individuals and families fleeing domestic violence. They served 240 individuals and families from January 1, 2021 to December 31, 2021. DVRC reported they were not maintaining a waitlist as of July, 2022.

In addition to the services provided by Safe Embrace and DVRC, Awaken, an agency primarily serving those who are fleeing from human trafficking, served a total of 113 adults and 64 youth from January 1, 2021 to December 31, 2021 with case management and/or housing services. Awaken reported they did not have anyone on their waitlist as of July 2022.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice

HUD defines those at greatest risk of housing instability as households that have an annual income less than 30% of AMI and are experiencing severe cost burden or have an income less than 50% of AMI and meet a certain condition, like living in someone else's home or living in a motel due to an economic hardship. According to data gathered from the Comprehensive Housing Affordability Strategy (CHAS) from 2014-2018, 9% of households in Washoe County are at or below 30% HUD Area Median Family Income (HAMFI), 10% are between 30% and 50% HAMFI, and 15% are between 50% and 80% HAMFI. This means that 34% of households in Washoe County are at or below 80% HAMFI, and would qualify for a housing subsidy. It is also important to take into account that this data was calculated prior to the COVID-19 pandemic, which lead many households to face unplanned economic hardship. The following chart shows the household income distribution by owners and renters for Washoe County.

Income Distribution Overview	Owner	Renter	Total
Household Income <=30% HAMFI	4,960	11,395	16,355
Household Income >30% to <=50% HAMFI	6,945	11,535	18,480
Household Income >50% to <=80% HAMFI	11,305	15,220	26,525
Household Income >80% to <=100% HAMFI	9,935	9,090	19,025
Household Income >100% HAMFI	69,945	27,300	97,245
Total	103,090	74,540	177,630
*Source 2014-2018 Comprehensive Housing Affordability Strategy, HUD Office of Policy Development and Research			

The CHAS provides data on household cost burden in a geographic area. To be considered sustainable, a household should not spend more than 30% of their monthly income on housing. While this is not always realistic given the cost of living in an area, it is important to

note that the higher the cost burden, the more likely a household is to become unstably housed or even homeless. According to the CHAS 42% of households in Washoe County are renters. Of those 19% of households are spending over 50% their monthly income on housing, and another 24% are spending between 30% and 50% of their monthly income on housing. This means that of households renting in Washoe County at least 43% face a cost burden for their housing, leading to a greater risk of housing instability. The following chart shows the cost burden by household are median income for Washoe County.

Housing Cost Burden Overview	Owner	Renter	Total
Cost Burden <=30%	79,040	41,330	120,370
Cost Burden >30% to <=50%	13,875	17,600	31,475
Cost Burden >50%	9,495	14,230	23,725
Cost Burden Not Available	685	1,380	2,065
Total	103,090	74,540	177,630
*Source 2014-2018 Comprehensive Housing Affordability Strategy, HUD Office of Policy Development and Research			

Additionally, of households at or below 30% HAMFI, 70% faced a cost burden for housing of over 50% of their monthly income. 38% of households between 30% and 50% HAMFI faced a cost burden of over 50%. While 15% of households between 50% and 80% HAMFI faced a cost burden of over 50%. Meaning those in the region with the lowest monthly incomes also faced the highest cost burden. While this may seem logical, that the less you make the more of your income you are also spending on housing, it also says that many people in the region would benefit from a housing subsidy, and are at high risk for homelessness and housing instability. The following chart shows the household income and those with a cost burden of 30% or greater and 50% or greater in Washoe County.

Income by Cost Burden (Owners and Renters)	Cost Burden > 30%	Cost Burden >50%	Total
Household Income <=30% HAMFI	12,660	10,955	16,355
Household Income >30% to <=50% HAMFI	14,355	7,110	18,480
Household Income >50% to <=80% HAMFI	14,035	3,905	26,525
Household Income >80% to <=100% HAMFI	5,865	720	19,025
Household Income >100% HAMFI	8,280	1,035	97,245
Total	55,195	23,725	177,630
*Source 2014-2018 Comprehensive Housing Affordability Strategy, HUD Office of Policy Development and Research			

In addition to the data tracked in the PIT and HIC, the CoC also tracks the number of individuals and families living in motels. Living in a motel is defined by HUD as being at great risk for housing instability. Often case managers in the region report that their clients will live in motels

part of the month, and spend the rest of the month in a shelter or on the streets when they can no longer afford the motel. On February 24, 2022 there were 2,302 individuals and families identified as living in motels in Washoe County. Of those 1,279 identified as “long term residents” meaning they have lived there for one year or longer. Of the population, living in motels 33% were seniors, and 5% were under the age of 18.

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing (Optional):

Enter narrative response here.

Describe the unmet housing and service needs of qualifying populations:

Homeless as defined in 24 CFR 91.5

As the regional PIT and HIC data show, while the number of people experiencing unsheltered homelessness decreased from 2021 to 2022, regionally there are 417 people experiencing unsheltered homelessness. The night of the PIT count the region’s emergency shelters were nearly all at capacity, leading to the observed need of more emergency shelter beds and housing options. The total number of emergency shelter beds includes all emergency shelter beds in the region. The largest shelter in the region, the Nevada CARES Campus, maintains a standard of low barrier to entry, and does not deny entry to any person over the age of 18. There are also emergency shelters designed to serve sub-populations. OUR Place emergency shelter serves women and families, the Eddy House emergency shelter serves transition aged youth (18-24,) and Safe Embrace’s emergency shelter serves victims of domestic violence.

The PIT data also shows that as the region’s beds for Rapid Rehousing increased, the overall number of people experiencing homelessness decreased. It is notable that during the consultation process many of the providers said that the region has a great need for rental assistance as well as supportive services, much like a Rapid Rehousing model. Ultimately, the solution to homelessness is housing, and without an increase in affordable units, the progress made to decrease the homeless population will remain stagnant. Increasing the number of affordable housing units will provide the needed subsidy for those experiencing homelessness to exit homelessness, and have an impact on the overall housing crisis in Washoe County as many of the service providers stated during the consultation process.

At Risk of Homelessness as defined in 24 CFR 91.5

The one on one consultations showed that many service providers in the region area are aiming to fill the need for rental assistance as well as supportive services with the goal of helping those who are at risk of homelessness, prevent eventual homelessness. In 2020, The American Community Survey reported the vacancy rate for rental units in Washoe County

at 4.6%. However, this data does not reflect the impact felt from the COVID-19 pandemic, and many service providers reported in their consultations that finding a rental unit for their clients has been more difficult than ever. Often as soon as a unit becomes available, there are people waiting in line for it. According to the Johnson, Perkins and Griffin 4th Quarter 2021 Apartment Survey the average rent in Reno-Sparks increased 13.5% from the same quarter the previous year. At a time when many people were facing economic hardships and unemployment, rents kept climbing.

Competition for units has been high, and many property owners are not willing to work with a client exiting homelessness, especially if they have a checkered rental history. While rental assistance and increased subsidies will help in the short term to assist those at risk of homelessness, the lack of affordable rental units has a lasting impact. To see a significant impact in Washoe County's rental market, there will need to be an increase in the number of affordable housing units.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

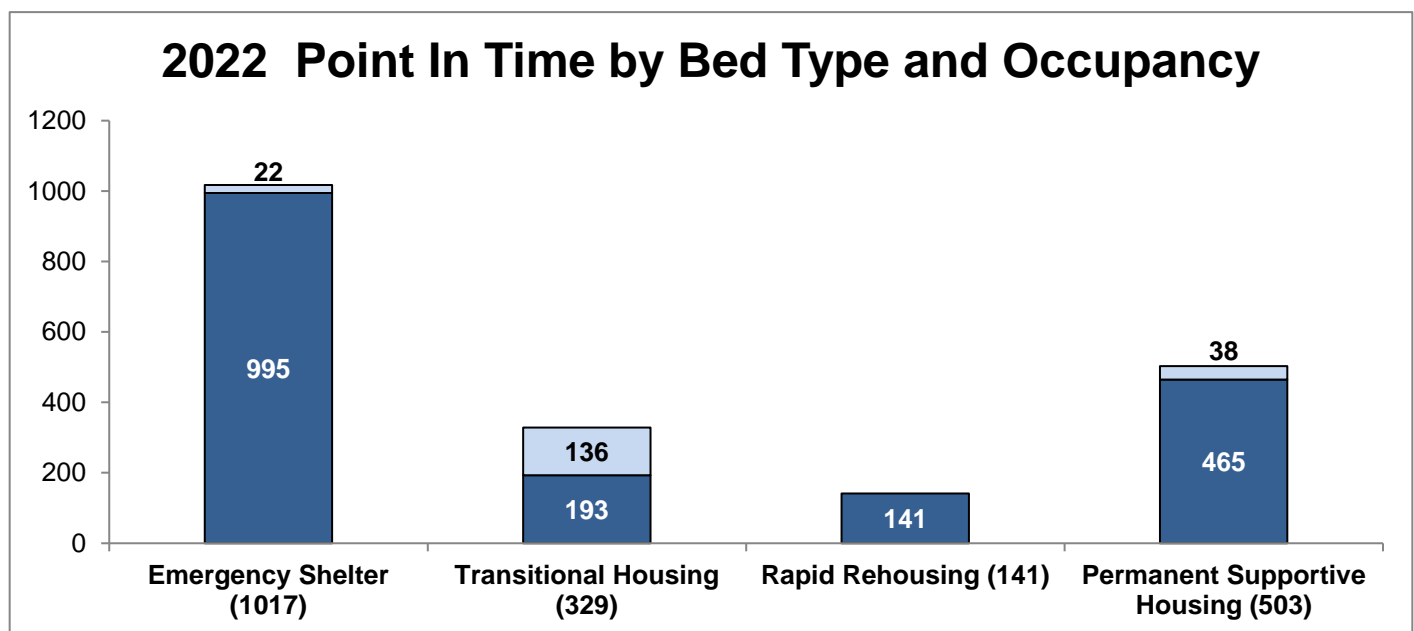
During the consultation process, the two domestic violence providers acknowledged the need for rental assistance along with supportive services. Many of the clients they see are looking for help to gain independence, maybe for the first time. They will need ongoing support through case management, as well as financial assistance for varied lengths of time. It is nearly impossible to predict what a potential client's financial situation will be when they become a client of a domestic service provider, and often finances are the reason a person will stay in a violent situation. Having more services available to those fleeing domestic or partner violence would help serve those in need in the region.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

As of July 2022, there were 5,436 unique households on the Reno Housing Authority waitlist for voucher programs, and public housing units. As of July 2022, the Reno Housing Authority was assisting 3,268 unique households with housing subsidies. Much like those who are at risk of homelessness, those at greatest risk of housing instability are in need of housing subsidies to prevent instability and homelessness. In Washoe County 70% of households were at 30% HAMFI or below were severely cost burdened by their housing costs spending 50% or more of their monthly income on housing. Overall, the region needs more subsidies, and an increase in subsidized units, to combat rising rental prices and instability for the lowest income residents.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The PIT and HIC data showed that the overall number of people experiencing homelessness went down by 10% from 2021 to 2022. At the same time there were beds not utilized the night of the PIT. The following chart outlines the bed usage on the night of the PIT/HIC. While Emergency Shelter, Rapid Rehousing, and Permanent Supportive Housing beds all had relatively high utilization, the Transitional Housing beds did not. Transitional Housing in the region has typically had barriers to entry such as mandated sobriety, or has served a sub-population such as transition-aged youth. This data shows that while Transitional Housing programs may offer beneficial services, the beds are underutilized. Regionally, there are 417 people identified as unsheltered who are in need of housing. While more shelter beds would help alleviate the number of people experiencing unsheltered homelessness, ultimately the community needs more affordable housing units to help end homelessness.



During the consultation process, many agencies mentioned the lack of funding for supportive services to go along with housing assistance. While the financial assistance for housing is very important, many individuals and families at risk of homelessness, or exiting homelessness benefit from case management in order to maintain stability. The lack of funding for supportive services is a factor many noted has been lacking in the community.

The Nevada Housing Division produces the Annual Housing Progress Report (AHPR,) which reports on affordable housing data both regionally and statewide. The 2021 report estimated Washoe County has a need for 40,630 affordable housing units, while only 8,455 subsidized units exist. Meaning the number of affordable units alone is meeting 21% of the need. The following chart details the affordable housing need by region. The total need column used

estimates from the 2014-2018 CHAS data. This calculation was made prior to the COVID-19 pandemic, and does not include the number of households impacted financially by the pandemic. The additional households assisted column shows the estimated number of households supported with COVID related financial assistance. The total row with vouchers estimates the number of households assisted with Housing Choice Vouchers (1,886 in 2021,) and the impact the vouchers have on the ratio of households assisted.

Region	Total Need	Total 2021 Subsidized Units	Additional Households Assisted in 2021	Ratio of assisted households to households in need
Reno	26,115	7,345	1,619	34%
Sparks	8,570	1,110	0	13%
Washoe Unincorporated	5,945	0	867	15%
Total Without Vouchers	40,630	8,455	2,486	27%
Total With Vouchers	40,630	10,341	2,486	32%

*Source 2021 Affordable Housing Progress Report

While Washoe County has increased the number of subsidized units year after year (1,070 units added from 2014-2021,) the number of units is still not equal to number of households in need. Without the financial assistance provided because of the COVID-19 pandemic, even fewer households are set to receive assistance in the coming years. Increasing the number of subsidized units would have a more lasting impact.

The AHPR also calculated the number of units for very low-income (VLI) meaning households at or below 50% HAMFI, or with a rental subsidy attached. The report also calculated the number of units for low-income (LI) households between 50% and 80% HAMFI. The following chart details the total number of units for VLI and LI households in Reno, Sparks, and Washoe County, and the number of households in the income bracket in the corresponding geographic area.

Ratio of Very Low Income Units in Reno/Sparks/Washoe County 2021



Ratio of Low Income Units in Reno/Sparks/ Washoe County 2021



Based on CHAS estimates there are more households in Washoe County with a reported very low income (at or below 50% HAMFI) than households with a reported low-income (between 50% and 80% HAMFI.) There are also fewer units for VLI households than for LI households. 29% of low-income households receive a subsidy compared to 18% of very low-income households. Based on this data the very low-income households have the greatest need for affordable units in Washoe County.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:

The WCHC (PJ) will not further identify “other populations At Greatest Risk of Housing Instability” within the qualifying populations already outlined.

Identify priority needs for qualifying populations:

The priority needs identified through both the data analysis and the consultation process were to prioritize services for people experiencing homelessness. During the consultation process providers also stressed the need to increase affordable housing units in the region, increase

supportive services, and increase tenant based rental assistance. In order to decrease the number of people experiencing homelessness in the region, more affordable housing will need to be developed. Homeless service providers stressed that increasing shelter beds will only decrease the number of people experiencing unsheltered homelessness, creating more permanent housing will help to decrease the overall number of people experiencing homelessness. The regional PIT data showed that additional Rapid Rehousing units, and additional housing options, had a positive impact on the overall number of people experiencing homelessness.

The data collected shows that those with the lowest income are also the most cost burdened by their housing expenses. Households with very low-income in the region also have the lowest number of subsidized housing available. Increasing the number of affordable housing units for those with very low-income will help to combat this problem within Washoe County. Providing supportive services like case management and housing navigation services will also provide the qualifying populations with supports to prevent homelessness and housing instability.

Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:

The gaps in services, and program needs were determined using ACS data, CHAS data, as well as the PIT and HIC data gathered regionally. The shelter bed analysis showed that there was a gap in beds for families, and a surplus of utilized beds for single adults. Further analysis showed the majority of surplus in beds were Transitional Housing beds. Transitional Housing was underutilized (41% occupancy) the night of the PIT. This is likely due to program restrictions such as mandated sobriety, and beds restricted for a specific sub-population. The Nevada CARES Campus, which is a low-barrier to entry emergency shelter, was nearly at capacity the night of PIT (99% occupancy.) This lead to the conclusion that people experiencing homelessness are more likely to take part in a program that is low-barrier to entry.

The PIT and HIC data also showed that increasing the number of permanent housing beds had a positive impact in lowering the number of people experiencing homelessness in the region. Providers report that programs that provide both a housing subsidy and supportive services show a positive lasting impact on people exiting homelessness, and at risk of homelessness. The CHAS and ACS data showed that the region's residents with the lowest income are also those with the greatest housing cost burden, making them high risk of housing instability and homelessness. People at risk of homelessness can benefit greatly from financial assistance and corresponding supportive services. The AHPR in conjunction with the CHAS showed that very low-income households have the greatest need for a housing subsidy. Only 18% of very low-income households receive a housing subsidy, leaving 82% in need.

HOME-ARP Activities

Template:

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

The WCHC(PJ) will be releasing a Request For Proposals (RFP) once the HOME-ARP allocation is approved. The RFP will outline the priorities in the allocation plan, with the top priority being the creation of affordable housing units for people experiencing homelessness, and second, supportive services. The RFP will allow for a 60-day response time. All RFPs will be reviewed for completeness, and then all eligible RFPs will be reviewed by the Washoe County Home Consortium (WCHC) Technical Review Committee (TRC.) The TRC will determine which projects to recommend for funding, and then there will be at least two public hearings as part of the monthly TRC meetings. After the public hearings, and any feedback received is considered, a final recommendation is forwarded to the WCHC directors for approval. The WCHC directors consist of the City Managers from the City of Reno, and the City of Sparks, as well as the Washoe County, County Manager. Projects that receive approval from the WCHC directors will be sent to the Regional Planning Board for final approval.

Describe whether the PJ will administer eligible activities directly:

No, all projects will be administered by agencies whose projects are approved by the WCHC. The PJ will not be seeking any funds as part of the RFP process.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

N/A

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Template:

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$ 1,013,382	20%	
Acquisition and Development of Non-Congregate Shelters	\$ 0	0%	
Tenant Based Rental Assistance (TBRA)	\$ 253,345	5%	
Development of Affordable Rental Housing	\$ 3,040,147	60%	
Non-Profit Operating	\$ 0	0 %	5%
Non-Profit Capacity Building	\$ 0	0 %	5%
Administration and Planning	\$ 760,036	15 %	15%
Total HOME ARP Allocation	\$ 5,066,913		

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

Based on the feedback received during the consultation process, during the public comment period, and while analyzing the housing data in the region, the highest funding priority for HOME-ARP funds is the development of affordable rental housing. Development of affordable rental units is costly, and given the per unit construction cost, 60% of the HOME-ARP allocation should be used for development of affordable housing. After considering the recommendations received during the consultation process and public comment period, 20% of the funding will be allocated towards supportive services and the remaining 5% for TBRA.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

After review of the shelter and housing inventory, service delivery system, the needs identified in the gap analysis, as well as the one on one consultations, the development of affordable housing is the top priority in the region. Ending homelessness was the priority for many during the consultation process, and an effective solution to ending homelessness is to develop affordable housing for those that are very low-income. By targeting those that are very low-income people at or below 30% HAFMI will have the opportunity be stably housed in unit, this would include people exiting homelessness.

Developing affordable units is costly, current estimates in the region are \$350,000 per unit of affordable housing. Given the cost to construct units, the majority of HOME-ARP funds will be allocated towards the development of affordable housing. The feedback during the consultation process, and the public comment period showed high need for supportive services, therefore, it was determined that a substantial allocation should also be made to that activity. Many stakeholders also advocated for additional TBRA, therefore it has also been included in the funding allotment. The development of non-congregate shelter received the least amount of support during the consultation process, and during the public comment period, which lead to the determination to omit that funding category in the proposed allocation.

HOME-ARP Production Housing Goals

Template

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

Estimates for the cost of development of affordable housing in Washoe County is currently \$350,000 per unit. Using that projected cost, the PJ estimates that a minimum of 9 units would be developed with HOME-ARP funds. However, the PJ anticipates affordable housing developers will use a layered funding approach in order to be able to develop more affordable housing units, using HOME-ARP as one element of their funding for a project.

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

The WCHC (PJ) hopes to achieve 100 affordable housing units for individuals and families at risk of homelessness. The priority need in the region is to increase affordable housing units for those at highest risk of homelessness. Development of additional units will help the community's need for additional affordable units, and help reduce the number of people who are continually living on the brink of homelessness.

Preferences

A preference provides a priority for the selection of applicants who fall into a specific QP or category (e.g., elderly or persons with disabilities) within a QP (i.e., subpopulation) to receive assistance. A *preference* permits an eligible applicant that qualifies for a PJ-adopted preference to be selected for HOME-ARP assistance before another eligible applicant that does not qualify for a preference. A *method of prioritization* is the process by which a PJ determines how two or more eligible applicants qualifying for the same or different preferences are selected for HOME-ARP assistance. For example, in a project with a preference for chronically homeless, all eligible QP applicants are selected in chronological order for a HOME-ARP rental project except that

eligible QP applicants that qualify for the preference of chronically homeless are selected for occupancy based on length of time they have been homeless before eligible QP applicants who do not qualify for the preference of chronically homeless.

Please note that HUD has also described a method of prioritization in other HUD guidance. Section I.C.4 of Notice CPD-17-01 describes Prioritization in CoC CE as follows:

“Prioritization. In the context of the coordinated entry process, HUD uses the term “Prioritization” to refer to the coordinated entry-specific process by which all persons in need of assistance who use coordinated entry are ranked in order of priority. The coordinated entry prioritization policies are established by the CoC with input from all community stakeholders and must ensure that ESG projects are able to serve clients in accordance with written standards that are established under 24 CFR 576.400(e). In addition, the coordinated entry process must, to the maximum extent feasible, ensure that people with more severe service needs and levels of vulnerability are prioritized for housing and homeless assistance before those with less severe service needs and lower levels of vulnerability. Regardless of how prioritization decisions are implemented, the prioritization process must follow the requirements in Section II.B.3. and Section I.D. of this Notice.”

If a PJ is using a CE that has a method of prioritization described in CPD-17-01, then a PJ has preferences and a method of prioritizing those preferences. These must be described in the HOME-ARP allocation plan in order to comply with the requirements of Section IV.C.2 (page 10) of the HOME-ARP Notice.

In accordance with Section V.C.4 of the Notice (page 15), the HOME-ARP allocation plan must identify whether the PJ intends to give a preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project.

- Preferences cannot violate any applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a).
- The PJ must comply with all applicable nondiscrimination and equal opportunity laws and requirements listed in 24 CFR 5.105(a) and any other applicable fair housing and civil rights laws and requirements when establishing preferences or methods of prioritization.

While PJs are not required to describe specific projects in its HOME-ARP allocation plan to which the preferences will apply, the PJ must describe the planned use of any preferences in its HOME-ARP allocation plan. This requirement also applies if the PJ intends to commit HOME-ARP funds to projects that will utilize preferences or limitations to comply with restrictive eligibility requirements of another project funding source. **If a PJ fails to describe preferences**

or limitations in its plan, it cannot commit HOME-ARP funds to a project that will implement a preference or limitation until the PJ amends its HOME-ARP allocation plan.

For HOME-ARP rental housing projects, Section VI.B.20.a.iii of the HOME-ARP Notice (page 36) states that owners may only limit eligibility or give a preference to a particular qualifying population or segment of the qualifying population if the limitation or preference is described in the PJ's HOME-ARP allocation plan. Adding a preference or limitation not previously described in the plan requires a substantial amendment and a public comment period in accordance with Section V.C.6 of the Notice (page 16).

Template:

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

The PJ has determined through the data analysis and the consultation process that individuals and families at risk of homelessness (30% AMI or below) will be prioritized. During the funding process, projects that aim to serve individuals and families at risk of homelessness will be given priority. Preference will also be given to projects that will provide supportive services along with housing assistance.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:

HUD identifies those with an AMI of 30% or below are at the greatest risk of homelessness, and 70% of households at or below 30% AMI in the region are spending over 50% of their monthly income on housing, making them severely cost burdened. 9% of households in Washoe County were making 30% or below the region's HAMFI in 2018, this number has no doubt increased due to the COVID-19 pandemic. Many service providers reported the challenges with finding affordable rental units for their clients, and many affordable units do not aim to serve the QPs HOME-ARP funds are designed to serve. Targeting assistance to those at risk of homelessness will help provide ongoing housing supports to prevent homelessness for many households in the region.

Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying

populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME-ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

1. the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;
2. the CE does not include all HOME-ARP qualifying populations; or,
3. the CE fails to provide access and implement uniform referral processes in situations where a project's geographic area(s) is broader than the geographic area(s) covered by the CE

If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ's HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).

Template:

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):

The PJ will be using a prioritized waitlist for any HOME-ARP funded projects. This is the only referral method that will encompass all of the QPs. The Coordinated Entry System (CES) is only designed to serve those experiencing literal homelessness, and HOME-ARP projects will need to have the ability to serve all QPs. A prioritized waitlist is the only way projects will be able to serve all QPs. Projects will have the ability to determine how their waitlists will be structured. If a project is aiming to serve a particular QP that will need to be identified as a preference on their waitlist.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE

process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

Given that the regional Coordinated Entry (CE) system is only set up to serve those who are experiencing literal homelessness, it will not be an appropriate referral tool for HOME-ARP projects. Projects will be required to maintain a waitlist in order to be able to serve all QPs.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

N/A

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

N/A

Limitations in a HOME-ARP rental housing or NCS project

Limiting eligibility for a HOME-ARP rental housing or NCS project is only permitted under certain circumstances.

- PJs must follow all applicable fair housing, civil rights, and nondiscrimination requirements, including but not limited to those requirements listed in 24 CFR 5.105(a). This includes, but is not limited to, the Fair Housing Act, Title VI of the Civil Rights Act, section 504 of Rehabilitation Act, HUD's Equal Access Rule, and the Americans with Disabilities Act, as applicable.
- A PJ may not exclude otherwise eligible qualifying populations from its overall HOME-ARP program.
- Within the qualifying populations, participation in a project or activity may be limited to persons with a specific disability only, if necessary, to provide effective housing, aid, benefit, or services that would be as effective as those provided to others in accordance with 24 CFR 8.4(b)(1)(iv). A PJ must describe why such a limitation for a project or activity is necessary in its HOME-ARP allocation plan (based on the needs and gap identified by the PJ in its plan) to meet some greater need and to provide a specific benefit that cannot be provided through the provision of a preference.
- For HOME-ARP rental housing, section VI.B.20.a.iii of the Notice (page 36) states that owners may only limit eligibility to a particular qualifying population or segment of the qualifying population if the limitation is described in the PJ's HOME-ARP allocation plan.
- PJs may limit admission to HOME-ARP rental housing or NCS to households who need the specialized supportive services that are provided in such housing or NCS. However, no otherwise eligible individuals with disabilities or families including an individual with a disability who may benefit from the services provided may be excluded on the grounds that they do not have a particular disability.

Template

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The PJ will not be putting any limitations on participant eligibility for HOME-ARP projects.

HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME-ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

- ***Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity***

The PJ will not be refinancing existing debt with the HOME-ARP funds.

Citations

HUD CHAS Query Tool. (2021, September 29). Consolidated Planning/CHAS Data. Retrieved July 14, 2022, from <https://www.huduser.gov/portal/datasets/cp.html>

American Community Survey. United States Census Bureau. Retrieved July 13, 2022, from <https://www.census.gov/programs-surveys/acs>

Johnson, Perkins & Griffin 4th Quarter 2021 Apartment Survey.
<http://jpgnv.com/wp-content/uploads/2022/01/Apartment-Survey4th-Quarter-2021-FINAL.pdf>

Nevada Housing Division. *2021 Annual Housing Progress Report*.
<https://housing.nv.gov/uploadedFiles/housingnewnv.gov/Content/Programs/HDB/AHPR2021WithForms2.pdf>

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.



Signature of Authorized Official

8/10/2022
Date

Mayor, City of Reno
Title

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

08/16/2022

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Reno

* b. Employer/Taxpayer Identification Number (EIN/TIN):

88-6000201

* c. UEI:

M3Q3R666XNF7

d. Address:

* Street1:

1 East First Street, 12th Floor

Street2:

* City:

Reno

County/Parish:

Washoe

* State:

NV: Nevada

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

89505-4071

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Monica

Middle Name:

* Last Name:

Cochran

Suffix:

Title:

Manager, Housing and Neighborhood Development

Organizational Affiliation:

* Telephone Number:

775-334-2033

Fax Number:

775-334-3124

* Email:

cochranm@reno.gov

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-239

CFDA Title:

HOME Investment Partnerships Program

* 12. Funding Opportunity Number:

M-12-DP-32-0234

* Title:

HOME-American Rescue Plan Program

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

HOME-American Rescue Plan Program Allocation Plan, Affordable Housing Development, Tenant Based Rental Assistance, Supportive Services

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant NV-002

* b. Program/Project NV-002

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2022

* b. End Date: 9/30/2030
06/30/2030**18. Estimated Funding (\$):**

* a. Federal	5,066,913.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	5,066,913.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Ms. * First Name: Hillary

Middle Name:

* Last Name: Schieve

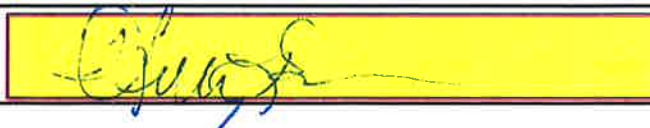
Suffix:

* Title: Mayor, City of Reno

* Telephone Number: 775-334-2001 Fax Number: 775-334-2091

* Email: schieveh@reno.gov

* Signature of Authorized Representative:



* Date Signed: 8/12/2022

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Reno	DATE SUBMITTED 8/12/2022

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE Mayor
APPLICANT ORGANIZATION City of Reno	DATE SUBMITTED 8/12/2022

**PROOF OF
PUBLICATION**

**STATE OF WISCONSIN SS.
COUNTY OF BROWN**

CITY OF RENO - LEGALS
1 E 1ST ST FL 2

RENO NV 89501

Being first duly sworn, deposes and says: That as the legal clerk of the Reno Gazette-Journal, a daily newspaper of general circulation published in Reno, Washoe County, State of Nevada, that the notice referenced below has published in each regular and entire issue of said newspaper issue dated between: 08/18/2022 - 08/18/2022, for exact publication dates please see last line of Proof of Publication below.

Public Notice

City of Reno and the Washoe County HOME Consortium
HOME-ARP Allocation Plan
Amendment to the 2021 Annual Action Plan
15-Day Public Comment Period and Public Hearing

In accordance with the federal regulations 24 CFR, Part 91 and 24 CFR, Part 92, the City of Reno is preparing a draft HOME-ARP Allocation Plan for its Community Planning and Development Programs. This document is a requirement for direct financial assistance under the Department of Housing and Urban Development (HUD) funding programs including the, HOME Investment Partnership Program (HOME).

The proposed HOME-ARP Allocation Plan establishes priorities and provides information on activities that will be funded with the Washoe County HOME Consortium (WCHC) HOME-ARP allocation. The WCHC will have \$5,066,913 available for eligible projects. Eligible project categories include the development of affordable rental housing, supportive services, acquisition and development of non-congregate shelters, tenant based rental assistance, non-profit operating, non-profit capacity building, and administration and planning. More details on the proposed eligible activities, and the qualifying populations can be found in the HOME-ARP Allocation Plan on the City of Reno website www.reno.gov.

Public Comment Period: The plan will be available for a 15-day public review and comment period beginning August 18, 2022. Written or verbal comments must be received by 5pm on September 3, 2022. The HOME-ARP Allocation Plan is available on the City of Reno website at <https://www.reno.gov/government/departments/community-development/housing-homeless-resources/reports-plans-and-grants> or by contacting the Housing and Neighborhood Development Division at 775-334-3112 or email readh@reno.gov.

Public Hearings: The City of Reno will hold a public hearing at One East First Street, 12th floor Conference Room.
•Public Hearing: Tuesday August 30, 2022 at 10:00 A.M.

Para obtener información en Español, llame al (775) 334-3112.

Those who require the information in an alternative format or who require special accommodations at the public hearing may contact the Housing and Neighborhood Development Division at 775-334-3112 or email readh@reno.gov to request assistance.
August 18, 2022 #5380178

08/18/2022



Legal Clerk

Subscribed and sworn before me this
18th of August 2022.



NOTARY PUBLIC RESIDING
AT STATE OF WISCONSIN
COUNTY OF BROWN

Notary Expires: 8-25-23

SHELLY HORA
Notary Public
State of Wisconsin

Ad#:0005380178
P O : Public Hearing

of Affidavits 1

This is not an invoice

Public Notice

Originally published at rgj.com on 08/18/2022

Public Notice City of Reno and the Washoe County HOME Consortium HOME-ARP Allocation Plan Amendment to the 2021 Annual Action Plan 15-Day Public Comment Period and Public Hearing In accordance with the federal regulations 24 CFR, Part 91 and 24 CFR, Part 92, the City of Reno is preparing a draft HOME-ARP Allocation Plan for its Community Planning and Development Programs. This document is a requirement for direct financial assistance under the Department of Housing and Urban Development (HUD) funding programs including the, HOME Investment Partnership Program (HOME). The proposed HOME-ARP Allocation Plan establishes priorities and provides information on activities that will be funded with the Washoe County HOME Consortium (WCHC) HOME-ARP allocation. The WCHC will have \$5,066,913 available for eligible projects. Eligible project categories include the development of affordable rental housing, supportive services, acquisition and development of non-congregate shelters, tenant based rental assistance, non-profit operating, non-profit capacity building, and administration and planning. More details on the proposed eligible activities, and the qualifying populations can be found in the HOME-ARP Allocation Plan on the City of Reno website www.reno.gov. **Public Comment Period:** The plan will be available for a 15-day public review and comment period beginning August 18, 2022. Written or verbal comments must be received by 5pm on September 3, 2022. The HOME-ARP Allocation Plan is available on the City of Reno website at <https://www.reno.gov/government/departments/community-development/housing-homeless-resources/reports-plans-and-grants> or by contacting the Housing and Neighborhood Development Division at 775-334-3112 or email readh@reno.gov. **Public Hearings:** The City of Reno will hold a public hearing at One East First Street, 12th floor Conference Room. **Public Hearing:** Tuesday August 30, 2022 at 10:00 A.M. Para obtener informaci3n en Espa3ol, llame al (775) 334-3112. Those who require the information in an alternative format or who require special accommodations at the public hearing may contact the Housing and Neighborhood Development Division at 775-334-3112 or email readh@reno.gov to request assistance. August 18, 2022 5380178



Washoe County Home Consortium Technical Review Committee Meeting Hybrid Meeting

Agenda

Tuesday May 10, 2022 at 9:30 AM
Reno City Hall
1 E. 1st Street
7th Floor Caucus Room
Reno, NV, 89523

Members

Grace Whited
Technical Staff City of Reno
Rebecca Kapular
Washoe County Citizen Representative, Chair
Ian Crittenden
Technical Staff City of Sparks, Vice Chair
J.D. Klippenstein
Technical Staff Washoe County

Chohnny Sousa
Truckee Meadows Regional Planning Technical Staff
Chuck Reno
Reno Citizen Representative
T Tran
Sparks Citizen Representative
Vacant
At-Large Representative

Public Notice

This agenda has been physically posted in compliance with NRS 241 (notice of meetings) at Reno City Hall – 1 East First Street. In addition, this agenda has been electronically posted in compliance with NRS 241 at <http://www.reno.gov>, and NRS 232 at <https://notice.nv.gov/>. To obtain further documentation regarding posting, please contact the City Clerk's Office at (775) 334-2030, or cityclerk@reno.gov.

Members of the Board/Commission/Committee may participate in this meeting using the zoom video conference platform.

Members of the public may participate in the meeting by registering through the below zoom link which will provide the meeting ID number and call-in phone number.

Virtual link: https://us06web.zoom.us/webinar/register/WN_AYPpoRRRQsuTHbz7WvtE5w
In Person: One East First Street, 7th floor Caucus Conference Room

Accommodations

Reasonable efforts will be made to assist and accommodate individuals with disabilities attending the meeting. Please contact the City Clerk's Office at (775) 334-2030 at least 48 hours in advance so that arrangements can be made.

Supporting Materials

Staff reports and supporting material for the meeting are available by contacting Elaine Wiseman at (775) 334-2578, wisemane@reno.gov and on the City's website at Reno.Gov. Pursuant to NRS 241, supporting material is made available to the general public at the same time it is provided to the public body.

Order of Business

The presiding officer shall determine the order of the agenda and all questions of parliamentary procedure at the meeting. Items on the agenda may be taken out of order. The public body may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. See, NRS 241. Items scheduled to be heard at a specific time will be heard no earlier than the stated time, but may be heard later.

Public Comment

In-Person

A person wishing to address the public body shall submit a "Request to Speak" form to the presiding officer. Public comment, whether on items listed on the agenda or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. The presiding officer may prohibit comment if the content of comments is a topic that is not relevant to, or within the authority of, the public body, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the public body or while attending the meeting may be removed from the room by the presiding officer. See, NRS 241 and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the public body or meeting participants.

Virtual

No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item.

Pursuant to NRS 241, those wishing to submit public comment may do so through the online public comment form found at Reno.Gov/PublicComment, by sending an email to tocityclerk@reno.gov, by leaving a voicemail at 775-334-2030 or at the meeting during virtual public comment. Public comment is limited to three (3) minutes per person.

Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to the Board/Commission/Committee for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to the Board/Commission/Committee for review prior to adjournment, and entered into the record.

A. Introductory Items

A.1 Call To Order/Roll Call

A.2 Public Comment – This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.

A.3 Approval of the Agenda (For Possible Action) – May 10, 2022

B. Business Items

B.1 PRESENTATION, DISCUSSION AND POSSIBLE DIRECTION TO STAFF REGARDING HOME-AMERICAN RESCUE PLAN (ARP) FUNDS (For possible action)

C. Technical Review Committee Items and Announcements- Limited to items that do not appear elsewhere on the agenda. No action may be taken on this item.

D. Staff Technical Support Update- Staff may provide an update on projects, funding or other programmatic issues

E. Future Agenda Items - Discussion of items for future agendas. No action may be taken on this item.

F. Public Comment - This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.

G. Adjournment (For Possible Action)

Staff Report

To: Technical Review Committee, Washoe County HOME Consortium

From: Housing and Neighborhood Development Division, City of Reno

Subject: PRESENTATION, DISCUSSION AND POSSIBLE DIRECTION TO STAFF
REGARDING HOME- AMERICAN RESCUE PLAN (ARP) FUNDS (For Possible Action)

The American Rescue Plan (ARP) was signed into law in 2021, and provides over \$5 billion in assistance for people experiencing homelessness, at risk of homelessness, fleeing domestic violence or in another identified vulnerable group. HOME-ARP provides additional HOME funds to Participating Jurisdictions (PJs) and expands on the populations HOME funds are designed to serve. While the regular HOME funding cycle is designed to serve low income individuals and families at 60% Area Median Income (AMI) or below, the HOME-ARP program is geared towards people either experiencing homelessness, or trying to prevent homelessness. It also expands the project types available to use the funds including non-congregate shelter, and supportive services for the target populations.

Our area was allocated \$5,066,913 in HOME ARP funds, through the Washoe County Home Consortium (WCHC,) which after the 15% Administrative fee is deducted, leaves the WCHC with \$4,306,876. Prior to the allocation of any HOME-ARP funds the PJ must engage their local community in an extensive community consultation process, a 15-day public comment period and prepare an allocation plan to submit to HUD for approval. The community consultation process will include people who work in the homeless service system, our local Continuum of Care (CoC), affordable housing and supportive service experts, as well as people currently experiencing homelessness. Community input will be weighed greatly in the decisions on the type(s) of project(s) the HOME-ARP funds can be spent on.

HOME-ARP funds must be used to primarily benefit individuals or families from the following qualifying populations:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act;
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act;
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- In other populations where providing supportive services or assistance under section 212(a) of the Act would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

HOME-ARP funds can be used for four eligible activity categories:

- Production or Preservation of Affordable Housing (New construction or acquisition/rehab)
- Tenant-Based Rental Assistance (TBRA)

- Supportive Services, Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelter

To receive its HOME-ARP allocation, a PJ must:

- Engage in consultation with at least the required organizations (homeless service providers, domestic violence services providers, public housing authority, people with lived experience);
- Provide for public participation including a 15-day public comment period and one public hearing, at a minimum;
- Develop an allocation plan that meets the requirements in the HOME-ARP Notice.

Staff will work on creating a Gaps Analysis once the 2022 Point in the Time Count (PIT) results are released. The PIT took place on February 24, 2022 and counted people experiencing homelessness who are unsheltered (living in a place not meant for human habitation), people who are in emergency shelters, as well as people who are in housing programs which support homeless individuals. Staff will use this data to analyze where HOME-ARP funds may be used to make an impact in our community.

Due to the extensive nature of the community outreach and input requirement for these funds, staff is seeking direction on the following:

- The timeline to pursue the HOME-ARP funds.
- Should the HOME-ARP funds be released with the HOME cycle, or should a separate funding cycle be created?
- Direction on how to seek community input.



**Washoe County Home Consortium
Technical Review Committee Meeting
Hybrid Meeting**

Agenda

Tuesday, June 14, 2022 at 9:30 AM
Reno City Hall
1 E. First Street
7th Floor Caucus Room
Reno, NV 89501

Members

Grace Whited
Technical Staff City of Reno
Rebecca Kapular
Washoe County Citizen Representative, Chair
Ian Crittenden
Technical Staff City of Sparks, Vice Chair
J.D. Klippenstein
Technical Staff Washoe County

Chohnny Sousa
Truckee Meadows Regional Planning Technical Staff
Chuck Reno
Reno Citizen Representative
T Tran
Sparks Citizen Representative
Vacant
At-Large Representative

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Public Comment

In-Person

A person wishing to address the public body shall submit a "Request to Speak" form to the presiding officer. Public comment, whether on items listed on the agenda or general public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken. The presiding officer may prohibit comment if the content of comments is a topic that is not relevant to, or within the authority of, the public body, or if the content is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Any person making willfully disruptive remarks while addressing the public body or while attending the meeting may be removed from the room by the presiding officer. See, NRS 241 and the person may be barred from further audience before the public body during that session. See, Nevada Attorney General Opinion No. 00-047 (April 27, 2001); Nevada Open Meeting Law Manual, § 8.05.

Examples of disruptive conduct include, without limitation, yelling, stamping of feet, whistles, applause, heckling, name calling, use of profanity, personal attacks, physical intimidation, threatening use of physical force, assault, battery, or any other acts intended to impede the meeting or infringe on the rights of the public body or meeting participants.

Virtual

No action may be taken on a matter raised under general public comment until the matter is included on a subsequent agenda as an action item.

Pursuant to NRS 241, those wishing to submit public comment may do so through the online public comment form found at Reno.Gov/PublicComment, by sending an email to [cityclerk@reno.gov](mailto:tocityclerk@reno.gov), by leaving a voicemail at 775-334-2030 or at the meeting during virtual public comment. Public comment is limited to three (3) minutes per person.

Comments received prior to 4:00 p.m. on the day preceding the meeting will be transcribed, provided to the Board/Commission/Committee for review, and entered into the record. Comments received after 4:00 pm on the day preceding the meeting will be provided to the Board/Commission/Committee for review prior to adjournment, and entered into the record.

A. Introductory Items

A.1 Call To Order/Roll Call

A.2 Public Comment – This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.

A.3 Approval of the Agenda (For Possible Action) – June 14, 2022

B. Business Items

B.1 Presentation, discussion and possible approval of a request by Boulder Creek Partners Limited Partnership and KAK Partners II, LLC for KAK Partners II, LLC to acquire the Boulder Creek Apartments located in Sun Valley and to assume the existing home loan obligations. (For Possible Action)

B.2 Presentation and discussion regarding the Washoe County Affordable Housing Trust Fund. (For Possible Action)

B.3 Presentation and discussion regarding the 2022 Annual Point in Time Count. (Non action item)

C. Technical Review Committee Items and Announcements- Limited to items that do not appear elsewhere on the agenda. No action may be taken on this item.

D. Staff Technical Support Update- Staff may provide an update on projects, funding or other programmatic issues

E. Future Agenda Items - Discussion of items for future agendas. No action may be taken on this item.

F. Public Comment - This item is for either public comment on any action item or for any general public comment and is limited to no more than three (3) minutes for each commentator.

G. Adjournment (For Possible Action)

Staff Report

To: Technical Review Committee, Washoe County HOME Consortium

From: Housing and Neighborhood Development Division, City of Reno

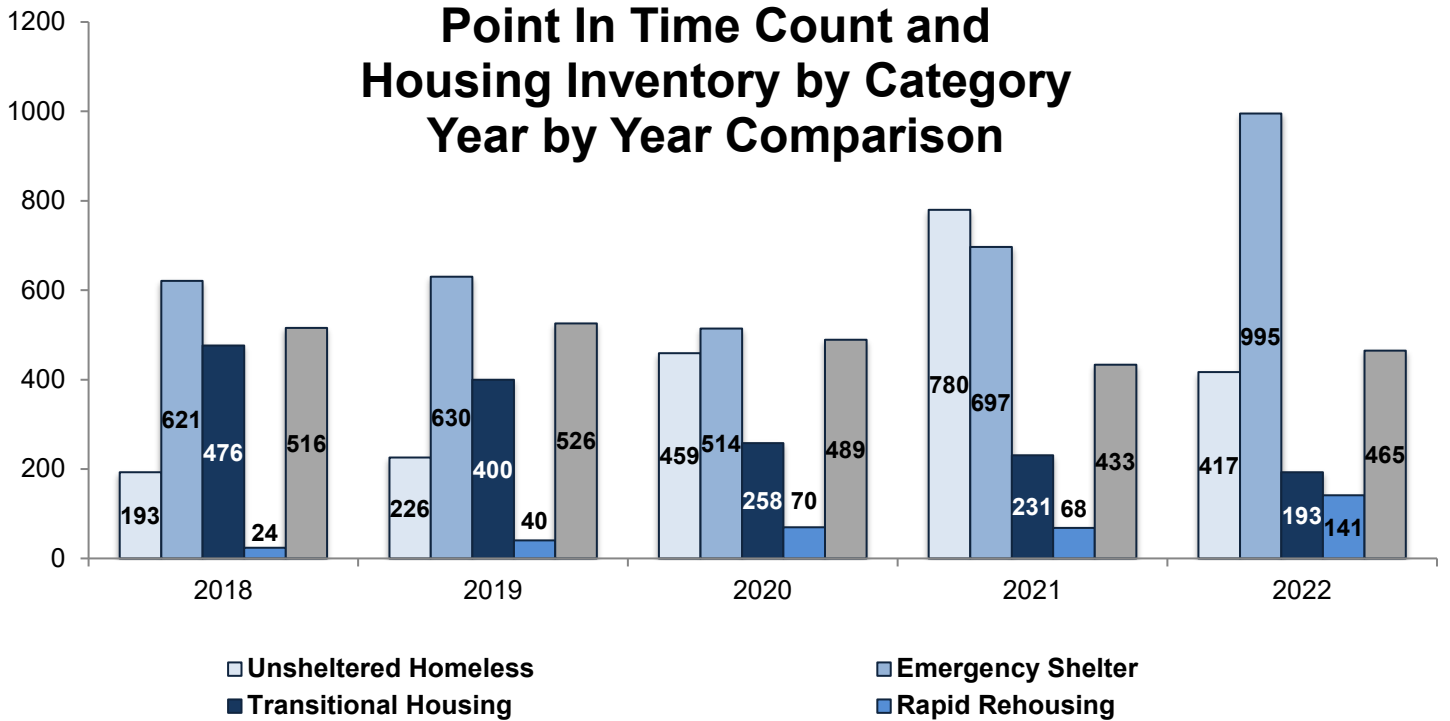
Subject: PRESENTATION AND DISCUSSION REGARDING THE 2022 ANNUAL POINT IN TIME COUNT (Not an action item)

The 2022 Point in Time Count (PIT) took place on February 24th, 2022. The PIT is an annual count conducted by Continuums of Care (CoC) each year which provides information on the number of people experiencing homelessness in the area. CoCs nationwide conduct PIT counts within the same time frame in order to provide a detailed report to HUD and Congress on the number of people experiencing homelessness in our nation. The PIT provides a snap shot of the number of people who are unsheltered (living on the streets, by the river, etc.) people who are in shelters, and people who are in housing programs. The housing programs that participate are dedicated to housing people experiencing homelessness, so programs that serve people who are not homeless at entry are not counted. Below is data from this year's PIT count as well as previous years for reference.

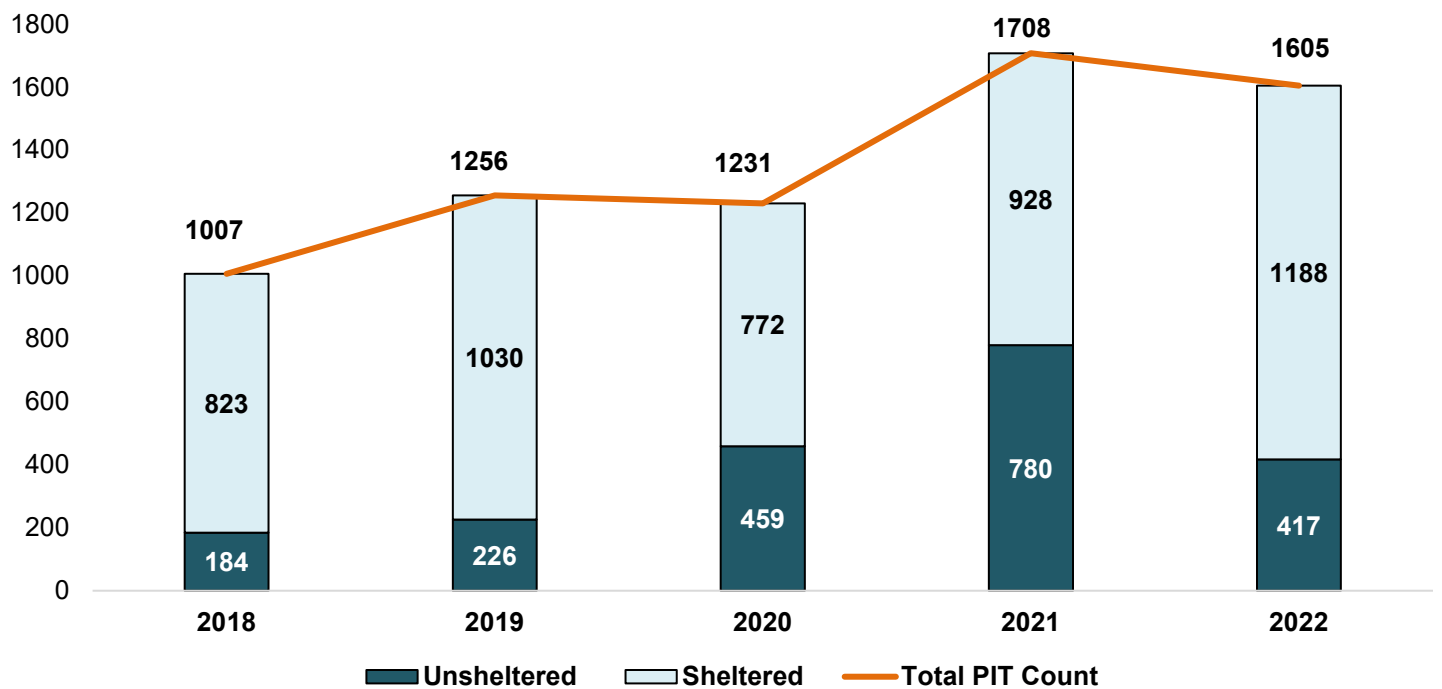
Point In Time Count definitions;

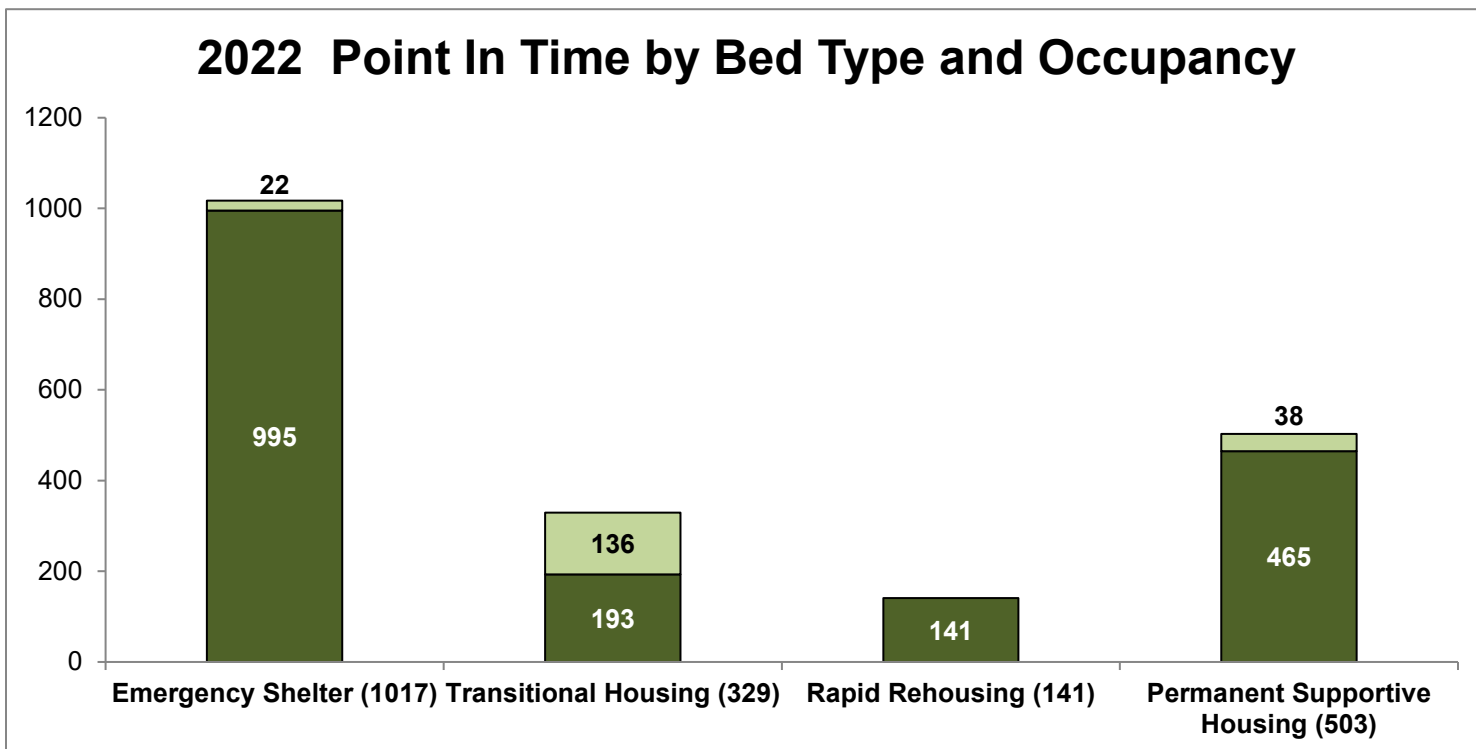
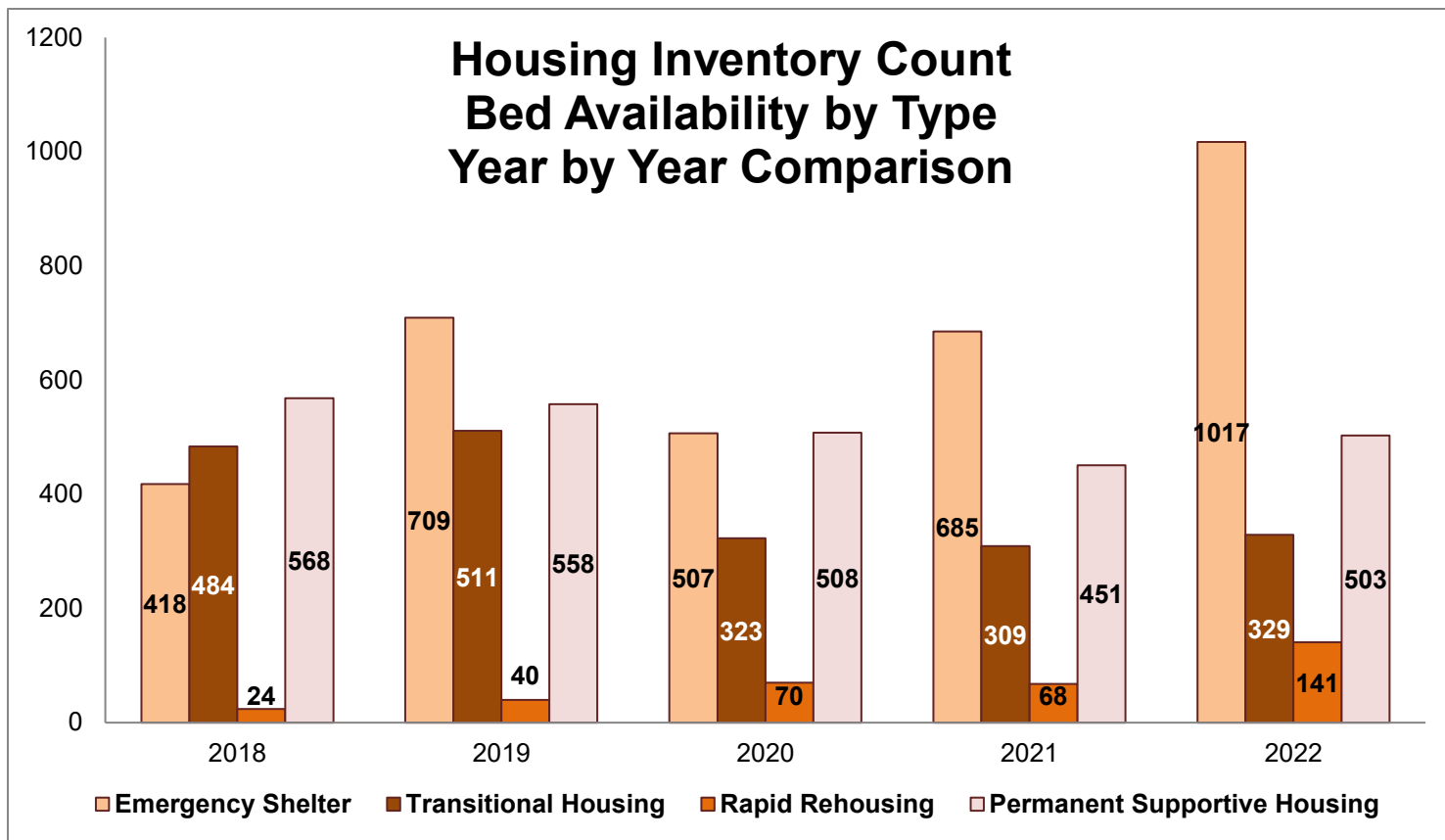
- **Unsheltered** – When an individual is not accessing shelters or other housing programs and is sleeping in an encampment, park, vehicle, or other location not meant for human habitation.
- **Emergency Shelter** – Any facility where the primary purpose is to provide temporary shelter, or a place to stay, for people experiencing homelessness and does not require a lease.
- **Transitional Housing** – a project, typically in a multiple unit facility, that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living. The housing is short-term, typically less than 24 months. In addition to providing safe housing for those in need, other services are available to help participants become self-sufficient. Program participants must have a lease (or sublease) or occupancy agreement in place when residing in transitional housing.
- **Rapid Rehousing** – Designed to rapidly connect families and individuals experiencing homelessness to permanent housing through a tailored package of assistance and case management. Rapid Rehousing is community-based housing with up to 24 months of assistance in which formerly homeless individuals and families live as independently as possible. The program participant must be the tenant on the lease.
- **Permanent Supportive Housing** – Designed to provide long term assistance for people experiencing homelessness and who also have a disability with rental assistance and case management. Permanent Supportive Housing is community-based living with no limit on the assistance period in which formerly homeless individuals and families live as independently as possible. The program participant must be the tenant on the lease.

Point In Time Count and Housing Inventory by Category Year by Year Comparison



PIT Count Year by Year





Key takeaways;

- As the number of emergency shelter beds increase, the number of unsheltered people decrease.
- Providing more housing options decreases the overall number of people experiencing homelessness.
- The total number of people experiencing homelessness decreased 10% from 2021 to 2022.
- Transitional housing had less occupancy than Emergency Shelter, Rapid Rehousing, and Permanent Supportive Housing.



**RESOLUTION OF THE WASHOE
COUNTY COMMISSION**

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

**ADOPTING THE ALLOCATION PLAN OF THE WASHOE COUNTY
AFFORDABLE HOUSING TRUST FUND TO FACILITATE THE SUPPLY OF
HOUSING AFFORDABLE TO HOUSEHOLDS OF LOW INCOME**

WHEREAS in 2019, Washoe County established the Washoe County Affordable Housing Trust Fund by enacting Ordinance No. 1632 (“the Ordinance”), which is attached hereto as Exhibit A; and

WHEREAS in 2021, Washoe County entered into a fund agreement with the Community Foundation of Northern Nevada (“Foundation”) to set up a Field of Interest Fund (“Fund”) and enable acceptance of property, cash, securities or other contributions acceptable to the Foundation for the Regional Housing Trust Fund, which is attached hereto as Exhibit B.

WHEREAS, Section 2 of the Ordinance provides that the Regional Housing Trust Fund may be administered by a non-profit contractor (“Contractor”) which may be given by contract the authority to govern the fund, and which may make recommendations regarding the use of the fund.

WHEREAS, Section 4 of the Ordinance provides that such Contractor shall develop an Allocation Plan (“the Plan”) governing the use and disbursement of monies for adoption by the Washoe County Commission.

WHEREAS, on June 14, 2022, the Washoe County HOME Consortium (“WCHC”) reviewed and approved the Plan for recommendation to the Washoe County Commission.

WHEREAS, the Washoe County Commission now desires to adopt the Plan.

NOW THEREFORE BE IT RESOLVED, the Washoe County Commission does hereby resolve, determine and adopt the following Allocation Plan, as follows:

Section 1. Administrator. The Washoe County Affordable Housing Trust Fund (“the Fund”) shall be administered by the Washoe County HOME Consortium (“WCHC”). WCHC has reviewed and approved this allocation plan in accordance with Section 4 of the Ordinance and shall manage the annual solicitation, award, and reporting process as related to the Fund. As a member of WCHC, Washoe County staff in the Housing and Homeless Services Division in the Office of the County Manager will provide technical, advisory, and administrative support to WCHC further defined in Section 5 of the Plan.

Section 2. Fiscal Agent. The Community Foundation of Northern Nevada shall serve as the fiscal agent of the Fund for the purpose of holding, managing, investing and reinvesting the assets of the Fund. The Foundation shall only make distributions from the Fund at the direction of and in accordance with instructions provided by the Housing and Homeless Services Division of the Office of the County Manager, upon proper authorization for the distribution by WCHC and the Washoe County Commission, as applicable.

Section 3. Fund Prioritization. The Fund shall prioritize distributions to eligible applicants seeking to provide permanent supportive housing affordable to households of extremely low income. For purposes of this section, “extremely low income households” are those households

with incomes of thirty (30) percent or below the median income in Washoe County as set forth from time to time by the U.S. Department of Housing and Urban Development. For the purposes of this section, permanent supportive housing is permanent housing which provides indefinite leasing opportunities and/or rental assistance combined with supportive social and/or medical services to assist households maintain housing stability. During an annual solicitation and award cycle, if there are no applicants seeking to provide permanent housing affordable to “extremely low income households,” the Fund may be utilized for eligible applicants seeking to provide permanent housing affordable to “very low income households” and then “low income households,” as defined in Section 1 of the Ordinance, prioritized in that order. This section may be amended from time to time at the direction of the Washoe County Commission to ensure that projects receiving distributions are facilitating the housing goals of publicly adopted housing plans, strategies, and other guiding documents focused on meeting the regional demand for affordable housing. These plans, strategies and other guiding documents, include, but are not limited to, each local jurisdiction’s housing element in their adopted master plans, publicly supported housing analyses and reports, and this Plan.

Section 4. Fund Availability. On an annual basis, the Washoe County Commission shall set a maximum allocation amount for the Fund, either as a dollar amount or a percentage of total monies available.

Section 5. Solicitation and Award Process. On an annual basis, the Housing and Homeless Services Division shall solicit, accept, and review applications for funding as part of the WCHC’s Affordable Housing Municipal Loan Program. The WCHC’s Technical Review Committee shall then make recommendations for any distributions from the Fund to the WCHC Directors for their review, comprised of the City Manager of the City of Reno, the City Manager of the City of Sparks, and the County Manager of Washoe County. Upon recommendation from the WCHC Directors, the County Manager of Washoe County and/or Housing and Homeless Services Division staff will present all recommendations for all distributions from the Fund to the Washoe County Commission for its consideration. Upon final approval, Washoe County will direct the Foundation to disburse the requisite funding to the approved recipients.

Section 6. Eligible Applicants. Eligible applicants who may utilize the Fund include housing developers, public housing agencies, and non-profit community organizations.

Section 7. Eligible Uses. Recipients may use fund distributions for the following uses, as defined in WCHC’s Standard Operating Policies and Procedures: real property acquisition, development hard costs, site improvements, related soft costs, demolition, reasonable administrative and planning costs, supportive social services, operating and maintenance costs, and/or other costs not stated here but deemed eligible during the review process prior to Washoe County Commission approval.

Section 8. Types of Awards. The Fund shall disburse awards in two forms depending on the nature of the project. Awards for development hard and soft costs, as defined in WCHC’s Standard Operating Policies and Procedures, as well as operating and maintenance costs shall be distributed in the form of a forgivable loan. Awards for supportive services shall be distributed in the form of a grant. New construction and rehab shall be prioritized.

Section 9. Reporting. On an annual basis and in accordance with Section 6 of the Ordinance, WCHC, in coordination with the Foundation, shall report to the Washoe County Commission on the status of activities undertaken with the Fund. The report shall include a statement of income, expenses, disbursements, and other uses of the fund. The report shall also state the number of low income and total housing units constructed or assisted during that year and the amount of such

assistance. The report shall evaluate the efficiency of the Fund in mitigating the region's shortage of low-income housing. The board shall recommend any changes to the adopted Plan

ADOPTED this ____ day of July 2022, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Jan Galassini, County Clerk

Washoe County's

AHTF Allocation Plan



Housing Continuum & Regional Roles



Emergency Shelter/
Transitional Housing



Permanent Supportive
Housing



Affordable Rental
Housing



Market Rental
Housing



Home Ownership

0-30% AMI

30-60% AMI

60-120% AMI

AHTF Funding Priorities

To increase the supply of permanent supportive housing and housing affordable to households at or below 30% AMI in Washoe County

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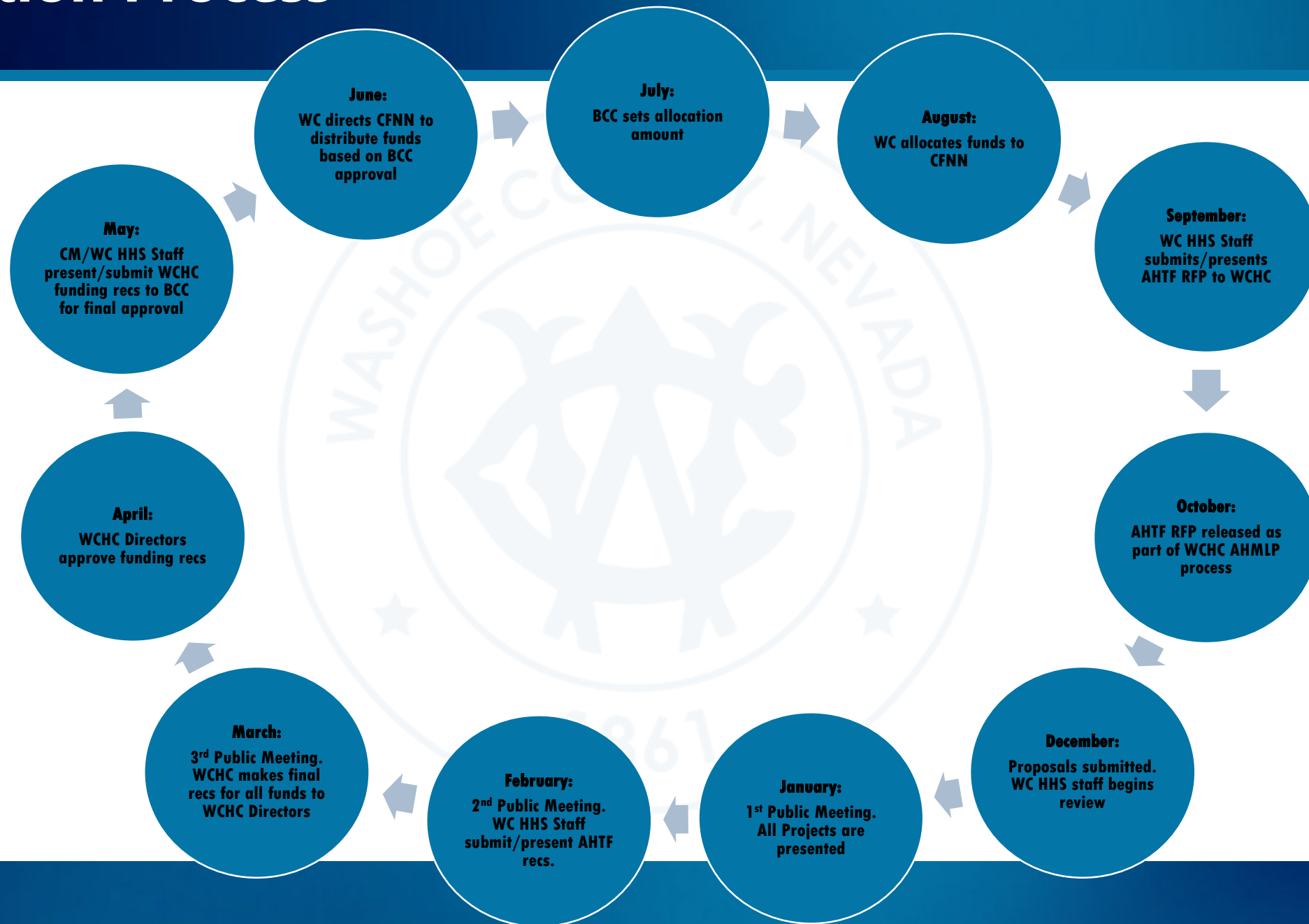
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Allocation Process





Washoe County HOME Consortium HOME- American Rescue Plan (ARP)

Public Hearing

August 30, 2022 10:00am
Reno City Hall, 12th Floor Conference Room

Minutes

Agenda

1. Call to Order
 - a. *In Attendance – Hettie Read, Management Analyst, City of Reno*
2. Public Comment – Public comment is limited to no more than three minutes per person
 - a. *No public comment was received prior to the hearing, no one was in attendance to give public comment*
3. HOME-ARP Presentation
4. Adjournment
 - a. *Meeting adjourned at 10:15 am due to no attendance*

Affordable Housing Development

Affordable Housing Resources

Affordable Housing Updates

Continuum of Care

Homeowner Resources

Reno Works

Rental & Deposit Assistance

Reports, Plans and Grants

Story of Housing

Volunteer or Donate

Section 3

Community Development Block Grant
Program

Reports, Plans, and Grants

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