



Carson City
2023-2028 Consolidated Plan
Community Development Block Grant
US Department of Housing and Urban Development

Carson City Finance Department

August 3, 2023

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Executive Summary

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

1. Introduction

Effective fiscal year 2024, Carson City (City) will receive an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). Prior to fiscal year 2024, the City was part of a consortium administered by the State of Nevada. The objectives of the CDBG program are to expand economic opportunities principally for persons of low- and moderate-income, suitable living environments, and decent housing.¹

The grant may fund the following types of activity:

1. The elimination and prevention of slums and blighting influences that cause deterioration within a community.
2. The elimination of conditions detrimental to health, safety, and public welfare through code enforcement, demolition, or interim rehabilitation assistance.
3. The conservation of housing stock to provide a suitable living environment for persons principally of low-and moderate-income.
4. The expansion and improvement of the quality and quantity of community services principally for persons of low- and moderate-income.
5. The better utilization of land and other natural resources, and the planning of placement of residential, commercial, industrial, recreational, and other needed activity centers.
6. The reduction of isolation of income groups through spatial de-concentration of housing and revitalization of deteriorated neighborhoods.
7. The restoration and preservation of properties with historic, architectural, or aesthetic value.
8. The stimulation of private investment and community revitalization to alleviate physical and economic distress.

¹ HUD defines low-income households as those whose income does not exceed 80 percent of the area median income. Moderate-income households make between 81 and 95 percent of the area median income. Households of very low-income do not exceed 50 percent.

9. The conservation of scarce energy resources, improvement of efficiency, and provision of alternative and renewable energy sources.

Carson City's Finance Department (Finance) manages the CDBG and prepared the 2023-2028 Consolidated Plan in consultation with representatives of other city offices and local social service non-profits. Through analysis of the data, trends, and various programs, the City has identified community priorities. The resulting Consolidated Plan shall guide future funding decisions.

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

Needs Analysis

In addition to the data collected for this Consolidated Plan, Carson City's 2022-2026 Strategic Plan greatly informed the resulting priorities. Beginning in December 2019, the Carson City Board of Supervisors (BOS) spent 18 months meeting with elected officials and department directors, conducting public workshops, analyzing survey data, and establishing goals, objectives, and outcomes in order to draft a five-year strategic plan. The resulting FY 2022-2026 Strategic Plan, approved on September 2, 2021, identifies six pillars and accompanying goals. Five of these goals correspond with the CDBG objectives:

1. **Economic Development:** Construct infrastructure, parking lot and sidewalk improvements to improve access to businesses.
2. **Efficient Government:** Collaborate with local resources (small business/employment opportunities, Ron Wood Center/education opportunities and assistance with housing) to encourage client cooperation, motivation to change and promote successful outcomes.
3. **Quality of Life and Community:** Provide transitional housing and ancillary services for Specialty Court Programs and Human Services including opportunities to obtain units through City-partnered affordable housing projects.
4. **Safety:** Enforce building codes and nuisance laws.
5. **Safety:** Utilize evidence-based rehabilitative services to reduce recidivism.

The BOS desires that each CDBG-funded project meets the guidelines established by HUD and accomplishes a goal(s) identified in the Strategic Plan

3. Evaluation of past performance

Carson City was part of a consortium with CDBG funding administered by the State fiscal years 2017-2023. In fiscal year 2024, the City will be an entitlement community receiving funding directly from HUD.

For fiscal years 2022 and 2023, while part of the consortium, the City received CDBG funds for the following projects:

FY 2023

A. Desatoya Drive: \$330,000

This project replaced and reconstructed curb ramps, hazardous sidewalks, pedestrian landing, crosswalks, roadway pavement and drainage systems on a road identified in the 2020 Safe Routes to School Master Plan. The area is comprised of 72 percent low- and moderate-income household.

B. Ron Wood Family Resource Center: \$35,000

Funds allowed for a new program for youth and families called the Family Resiliency Project, a program focused on intergenerational trauma. This program is anticipated to assist 255 low- and moderate-income people.

FY 2022

A. Ron Wood Family Resource Center: \$30,000

Funds allowed for Phase III implementation of the Prevention of Chronic absenteeism program. This program assists 250 low- and moderate-income individuals.

B. Colorado Street Phase 2: \$131,637

Funds allowed for the construction of sidewalk improvements, curb ramps and improved crosswalks with ADA compliant push buttons on a road identified in the 2020 Safe Routes to School Master Plan. The area is comprised of 57 percent low- and moderate-income households. This project involved the construction of sidewalks in low- and moderate-income (LMI) neighborhood consistent with the City's Safe Paths to School program. All reporting was submitted to the State of Nevada Office of Economic Development.

C. FISH Revitalization Project: \$254,544

Funds were used to demolish a blighted old hotel for the purpose of building 18 dwelling units to house underemployed clients so they could have housing while they obtain social / life skills and education to obtain meaningful jobs. It is anticipated this program will benefit 75 low- and moderate-income individuals.

D. RSVP: \$10,000

Funds were used to fund a volunteer driver program to provide for door-to-door transportation for frail, homebound and low-income transit dependent senior citizens. It is anticipated that this will benefit 66 low- and moderate-income individuals.

4. Summary of citizen participation process and consultation process

The City held public meetings regarding the FY 2024 local CDBG grant process on July 20, 2023, and on August 3, 2023.

A citizen-led application review workgroup reviewed local applications on March 21, 2023.

The City also relied on input received from a community task force on housing that included representatives from private, non-profit service providers, development community, and other government agencies involved in housing gathered during May and June 2023. In addition, the City posted a survey on its website and advertised it to all water customers during the month of July.

The City also posted a public notice in the Nevada Appeal on July 8, 2023, notifying citizens of the 30-day comment period for the Carson City 2023-2028 Consolidated Plan, providing a link, and posting the plan on the City's website asking Citizens to review the Plan as well, and provide comments. The comment period will end on August 7, 2023.

Summary

Primary Data sources for Carson City's 2023-2028 Consolidated Plan include: 2020 United States Census; American Community Survey, 2015-2019 CHAS, PIC (PIH Information Center), 2021 ACS, HUD FY 2023 Fair Market Rents Documentation System for Carson City, Nevada, Nevada Rural Housing Authority, and the Carson City Affordable Housing Brief. There is an inconsistency of the data tables throughout the Carson City's 2023-2028 Consolidated Plan in that the tables use data from multiple resources throughout different years. At the time of writing, Carson City used the most current data source where it was possible. The city prioritizes accurate data over the incongruencies in the table's source years.

Carson City citizens have several opportunities to participate in the CDBG program. The Carson City's 2023-2028 Consolidated Plan, Citizen Participation Plan, and the Annual Action Plan (due yearly 2024 through 2028) are published and available for public comment as they are completed. The City also solicits public opinion through the Citizen Survey. Citizens have additional opportunities to make public comment when these plans go before the Board of Supervisors for approval. Citizens may also apply to serve on the Application Review Workgroup.

The Process

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

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

The Carson City Finance Department is responsible for preparing the Carson City's 2023-2028 Consolidated Plan and for administering each grant program and funding source.

Agency Role	Name	Department/Agency
Grants Administrator	Carson City	Finance Department

Table 1 – Responsible Agency

Narrative

Carson City will become an entitlement community for CDBG funds, and the City's Finance Department is leading the development of the plan. Staff responsible for administration of the CDBG program are Rebecca Phipps, Grants Administrator, and Sheri Russell-Benabou, Finance Director.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City consulted with public and private agencies serving the community and solicited citizen input in the development of the Carson City's 2023-2028 Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Carson City's institutional structure is effective in dealing with housing and community development issues and working with non-profit organizations to address those needs. Being the state capital, local agencies also have direct access to state agencies serving a variety of needs.

Carson City Health and Human Services (CCHHS) and local social service organizations formed the Carson Area Action Network. The network meets monthly to coordinate and share information. CCHHS coordinates another monthly meeting in a shared case management model to coordinate services for high utilizers of these services. Carson City Behavioral Health Taskforce (CCBHTF) meets monthly and includes Carson City departments such as (CCHHS), Carson City Sheriff's Office, Carson City Fire Department, Carson City Juvenile Services, as well as Carson Tahoe Regional Medical Center (the local hospital), mental health providers, the Carson City School District, social services agencies, and other interested parties. CCBHTF reviews best practices in providing services, determines gaps in services, and looks for opportunities to better the jurisdiction's behavioral services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Rural Nevada Continuum of Care (RNCoC), comprised of 15 rural counties, works with the Nevada Housing Division, which administers Emergency Solutions Grants (ESG) funding statewide. The RNCoC coordinates with the Housing Division to develop performance standards and evaluate outcomes for Emergency Solutions Grant. The Nevada Housing Division serves on the RNCoC's Steering Committee and ESG recipients are required to actively participate in the RNCoC. In addition, the funding, policies, and procedures for the administration of Homeless Management Information System (HMIS) are all managed by the RNCoC's Steering Committee, in collaboration with the Statewide Homeless Management Information System (HMIS) Administrator, Clark Social Services.

The Nevada Independent Living (IL) Program is designed to assist and prepare foster and former foster youth in making the transition from foster care to adulthood by providing opportunities to obtain life skills for self-sufficiency and independence. Some young people who leave the foster care system may

need continuing services. The Independent Living Program offers many learning and training opportunities with financial assistance.

CCHHS, as a department of Carson City, is deeply involved in RNCoC's efforts addressing homelessness, especially those people with the highest acuity: people with chronicity, families, and veterans. CCHHS serves as the designated access point for the RNCoC's Coordinated Entry System and participates on all RNCoC's committees. CCHHS' Human Services' Division Manager serves as Chair of the Steering Committee and the Governance Sub-Committee. In addition, CCHHS receives funding for RNCoC's Permanent Supportive Housing and Rapid Rehousing-Transitional Housing programs.

CCHHS receives the Community Services Block Grant (CSBG) and is designated as the Community Action Agency for the City. CCHHS coordinates with the RNCoC for case management services. CSBG provides funding to CCHHS to provide case management and supportive services to participants of the housing programs to rehouse and stabilize homeless persons and to prevent households at risk of becoming homeless. CSBG funds a workforce program in effort to remove barriers preventing individuals from employment or education. Community members may attend Life Skill workshops to gain self-sufficiency skills. Volunteer facilitators present workshops covering financial literacy and employment soft skills such as resume building, interview skills, hygiene, and interpersonal skills. Additional partnerships with other employment services provide health services, job training, employment certification programs, and financial planning courses.

Increasing the availability of mental health services, including inpatient mental health treatment for adults and for juveniles, is one of the most pressing needs in Carson City. Additional supportive housing for individuals suffering from mental health issues is another need within the community. Demands for supportive housing for individual with substance abuse issues also increasing. Additional financial resources are needed to address the need for support services and housing for both populations.

Friends In Service Helping (FISH), with support from the Nevada Housing Division, is developing a Student Housing Revitalization Project which will help individuals and families transition to self-sufficiency through education at Western Nevada College. The construction of this project began in 2022 and will finish by the end of 2023. Families and individuals will be able to apply for the program to live at the FISH Student Housing apartments, utilize wrap around services, and enroll in technical training degrees at WNC. Rent payments will be made through HUD vouchers and other assistance means.

Carson City receives ESG to support CCHHS' rapid-rehousing, homeless prevention, and now street outreach. ESG funds also support the FISH emergency shelter.

Carson City donated property on Butti Way, called Sierra Flats, to an affordable housing developer. A condition of the donation was that the property be used for affordable housing.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Rural Nevada Continuum of Care (RNCoC) created a two-year Strategic Action plan in 2020 and is set to develop a new Strategic Plan in 2023 that will align with federal priorities and Nevada's Interagency Council on Homelessness' current Strategic Plan. Priorities under consideration for this plan include CoC operations, data, equity, availability and access to housing, and collaboration and coordination. The RNCoC is available to assist the Housing Division with rating and rankings of the applications for the ESG applications. ESG recipients are required to be members of the RNCoC. The RNCoC has assisted ESG with ratings and rankings of applicants. RNCOC manages ESG data in a Homeless Management Information System (HMIS).

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	NEVADA RURAL HOUSING AUTHORITY
	Agency/Group/Organization Type	Public Housing Agency (PHA)
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Economic Development Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Carson City has collaborated with Nevada Rural Housing Authority on several projects. However, none are planned for FY 2024.
2	Agency/Group/Organization	NEVADA HOUSING DIVISION
	Agency/Group/Organization Type	Housing Emergency Sheltering Street Outreach Services -- Housing Services -- Children Services -- Elderly Persons Services -- Persons with Disabilities Services -- Persons with HIV/AIDS Service -- Fair Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with the Nevada Housing Division on public housing and chronically homeless needs in Carson City and the possibility of creating transitional housing to address those needs.
3	Agency/Group/Organization	COURT-APPOINTED SPECIAL ADVOCATES (CASA)
	Agency/Group/Organization Type	Services-Children Child Welfare Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs -- Chronically homeless Homeless Needs -- Families with children Homelessness Needs -- Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CASA was consulted by email and discussed the need for state child welfare workers.
4	Agency/Group/Organization	RON WOOD FAMILY RESOURCE CENTER
	Agency/Group/Organization Type	Services -- Children Services -- Elderly Persons Services -- Persons with Disabilities Services -- Victims
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs -- Chronically homeless Homeless Needs -- Families with children Homelessness Needs -- Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Ron Wood Family Resource Center provided data.
5	Agency/Group/Organization	CARSON CITY COMMUNITY COUNSELING CENTER (CCC)
	Agency/Group/Organization Type	Services-substance abuse counseling
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Counseling Center was consulted by email and discussed the need for continued funding for substance abuse treatment. CCC will soon open their Regional Wellness Center, a residential facility.
6	Agency/Group/Organization	CARSON CITY FRIENDS IN SERVICE HELPING (FISH)
	Agency/Group/Organization Type	Services – Housing/Shelter Services – Children Services -- Elderly Persons Services -- Persons with Disabilities Services -- Persons with HIV/AIDS Services – LGBTQ+ Services -- Homeless Services -- Health Services – Food Bank Services – Utilities Assistance Services – Dining Hall Services – Ross Medical Clinic
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs -- Chronically homeless Homeless Needs -- Families with children Homelessness Needs -- Veterans Homelessness Needs -- Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff consulted with FISH and discussed the need for transitional housing and improvements to the FISH facility.
7	Agency/Group/Organization	CARSON CITY ADVOCATES TO END DOMESTIC VIOLENCE
	Agency/Group/Organization Type	Services -- Victims of Domestic Violence Services – Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Advocates to End Domestic Violence was consulted by email and discussed the difficulties that women have transitioning from a shelter to a home of their own due to limited job skills, education, and available affordable housing. More programs are needed that provide skills for higher paying employment or trades.
8	Agency/Group/Organization	RURAL NEVADA CONTINUUM of CARE (RNCOC)
	Agency/Group/Organization Type	Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homelessness Strategy Homeless Needs -- Chronically homeless Homeless Needs -- Families with children Homelessness Needs -- Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Rural Nevada Continuum of Care was consulted via email and provided data and reports.
9	Agency/Group/Organization	NEVADA RURAL COUNTIES RETIRED & SENIOR VOLUNTEER PROGRAM
	Agency/Group/Organization Type	Services -- Elderly Persons Services -- Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	???

10	Agency/Group/Organization	CARSON CITY HEALTH AND HUMAN SERVICES (CCHHS)
	Agency/Group/Organization Type	Services ---Children Services -- Elderly Persons Services -- Persons with Disabilities Services -- Persons with HIV/AIDS Services -- Victims of Domestic Violence Services -- Homeless Services -- Health Services -- Education Services -- Victims Other government – Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs -- Chronically homeless Homeless Needs -- Families with children Homelessness Needs -- Veterans Homelessness Needs -- Unaccompanied youth Non-Homeless Special Needs Homeless Prevention Homeless Re-housing Workforce Assistance programs Financial Literacy education Tenant/Landlord communication skill training
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	CCHHS had an active role in developing Carson City's 2023-2028 Consolidated Plan. The agency is the lead agency in developing the Carson City Housing Plan that includes a Street Outreach program phase, emergency sheltering, transitional housing, or shared housing phase, and moving toward permanent housing phase.
11	Agency/Group/Organization	CARSON CITY PUBLIC WORKS
	Agency/Group/Organization Type	Public Services Other government – Local
	What section of the Plan was addressed by Consultation?	Non-housing community development needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff sought Carson City Public Works input on potential projects and community needs. Public Works is an active partner in CDBG.

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

Not applicable.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Rural Nevada Continuum of Care Action Plan (2020-2021)	Rural Nevada Continuum of Care	Goals are consistent with overall goals of Carson City
HCV Administrative Plan (2021) and NRHA Annual Plan Update (2023)	Nevada Rural Housing Authority	Goals are consistent with overall goals of Carson City
Point-in-Time Count: A Report on Homelessness in Rural Nevada (2023)	Rural Nevada Continuum of Care	Goals are consistent with overall goals of Carson City
Community Health Improvement Plan (CHIP)	CCHHS	Goals are consistent with overall goals of Carson City
Five Year State Plan (October 2021-September 2026)	Nevada Governor's Council on Developmental Disabilities	Goals are consistent with overall goals of Carson City
Carson City Housing Plan (August 18, 2022)	CCHHS	Goals are consistent with overall goals of Carson City
Carson City FY 2022-2026 Strategic Plan	City of Carson City	Goals form the basis of the goals for the CDBG Carson City's 2023-2028 Consolidated Plan
2022 Quad County Regional Community Health Needs Assessment	Carson Tahoe Health, CCHHS, Community Chest Inc. (Storey County), Lyon County Social Services, Nevada Association of Counties, Partnership Douglas County, and Quad-County Public Health Preparedness	Goals are consistent with overall goals of Carson City

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

Carson City works with the Nevada Housing Division, the Nevada Rural Housing Authority, CCHHS Friends in Service Helping, Capital City C.I.R.C.L.E.S Initiative, Silver State Fair Housing, Rural Nevada Continuum of Care, Retired Senior Volunteer Program, Ron Wood Family Resource Center, Carson City Parks and Recreation, Carson City Fire Department, Carson City Sheriff's Office, Nights off the Streets (NOTS), St. Vincent de Paul Society, Nevada Health Centers, Senior Services Network, and several other non-profit organizations to implement the Carson City's 2023-2028 Consolidated Plan.

Narrative (optional):

The Carson City Housing Plan (2022) has three phases: Survive, Stabilize, and Thrive. The Survive phase consists of the Street Outreach program that provides outreach to the homeless and builds relationships. The City provides information about the services available and shelters and after notification, dismantles the encampments.

During the Stabilize phase, CCHHS places the individuals in temporary housing and provides wraparound services² and rental assistance via housing grants. This service includes access to transportation, assistance with obtaining documentation, addressing medical needs, and assistance with legal and financial services. The service also includes learning or re-learning life skills such as: rental lease compliance, housekeeping, hygiene, cooking, shopping, budgeting, and yard maintenance.

Individuals may choose to live singly in a studio or one-bedroom apartment or in a non-family group living situation. Group living is common in Carson City as multi-bedroom housing is more readily available in the city. Rent can be reasonable with multiple people sharing the expense. If the individual is receiving rental assistance from CCHHS, he or she is required to continue working with an agency case manager. CCHHS recently received a HUD grant for group living.

During the third phase, Thrive, individuals find permanent housing. CCHHS may continue to provide rental assistance but, it is reduced regularly. Case management services are required until the individual becomes self-sufficient.

This plan requires Carson City agencies to work together so services are not duplicated and to offer the various resources needed to remove barriers to safe housing and provide supportive services.

² Wraparound service is a philosophy of care and service provision characterized by a planning process involving a focal person, concerned family members, and service providers. It results in a highly individualized set of closely coordinated community services and natural supports for the person and his or her family, which achieves a variety of intervention outcomes.

PR-15 Citizen Participation

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

Mode of outreach	Date	Target of outreach	Summary of response / attendance	Summary of comments received	Summary of comments not accepted and reasons
Public Notice	7/8/2023	Broad community	Posted in public buildings and local news outlets	N/A	N/A
Public Meeting 1	7/20/2023	Interested applicants	Pending results	Pending results	
Public Meeting 2	8/3/2023	Interested applicants	Pending results	Pending results	N/A
Citizen Participation Flyer	July 2023	Broad community	Flyer was inserted into 16,958 water bills.	Pending results	
Citizen Participation Survey	7/1/2023-7/31/2023	Broad Community	QR Code Survey available on-line	Pending results	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Primary Data sources for Carson City's 2023-2028 Consolidated Plan include: 2020 United States Census; American Community Survey, 2015-2019 CHAS, PIC (PIH Information Center), 2021 ACS, and HUD FY 2023 Fair Market Rents Documentation System for Carson City, Nevada, and Nevada Rural Housing Authority. There is an inconsistency in the data tables throughout the Carson City's 2023-2028 Consolidated Plan in that the tables use data from multiple resources throughout different years. At the time of this writing, Carson City used the most current data source where it was possible. The City prioritizes accurate data over the incongruencies in the table's source years.

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

Summary of Housing Needs

Carson City's housing priorities are broken into long- and short-term needs. Short-term needs reflect problems that exist because of the surge in housing prices and the population of those experiencing homelessness. Long-term needs are expected to remain in place until housing is affordable. The housing cost burden is the greatest housing problem in Carson City, but there is a limited amount of housing available.

Long-term needs:

- Assisting elderly populations by reducing housing costs and creating affordable housing opportunities.
- Providing housing opportunities that are supportive for households at or below 50 percent of median income and threatened with homelessness.
- Continued housing rehabilitation and weatherization for owners to reduce housing costs.
- Reducing the waiting list for Housing Choice vouchers.

Short-Term Trends

Demographics	Base Year: April 1, 2020	Most Recent Year: July 1, 2022	% Change
Population	58,639	58,130	-0.9%%

Table 5 - Housing Needs Assessment Demographics

Source: United States Census; American Community Survey; <https://www.census.gov/quickfacts/carsoncitynevada>

Number of Households Table

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	2,660	2,930	4,375	2,745	10,045
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2015-2019 CHAS <https://www.huduser.gov/portal/datasets/cp.html>

Housing Needs Summary Tables

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,240	1,570	1,265	220		820	670	910	335	
Having none of four housing problems	210	275	1,125	1,155		395	415	1,075	1,035	

Table 7 – Housing Problems 2

Data Source: 2015-2019 CHAS <https://www.huduser.gov/portal/datasets/cp.html>

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

Elderly and disabled (specifically behavioral health disabilities) single person households have difficulty finding housing. Studio and one-bedroom apartment inventory is very low and ground floor units are even more difficult to secure. Additionally, property managers are choosing not to accept Housing Choice vouchers or individuals “in programs” as they view these renters as “problem” tenants.

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

In 2022, Advocates to End Domestic Violence provided temporary shelter to 49 primary survivors and 56 secondary survivors of domestic violence, for a total of 4,239 nights of shelter. In 2023, Advocates to

End Domestic Violence is anticipating that the City will provide shelter to 95 primary and secondary survivors for a total of 4,500 bed nights.

What are the most common housing problems?

Housing cost burden, substandard housing, and the lack of inventory of affordable housing are the most common housing problems.

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

Single parent families with children, elderly, disabled, and single unrelated households are more affected than others by these problems. Property managers often do not approve households that include members with mental health issues. Individuals on fixed incomes, particularly the elderly, are being priced out of their homes due to increasing trailer lot rents, utility costs, property taxes, and cost of living. These households are also the most difficult to remain in housing without supportive services.

Another category is families that carry a Housing Choice voucher from Nevada Rural Housing Authority.

The February 2022 Point in Time Report counted 600 individuals living in long term motels. Some of those motels are currently converting to safe apartments forcing the tenants to relocate to much more expensive units or find other options. Unfortunately, some are now living on the street.

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

Low-income individuals with a high housing cost burden do not have sufficient income to meet their needs. These individuals include the elderly, disabled, persons with a mental health disability, single unrelated households, and single parent families with children who are currently housed but are at imminent risk of residing in shelters or losing their housing.

Formerly homeless families and individuals receiving Rapid Re-housing assistance that are nearing the end of that assistance are still not able to afford safe housing and are at risk of becoming homeless due to the high housing cost burden.³ Carson City works closely with permanent housing programs such as HUD's Housing Choice Voucher Program to get them stabilized long-term prior to Rapid Re-housing assistance ends.⁴

³ Rapid Re-housing is a solution to homelessness designed to help individuals and families to quickly exit homelessness and return to permanent housing.

⁴ Nevada Rural Housing administers the Housing Choice Voucher Program.

Carson City partners with community workforce programs within the community, but many individuals remain unemployed or underemployed. Current workforce partners also assist individuals to attend skill and career certification programs. With the Rapid Re-housing funding, a person can pay rent, complete a certification program, and find livable wage employment.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Chronic Homelessness:

- A homeless individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who:
 - Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and
 - Has been homeless and living as described for at least 12 months or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described.
- An individual who has been residing in an institutional care facility for less, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility or
- A family with an adult head of household (or, if there is no adult in the family, a minor head of household) who meets all of the criteria of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

(HUD, 2015)

Disabled person:

Person with disabilities means a household composed of one or more persons, at least one of whom is an adult, who has a disability.

(1) A person is considered to have a disability if the person has a physical, mental, or emotional impairment that:

- (i) Is expected to be of long-continued and indefinite duration;
- (ii) Substantially impedes his or her ability to live independently; and
- (iii) Is of such a nature that such ability could be improved by more suitable housing conditions.

(2) A person will also be considered to have a disability if he or she has a developmental disability, which is a severe, chronic disability that:

- (i) Is attributable to a mental or physical impairment or combination of mental and physical impairments;

- (ii) Is manifested before the person attains age 22;
- (iii) Is likely to continue indefinitely;
- (iv) Results in substantial functional limitations in three or more of the following areas of major life activity: self-care, receptive and expressive language, learning, mobility, self-direction, capacity for independent living, and economic self-sufficiency; and
- (v) Reflects the person's need for a combination and sequence of special, interdisciplinary, or generic care, treatment, or other services that are of lifelong or extended duration and are individually planned and coordinated. Notwithstanding the preceding provisions of this definition, the term "person with disabilities" includes two or more persons with disabilities living together, one or more such persons living with another person who is determined to be important to their care or well-being, and the surviving member or members of any household described in the first sentence of this definition who were living, in a unit assisted with HOME funds, with the deceased member of the household at the time of his or her death. (HUD, §92.2)

Elderly: A person at least 62 years of age. [24 CFR 5.100] (HUD)

Extremely low-income: defined as 30 percent or less than the area median income. (HUD)

Family: includes, but is not limited to, the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

(1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or

(2) A group of persons residing together, and such group includes, but is not limited to:

- (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
- (ii) An elderly family;
- (iii) A near-elderly family;
- (iv) A disabled family;
- (v) A displaced family; and
- (vi) The remaining member of a tenant family.

[24 CFR 5.100] (HUD)

Low-income: a family whose annual income does not exceed 80 percent of the area median income, as determined by HUD, with adjustments for smaller and larger families. [24 CFR 5.603] (HUD)

Moderate income: defined as between 81 and 95 percent of the median income for the area. (HUD)

Single-parent families with children: an individual who:

- (1) Is unmarried or legally separated from a spouse; and

(2) Has one or more minor children of whom the individual has custody or joint custody or is pregnant. (HUD, § 92.2)

Very low-income: defined as families whose annual income do not exceed 50 percent of the median family income for the area, as determined by HUD, with adjustments for smaller and larger families. (HUD, § 92.2)

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

Households paying 50 percent or higher of the household income on housing costs are at a higher risk of losing housing. A job loss or medical emergency will put the household at immediate risk of homelessness.

Single households on fixed income, which are typically seniors, are paying up to 80 percent of his/her income on housing costs.

A couple on fixed income are at risk of becoming homeless if one of those individuals passes away.

Households assisted by Housing Choice vouchers are at risk when property managers and owners refuse to accept the assistance and begin to evict.

Discussion

City officials consulted with city agencies, stakeholders, housing and service providers, and housing and population data to determine the community's housing need.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

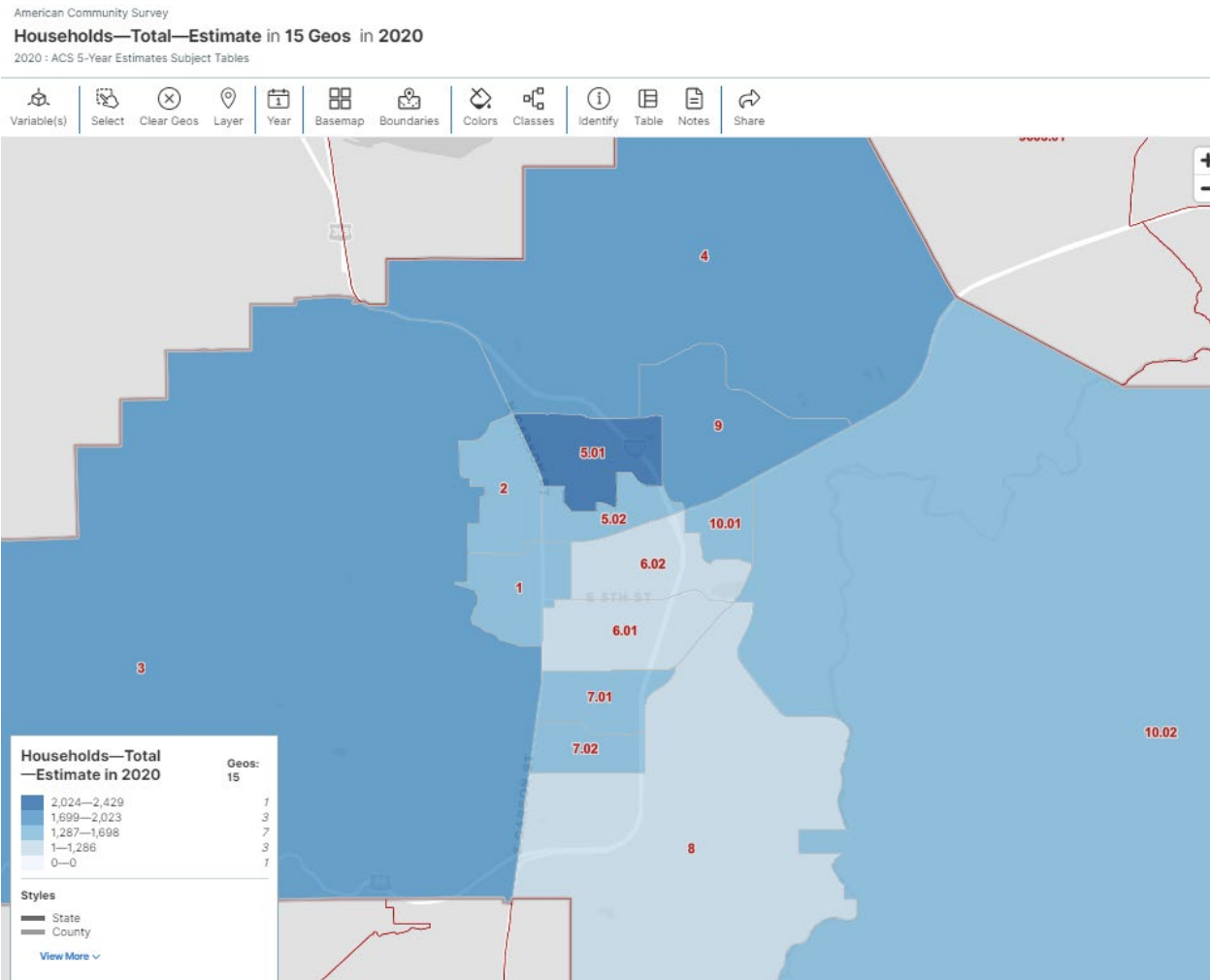
Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

No research or data available.

Low-Income Concentrations

Carson City's median income is \$58,305 (2022). Low-income is eighty percent of the area's median income, which is \$46,644. Three Census tracts in Carson City are low-income:

Census tract 5.02	63.5%
Census tract 6.01	79.54%
Census tract 10.1	74.6%



Source: [https://data.census.gov/table?q=Income+and+Poverty&g=050XX00US32510,32510\\$1400000&tid=ACSST5Y2020.S1901](https://data.census.gov/table?q=Income+and+Poverty&g=050XX00US32510,32510$1400000&tid=ACSST5Y2020.S1901)

Discussion

Areas of Minority Concentrations

An area of minority concentration is defined as an area which contains 10 percent more than the composition of the 2020 population.

1. Hispanic: 25.4%.

Three Census Tracts meet this definition for Hispanics.

- a. Census Tract 10.01 58.08%
- b. Census Tract 5.01 37.46%
- c. Census Tract 9 35%

2. Asian: (2.32%); American Indian and Alaska Native (1.83%); Black or African American (1.84%)

Source: 2020 census [https://data.census.gov/table?q=race&g=050XX00US32510,32510\\$1400000](https://data.census.gov/table?q=race&g=050XX00US32510,32510$1400000)

Census tracts 10.1 is both a minority and lower income area. Census tract 10.1 is the only census tract in Carson City meeting the definition of disproportionate need.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Low-Income Concentrations

As of 2022, Carson City's median income is \$58,305. 80% of that is \$46,644 and three Census tracts fall below that number for their average income. The highest rates are in the following census tracts:

Census tract 5.02 63.5%

Census tract 6.01 79.54%

Census tract 10.01 74.6%

Source: 2020 census [https://data.census.gov/table?q=Income+and+Poverty&g=050XX00US32510,32510\\$1400000&tid=ACST5Y2020.S1901](https://data.census.gov/table?q=Income+and+Poverty&g=050XX00US32510,32510$1400000&tid=ACST5Y2020.S1901)

Discussion

Areas of Minority Concentrations

According to the United States Census, American Survey; 2022:

Race	Percent of Carson City Population
Hispanic	24.9%
Asian	2.6%
American Indian & Alaska Native	2.0%

An area of minority concentration is defined as an area which contains 10 percent more than the composition of the 2020 population. Three Census Tracts meet this definition for Hispanics.

- a. Census Tract 10.01 58.08%
- b. Census Tract 5.01 37.46%
- c. Census Tract 9 35%

Source: 2020 census [https://data.census.gov/table?q=race&g=050XX00US32510,32510\\$1400000](https://data.census.gov/table?q=race&g=050XX00US32510,32510$1400000)

Census tracts 10.1 is both a minority and lower income area. Census tract 10.1 is the only census tract in Carson City meeting the definition of disproportionate need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need.

Introduction:

In 2020, 25.4 percent of the population in Carson City was Hispanic. The next largest minority groups were Asian (2.32%); Black or African American (1.84%); and American Indian and Alaska Native (1.83%).

An area of minority concentration is defined as an area which contains 10 percent more than the composition of the 2020 population.

Three Census Tracts meet this definition for Hispanics.

- a. Census Tract 10.01 58.08%
- b. Census Tract 5.01 37.46%
- c. Census Tract 9 35%

Source: 2020 census [https://data.census.gov/table?q=race&g=050XX00US32510,32510\\$1400000](https://data.census.gov/table?q=race&g=050XX00US32510,32510$1400000)

Discussion:

Census tracts 9, 5.01, and 10.1 are minority and lower income areas. Census tract 10.1 is the only census tract in Carson City meeting the definition of disproportionate need.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

In all income categories the Hispanic population has a disproportionately greater need for housing.

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

N/A

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

There are three census tracts that have a higher proportion of Hispanics. Census tract 10.1 has 58.08% and census tract 5.01 has 37.46%, and census tract 9 has 35%

NA-35 Public Housing – 91.205(b)

Introduction

The Nevada Rural Housing Authority (NRHA) is a public housing authority serving counties outside Clark and Washoe Counties. In 2017, NRHA opened Richards Crossing providing 38 units of permanent affordable housing for low-income veterans. The NRHA also manages rental units in Carson City for elderly households.

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	12,371	12,463	12,277	11,229	0
Average length of stay	0	0	0	4	1	4	0	0

Table 7 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The elderly and the disabled supportive housing and inpatient treatment supportive housing for mental health disabilities is a high need for adults and youth.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Nevada Rural Housing Authority operates the Housing Choice Voucher program. Currently, the total number of vouchers used in Carson City is 481. Seventy-nine percent are elderly and/or disabled. Twenty percent are single mothers with children. One percent are single person households.

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

It does not show the needs of the homeless mental health population who are unable to receive updates from Nevada Rural Housing Authority on the status of their spot on the waitlists. The lack of response removes them from the waitlists and opportunities for housing.

The housing needs of the population at large include more single unrelated households.

Discussion

Supportive housing models for mental health residents is the greatest need. Hospitals and jails are serving as inpatient treatment facilities and do not have places to safely discharge patients. These individuals return to being homeless.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Rural Nevada Continuum of Care (RNCoC) conducted a point-in-time count (PIT) on the night spanning February 23- 24, 2022. The PIT is conducted to 1) measure and monitor trends and changes in homelessness on local and national levels and track progress toward ending homelessness, and 2) help communities understand what resources are needed and strategize the best ways to use them to end homelessness. The survey includes counting persons in shelters, unsheltered sleeping on the streets, and staying in motels/hotels. Homeless children in schools are also counted. The survey counters also conduct interviews with homeless people. Additional information was gathered from homeless providers. Information concerning the nature and extent of homelessness by racial and ethnic group is not available.

The 2022 report provides this caveat:

A Note on Comparing 2021 Data with Past Years: although longitudinal data is provided, caution should be taken when comparing 2021 data with other years for which data is included, particularly regarding the Unsheltered Count. COVID-19 substantially impacted the RNCoC's ability to conduct a comprehensive Unsheltered Count in 2021. During the 2021 PIT Count, teams did not ask individuals to participate in the survey due to concerns over COVID-19 transmission, and no demographic or other data was collected. Count teams also did not attempt to ascertain the occupancy of tents, RVs, vehicles, and outbuildings, which may have led to an underestimation of the true number of individuals experiencing unsheltered homelessness in 2021. In-depth interviews were also not conducted as part of 2021 PIT Count activities.

Unsheltered/Street Count

	2022 Number	2021 Number	Difference
Unsheltered Individuals	69	82	-13
Male	46		
Female	17		
Transgender	0		
Gender Unknown	6		
Seniors			
Minors	0		
Veterans	1		
Being served by housing providers			

Being served by non-housing providers			
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Table 9 – unsheltered street count Source: 2022 Point-in-time count

Sheltered

	2022 Number	2021 Number	Difference
Sheltered Individuals	56	52	+4
Male	31		
Female	25		
Transgender	0		
Gender Unknown			
Seniors			
Minors	9		
Veterans	3		
Households with children	6		
Households without children	38		

Table 10 – sheltered Source: 2022 Point-in-time count

Motel Count

	2022 Number	2021 Number	Difference
Individuals stay in motels***	606	79	+527 ⁵
Male			
Female			
Transgender			
Gender Unknown			
Seniors			
Minors	32		
Veterans			
Long-term Residents	581		
Households with children	20		

Table 11 –Motel count Source: 2022 Point-in-time count

- 554 households in motels reported no children under the age of 18 were in the household.
- 20 households with adults reported a total of 26 children living in motels. Six individuals live in households comprised only of children (individuals under 18 years of age).

581 individuals reported as residing in a motel for at least a year.

⁵ 2021 The City used volunteers to get the count and in addition, the City also inspections and enforcement of the individual stay motels, so some properties were not participating in the count. For FY 2022 and moving forward, City Staff is obtaining the figures, and has worked with owners to understand the need for accurate information. 2022 is deemed to be most accurate

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	6	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	38	69	0	0	0	0
Chronically Homeless Individuals	15	7	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	3	1	0	0	0	0
Unaccompanied Child	0	20	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 12 - Homeless Needs Assessment

Source: 2022 Point-In-Time Count; Rural Nevada Continuum of Care

Point-in-Time Interviews revealed that:

- Highest barrier to permanent housing was reported as “can’t afford rent,”
- Second is no transportation, and
- Third is bad credit and family problems.

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

Information is not available.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	54
Black or African American	0	1
Asian	0	0
American Indian or Alaska Native	0	4
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	1
Not Hispanic	0	17

Table 13

Source: 2022 Point-In-Time Count; Rural Nevada Continuum of Care

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

Rural Nevada Continuum of Care (RNCoC) maintains a Homeless Management Information System (HMIS) database hosted by Bitfocus/Clarity. The system places homeless individuals in a community queue for housing. As of June 10, 2023, 97 single individuals are pending for a studio or 1-bedroom placement. Fifty of those individuals were in Carson City at the time of assessment. Another eight are pending for a 2- bedroom unit implying dependents in the household. One is pending a 3-bedroom. The Carson City report shows two of the pending 1-bedroom units and the 1 pending a 3-bedroom unit are veterans. Ten percent of the homeless in rural Nevada identify as veterans. Carson City reports further shows 13 of the 50 pending 1-bedrooms are elderly. The current queue does not show any children under the age of 18 years old.

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

The RNCoC coordinated entry community queue shows 9.6 percent identify as Hispanic ethnicity.

Racial groups:

1. White 75.2%
2. Black, African American, or African 7.2%
3. American Indian 5.6%
4. Multiple races 4.8%
5. Native Hawaiian/Pacific Islander 2.4%,
6. Asian .8%
7. Refused to answer or do not know 4%

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the RNCOC Point in Time Report:

Sheltered individuals in rural Nevada by age

- Under 18 years total 20 individuals or 24%
- 18-24 years 4 individuals or 5%
- 25 and older 61 individuals or 72%.

Unsheltered individuals in rural Nevada by age

- Under 18 years total 5 individuals or 2%
- 18-24 years total 14 or 5%
- 25 years and older total 264 individuals or 93%

Of the 283 individuals counted, 242 responded to a brief survey about their background and current challenges (answers provided below are not mutually exclusive):

- 82 reported they live in a household with at least one individual that has experienced chronic homelessness
- 45 reported having a serious mental illness
- 35 reported experiencing a substance use disorder
- 2 reported they had been diagnosed with HIV or AIDS
- 30 reported they were veterans
- 14 reported they were survivors of domestic violence

Discussion:

Two trends are largely responsible for the rise in homelessness over the past 20-25 years: a growing shortage of affordable rental housing and a simultaneous increase in poverty. Rental costs continue to increase. Property managers preferring monthly leases has increased which in turn allows for more than one increase per year. Developers of affordable housing have seen drastic increases in building materials

since COVID. Persons living in poverty are most at risk of becoming homeless, and demographic groups who are more likely to experience poverty are also more likely to experience homelessness.

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

Introduction:

The 2022 Quad-County Regional Community Health Needs Assessment summarizes the highest needs within the Mental and Emotional Health Domain are⁶:

- Providers for both youth and adults including Peer Support Specialists, Community Health Workers, Clinical Professional Counselors, Licensed Clinical Social Workers, and Psychiatrists.
- Resource capacity across range of acuity
 - Screening and assessment
 - Outpatient services, including intensive outpatient services
 - Inpatient services
 - Crisis care

Programs/activities to reduce social isolation, increase support, and promote mental and emotional health.

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

All the statistics in this section are from the 2022-2026 Nevada HIV Integrated Prevention and Care Plan prepared by the Larson Institute for Health Impact and Equity located at the University of Nevada, Reno's School of Public Health for the State of Nevada's Office of HIV. Percentages and rates are presented for Clark County (Las Vegas), Washoe County (Reno), and "all other counties" due to the small population size in the remaining 15 counties.

In 2021, there were 494 new HIV infections statewide. In 2022, Clark County had the highest rate of new HIV infections at 18.5 per 100,000 persons, and the rate of persons living with HIV/AIDS was 467.9 per 100,000 persons. In Washoe County, which is the next most populous county in Nevada, the rate of new HIV infections was 7.9 per 100,000, and the rate of persons living with HIV/AIDS was 242.5 per 100,000. In all other counties, the rate of new HIV infections was 4.2 per 100,000 persons, and the rate of persons living with HIV/AIDS was 160.0 per 100,000 persons.

County	New Infections/Rate per 100,000 population	Persons Living with HIV
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⁶ The quad counties are Carson City, Storey, Lyon, and Douglas.

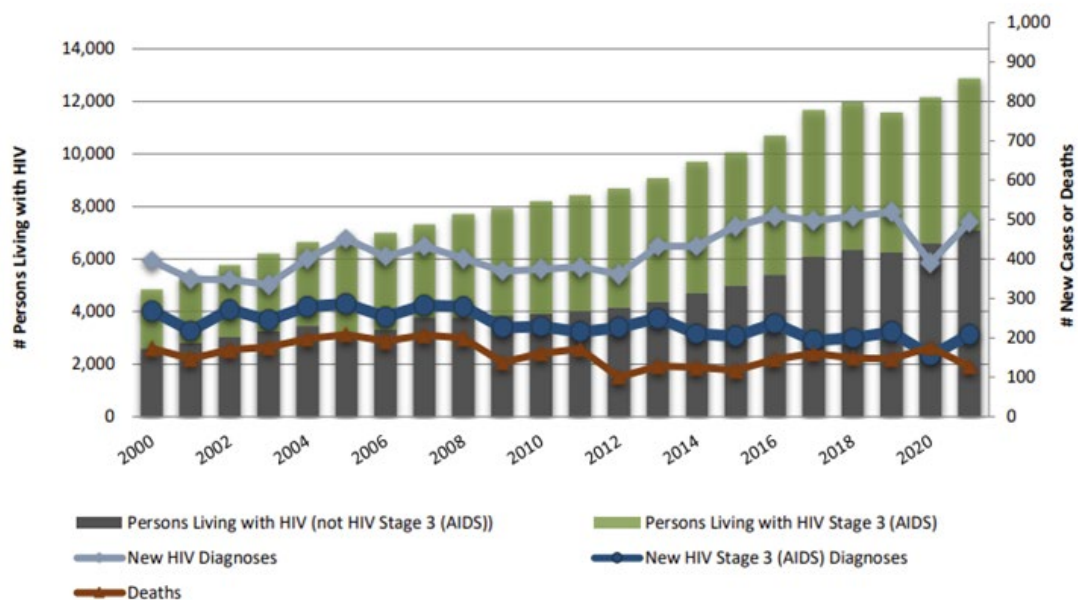
Clark	18.5 per 100,000	467.9 per 100,000
Washoe	7.9 per 100,000	242.5 per 100,000
All Other Counties	4.2 per 100,000	160.0 per 100,000

Table 14

Source: 2022-2026 Nevada HIV Integrated Prevention and Care Plan

The rates of new infections were highest for the following populations: young adults (ages 20-39), Black or African American males, Hispanic males, and persons living in Clark County. Within Nevada, regarding race and ethnicity, non-Hispanic Black persons was the highest at 1,271.9 per 100,000, Hispanic persons was 335.8 per 100,000, and non-Hispanic White persons was 318.2 per 100,000.

Persons Living with HIV/HIC Stage 3 (AIDS), New HIV infections, New HIV Stage 3 Diagnosis, and Deaths in Nevada, 2000-2021



Source: Division of Public and Behavioral Health, enhanced HIV/AIDS Reporting System (eHARS), (June 2022).

Source: 2022 – 2026 Nevada HIV Integrated Prevention and Care Plan, pg. 19

The graph above shows new HIV diagnosis fluctuated between 335 to a high of 519 in 2019. The reduction seen in 2020 can be explained by a decrease in HIV testing, stay-at-home orders, and limited access to public health and healthcare personnel since the focus was on the pandemic. The number of new cases increased in 2021 when some of the testing resumed.

At the end of 2021, a total of 12,866 Nevadans were known to be living with HIV/AIDS in Nevada. Clark County had the highest burden at 467.9 per 100,000 (86.5%), Washoe County was 242.5 per 100,000

(9.4%) and all other counties was 160.0 per 100,000 (4.2%) [*Percentages equal 100.1, sic*]. White, non-Hispanic persons had the highest percentage - 39% of total cases, 28.7% were Black, non-Hispanic, 25.8% were Hispanic, 4.1% were Asian/Hawaiian/Pacific Islander, 0.6% were American Indian/Alaskan Native, and 1.9% were multi-race/other [*Percentages equal 100.1, sic*]. Persons within the ages of 10 – 64 continued to rise until the age of 65 and older with the highest age group was 55-64.

Of all the Nevada counties, Clark County continues to have the highest morbidity of HIV/AIDS. In 2021, Clark County's rate was 4.8 per 100,000 (92%), and Washoe County's rate was 2.1 per 100,000 (8%) and all other counties was 0. When reviewing the chart above, deaths started to decrease in 2011 due to improvements and advances made in HIV testing, treatment, and care. The increase in 2022 possibly can be related to COVID-19 since persons with HIV/AIDS have a compromised immune system.

The mission of the HIV Prevention and Surveillance Program is "...promote health and reduce both the impact and incident of HIV/AIDS by working in partnership with other agencies and diverse community groups" [Accessed from [HIV Prevention - Home \(nv.gov\)](https://www.nv.gov/hiv-prevention)]. Nevada's Ryan White program assists persons living with HIV/AIDS who are uninsured or underinsured with attaining primary medical care, including HIV medications, and essential support services. This program fills gaps in care not covered by other sources and is a payer of last resort. In Northern Nevada, housing assistance in the form of rental assistance, supportive services, and long-term housing placement assistance is provided by one organization in Northern Nevada, Northern Nevada HOPES. This organizations received a Housing Opportunities for People with AIDS (HOPWA) grant in 2022. There are no specific housing units available for persons with HIV/AIDS in Carson City. There are no facilities and services in Carson City specifically designated to assist people with HIV/AIDS. The closest facilities are associated with Northern Nevada HOPES in the Reno/Sparks area. New facilities are not anticipated with the limited infection rate among the local the population.

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

Describe the jurisdiction's need for Public Facilities:

Needs listed in the Carson City FY 2022-2026 Strategic Plan:

- Fire Station EOC
- Affordable Housing
- Juvenile Justice Facility
- Courthouse expansion to accommodate additional courtroom
- Upgrade Quill Water Treatment Plant

How were these needs determined?

During the creation of the Carson City FY 2022-2026 Strategic Plan

Describe the jurisdiction's need for Public Improvements:

Carson City has a continuing need for ADA sidewalk improvements throughout the community, along with neighborhood facility improvements.

Needs listed in the Carson City FY 2022-2026 Strategic Plan:

- Parking lot, local roadway, and sidewalk improvements
- Underground powerlines
- Complete Southeast Mandatory Sewer Extension Project to eliminate septic systems as a source of nitrogen contamination in the water supply
- Enhance broadband service

How were these needs determined?

During the creation of the Carson City FY 2022-2026 Strategic Plan

Describe the jurisdiction's need for Public Services:

Needs listed in the Carson City FY 2022-2026 Strategic Plan:

- Increase the number of Meals on Wheels services to qualified homebound seniors since the waitlist continues to expand
- Strengthen library engagement with Boys and Girls Club of Western Nevada
- Increase library outreach and engagement at K-12 school events
- Increase awareness of Senior Center services
- Educate and encourage Women, Infants, and Children (WIC) program participants to breastfeed their infants for at least 6 months
- Identify education and employment opportunities for Department of Alternative Sentencing clients
- Evaluate need for an intensive community-based program for high-risk youth

How were these needs determined?

During the creation of the Carson City FY 2022-2026 Strategic Plan

Housing Market Analysis

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

Introduction

There are approximately 24,358 units (2021) of residential property in Carson City. A large portion of the housing inventory in Carson City is multi-family housing structures.

All residential properties by number of units – 5-year estimate (2017-2021)

Property Type	Number	%
1-unit detached structure	14,133	58%
1-unit, attached structure	1,309	5%
2-4 units	1,813	7%
5-19 units	2,340	10%
20 or more units	2,300	9%
Mobile Home, boat, RV, van, etc	2,463	11%
Total	24,358	100%

Table 15 – Residential Properties by Unit Number

2021 ACS <https://data.census.gov/table?q=unit+size+by+tenure&g=050XX00US32510&tid=ACSDP5Y2021.DP04>

Unit Size by Tenure – 2021 Estimate

	Total	Owners		Renters	
		Number	%	Number	%
No bedroom	1,388	50	.3%	1338	15.1%
1 bedroom	2868	146	1%	2722	30.75%
2 bedrooms	5404	2775	18.4%	2629	29.7%
3 or more bedrooms	14,270	12,106	80.3%	2164	24.5%
Total	29,930	15077	100%	8853	100%

Table 16 – Unit Size by Tenure

Data 2021 ACS

Source: https://data.census.gov/table?q=B25042:+TENURE+BY+BEDROOMS&g=010XX00US_040XX00US32_310XX00US16180&tid=ACSDT1Y2021.B25042

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

There are no public housing units owned or constructed by Carson City.

That said, the City has made land available for affordable housing. Currently, Sierra Flats Apartments, a 160-unit apartment complex targeting low- moderate income families and senior citizens, is under construction. Phase one of the project is set to be finished in 2023 which includes 40 units for seniors

and 40 units for families. There are 32 senior 1-bedroom units and eight 2-bedroom units. For the family units, there are 28 with one bedroom and 12 with two bedrooms. There are 16 family units that are non-restricted on rent and income, but all other units target seniors and families with incomes 50% AMI. The targeted rent ranges from 30-50% AMI. Phase two will add 80 more units that include 3-bedroom and more 2-bedroom spaces. The Department of Housing and Urban Development (HUD) set low-income guidelines that the project is following.

CCHHS manages five housing grant funded programs. Shelter Plus Care provides permanent housing for eight chronically homeless individuals. Group Living Program kicked off in October 2022 serves eight individuals. The ESG provides assistance for homeless prevention, rapid rehousing, emergency sheltering, and street outreach and served 69 individuals in 2022. CCHHS received the Account of Affordable Housing Trust Fund (AAHTF) through the Nevada Housing Division and served 32 households in 2022 and Welfare Set-Aside served 33 households with security deposit or one-time rental assistance.

Carson City will have a full-time street outreach program utilizing a tax revenue for indigent residents by fall 2023.

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

In Carson City, several old motels have been unlawfully operating as permanent housing for very low-income individuals. One of the motels, the Hot Springs, has been demolished to accommodate a parking lot and two other motels, The Lander and The Stewart Street Inn, are being lawfully converted to apartments. Occupants have been required to vacate to allow for construction. The total number of units between the three motels is 106.

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

Between 2015 and 2019 the City averaged an 0.7% vacancy rate for owner occupied units and 2.2% vacancy rate for rental units. Low vacancy rates tend to drive rents and home prices higher.⁷

Describe the need for specific types of housing:

The need for supportive housing for individuals with behavioral health disabilities is increasing rapidly. Carson Tahoe Regional Healthcare operates a Behavior Health emergency program called the Mallory Behavioral Health Crisis Center. Surrounding counties also bring their residents and homeless to the center. When the patients are discharged their need for health care and supportive services continues. The patients often stay in Carson City to have transportation to their appointments. Unfortunately, these patients may not have a place to stay and wind up being homeless.

⁷ Fadali, E. "Carson City Affordable Housing Brief." (Carson City: Nevada Housing Division, November 23, 2021).

Due to the high-cost burden experienced in Carson City, there is a need for more affordable housing across the low- and moderate-income households. The 2022 Quad County Regional Community Needs Assessment reports approximately one in three renter households pay more than 35% of their household income in rent. Additionally, approximately one in three households with a mortgage are also cost-burdened, which is higher than the state and national percentage.

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

Introduction

Housing prices for single family homes have increased each year since 2012, with a median sale price of \$520,000 in 2022. The rental market in Carson City is extensive. Renter occupied homes account for over 41 percent of occupied households.

Cost of Housing

	Base Year: 2012	Most Recent Year: 2021	% Change
Median Home Value	\$125,000	\$395,000	216%
Median Contract Rent	\$757	\$1,320	74.4%

Table 17 – Cost of Housing

Data Source: <https://data.census.gov/table?q=Renter+Costs&g=050XX00US32510&tid=ACSDT5Y2012.B25058>

Rent Paid	Number	%
Less than \$500	591	6.4
\$500-999	3,964	43
\$1,000-1,499	2,988	32.4
\$1,500-1,999	1,312	14.2
\$2,000 or more	357	4
Total	9,212	100.0%

Table 18 - Rent Paid - 5-year estimate

Data Source: 2021 ACS <https://data.census.gov/table?q=median+home+value&g=050XX00US32510&tid=ACSDP5Y2021.DP04>

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	851	980	1,273	1,809	2,168
High HOME Rent	851	980	1,244	1,429	1,574
Low HOME Rent	758	812	975	1,126	1,256

Table 19 – Monthly Rent

Source: National HOME rent Limits 2023 HUD FY 2023 Fair Market Rents Documentation System for Carson City, Nevada

Is there sufficient housing for households at all income levels?

There is a lack of affordable housing for working families and extremely low-income households. The workforce households are also struggling with housing costs. For example, using the formula of 30% of income, an accounting technician employed by Carson City starting at an estimated \$21.00 per hour can only afford \$1,083 per month in housing costs, meaning utilities as well. A Deputy Sheriff at an entrance wage can only afford \$1,471 per month in housing costs.

Anecdotally, homes are being purchased primarily by retirees who are able to outbid working families. Carson City's population is aging. Enrollment in the school system is decreasing and will continue to decrease based on the Student Population Forecast 2023/24.

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

The current vacancy rate is less than one percent.

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

The Area Median Rent for 1- and 2-bedroom units is higher than the HOME rents/Fair Market Rent. The HOME rents/Fair Market Rent is comparable to the Area Median Rent for 3- and 4-bedroom units.

Discussion

In addition to low inventory of rental units, the increased price of building materials necessitated the cost of new builds and renovations to be more expensive. This has caused a burden on the moderate-income households as well.

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

Introduction

The age of the housing stock in Carson City varies from pre-1900 structures to newly built homes and apartments. The older housing stock is generally located in upper income areas located in central and western Carson City and is in good condition. Almost 48 percent of the housing stock is more than 45 years old.

Definitions

Substandard condition: the lack of a complete plumbing or kitchen facility.

Substandard Condition but Suitable for Rehabilitation: a dwelling unit that does not meet standard conditions but is both financially and structurally feasible for rehabilitation. This does not include units that require only cosmetic work, correction or minor livability problems, or maintenance work.

Year Unit Built

Year Unit Built	Total
2020 or later	185
2000 to 2019	3,720
1980-1999	9,108
1960-1979	10,388
1940-1959	1,237
1939-or earlier	253
Total	24,891

Table 20 – Year Unit Built

Data 2006-2010 CHAS; 2021 <https://data.census.gov/table?q=year+unit+built&g=050XX00US32510&tid=ACSSE2021.K202505>
Source:

Need for Owner and Rental Rehabilitation

Elderly households are the largest share of low- and moderate-income homeowners' burden. Housing rehabilitation and energy assistance will lower the cost of maintenance and energy, thereby improving affordability.

The Rural Nevada Development Corporation is an active partner in housing and weatherization programs in the area. The Nevada Rural Housing Authority provides rehabilitation and weatherization programs in the area.

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

Forty-eight percent of the homes (11,878) in Carson City were built prior to 1979. A significant number of older housing units are located on the western side of Carson City in areas which have relatively high incomes. Areas to the east of U.S. 395 have older homes and are in areas with relatively lower household incomes. It is unknown how many housing units in Carson City are occupied by low- or moderate-income families and contain lead-based paint hazards. CCHHS has not received any reports of lead poisoning.

Discussion

Most of the housing in Carson City was built between 1950 and 1999 and has at least one condition of concern. Even though much of the older housing stock is in good condition due to being in upper income areas, there is still a housing cost burden.

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

Introduction

There are no public housing units in Carson City. The Nevada Rural Housing Authority (NRHA) is a public housing authority serving areas of the state outside Clark and Washoe Counties. The NRHA owns rental units in Carson City for elderly households.

Describe the supply of public housing developments:

There are no public housing units in Carson City.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

There are no public housing units in Carson City.

Public Housing Condition

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

There are no public housing units in Carson City.

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

There are no public housing units in Carson City.

Discussion:

Carson City will work with the Nevada Rural Housing Authority to address the needs of low- and moderate-income families living in Carson City.

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

Introduction

Several organizations in Carson City provide facilities and services for the homeless population, including Advocates to End Domestic Violence, Friends In Service Helping (FISH), Nights off the Streets (NOTS) and the Salvation Army. These agencies may receive funding from Carson City to help implement their programs and run their facilities.

Carson City approved the Carson City Housing Plan in August 2022. Phase 2 of this plan is housing to stabilize. CCHHS received a Rural Nevada Consortium of Care grant to provide for shared living. In addition, the ESG funds emergency sheltering and homeless prevention. CCHHS has applied to utilize ESG funding to continue removing high risk homeless individuals off the street and into emergency sheltering by partnering with motels until the individuals can be moved to a shared living situation with another person.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	40	28	0	0
Households with Only Adults	35	0	30	10	0
Chronically Homeless Households	0	0	0	8	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 21 - Facilities and Housing Targeted to Homeless Households

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

Advocates to End Domestic Violence (Advocates) operates a 51-bed shelter that is designed to provide temporary refuge for persons in crisis. The priority is to provide shelter to those battered and their children that have no other place to go. Contact is initiated through Advocates' 24-hour crisis call line. Advocates provide all clients with necessary medical/mental health referrals and a Case Manager works with them on life skills and job search.

Friends in Service Helping (FISH) is a Carson City neighborhood facility that provides food, shelter, medical, and referral services to those experiencing homelessness and persons of low-income status. The non-profit is funded in part by their thrift stores. The FISH thrift stores in Douglas and Lyon Counties and Carson City account for 20 percent of their annual revenue which is used to provide emergency wrap around services to community members in need of assistance.

The Carson City Salvation Army offers a myriad of programs for adults and children, all within a safe, positive environment. These programs include Sunday School, Kids Club, Fresh Foods Wednesday, Wednesday Dinner and Bible Study, year-round food and transportation assistance, and many holiday programs.

CCHHS offers various programs for both the homeless and the housed. The full-time workforce program removes barriers to becoming employed, offers soft skill training and resume building, and provides interview and work clothes/shoes. CCHHS staffs a full-time Community Health Worker to connect individuals to primary care and specialty care including mental health services. The Department of Welfare Supportive Services is on site to assist with Medicaid and SNAP applications. CCHHS works closely with Carson City Sheriff's Office Mobile Outreach Safety Teams (MOST) which responds to mental health crisis calls.

As partner in the Carson City Housing Plan, Ron Wood Family Resource Center assists homeless that need to have identification replaced.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

CCHHS is the designated access point for coordinated entry system which is governed by the Rural Nevada Continuum of Care. When a permanent housing program has a vacancy, the individual showing the highest vulnerability is pulled from the community queue and is assessed for housing.

CCHHS also runs a CoC Shelter Plus Care for the chronically homeless who receive long-term case management services.

FISH, a local non-profit, provides temporary housing and shelters to men, women, and families. In 2022, FISH provided 11,032 nights of shelter to 518 persons in Carson City. FISH operates two year-round emergency shelters in Carson City along with interim housing (sliding scale rentals) for six families with dependent children to assist homeless or at-risk families achieve self-sufficiency.

FOCUS (Friends of Citizens Under Stress) House, one of two publicly accessible emergency shelters, offers shelter nightly to 16 men. Wylie House, the second shelter, serves 12 single women and/or families nightly. The FISH transitional family shelter houses full family units as they progress to permanent housing.

FISH and CCHHS utilize ESG funds and Low-Income Housing Trust funds to house persons experiencing homelessness and those threatened with homelessness. Housing resources are focused on very low-income, homeless, and homeless individuals with disabilities.

Focus and Wylie House Emergency Shelters made 37 emergency beds available year-round. The shelters averaged 41 people per night, including some families with children.

FISH also served as the agent for the Nevada Energy Special Assistance Fund for Energy grant program in Carson City. In 2022, FISH administered 182 grants for electrical utility payments under NV Energy's SAFE program. FISH also provides utility assistance through Southwest Gas and Water assistance through Carson City. In 2022, FISH provided gas assistance to 316 households and water assistance to 93 households. A total of \$126,000 in utility assistance was spent in 2022.

FISH provides immediate hot meals in the Family Dining Room in Carson City and through three food banks in Carson City, Gardnerville, and Mound House. FISH's food bank initiatives focus on direct services and distribution of groceries, working to end food poverty and increase access to affordable, nutritious food for low-income families and individuals throughout Carson City. Community members may receive a food grant for up to 10 days of food every 30 days. The Family Dining Room is open seven days a week and 363 days a year. Members may receive a meal on each day during operating hours.

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

Introduction

Special Needs includes the housing and supportive service needs of persons who are not homeless but who may require supportive housing. These populations include elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS, and their families.

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

The Division of Mental Health identified the need for additional housing resources and counseling services for the severe mental illness (SMI). Currently, the ability to serve additional clients is limited by housing and staff resources.

Nevada AIDS Foundation and Northern Nevada HOPES Clinic provide housing assistance such as rental assistance, supportive services, and long-term housing placement assistance in Northern Nevada. There are no specific housing units available for persons with HIV/AIDS in Carson City.

The Health Division identified the need for additional housing resources and counseling services for the severely mentally ill. Currently, the ability to serve additional clients is limited by housing and staff resources. There is a waiting list for the Shelter Plus Care program. There are several existing constraints to providing housing and care for the severely mentally ill such as access to supportive housing and auxiliary services (treatment facilities and employment opportunities). There is also a need to provide similar services to the dually diagnosed.

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

Carson City agencies formed a Community Coalition which includes Carson City Sheriff's Office, Carson City Fire Department-Emergency Services, Carson Tahoe Regional Healthcare-Emergency Room, Behavioral Health Services, and discharge case workers, FISH as the emergency shelter, CCHHS, Public Guardian, and local non-profit agencies. The coalition meets monthly in a shared case management model to coordinate services for high utilizers of these services. In addition, there is a multi-disciplinary team that can be called by any agency to discuss discharge plans as needed for individuals preparing to be discharged from various services.

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

There are no FY 2024 CDBG-funded projects addressing housing.

The NRHA administers the Housing Choice certificate and voucher program, and a significant number of the approximately 380 vouchers will continue to be used in Carson City for the elderly.

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

Carson City will sustain independent living opportunities for owners through rehabilitation and modification of existing structures, incorporating universal design in new construction of multi-family housing supported by Carson City, expansion of mental health counseling services, and maintaining access to housing for persons with disabilities through the Shelter Plus Care grant and Rural Nevada Continuum of Care.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City did not identify any current public policies related to the development of affordable housing. In Carson City, current public policies do not create a significant regulatory barrier to the development of such housing.

- The City does not provide waivers for impact and other significant fees related to affordable housing development.
- The City has not modified infrastructure standards or authorized the use of new infrastructure technologies (i.e. water, sewer) to significantly reduce the cost of housing. However, the City Engineer may allow reduced street widths on a case-by-case basis, which can reduce the cost of development.
- The City does not give “as-of-right” density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes units as an incentive.
- The City does not provide for expedited permitting and approvals for affordable housing projects.

- The City does not have an explicit policy that adjusts or waives existing parking requirements for affordable housing developments. However, the City code does provide for reduced parking requirements for senior housing projects.
- The City allows accessory apartments in residential districts zoned for single-family housing but does not allow rentals.

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

Business Activity

Business by Sector	Number of Workers
Agriculture, forestry, fishing and hunting and mining	141
Construction	2,360
Manufacturing	2,720
Wholesale Trade	623
Retail Trade	3,080
Transportation and warehousing, and utilities	1,025
Information	459
Finance and insurance, and real estate and rental and leasing	938
Professional, scientific, and management, and administrative and waste management services	2,809
Educations services, and health care and social assistance	5,013
Arts, entertainment, and recreation, accommodation, and food services	4,009
Other services, except public administration	1,085
Public Administration	3,196
Total	27,458

Table 22 - Business Activity

Data 2021 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	28,770
Civilian Employed Population 16 years and over	27,458
Unemployment Rate	4.6

Table 238 - Labor Force

Data 2021 ACS <https://data.census.gov/table?q=unemployment+&g=050XX00US32510>
Source:

Occupations by Sector	Number of People
Agriculture, forestry, fishing and hunting and mining	141
Construction	2,360
Manufacturing	2,720
Wholesale Trade	623
Retail Trade	3,080
Transportation and warehousing, and utilities	1,025
Information	459
Finance and insurance, and real estate and rental and leasing	938
Professional, scientific, and management, and administrative and waste management services	2,809
Education services, and health care and social assistance	5,013
Arts, entertainment, and recreation, accommodation, and food services	4,009
Other services, except public administration	1,085
Public Administration	3,196

Table 24 – Occupations by Sector

Data 2021 ACS
Source: <https://data.census.gov/table?q=occupations+by+sector&g=050XX00US32510&tid=ACST5Y2021.S2405>

Travel Time (workers 16 years and over)

Travel Time	Number	Percentage
< 30 Minutes	17,899	70.8%
30-59 Minutes	5,739	22.7%
60 or More Minutes	1,643	6.5%
Total	25,282	100%

Table 25 - Travel Time

Data 2021 ACS <https://data.census.gov/table?q=050XX00US32510&tid=ACST5Y2021.S0801>
Source:

Education:

Educational Attainment by Employment Status (Population 25 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,663	150	1,057
High school graduate (includes equivalency)	5,501	323	2,235
Some college or Associate degree	8,644	191	2,562
Bachelor's degree or higher	5,183	131	1,312

Table 26 - Educational Attainment by Employment Status

Data 2021 ACS
Source: <https://data.census.gov/table?q=Educational+Attainment+by+employment+status&g=050XX00US32510&tid=ACSDT5Y2021.B23006>

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-64 yrs	65+ yrs
Less than 9th grade					
9th to 12th grade, no diploma	498				
High school graduate, GED, or alternative	1,640	6,543	5,970	13,641	10,429
Some college, no degree	2,001				
Associate degree					
Bachelor's degree	183	3,811	1,404	3,811	2,935
Graduate or professional degree					

Table 27 - Educational Attainment by Age

Data 2021 ACS <https://data.census.gov/table?q=Educational+Attainment+by+age&g=050XX00US32510>
Source:

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,108
High school graduate (includes equivalency)	36,974
Some college or Associate degree	41,330
Bachelor's degree	45,893
Graduate or professional degree	58,979

Table 28 – Median Earnings in the Past 12 Months

Data 2021 ACS

Source: <https://data.census.gov/table?q=Educational+Attainment+by+age&g=050XX00US32510&tid=ACSDT5Y2021.B20004>

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

The major employment sectors within Carson City are:

1. Education services, healthcare and social assistance (5,013)
2. Arts, entertainment and recreation, accommodation, and food service (4,009)
3. Public Administration (3,196)
4. Retail trade (3,080)
5. Professional, scientific, management and administrative and waste management services (2,809)

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

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

The current workforce corresponds very well with the employment opportunities in the jurisdiction. Educational institutions are also preparing those about to enter the workforce by providing more technology training.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Nevada JobConnect is a state program that provides workforce development and career services to help businesses find employees and job seekers to find employment in Nevada.

JOIN, Inc. is a non-profit dedicated to addressing workforce needs in urban and rural communities across Nevada. The organization provides free access to education and occupational skills training. JOIN's mission is to break the cycle of poverty.

Western Nevada College (WNC) offers the Realizing Opportunities for the American Dream to Succeed (ROADS) in which students earn certification or develop professional skills in manufacturing, healthcare, technology, and the building trades. The program's intent to retrain Nevadans for a new career and enable them to become key contributors to the local economy. Students receive financial support and access to employment opportunities.

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

Yes

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

The State of Nevada creates an economic development strategic plan, and the Northern Nevada Development Authority creates a regional strategic plan. Carson City also participates with the Western Nevada Development District. These plans address the need for improving the business ecosystem by providing access to capital workforce training, entrepreneurial support, retention, and the expansion of local companies and the recruitment of companies to fill the gaps.

Discussion

Carson City has initiatives in place through the State of Nevada and the Northern Nevada Development Authority to meet the workforce and infrastructure needs of the business community. Currently the City is working towards increasing the availability of buildings for manufacturing industries to attract new businesses and allow current businesses to expand. There are programs through Job-Connect, Join, and Western Nevada College to provide the necessary training to attain employment.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (Include a definition of “concentration”)

Households with multiple housing problems are concentrated in areas that contain a high percentage of low-income households. “Concentration” is defined as an area with a high density of certain characteristics.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (Include a definition of “concentration”)

An area of “minority concentration” is defined as an area which contains 10 percent more than the composition of the 2020 population. Hispanics are the largest ethnic minority group in Carson City. In 2020, 25.4 percent of the population in Carson City was Hispanic. Three Census Tracts meet this definition for Hispanics.

Three Census Tracts meet this definition for Hispanics.

- a. Census Tract 10.01 58.08%
- b. Census Tract 5.01 37.46%
- c. Census Tract 9 35%

The next largest minority populations were Asian: (2.32%); American Indian and Alaska Native (1.83%); Black or African American (1.84%)

Source: 2020 census [https://data.census.gov/table?q=race&g=050XX00US32510,32510\\$1400000](https://data.census.gov/table?q=race&g=050XX00US32510,32510$1400000)

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

Census tract 10.1 is a minority and lower income area.

Are there any community assets in these areas/neighborhoods?

The Boys and Girls Club of Western Nevada is located in a minority and lower income area, as well as the Carson City Multi-Purpose Athletic Center.

Are there other strategic opportunities in any of these areas?

A developer is building apartment housing in a low-income area known as Sierra Flats Project for affordable housing.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan identifies the City's highest priority needs and sets forth the City's goals, objectives, and expected outcomes for the next five years. It serves as the basis for selecting the projects to fund during this period. The priorities, goals, and objectives are determined by the City based on the information gathered in the planning process and the needs assessment.

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

Geographic Area

Table 29 - Geographic Priority Areas

1	Area Name:	LMI areas East Carson City
	Area Type:	Local Target area
	Other Target Area Description:	N/A
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A
	Revital Type:	Other
	Other Revital Description:	Sidewalks
	Identify the neighborhood boundaries for this target area.	N/A
	Include specific housing and commercial characteristics of this target area.	N/A
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
	Identify the needs in this target area.	N/A
	What are the opportunities for improvement in this target area?	N/A
	Are there barriers to improvement in this target area?	N/A
2	Area Name:	Community Wide
	Area Type:	Other
	Other Target Area Description:	Other
	HUD Approval Date:	N/A
	% of Low/ Mod:	N/A

Revital Type:	N/A
Other Revital Description:	N/A
Identify the neighborhood boundaries for this target area.	N/A
Include specific housing and commercial characteristics of this target area.	N/A
How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	N/A
Identify the needs in this target area.	N/A
What are the opportunities for improvement in this target area?	N/A
Are there barriers to improvement in this target area?	N/A

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the Emergency Medical Services Authority for HOPWA)

Quantitative data and consultations with local service providers, other City departments, and community development practitioners formed a large basis for allocating investments geographically:

1. Consultations with local service providers and representatives from City departments form community development priorities.
2. Consultation with Continuum of Care staff and data from Point In Time Homeless count base the homeless priorities.
3. Consultations with City departments, local housing providers, and service providers that cater to persons in need of supportive housing based on special needs priorities.
4. Affordable housing priorities are based upon the housing market analysis and consultations with the public housing authority. When making its determinations, the City considered the severity of housing problems and needs of each income group and tenure type in accordance with 91.205.

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

Priority Needs

Table 30 – Priority Needs Summary

1	Priority Need Name	Construction of ADA compliant sidewalks
	Priority Level	High
	Population	Extremely Low-income Low-income Moderate-income Large Families Families with Children Elderly Individuals Families with Children Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	LMI areas East Carson City
	Associated Goals	Economic Development: Construct infrastructure, parking lot and sidewalk improvements to improve access to businesses.
	Description	Improvements to and construction of sidewalks and curb cuts in low- to moderate- income areas.
	Basis for Relative Priority	Carson City has a high number of low-income neighborhoods with substandard or non-existing sidewalks.
2	Priority Need Name	Improve access to Public Facilities
	Priority Level	High

	Population	Extremely Low-income Low-income Moderate-income Large Families Families with Children Elderly Chronic Homelessness Families with Children Chronic Substance Abuse Veterans Persons with HIV/AIDS Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	LMI areas East Carson City
	Associated Goals	<ol style="list-style-type: none"> 1. Economic Development: Construct infrastructure, parking lot and sidewalk improvements to improve access to businesses. 2. Safety: Enforce building codes and nuisance laws. 3. Efficient Government: Collaborate with local resources (small business/employment opportunities, Ron Wood Center/education opportunities and assistance with housing) to encourage client cooperation, motivation to change and promote successful outcomes.
	Description	Rehabilitation of facilities that are principally designed to serve a neighborhood and that will be used for social services or for multiple purposes.
	Basis for Relative Priority	There is a high percentage of low- and moderate-income people with various needs that benefit from neighborhood facilities.
3	Priority Need Name	Provide supportive services for low- and moderate-income (LMI) households
	Priority Level	High

	Population	Extremely Low-income Low-income Moderate-income Large Families Families with Children Elderly
	Geographic Areas Affected	LMI areas East Carson City
	Associated Goals	<ol style="list-style-type: none"> 1. Efficient Government: Collaborate with local resources (small business/employment opportunities, Ron Wood Center/education opportunities and assistance with housing) to encourage client cooperation, motivation to change and promote successful outcomes. 2. Quality of Life and Community: Provide transitional housing and ancillary services for Specialty Court Programs and Human Services including opportunities to obtain units through City-partnered affordable housing projects. 3. Safety: Enforce building codes and nuisance laws. 4. Safety: Utilize evidence-based rehabilitative services to reduce recidivism.
	Description	The expansion and improvement of the quality and quantity of community services principally for persons of LMI.
	Basis for Relative Priority	There is a high need for supportive services for LMI families.
4	Priority Need Name	Address blight in LMI neighborhoods, including code enforcement
	Priority Level	High

	Population	Extremely Low-income Low-income Moderate-income Large Families Families with Children Elderly Individuals Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Other
	Associated Goals	Safety: Enforce building codes and nuisance laws.
	Description	The elimination and prevention of slums and blighting in fluences that cause deterioration within a community.
	Basis for Relative Priority	There is a preponderance of blight in the LMI areas of Carson City
5	Priority Need Name	Mental health and substance abuse Services
	Priority Level	High
	Population	Extremely Low-income Low-income Moderate-income Large Families Families with Children Elderly Persons with Mental Disabilities Chronic Substance Abuse Persons with Alcohol or Other Addictions
	Geographic Areas Affected	LMI areas East Carson City

	Associated Goals	<ol style="list-style-type: none"> 1. Quality of Life and Community: Provide transitional housing and ancillary services for Specialty Court Programs and Human Services including opportunities to obtain units through City-partnered affordable housing projects. 2. The elimination of conditions detrimental to health, safety, and public welfare through code enforcement, demolition, or interim rehabilitation assistance. 3. The expansion and improvement of the quality and quantity of community services principally for LMI persons.
	Description	Substance abuse and mental health recovery programs as well as substance abuse prevention and mental health education activities.
	Basis for Relative Priority	There is a high need for substance abuse and mental health treatment services.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant-Based Rental Assistance (TBRA)	Additional tenant-based assistance is provided to elderly housing (frail elderly) and disabled persons. There are limited housing units available for disabled persons, particularly those with physical disabilities. Tenant-based assistance is also meant to target disabled persons and households that are in imminent danger of becoming homeless. Primary funding source is Section 8 Housing Choice Vouchers. Short-term Tenant Based Rental Assistance is provided to very low-income households that are in imminent danger of homelessness, low-income households that are in jeopardy of losing housing, and homeless persons. Carson City and FISH use a variety of funding sources to maintain housing and help transition individuals and families to self-sufficiency and maintain permanent housing.
TBRA for Non-Homeless Special Needs	N/A
New Unit Production	The production of new affordable housing units will be determined by the affordability of such projects and Carson City's ability to partner with other agencies that are able to construct and manage such projects.
Rehabilitation	Housing rehabilitation and energy assistance is primarily focused on elderly households who make up the largest share of low- and moderate-income homeowners. Elderly households are the largest group of owners facing a housing cost burden. Improvements will lower the cost of maintenance and energy, thereby improving affordability and sustaining low- and moderate-income owners, particularly elderly owners. The Rural Nevada Development Corporation has been an active partner in housing and weatherization programs in the area. The Nevada Rural Housing Authority also provides rehabilitation and weatherization programs in the area. Funding sources used for this program include CDBG and Department of Energy.
Acquisition, including preservation	Transitional housing is a need in Carson City for both at-risk youth and adults transitioning out of the justice system. The availability of affordable houses and apartments will determine Carson City's ability to dedicate funds for this type of activity. Also crucial is the coordination with non-profit organizations willing to manage and either rehabilitate or construct transitional housing.

Table 31 – Influence of Market Conditions

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

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	374,115	0	0	347,115	0	

Table 32 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

Some of the CDBG funds will be used to leverage Federal Transit Administration funds to create larger sidewalk projects.

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

Discussion

Carson City only receives CDBG funding. The State of Nevada receives ESG, HOPWA, Housing Choice, and Low-Income Housing Tax Credits which are used for many programs that address the needs of the low-income population in Carson City.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
NEVADA RURAL HOUSING AUTHORITY	Public Housing Agency (PHA)	Homelessness Ownership Public Housing Rental	Region
FISH	Non-profit organizations	Homelessness Public Facilities Public Services	Jurisdiction
RON WOOD FAMILY RESOURCE CENTER	Non-profit organizations	Public Services	Jurisdiction
COMMUNITY COUNSELING CENTER	Non-profit organizations	Public Services	Jurisdiction
NEVADA RURAL COUNTIES RSVP	Non-profit organizations	Public Services	Jurisdiction
SILVER STATE FAIR HOUSING	Non-profit organizations	Non-homeless Special Needs Public Services	State
CARSON CITY ADVOCATES TO END DOMESTIC VIOLENCE	Non-profit organizations	Homelessness public Services	Jurisdiction
RURAL NEVADA CONTINUUM OF CARE	Continuum of care	Homelessness Public Services	Region
COURT APPOINTED SPECIAL ADVOCATES (CASA)	Non-profit organizations	Homelessness Public Services	Jurisdiction
NEVADA HOUSING DIVISION	Government	Homelessness Ownership Public Housing Rental	State
CARSON CITY HEALTH AND HUMAN SERVICES	Government	Homelessness Ownership Rental Public Services	Jurisdiction
CARSON CITY SENIOR CENTER	Government	Public Services	Jurisdiction

Table 33 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure in Carson City is effective in dealing with housing and community development issues. Local agencies meet regularly through the Capital City C.I.R.C.L.E.S Initiative to develop working relationships to address many of the most pressing problems in Carson City. Local agencies have direct access to state agencies serving a variety of needs.

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

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

Table 34 - Homeless Prevention Services Summary

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

FISH provides temporary housing and shelters to men, women, and families. In 2022, FISH provided 11,032 nights of shelter to 518 persons in Carson City. Two year-round emergency shelters are available in Carson City along with interim housing (sliding scale rentals) for six families with dependent children to assist homeless or at-risk families achieve self-sufficiency.

FISH operates FOCUS House, one of two year-round, publicly accessible emergency shelters in Carson City. The FOCUS House offers shelter nightly to 16 men. FISH also operates the Wylie House, the second year-round shelter facility in Carson City. The Wylie House serves 12 single women and/or families nightly.

FISH meets the temporary and emergency needs of the hungry and those experiencing homelessness in Carson City by providing immediate food in the Family Dining Room and through three food banks in Carson City, Gardnerville, and Mound House. FISH Food Bank's initiatives focus on direct services and distribution of groceries, ending food poverty and increasing access to affordable, nutritious food for low-income families and individuals throughout Carson City. Community members may gain access to one food grant every 30 days. Each food grant provides up to 10 days' worth of food for families. Transient food bags provide a three-day supply of food and may be accessed two times every 30 days.

FISH and CCHHS utilize ESG funds and Account for Affordable Housing Trust funds to re-house homeless and those households at risk of homelessness. Housing resources are focused on very low- income and homeless and homeless with disabilities. Currently, the housing inventory is very low and it takes time to place individuals and families.

Carson City assists homeless households achieve self-sufficiency by providing health services, enrolling people in job training and employment programs, and by coordinating financial planning courses.

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

Potential housing properties are privately owned, thus persons experiencing homelessness are competing with workforce residents that are viewed as less risk. Carson City's low vacancy rate means property managers have a waiting list of 3-6 months and are not always willing to rent to a vulnerable individual or household that is receiving assistance.

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

The City will work with the State of Nevada Housing Division and local non-profits and leverage ARPA funds to support the development of new organizations to meet the need for non-profit housing developers.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure/ADA Sidewalk Improvements	2023	2028	Non-Housing Community Development	LMI areas East Carson City	Handicapped Services Sidewalks Street Improvements	CDBG: \$325,854	Other: 4 Other
2	Infrastructure/Neighborhood Facility Improvements	2023	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development	LMI areas East Carson City	Neighborhood Facilities Street Improvements	CDBG: \$13,468	Other: 1 Other
3	Planning and Administration	2023	2024	CDBG Program Support	Community Wide	General Infrastructure Neighborhood Facilities Sidewalks Services Street Improvements	CDBG: \$34,793	Other: 0 Other

Table 35 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure/ADA Sidewalk Improvements
	Goal Description	Improvements to sidewalks in LMI areas
2	Goal Name	Infrastructure/Neighborhood Facility Improvements
	Goal Description	Improvements to the FISH facility, which is a neighborhood facility that provides food, shelter, medical, and referral services to homeless and low-income people and is funded in part by their thrift store.
3	Goal Name	Planning and Administration
	Goal Description	Administrative funds will be used to ensure that all other projects are properly managed and fully comply with all federal laws and regulations governing the use of CDBG funds. Funds will also go toward the development of plans, reports, and citizen outreach.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

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

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

N/A

Activities to Increase Resident Involvements

N/A

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

No

Plan to remove the ‘troubled’ designation

N/A

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

Barriers to Affordable Housing

The City's FY 2022-2026 strategic plan identifies as a tactic "Evaluate ways to partner with affordable housing developers to increase affordable housing units." This tactic is scheduled to be completed in FY 2024. As part of implementing this tactic, the City will meet with affordable housing developers to identify any barriers.

There are common barriers to affordable housing throughout the Country, including in Carson City. These common barriers include:

- The City does not generally provide waivers for impact and other significant fees related to affordable housing development. However, the City did make land available for a 160-unit apartment complex that will provide low- and moderate-income housing.
- The City has not modified infrastructure standards or authorized the use of new infrastructure technologies (i.e. water, sewer) to significantly reduce the cost of housing. However, the City Engineer may allow reduced street widths on a case-by-case basis, which can reduce the cost of development.
- The City does not give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes units as an incentive.
- The City does not provide for expedited permitting and approvals for affordable housing projects.
- The City does not have an explicit policy that adjusts or waives existing parking requirements for affordable housing developments. However, the City code does provide for reduced parking requirements for senior housing projects.
- The City allows accessory apartments in residential districts zoned for single-family housing but does not allow rentals.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Extensive research was conducted by the Nevada Housing Division on the extent to which barriers to affordable housing, particularly barriers created by public policy, exist in Nevada Counties. Carson City does not maintain any type of exclusionary zoning. Building and development standards do not contribute significantly to the cost of housing. Land costs are relatively low and are not influenced by large lot parceling. High density residential development is available in Carson City. Per the study, availability of land and land costs have been the only barriers noted by developers.

Carson City has a housing element contained within the master plan that identifies the needs for affordable housing and workforce housing. To assist in the pro-active creation of affordable housing, the City made land available. Currently, a 160-unit apartment complex, which will provide housing to low- and moderate-income individuals, is under construction. Current public policies for the development of affordable housing do not pose a significant barrier currently. Land use controls, zoning ordinances, building codes, fees, and charges are fairly common for municipalities such as Carson City.

Strategies to eliminate barriers will be considered in FY 2024 when the City evaluates ways to partner with affordable housing developers to increase affordable housing units.

SP-60 Homelessness Strategy – 91.215(d)

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

Through the RNCOC, CCHHS is the access point for coordinated entry for the homeless in Carson City. All agencies in Carson City have been encouraged to refer all homeless to CCHHS for the vulnerability assessment. Following the assessment, individuals are entered into a Community Queue; CoC agencies will contact the matchmaker of the Community Queue when housing becomes available. Once the Street Outreach Team is activated, the Team will have the ability to complete the assessment in the field.

After contact has been made with the homeless individuals/family, case plans are developed to prepare the household for re-housing once housing is available. Carson City property managers are asking for identification, background checks, and credit checks. CCHHS case managers are building case plans to obtain identification and to meet with legal services ahead of time in order to resolve any issues and increase the chances of being approved by a property manager.

Addressing the emergency and transitional housing needs of homeless persons

FISH and CCHHS receive the ESG and AAHTF to house homeless into emergency sheltering or permanent housing. Carson City is preparing to implement a Street Outreach Team that will make daily contact with the homeless population. The contact will be encouraging homeless to use available resources for emergency shelter and/or permanent housing. The next phase will be connecting them to FISH, described below or to CCHHS emergency sheltering. CCHHS received ESG and a portion is for emergency sheltering. CCHHS partners with motels to shelter individuals that are unable to shelter at FISH and have medical risks. CCHHS has re-applied to ESG to expand the sheltering.

FISH provides temporary housing and shelters to men, women, and families. In 2022, FISH provided 11,032 nights of shelter to 518 persons in Carson City. Two year-round emergency shelters are available in Carson City along with interim housing (sliding scale rentals) for six families with dependent children to assist homeless or at-risk families achieve self-sufficiency.

FISH operates FOCUS House, one of two year-round, publicly accessible emergency shelters in Carson City. The FOCUS House offers nightly shelter to 16 men. FISH also operates the Wylie House, the second year-round shelter facility in Carson City. The Wylie House serves 12 single women and/or families nightly.

Focus and Wylie House Emergency Shelters made 37 emergency beds available year-round. The shelters averaged 41 people per night including some families with children.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

FISH, with support from the Nevada Housing Division, is building a housing facility to help individuals and families transition to self-sufficiency. Another facility will be developed by Ventana Sierra for homeless and at-risk young adults. In addition, both FISH and CCHHS use housing resources to help the homeless and those at risk of homelessness achieve self-sufficiency. CCHHS provides case management services with all the housing grants they manage. As part of the case planning, long term goals are set for sustainability. Plans may include utilizing other resources for food and utilities, participants go through a workshop that addresses needs versus wants, financial literacy workshops are provided, and budgeting plans are prepared. As some households leave the CCHHS programs and transition to a Housing Choice voucher, with permission from the participant, CCHHS is added as a secondary contact so when the times comes for re-determinations, CCHHS can re-engage with the former participant and ensure that follow through is completed.

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

CCHHS manages 5 housing grants. The ESG assists with Rapid Re-housing and Homeless Prevention. The ESG serves households under 30 percent median income. The AAHTF are used for homeless prevention as well as can re-house household under the 60% median income. The Shelter Plus Care is a CoC grant program and re-houses chronically homeless individuals into permanent housing. While collaborating with the discharging institution or system of care, CCHHS case managers will screen for the most appropriate program for the household or individual. The screening points are income, ability to sustain, number of individuals in the household, available properties and any other information that can determine the needs and matching those needs with programing, property manager relations, and location. When a household “graduates” from a CCHHS assistance program, they are encouraged to

continue with the workshops the agency provides, and if any problems arise to call us. Relationships are built with property managers and CCHHS and through those partnerships property managers are aware of who to call if needs change again preventing homelessness.

The Capital City C.R.C.L.E.S Initiative program continues to receive funding from Carson City to support activities aimed at reducing and preventing poverty and homelessness in Carson City.

The Memorandum of Understanding between Mental Health and Disability Services and the Division of Child and Family Services (DCFS) has been established to ensure effective transition of those leaving mental health treatment, in particular children and families served by DCFS. The protocol has been agreed upon and is actively being carried out by the RNCoC and the publicly funded agencies and systems of care. Corresponding policies and procedures are in place to ensure that persons leaving publicly funded institutions do not end up homeless when discharged from facilities.

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

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

CCHHS has not received any reports of lead poisoning. Case managers for the department are trained in identifying lead hazards and inspect units prior to placing tenants under the ESG and the Low-income housing trust fund program.

Carson City will continue to test for lead paint hazards in any rehabilitation project undertaken. Carson City will coordinate with the Nevada Health Division to identify any new hazards and work with CCHHS to address immediate needs. Carson City will continue testing for lead-based paint on all housing rehabilitation projects.

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

Currently, the City has a passive lead poisoning surveillance and testing system in place and currently lacks the capacity to administer an aggressive testing program. Where elevated levels of lead are detected, the City will address the lead exposure through rehabilitation. Towards the end of 2023, CCHHS will be awarded a grant to purchase equipment and train staff.

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

The City will ensure that all contractors and workers involved with any CDBG-funded housing rehabilitation are properly trained and certified in lead-safe work practices.

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

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

Carson City has approved CCHHS to apply for and receive the Community Services Block Grant which organizational standards are attached to designate CCHHS as a Community Action Agency. In 1964, United States Congress passed the Economic Opportunity Act establishing and funding Community Action Agencies and Programs. The Act gives the Community Action Agency a primarily catalytic mission: to make the entire community more responsive to the needs and interests of the poor by mobilizing resources and bringing about a greater institutional sensitivity. In developing strategies and plans, CCHHS, in its capacity as a Community Action Agency, takes into account the area of greatest community need, the availability of resources, and its own strengths and limitations. CCHHS concentrates its efforts on one to five major objectives where it can have the great impact. CCHHS collaborates with agency partners to fill gaps where needed avoiding duplication of services.

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

Carson City leaders encourage agencies in Carson City to collaborate, not duplicate services. Carson City leaders sit on agency boards and advocate for City priorities. One such priority was homelessness, where Carson determined there was a gap between being on the Street and getting into affordable housing. The process of helping the individual get basic identification documents and needed behavioral health, medical and substance addition services were not always available. Leveraging the American Rescue Plan Act funding, the City was able to provide grants and partnerships for these services.

SP-80 Monitoring – 91.230

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

Carson City compiles and maintains files of all funded projects and activities. The records provide a full description of each activity utilizing CDBG funds, including its location (if the activity has a geographical locus), the amount of CDBG funds budgeted, obligated and expended for the activity, and the provision under which it is eligible.

The City's CDBG subrecipient contract explicitly details the federal and local requirements for the project, including quarterly reports, and final project benefits reports. The reports are reviewed by staff to ensure that activities are being undertaken and funds are being expended according to CDBG guidelines. Each grantee will be monitored on-site at least once during the life cycle of the grant. The City will review compliance for each project with all CDBG and other applicable federal regulations,

including minority business outreach and the Labor Standards and Davis Bacon Act. The City will place an emphasis on national objective compliance, compliance with OMB circulars, and performance measurement to meet its goals and objectives set forth in the Carson City's 2023-2028 Consolidated Plan. The City will follow a written monitoring plan and utilize the appropriate monitoring checklists from the Grantee Monitoring Handbook of HUD's Office of Community Planning and Development. Technical assistance will be provided on a continual basis.

Expected Resources

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

Introduction

Carson City anticipates receiving \$374,115 directly from HUD's CDBG program.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition, Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	\$374,115	0	0	\$374,115	0	

Table 36 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Some of the CDBG funds will be used to leverage Federal Transit Administration funds to create larger sidewalk projects.

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

Carson City donated property on Butti Way, Sierra Flats Project, to a contractor, and a condition of the donation, was that the property be used to construct affordable housing.

Discussion

Carson City receives just CDBG funding directly. The State of Nevada receives ESG, HOPWA, Housing Choice, and Low-Income Housing Tax Credits which are used for many programs that address the needs of the low-income population in Carson City.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding
1	Infrastructure	2023	2024	Non-Homeless Special Needs	Community Wide	Parking lot	CDBG: \$13,468
2	Infrastructure/ADA Sidewalk Improvements	2023	2024	Non-Housing Community Development	LMI areas East Carson City	Sidewalks	CDBG: \$325,854

Table 37 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services and Homelessness
	Goal Description	The FISH parking lot needs to be resurfaced for the safety of clients, employees, donors, and visitors.
2	Goal Name	Infrastructure/ADA Sidewalk Improvements
	Goal Description	The ADA sidewalk improvement project will replace damaged sections of sidewalks that present safety issues. ADA accessible curb ramps will also be installed at intersections that are not in compliance with Federal regulations, in an effort to improve pedestrian safety and ADA-compliant accessibility.

Table 38 –Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

The City will administer two CDBG projects in FY 2024. The Carmine Street ADA Compliance Project is located in a low- and moderate-income (LMI) neighborhood and will receive 96 percent of the available funding. The FISH Parking Lot Resurfacing Project will benefit at-risk youth and adults and the homeless clients.

Projects

#	Project Name
1	Carmine Street ADA Compliance Project
2	FISH Parking Lot Resurfacing Project
3	Planning and Administration

Table 39 – Project Information

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

Allocation of CDBG funds is based on the results of the review and ranking of the applications by the Application Review Workgroup (ARWG).

State/City fiscal years 2017-2023, Carson City received the CDBG funds through the Nevada Governor's Office of Economic Development (NVGOED). Recently, several subrecipients determined they would no longer participate in the program due to new reporting requirements resulting in additional documentation. The subrecipients determined the additional work outweighed the small financial awards. For this reason, Carson City decided to work directly with HUD and have greater input on application and reporting requirements.

Lack of significant funding is also an obstacle to addressing underserved needs. Carson City will partner with other agencies to address shortfalls.

AP-38 Project Summary

Project Summary Information

1	Project Name	Carmine Street ADA Compliance Project
	Target Area	East Carson City; Carmine Street between N. Lompa Lane and Airport Road
	Goals Supported	Public facility and infrastructure improvement
	Needs Addressed	<p>Neighborhood infrastructure</p> <p>Sidewalks and street improvement</p> <p>Compliance with Americans with Disabilities Act (ADA)</p> <p>National Objective: suitable living environments / The expansion and improvement of the quality and quantity of community services principally for persons of low- and moderate-income.</p>
	Funding	CDBG: \$325,854
	Description	<p>Carson City Public Works will use the CDBG funds for sidewalk and ADA curb ramp improvements along Carmine Street between N. Lompa Lane and Airport Road, and a portion of Airport Road around the intersection. Improvements include replacing existing ramps with new ADA-compliant pedestrian curb ramps. Additionally, the project will replace substandard or hazardous sidewalks, add missing sidewalks, and expand roadway pavement in areas where curbs and sidewalks are being added. Project funding will be for the design and construction of this improvements.</p> <p>Matrix code: 03L</p>
	Target Date	July 2023-December 2025
	Estimate the number and type of families that will benefit from the proposed activities	<p>1,765 individuals/jobs/businesses/households</p> <p>1,275 low/moderate income beneficiaries</p>

	Location Description	Carmine Street is a critical corridor that connects students to the nearby Mark Twain Elementary School. This project is outlined in the Carson City Safe Routes to School Master Plan. The surrounding community is moderately dense with existing single-family and light commercial uses off Airport Road. The nearby school, business, and bus stops generate pedestrian traffic traversing the corridor.
	Planned Activities	Design Bid and award Construction
2	Project Name	FISH Parking Lot Resurfacing Project
	Target Area	Community wide
	Goals Supported	Public Services and Homelessness
	Needs Addressed	Homeless supports and prevention Shelter operations Outreach Improvement of community services Client access Employment and educational resources National Objective: to expand economic opportunities principally for persons of low-and moderate-income / The expansion and improvement of the quality and quantity of community services principally for persons of low- and moderate-income.
	Funding	CDBG: \$13,468
	Description	The goal of the FISH parking lot resurfacing project is to recondition the parking lot before it degrades, becomes an extreme hazard, and must be completely redone. More specifically, project improvements include: application of hot rubber to cracks ¼” or larger, application of commercial grade slurry seal coating to all asphalt surfaces, and restriping of parking stalls, handicaps, and hashtags. The parking lot needs to be resurfaced for the safety of clients, employees, donors, and visitors. Matrix code: 03C

	Target Date	Completion by October 2023
	Estimate the number and type of families that will benefit from the proposed activities	4,500 individuals/jobs/businesses/households 4,500 low/moderate income beneficiaries
	Location Description	FISH Thrift Store and Client Services building off 138 Long Street. The parking lot also services people utilizing the FISH Dining Hall, Medical Clinic, and Food Bank
	Planned Activities	Based on contractor quotes, the project will take 3-5 days <ol style="list-style-type: none"> 1. Clean and prepare all asphalt surfaces with Power sweepers 2. Apply hot rubber to all major cracks that are ¼" and larger/wider 3. Apply commercial grade slurry seal coating to all asphalt surfaces around the building 4. Restripe parking stalls, handicaps, and hashtags
3	Project Name	Planning and Administration
	Target Area	Community wide
	Goals Supported	Infrastructure/ADA sidewalk improvement
	Needs Addressed	Neighborhood infrastructure and facilities Sidewalk and street improvement
	Funding	CDBG: \$34,793
	Target Date	FY 2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The City will use these funds to ensure that all other funded projects are properly managed and wholly comply with all federal laws and regulations governing the use of CDBG funds. Funds will also go toward the development of plans, reports, and citizen outreach.

AP-50 Geographic Distribution – 91.220(f)

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

The City will direct assistance to east Carson City with the Sidewalk/ADA Improvements project.

Geographic Distribution

Target Area	Percentage of Funds
LMI areas East Carson City	96
Community Wide	4

Table 40 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Carson City considered numerous factors during the prioritization process before identifying Carmine Street. This corridor needs a sufficient sidewalk network given its gaps and non-compliant ADA standards for pedestrian access. In addition, several intersections do not have curb ramps or designated crosswalk locations.

Carmine Street is a critical corridor that connects students to the nearby Mark Twain Elementary School. This project is outlined in the Carson City Safe Routes to School Master Plan. The surrounding community is moderately dense with existing single-family and light commercial uses off Airport Road. The nearby school, businesses, and bus stops generate pedestrian traffic traversing the corridor.

The Carson City Jump Around Carson (JAC) Transit system operates along a portion of Carmine Street (Route 2B). There is one bus stop located along Carmine Street that serves this low-income community. Lower-income communities tend to rely less on personal vehicles and more on alternative modes of transportation.

Overall, the long-term tangible and intangible effects will result in a more integrated transportation system and increased safety for pedestrians who walk to school or use the transit systems located along the corridor.

Discussion

Carson City has been focusing on sidewalk improvements and ADA compliance in low- to moderate-income neighborhoods for several years and has seen a tremendous increase in accessibility and connectivity in these neighborhoods. Sidewalk improvement efforts in these geographic target areas contribute to creating suitable living environments.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City's FY 2022-2026 strategic plan identifies as a tactic "Evaluate ways to partner with affordable housing developers to increase affordable housing units." This tactic is scheduled to be completed in FY 2024. As part of implementing this tactic, the City will meet with affordable housing developers to identify any barriers.

There are common barriers to affordable housing throughout the Country, including in Carson City. These common barriers include:

- The City does not generally provide waivers for impact and other significant fees related to affordable housing development. However, the City did make land available for a 160-unit apartment complex that will provide low and moderate income housing.
- The City has not modified infrastructure standards or authorized the use of new infrastructure technologies (i.e. water, sewer) to significantly reduce the cost of housing. However, the City Engineer may allow reduced street widths on a case-by-case basis, which can reduce the cost of development.
- The City does not give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes units as an incentive.
- The City does not provide for expedited permitting and approvals for affordable housing projects.
- The City does not have an explicit policy that adjusts or waives existing parking requirements for affordable housing developments. However, the City code does provide for reduced parking requirements for senior housing projects.
- The City allows accessory apartments in residential districts zoned for single-family housing but does not allow rentals.

Carson City has a housing element contained within the master plan that identifies the needs for affordable housing and workforce housing. To assist in the pro-active creation of affordable housing, the City made land available. Currently, a 160-unit apartment complex, which will provide housing to low- and moderate-income individuals, is under construction. Current public policies for the development of affordable housing do not pose a significant barrier currently. Land use controls, zoning ordinances, building codes, fees, and charges are common for municipalities such as Carson City.

Strategies to eliminate barriers will be considered in fiscal year 2024 when the City evaluates ways to partner with affordable housing developers to increase affordable housing units.

AP-60 Public Housing – 91.220(h)

Introduction

The Nevada Rural Housing Authority (NRHA) is the public housing authority for Carson City and all areas in Nevada except for Clark County and Washoe County. NRHA owns and manages residential properties in Carson City. NRHA acts independently, although there is staff coordination between the two agencies when discussing potential development.

Actions planned during the next year to address the needs to public housing

In FY 2024, the City will reach out to developers of affordable housing, include NRHA, to evaluate ways to increase affordable housing units.

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

The City does not own or manage any housing. The City has assigned its private activity bond allocation to NRHA specifically for programs that promote home ownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

NRHA has not been identified as a troubled agency by HUD.

Discussion

The City will continue to work with NRHA to facilitate the development of any future public housing projects. The City will also work with NRHA to determine how to increase affordable housing units.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

In fall of 2017, Carson City pulled together a Workforce Housing/Transitional Housing Committee, a subcommittee of the Carson City Behavioral Health Task Force. Members of the committee included Carson City leaders such as a Board of Supervisor member and the Mayor, representatives of the Carson City Planning Department and CCHHS, developers, realtors, property investors, non-profit agencies, and interested residents.

Strategies were developed and Carson City put some city owned land up for bidding and entered into an agreement that affordable units will become available. The committee also developed the Carson City Housing Plan, described below. The committee gave an opportunity for social services and developers to

come together and create partnerships.

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

August 18, 2022, the Carson City Board of Supervisors approved the Carson City Housing Plan which has 3 phases – Survive, Stabilize, and Thrive. Within the Survive phase is the Street Outreach Program. This program consists of providing outreach services to the homeless and at the same time building relationships. Part of the program is to clean up encampments within the community after notifying the individuals. The homeless are provided information about the services available, including shelter. The Street Outreach Team will conduct the coordinated entry assessments and begin connecting the individual to resource. The homeless individuals will be contacted by the Street Outreach team and encouraged to develop daily plans to get off the streets and be given the tools to do so.

The next phase is Stabilize. During this phase, individuals are placed into temporary housing and receive rental assistance from CCHHS' housing grants along with wraparound services. These services may include, but are not limited to, access to transportation, assistance with obtaining important documentation, address medical needs, assistance with legal and financial services, and learning or re-learning life skills. Life skills include: (1) rental lease compliance, (2) housekeeping, (3) hygiene, (4) cooking, (5) shopping, (6) budgeting, and (7) yard maintenance if living in a house with a yard. Within this phase, individuals can move into a studio or 1-bedroom apartment or live in a group living situation. CCHHS recently received a HUD grant for group living. Group living is not looked upon as a family so each person can qualify individually. This type of housing is a necessary option since apartments with more than 1 bedroom are easier to find within the Carson City area, and the rent can be reasonable with multiple people sharing the expense. Individuals are required to continue working with CCHHS' Case Managers if receiving rental assistance from CCHHS.

The third phase is Thrive. Within this phase, individuals find permanent housing. CCHHS can continue to assist with rental assistance; however, the assistance is reduced on a regular basis. They are still required to have case management services until they are self-sufficient. This plan asks Carson City agencies to work together so services are not duplicated and to offer the various resources needed to remove barriers to safe housing and provide supportive services.

The Rural Nevada Continuum of Care (RNCoc) is the third CoC in Nevada and covers the balance of the State. Carson City Health and Human Services (CCHHS) is an active member in RNCoc representing Carson City. CCHHS aligns local strategies with RNCoc strategies. Strategy priorities in the RNCoc include: Data and coordinated entry; Housing inventory; Supportive services, including tenancy support; Funding; and Advocacy and engagement.

Addressing the emergency shelter and transitional housing needs of homeless persons

FISH provides an emergency shelter with 16 male beds and 12 female beds and a limited amount of transitional beds. Individuals may remain in the shelter for 90 days, during that time they are referred to CCHHS for permanent housing. CCHHS implemented a CoC RRH/Transitional housing program in

October 2022. This program models a shared living concept for homeless individuals. Case managers are available to mediate roommate issues until they find permanent individual housing or, if they choose to remain roommates, they are weaned off the program by taking over 100% of the rent and utilities.

CCHHS utilized ESG – COVID to implement an emergency sheltering project. This is an opportunity to isolate homeless individuals that needed to quarantine. It is currently sheltering individuals that are homeless with high medical risks. CCHHS partnered with a motel property to shelter individuals. CCHHS has applied for FY 2024 ESG to continue to provide emergency sheltering with the motels. This program prepares participants for applying for permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

CCHHS is the designated coordinated entry site for the Carson City community. This is a vulnerability assessment with the goal of housing the most vulnerable homeless first. CCHHS is using a housing first model. When a unit becomes available the individuals receive intensive case management services for a successful placement. Case Managers act as mediators between property managers and tenants. CCHHS manages a Shelter Plus Care program which is a permanent housing program. Participants receive continuous case management services; most often when someone leaves the CCHHS Shelter Plus Care, they are reuniting with family members. When individuals move from ESG program to a Housing Choice voucher, another permanent housing program, CCHHS remains as a secondary contact of any mail or notices from the Nevada Rural Housing Authority that manages the Housing Choice vouchers. This has prevented loss of the voucher due to non-response which in turn prevents a return to homelessness.

The Advocates to End Domestic Violence (Advocates) also provides emergency housing to victims of domestic violence. From the moment clients/families enter the shelter, the Case Managers meet on a weekly basis to prepare them for their departure. A goal of Advocates is to have clients leave in a better place than when they came in and one way is to have a permanent housing place to go. One of the first actions the Case Manager does is make an appointment for a housing assessment with the coordinated entry site and get them on the HUD housing list as it can take time for these options. A lot of clients come in without necessary documents, thus a Case Manager works to obtain necessary documents. Advocates' shelter program can provide up to 5 months of shelter and it can take the entire 5 months to meet a housing goal.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

CCHHS utilizes Community Health Workers to work with hospitals and jails to do discharge planning for housing if needed and follow up support services and resources.

The Foster Care protocol is in place and has been implemented statewide. The policy is to identify youth who are aging out of the foster care system prior to discharge. Those youth are eligible for a stipend of \$250 through the Nevada Partnership for Homeless Youth if they completed an intake form prior to their 18th birthday, enroll in the Independent Living Program, and complete an exit survey within 6 months. Another program called Step Up provides stipends for former foster care youth ages 18 to 21 years for signing up for the program and for either receiving a high school diploma or a GED. These funds are meant to help with rent, utilities, and supportive mentoring. Additional funds might be available for emergency requests until the youth turns 21 years.

The Corrections discharge protocol is followed by the Department of Corrections (DOC) and provides referrals and information regarding permanent housing. The DOC provides services and programs that will prepare the offender at specific stages of his/her sentence for re-entry and release into society. In addition, the DOC has a MOU with the Division of Mental Health and Disability Services (rural clinics) to provide services for inmates with mental health disorders to avoid discharging the individual without care.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City's FY 2022-2026 strategic plan identifies as a tactic "Evaluate ways to partner with affordable housing developers to increase affordable housing units." This tactic is scheduled to be completed in FY 2024. As part of implementing this tactic, the City will meet with affordable housing developers to identify any barriers.

There are common barriers to affordable housing throughout the Country, including in Carson City. These common barriers include:

- The City does not generally provide waivers for impact and other significant fees related to affordable housing development. However, the City did make land available for a 160-unit apartment complex that will provide low and moderate income housing.
- The City has not modified infrastructure standards or authorized the use of new infrastructure technologies (i.e. water, sewer) to significantly reduce the cost of housing. However, the City Engineer may allow reduced street widths on a case-by-case basis, which can reduce the cost of development.

- The City does not give “as-of-right” density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes units as an incentive.
- The City does not provide for expedited permitting and approvals for affordable housing projects.
- The City does not have an explicit policy that adjusts or waives existing parking requirements for affordable housing developments. However, the City code does provide for reduced parking requirements for senior housing projects.
- The City allows accessory apartments in residential districts zoned for single-family housing but does not allow rentals.

Discussion:

Extensive research was conducted by the Nevada Housing Division on the extent to which barriers to affordable housing, particularly barriers created by public policy, exist in Nevada Counties. Carson City does not maintain any type of exclusionary zoning. Building and development standards do not contribute significantly to the cost of housing. Land costs are relatively low and are not influenced by large lot parceling. High density residential development is available in Carson City. Per the study, availability of land and land costs have been the only barriers noted by developers.

Carson City has a housing element contained within the master plan that identifies the needs for affordable housing and workforce housing. To assist in the pro-active creation of affordable housing, the City made land available. Currently, a 160-unit apartment complex, which will provide housing to low- and moderate-income individuals, is under construction. Current public policies for the development of affordable housing do not pose a significant barrier currently. Land use controls, zoning ordinances, building codes, fees, and charges are common for municipalities such as Carson City.

Strategies to eliminate barriers will be considered in FY 2024 when the City evaluates ways to partner with affordable housing developers to increase affordable housing units.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

AP-85 Other Actions – 91.220(k)

Introduction:

In September 2021, the Carson City Board of Supervisors adopted the FY 2022-2026 Strategic Plan.

Tactics included in this plan include:

“Evaluate ways to partner with affordable housing developers to increase affordable housing units;” and

“Increase community awareness to enforce City ordinances when properties are not maintained to prevent erosion of property values and quality of life.

The implementation of these tactics will allow the City to identify barriers to affordable housing and address those barriers. It will also provide the City with the opportunity to address blight.

Actions planned to address obstacles to meeting underserved needs

Carson City will partner with local social service providers, local affordable housing developers, and other government agencies to address obstacles to meeting underserved needs.

Actions planned to foster and maintain affordable housing

Consistent with the City’s Strategic Plan, Carson City will:

“Evaluate ways to partner with affordable housing developers to increase affordable housing units;” and

“Increase community awareness to enforce City ordinances when properties are not maintained to prevent erosion of property values and quality of life.

Actions planned to reduce lead-based paint hazards

The National Health and Nutrition Examination Survey (NHANES) found that children in low-income households were eight times as likely to be lead poisoned. The City’s Health Department will serve as the lead agency for addressing the issues of lead poisoning and lead-based paint. The Health Department is coordinating with other service providers in the state to eliminate childhood lead poisoning. Currently, the City has a passive lead poisoning surveillance and testing system in place and currently lacks the capacity to administer an aggressive testing program. If other funds become available to increase capacity, the City will purchase testing equipment, and train staff. Where elevated levels of lead are detected, the City will address the lead exposure through rehabilitation. The City will ensure that all contractors and workers involved with any CDBG-funded housing rehabilitation are properly trained and certified in lead-safe work practices.

Actions planned to reduce the number of poverty-level families

According to the 2022 American Community Survey conducted by the U.S. Census, an estimated 14.1

percent of Nevada residents were below the federal poverty level.

Through CCHHS, Carson City provides Life Skill Workshops to provide individuals and families in poverty the tools that can be used to move themselves out of poverty. Partnering with a local bank to teach financial literacy has benefited households in learning how to read their paycheck stubs, simple budgeting techniques, identifying needs versus wants, and job seeking skills. Other workshops available are communication skills, interview skills, inter-personal relationships, and preparing affordable meals. In addition, CCHHS partners with another Community Action Agency that provides funding for skilled labor programs and sends individuals to courses to be certified in professions that will offer a livable wage once completed.

CCHHS manages housing grants that will assist households with one-time rental assistance, or programs that the household can be on for up to 24 months. During that time households will learn how to budget, have an opportunity to pay off debts that may cause future garnishments, and move toward livable wages.

Carson City supports a non-profit agency Capital City C.I.R.C.L.E.S Initiative which pairs households with mentors building families with a support network and provides a variety of education to move out of poverty.

FISH, another non-profit agency, is building Workforce Housing to support individuals returning to school for skilled labor program at Western Nevada College in Carson City. Once certified, individuals will be connected to employment at a livable wage.

The largest assistance programs available to households in poverty are coordinated by the State and include Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (Food Stamps), Employment and Supportive Services (E&SS), Child Care Development Fund (CCDF), Medicaid, and Energy Assistance Program (EAP).

The City will increase coordination among housing and human services providers to enable them to serve poverty level households more effectively with case management/housing counseling services. On May 18, 2023, the Carson City Board of Supervisors approved grants totaling \$429,096 to non-profits serving low-income, elderly, youth, and homeless citizens.

Actions planned to develop institutional structure

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance coordination and communication with service providers and other public agencies, City staff will continue to hold periodic meetings, workgroups, and consultations with partners and community

stakeholders including but not limited to:

- Local social service providers
- Nevada Rural Housing Authority (NRHA)
- Local affordable housing developers
- CCHHS
- CDBG applicants

Discussion:

CDBG funds are limited and are not sufficient to meet all community needs. Therefore, it is necessary that the City assigns relative priorities to each need and use its limited resources to address the highest priorities. The City has assigned a priority level of high, medium, or low to each possible use of funds.

Carson City will coordinate with other social service, housing, and government agencies to address the highest priority needs.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Carson City will use 100% of its CDBG allocation to benefit low- to moderate-income individuals.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Expected projects to receive CDBG funds in City FY 2024 are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

- | | |
|--|---------|
| 1. The amount of urgent need activities | 0 |
| | |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit - A consecutive period of one, two, or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Annual Action Plan. | 100.00% |

Discussion:

This Annual Action Plan will cover the period from July 1, 2023, to June 30, 2024. One hundred percent of CDBG funds will be used for activities that benefit persons of low-and moderate-income.

Appendix - Alternate/Local Data Sources

1	Data Source Name Continuum of Care Housing Gap Analysis
	List the name of the organization or individual who originated the data set. Rural Nevada Continuum of Care
	Provide a brief summary of the data set. Data derived from Housing Gap Analysis Chart
	What was the purpose for developing this data set? To determine the homeless and special needs populations
	Provide the year (and optionally month, or month and day) for when the data was collected. 2023
	Briefly describe the methodology for the data collection. Point in Time Count
	Describe the total population from which the sample was taken. The total population from which the sample was taken were homeless on the street, in emergency shelters or transitional housing, or being served by non-housing providers. Also, part of the sample were homeless living in motels.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. N/A