



**Carson City  
Community Development Block Grant Program  
(CDBG)**

**2012-2013  
Consolidated Annual Performance  
and Evaluation Report (CAPER)  
September 2013**

**Carson City  
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# Fourth Program Year CAPER

The CPMP Fourth Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

## GENERAL

### Executive Summary

Carson City has been a part of the CDBG Entitlement Cities Program since 2004. The CDBG funding allocation for Fiscal Year 2012-2013 was \$354,820. The CDBG program rules allow 15 percent of funds to be used for public service projects and 20 percent for administration and planning. The remainder is to be used for housing, public facilities, economic development, and other community development projects. The City provided FY 2012 CDBG funds to six programs and continued one program initially funded in a prior year. A summary of accomplishments for these programs can be found in the following section.

1. 2012: Community Counseling Center	\$45,223
2. 2012: Food For Thought	\$8,000
3. 2012: ADA Sidewalk Improvements	\$203,658
4. 2012: FISH Facility Improvement Project	\$37,975
5. 2012: Carson City School District	\$25,000
6. 2012: Planning and Administration	\$70,964
7. 2010: ADA Improvements to Community Center	\$127,000

Overall, the City is making progress in meeting the goals and objectives set forth in its Consolidated Plan. Reduced CDBG funding each program year makes it more difficult to accomplish all of the activities originally identified in the 5-year Consolidated Plan.

### General Questions

#### 1. Assessment of the one-year goals and objectives:

##### a. Describe the accomplishments in attaining the goals and objectives for the reporting period.

##### FY 2012: Community Counseling Center/Evidence Based Best Practices for Substance Abuse Treatment for Youth and Adults (\$45,223)

CDBG funds were used to fund a counselor to provide treatment groups for methamphetamine addiction and to case manage the clients. The program lengthened the treatment for methamphetamine users in order to prevent relapse and made substance abuse evaluations available to the criminal justice system at low or no-cost. The program was first funded in 2005. In 2012, the program assisted 83 low-and moderate-income persons in recovering from their addiction and in finding employment.

FY 2012: Food For Thought/Summer Food Bridge For Hungry Children: (\$8,000)

Food For Thought provided lunch meals in cooperation with the Carson City School District during the 2012 summer break for approximately 400-500 LMI children per week. The service area was census tract 6, blocks 1 and 2, which has more than 51% low-to moderate-income residents with a school area identified as having 88.16% free and reduced-price food eligibility.

FY 2012: Carson City Public Works/Long Street ADA Sidewalk Improvements – (\$203,658)

Funds were used to construct ADA compliant corner curb ramps and new sections of sidewalk, replace degraded sections of sidewalk, and improve access to those with disabilities and the public in general in a low-to moderate-income area. The area improved was on East Long Street between Roop Street and Molly Drive and will also include the installation of a fiber optic line to connect the Carson City Health and Human Services building and the Senior Center to the rest of the City network. Due to leveraged funding, the project timeline has been extended to allow for additional sidewalk improvements to be completed in the area bounded by Airport, Desatoya, and Woodside; in the area bounded by Hot Springs, College, and Northgate; and in the area bounded by Northgate, College, Arrowhead, and Carson. Disabled individuals have benefitted from increased accessibility in the neighborhood.

FY 2012: FISH Facility Improvement Project (\$37,975)

Friends in Service Helping (FISH) is a neighborhood facility that provides food, shelter, and medical and referral services to homeless and low-income people and is funded in part by their thrift store. CDBG funds were used to install batting and insulation in the attics of the homeless shelters, reconfigure the electric meters to reduce energy costs, replace the HVAC equipment, partially construct a recycled clothing storage unit, and install a new roll-up door on the thrift store building. These upgrades have improved services to the homeless and low-income population and have created a more suitable living environment.

FY 2012: Carson City School District/Homeless Services Building Project (\$25,000)

This project funded the removal and disposal of an obsolete portable building and replaced it with a more efficient and better-equipped portable classroom building that the school district already owns. This building will be used for the Children in Transition (Homeless) program, which serves the homeless student and family population in the Carson City School District. Services provided will include referral services, tutoring, and access to showers, laundry facilities and the internet.

FY 2012: Planning and Administration (\$70,964)

These funds were used by the City to ensure that all funded projects were properly managed and fully comply with all federal laws and regulations governing the use of CDBG funds. Funds were also used for the development of plans, reports, and citizen outreach.

FY 2010: ADA Improvements – Community Center (\$127,000)

Funds were used to make ADA improvements at the Carson City Community Center Gymnasium to allow access for the disabled. The improvements included a wheelchair lift, ADA restrooms, and an ADA compliant ramp. Prior to these improvements, disabled patrons had to cross the Community Center parking lot in order to access ADA compliant restrooms. These improvements created a more suitable living environment for the disabled population in Carson City.

- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

Public Services		FY2012 Expenditures
Youth Services	Food For Thought	\$8000.00
Substance Abuse Services	Community Counseling Center	\$45,223.00
Public Facilities & Improvements		FY 2012 Expenditures
Sidewalks	ADA Long Street Sidewalks	\$57,904.16
General Facilities	Community Center-ADA Upgrades (2010)	\$133,716.90
Neighborhood Facilities	FISH Facility Improvements	\$36,739.55
Planning and Administration		FY 2012 Expenditures
Planning & Administration	Planning & Administration	\$24,424.92
Planning & Administration	Planning & Administration (2011)	\$43,108.00
<b>Total</b>		<b>\$349,116.53</b>

**CDBG Expenditures by Objective and Outcomes (FY2012)**

Outcomes	Availability	Affordability	Sustainability	Total
Suitable Living Environment	\$281,583.60	\$0	\$0	\$281,583.60
Provide decent affordable housing	\$0	\$0	\$0	\$0
Create economic opportunities	\$0	\$0	\$0	\$0
Planning Administration				\$67,532.93
<b>Total Expenditures</b>				<b>\$349,116.53</b>

- c. If applicable, explain why progress was not made towards meeting the goals and objectives.

As a whole, Carson City has been successful in implementing its programs in a timely manner and making progress toward the goals and objectives in the Consolidated Plan. The Long Street ADA Sidewalk project was extended to allow time to complete additional sidewalks that were added to the project with leveraged funding. The FISH Facility Improvement project was also extended to allow more time to complete the storage unit. Reduced CDBG funding each program year makes it more difficult to accomplish all of the activities originally identified in the 5-year Consolidated Plan.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

The City would like to fund more housing related projects, including a weatherization program.

### **3. Affirmatively Furthering Fair Housing:**

#### **a. Provide a summary of impediments to fair housing choice.**

- The City's Hispanic population has grown rapidly in recent years. It is believed that many new arrivals may not fully understand their housing rights or where to go for information and assistance.
- Housing providers need to be better informed regarding their responsibilities to comply with the Federal Fair Housing Act.
- Financial services impact the availability of housing choice of persons protected under the Fair Housing Act. Of the fifty regulated financial institutions in Nevada (excluding credit unions), less than 3% are located in predominantly minority neighborhoods. Institutions located within minority neighborhoods are predominantly check cashing or pay day loan facilities.
- Predatory lending institutions target lower income and minority homebuyers.

#### **b. Identify actions taken to overcome effects of impediments identified.**

The Nevada State Housing Division provides fair housing education and outreach programs throughout the Carson City area. Additionally, the Nevada Rural Housing Authority (NRHA) provides information to its clients on fair housing, including information on how to identify discriminatory behavior and referral information needed to file a complaint.

Partnership Carson City provides information on fair housing rights and responsibilities to citizens with limited English proficiency, along with helping them improve their financial literacy. Carson City gave \$26,322 of their CDBG allocation to Partnership Carson City in FY2010 to improve their facilities and better accommodate their growing clientele.

Carson City took affirmative steps to solicit comments on the CAPER and Annual Action Plan from the City's Spanish speaking population by advertising all public notices in Spanish. These notices are also posted at Partnership Carson City, where there are translation services available. In addition, the City's Business Resource and Innovation Center offers translation services.

Carson City includes provisions in their CDBG subrecipient agreements to address Fair Housing impediments. These provisions include Equal Opportunity Employment, Business and Employment Opportunities for Lower Income/ Minority Residents (includes Section 3), and Nondiscrimination in Federally Assisted Programs. To comply with these provisions, CDBG subrecipients are required to submit any bids for work to the Procurement Outreach Program Specialist at the Nevada Commission on Economic Development (NCED). The NCED makes all bids available to low income and minority businesses.

Carson City has addressed impediments to the disabled by continuing to fund ADA projects. In 2012, the City constructed sidewalk improvements in a low-income residential area and completed additional ADA improvements to the Community Center. Since 2007 Carson City has spent over \$845,000 on ADA sidewalk improvements in low-income areas, creating a more suitable living environment for the disabled population.

The Silver State Fair Housing Council (SSFHC) provides education and outreach about fair housing rights, processes discrimination complaints, investigations, and referrals, and

assesses the barriers to fair housing in our community. SSFHC works to guarantee the right of all people to freely choose where they want and can afford to live.

Nevada Fair Housing Center, Inc. (NFHC) is a private non-profit organization that provides education, legal advice, enforcement, technical assistance, policy research and financial services related to housing and consumer issues. NFHC programs include homebuyer education, financial literacy programs, foreclosure prevention, loan packaging and Individual Development Accounts. The NFHC also provides consumer advocacy and litigation/settlement programs.

The Financial Guidance Center, formerly known as the Consumer Credit Affiliates, is an organization that provides training on banking, credit counseling, housing, budgeting, unemployment, and consumer issues. In 2012 they provided 4 training classes in Carson City to help increase financial literacy and reduce the number of unbanked residents. These classes were paid for with CDBG Planning and Administration funding.

The City completed the update of its Analysis of Impediments to Fair Housing Choice (AI) at the end of its 2009 program year and is currently working with the SSFHC and lending institutions to provide additional training to LMI persons.

**4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.**

Based on the input from the social service agencies, the community and the Board of Supervisors, Carson City has identified needs for youth programs, senior services, increasing services to the homeless and persons with disabilities, providing specific methamphetamine abuse counseling, and increasing affordable housing. Obstacles to meeting underserved needs include limited funding, limited available land for housing projects, and the high price of land.

Actions to address affordable housing include implementing a strategy to reduce housing and housing-related costs through changes in land use, as identified in the City's updated Comprehensive Land Use Master Plan. This includes identifying public and City-owned land that could be used for development, and amending zoning codes to encourage mixed-use compact development. More units per acre reduce rents and the purchase price of land.

Efforts to increase funding is discussed below in the Leveraging Resources section.

**5. Leveraging Resources**

**a. Identify progress in obtaining "other" public and private resources to address needs.**

In addition to CDBG-funded projects, the City continues to support local non-profit and social services agencies through its Community Support Services Grant (CSBG). Approximately \$257,000 has been allocated to agencies to provide childcare subsidies, emergency services, senior services and family development:

- Ron Wood Family Resource Center \$46,500
- Community Counseling Center \$3,050
- CASA of Carson City \$25,000
- Capital City Circles Initiative \$7,500
- Ormsby Association of Carson City \$13,950
- Partnership Carson City-Youth Services \$72,200
- Partnership Carson City-Latino Services \$20,000
- FISH (Friends In Service Helping) \$14,000

- Nevada Rural Counties RSVP \$40,000
- Advocates to End Domestic Violence \$9,000
- Food For Thought \$5,000
- Rural Center for Independent Living \$1,000

Carson City continues to support the Rural Nevada Continuum of Care (RNCoC) to serve the homeless and those threatened with homelessness in Carson City. Section 8 funds, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds are all received by the State of Nevada and administered by the NRHA, the Nevada State Housing Division, and the Division of Child and Family Services, with many of the beneficiaries residents of Carson City.

**b. How Federal resources from HUD leveraged other public and private resources.**

See above.

**c. How matching requirements were satisfied.**

The CDBG program does not have any matching requirements.

## Managing the Process

**1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.**

Carson City monitored all of its subrecipients during the program year to ensure CDBG funds were used in accordance with the CDBG regulations and all other applicable federal regulations. Monitoring activities included desk reviews of quarterly reports, invoices, and source documentation as well as formal on-site reviews.

## Citizen Participation

**1. Provide a summary of citizen comments.**

The draft CAPER report was available from August 30 to September 13, 2013. A legal notice was published in the Nevada Appeal and La Voz Hispana, advertising the availability of the CAPER for public review and comment. Copies of the CAPER and comment sheets were placed in the Executive offices of City Hall, the Carson City Public Library, the Planning Division office, and Partnership Carson City, which are all accessible to persons with disabilities. There were no citizen comments.

**2. Federal funds made available for furthering the objectives of the Consolidated Plan and geographic distribution.**

CDBG Funds committed during PY2012-13 = \$354,820  
CDBG funds spent during PY2012-13 = \$349,116.53

The public service activities were not limited by geography but were available to limited clientele. Two of the public facility projects - FISH Facility Improvements and the ADA Sidewalk Improvements were undertaken in minority concentration areas located in the eastern portion of the City. The FISH Facility Improvements was undertaken in census tract 5 and the ADA Sidewalk Improvements was undertaken in census tract 10 (see map on the following page). The Community Center ADA Improvements was not located in a minority concentration area.



**Public Improvement Projects**

## Institutional Structure

### 1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Carson City coordinates closely with local service providers and other community leaders. The City enjoys a strong network of community and social service providers, such as the Boys and Girls Club of Western Nevada, the Ron Wood Family Resource Center, Retired Senior Volunteer Program, Partnership Carson City, Friends in Service Helping (FISH), the RNCOC, the Mental Health Coalition, Advocates to End Domestic Violence, and various volunteer groups. The City actively works with and provides funding to some of these groups.

Carson City enjoys the advantage of having state agencies in close proximity, such as the Nevada State Housing Division and the NRHA, and uses them as a housing resource. The NRHA operates in Carson City, as well as 14 other rural counties in Nevada. It manages the Section 8 voucher program, the NSP-2 program, and about 148 units of elderly housing. The NRHA in recent years has acquired multi-family housing and is currently planning a development in Carson City, pending availability of funding. The Nevada State Housing Division coordinates much of the federal funding received by Nevada and is also working with the NSP-2 program for Carson City.

Carson City also participates in the RNCOC with the goal of strengthening coordination and planning between housing and social service providers. The City continues to broaden its outreach by facilitating cooperation and communication among many other agencies, including:

- Carson City School District
- Carson-Tahoe Regional Medical Center
- Nevada Department of Health and Human Services
- Law Enforcement agencies (federal, state, local)
- Nevada State Housing Division
- Redevelopment Authority Citizens Committee
- Regional Senior Center

## Monitoring

### 1. Describe how and the frequency with which you monitored your activities.

Carson City requires quarterly progress reports and project benefit reports. The Grants Program Coordinator follows up with agencies to ensure they complete these reports correctly, submit them on a timely basis, and receive assistance if needed. The Grants Program Coordinator also tracks the requests for reimbursement, processes them for payment, and monitors progress of the various projects by reviewing all documents submitted.

Carson City conducted on-site monitoring visits for all of its subrecipients in June and July 2013. The City's Public Works Department provided oversight for the ADA sidewalk project that is still underway. The Carson City School District reviewed accomplishments and showed compliance with CDBG requirements. Community Center staff demonstrated the work completed on the ADA Improvement project. The Community Counseling Center and Food For Thought reviewed project accomplishments and clients served. The FISH Facility staff provided client eligibility data and project accomplishments.

Carson City has implemented a Monitoring Plan to ensure subrecipients: (1) comply with all regulations governing their administrative, financial and programmatic operations; and (2) achieve their performance objectives on schedule and within budget. Monitoring activities encompass review and approval of reimbursement requests, evaluation of quarterly progress reports; and yearly on-site monitoring.

Carson City compiles and maintains files of all funded projects and activities undertaken for each project year. The records provide a full description of each activity assisted (or being assisted) with CDBG funds, including its location (if the activity has a geographical focus), the amount of CDBG funds budgeted, obligated and expended for the activity, and the provision under which it is eligible. Files include the subrecipient application, funding agreement, reimbursement requests, quarterly reports, environmental compliance documents, and correspondence. The City's CDBG subrecipient agreement explicitly details the federal and local requirements for the project, including quarterly reports, final project benefits reports, requests for reimbursement and also compliance with Section 3, Davis Bacon, Business and Employment Opportunities for Lower Income/ Minority Residents and procurement provisions. Technical assistance may be provided, as necessary, on a continual basis.

**2. Describe the results of your monitoring including any improvements.**

There were no findings of non-compliance in the course of the on-site monitoring of the subrecipients but there were some documents required that were not available at the time of monitoring, such as proof of insurance and audits. Required documents were subsequently provided. Otherwise, all of the files reviewed were complete and in compliance with monitoring requirements.

The performance measures addressed were the number of persons served, the number of households receiving counseling, and the number of facilities improved. These results are reflected on the PR83.

**3. Self Evaluation**

**a. Describe the effect programs have in solving neighborhood and community problems.**

The effects of the public service activities, which includes the Substance Abuse Treatment program and the Summer Food Bridge for Hungry Children program, are not immediately apparent at the community level. However, these programs provide life-changing opportunities to the low-to moderate-income persons who participated, including improved mental health to individuals in crisis and to children in need of supplemental meals. The ADA sidewalk improvements have provided a much needed improvement for disabled residents and has created a better connected community.

**b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.**

Most of the CDBG projects served needs identified as high priority: Sidewalks, Neighborhood Facilities, and Youth Services (see priority needs table on page 25).

The City's vision is to work together to guarantee the best possible environment to include public safety, a strong economy, an effective infrastructure, quality education, and recreation to provide citizens with a sense of well-being and personal freedom. In 2012, CDBG contributed to this vision by providing a better infrastructure through sidewalk improvements

and neighborhood facilities, an improved living environment for those in need of substance abuse treatment, and an improved living environment for children in low and moderate income neighborhoods.

**c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.**

In FY2012, the City directly improved the living environment for persons with disabilities in residential areas on East Long Street, individuals in need of substance abuse counseling, the homeless, and children living in low and moderate-income neighborhoods. All other housing activities are implemented through the State Housing Division with HOME funds. See the Housing section for more information. The Greenhouse Project, which was completed in January 2012, was undertaken in order to expand economic opportunity through job creation.

**d. Indicate any activities falling behind schedule.**

The Long Street ADA Sidewalk project has been extended to April 2014 due to the addition of leveraged funding and the subsequent increase in the scope of work. The FISH Facility Improvement Project was also extended in order to allow more time to complete the storage unit. Carson City continues to meet HUD "timeliness" requirements for CDBG expenditures.

**e. Describe how activities and strategies made an impact on identified needs.**

The impacts have been described in sections 3(a) and 3(b).

**f. Identify indicators that would best describe the results.**

The indicators include the number of people assisted for the public service and public improvement projects, such as the 83 clients served by the Evidence-Based Best Practices For Substance Abuse Treatment program, the 4721 clients served through the Summer Food Bridge for Hungry Children program, and the over 20,000 clients served by the FISH Facility Improvement Project. Direct indicators for the sidewalk improvements are too impractical to measure.

**g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.**

There were no barriers to the overall vision in 2012.

**h. Identify whether major goals are on target and discuss reasons for those that are not on target.**

The major goals of providing public services, especially to people in need of substance abuse treatment and to children in need of meals during the summer break, are on target. The improved neighborhood facility and the new sidewalks and ramps contribute to the overall goal of creating a more suitable living environment.

**i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.**

The City has realized that the amount of funds available is not sufficient to address as many of the needs as originally thought. The City will focus its limited resources on only its highest priorities that will have the greatest impact (see priority needs table on page 25). The City

will also be more aggressive in its pursuit of other funding sources.

## Lead-based Paint

### 1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Housing activities in Carson City are primarily carried out by the City's Health Department, the NRHA, and the Nevada State Housing Division.

The City's Health Department will serve as the lead agency for addressing the issues of lead poisoning and lead-based paint. Currently, the City has a passive lead poisoning surveillance and testing system in place, lacking the capacity to administer an aggressive testing program. Currently, the process for handling suspected lead-based paint hazards includes contracting with a painting firm to do the testing and to perform abatement (if necessary) according to HUD standards. If funds become available to increase capacity, the City will purchase testing equipment and implement a plan to screen at-risk children within the City. The City will also ensure that all contractors and workers involved with any CDBG-funded housing rehabilitation are properly trained and certified in lead-safe work practices.

Carson City will follow guidance from the State of Nevada Housing Division, which is operating under a lead-based paint transition implementation plan for lead hazards. The Housing Division is dedicated to providing lead-safe housing to all qualifying low and moderate income homeowners and to educating all residents to the danger of lead paint hazards. Their objective is to continue to play an organizational role in reducing the hazards associated with lead-based paint relative to housing.

The State Housing Division programs provide technical assistance to non-profit agencies administering programs in meeting Lead Hazard Control regulations in the conduct of emergency rehabilitation, owner occupied housing rehabilitation, and the acquisition and rehabilitation of existing buildings. The Division made sure that the non-profit agency testing for lead has the upgraded equipment needed to perform the test.

The Housing Division funded a new lead-based paint analyzer for use by the Rural Nevada Development Corporation. The equipment will be available for use in Carson City. Also, in an effort to assist its subrecipients with their Lead-based Paint programs, the EPA, as a Lead-based Paint Inspector and Risk Assessor, certified a member of the Housing Division's staff.

## HOUSING

### Housing Needs

#### 1. Describe actions taken during the last year to foster and maintain affordable housing.

Carson City is a relatively small CDBG entitlement community and does not have its own housing agency. Therefore, the City must pursue other strategies to address affordable housing needs.

The City owns a parcel that was previously used as a well site within a residential neighborhood. The lot can accommodate one single-family home. In 2011 Carson City transferred the property to the Sierra Nevada Community Land Trust (SNCLT), a Community

Housing Development Organization (CHDO), to construct an affordable home. Due to the downturn in the housing market and the inability to find qualified applicants to purchase the home, the SNCLT was unable to complete the project and transferred to property back to Carson City in 2013. The City plans to transfer the property to another CHDO to construct this home when the market improves enough to make it a viable project. Once the home is built it will be made available to low- to moderate-income persons for a period of at least 50 years.

The City continues to work with the NRHA on the development of a planned affordable housing project on property known as Brown Street, which was managed by the WNHC and has now been transferred to Carson City. This property is located in a low- to moderate-income census block group, which has been identified in the City's CDBG Annual Action Plan for potential funding. The City's Public Works Department will also try to identify other sources of funding to complete improvements in the area.

Carson City finalized and approved an updated Master Plan in April 2006. As a result, Carson City's priorities for the next year and future years include facilitating affordable housing opportunities and helping reduce housing-related costs. To achieve this, the main objective is the implementation of the Land Use Master Plan update. Recommended modifications to the current Land Use Plan include changing current zoning to allow for mixed-use compact development, followed by amending the development standards to facilitate mixed-use compact development. Allowing more units per acre than what is currently permitted will offset the economics and reduce the development costs, thereby encouraging both affordable owner-occupied units and rental properties.

The first strategy implemented was the adoption of a new Downtown Mixed-Use zoning district that allows residential uses by-right, provides for reduced parking requirements for residential uses, and has no residential density limit.

Another way to reduce development costs is to identify potential publicly owned land that could be available for affordable housing. This is very difficult in Carson City due to the fact that the City is surrounded by Bureau of Land Management (BLM) and Forest Service land with topographic development constraints that limit development expansion potential and increase the cost of development in these areas. Additionally, the Omnibus Public Lands Act of 2009 included the permanent protection of more than 9,000 acres of public lands surrounding the City's urban/suburban area from development. However, at the request of the City, the bill also provides for the sale of more than 100 acres of BLM property for development in an area designated for mixed commercial and residential uses in the City's master plan.

As stated previously, the City is struggling with the lack of available land for development and the high cost of land. The City has one 7.95-acre parcel that could be used, but it is located between an existing residential neighborhood and public-industrial development and uses. The City has met with the NRHA and a housing consultant to explore the feasibility of developing this property for affordable housing, and will continue to work with them as potential development opportunities for the property arise. There are potential flooding impacts that affect a portion of the property, and the City has constructed drainage improvements in the vicinity that could help minimize or eliminate other mitigating measures that would need to occur to develop the property. The City's goal is to continue to try to identify City-owned, federally-owned, and private lands that may be available for affordable housing.

It is estimated that Carson City will approach a build-out population of 75,000 to 80,000 people over the next 30-40 years. This represents approximately 40% growth over today's

population of about 56,000. Market conditions have significantly limited the development in new housing in Carson City over the last five years. However, a very high percentage of all new housing constructed in Carson City between January 2008 and July 2013 has been affordable housing. A total of 207 residential units were constructed within that period. Of those, 90 (43%) were specifically affordable housing projects constructed using HOME funds and other Nevada Housing Division funding sources, and includes 42 units completed since 2012. Only 29% of the total units (61 units) were single-family detached houses. An additional eight units were part of an attached duplex, two units were single-family attached, and one was a manufactured home, which are also generally affordable housing products.

### Specific Housing Objectives

1. Evaluate progress in meeting the specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.

The City partners with the NRHA to meet affordable housing needs in the community. The City's Consolidated Plan goals, as displayed in Table 2C, reflect all projects carried out by the City and its partners.

**HUD TABLE 2A.1  
Priority Housing Needs**

<b>HOUSING NEEDS by # of households</b>	<b>Income Level</b>	<b>Priority</b>	<b>Unmet Need</b>	<b>Accomplishments</b>
<b>Renter</b>				
Small Related	0-30%	High	364	0
	31-50%	High	395	0
	51-80%	High	360	0
Large Related	0-30%	Medium	78	0
	31-50%	Medium	153	0
	51-80%	Medium	134	0
Elderly	0-30%	High	240	0
	31-50%	High	249	0
	51-80%	High	148	0
All Other	0-30%	High	309	0
	31-50%	High	349	0
	51-80%	High	214	0
<b>TOTAL</b>			<b>2,993</b>	<b>0</b>
<b>Owner</b>				
Small Related	0-30%	High	130	0
	31-50%	High	155	0
	51-80%	High	330	0
Large Related	0-30%	Medium	39	0
	31-50%	Medium	24	0
	51-80%	Medium	138	0
Elderly	0-30%	High	224	0
	31-50%	High	289	0
	51-80%	High	294	0
All Other	0-30%	Medium	85	0
	31-50%	Medium	65	0
	51-80%	Medium	145	0

TOTAL			1,918	0
<b>Special Needs</b>				
Elderly	0-80%	High	250	0
Frail Elderly	0-80%	High	285	0
Severe Mental Illness	0-80%	Medium	360	0
Physical Disability	0-80%	Medium	514	0
Developmental Disability	0-80%	Medium	330	0
Alcohol/Drug Abuse	0-80%	Medium	300	0
HIV/AIDS	0-80%	High	-	0
Victims of Domestic Violence	0-80%	Medium	120	0

**HUD Table 2C  
Summary of Specific Housing Objectives**

#	Specific Objectives	Source of Funds	Performance Indicators	5 Year Goal	Annual Goal	Annual Actual	Actual All Years	Outcome / Objective
	Partner with Nevada Rural Housing Authority to develop 10-unit apartment complex that provides affordable rental units for seniors.	CDBG, Non-CDBG	Housing Units	10	0	0	0	DH-2
	Provide emergency repair services and preventative minor repair for low income homeowners.	CDBG	Housing Units	10	0	0	0	DH-2
	Identify and correct lead-paint hazards in homes occupied by low and moderate income persons.	CDBG	Housing Units	10	0	0	0	DH-2
	Provide case management and rental assistance to households facing foreclosure or eviction that will lead to homelessness.	CDBG, Non-CDBG	Households Receiving Financial Assistance	100	30	172	191	DH-2
			Households Receiving Counseling	500	0	0	0	DH-1

The City will work with local partner agencies and organizations, such as the NRHA, in order to increase and improve the affordable housing stock with other available funding sources. Currently the City is collaborating with the NRHA on the HUD Dollar Homes program and on affordable housing developments that are still in the conceptual phase. One project would incorporate affordable housing into the Downtown Redevelopment area and a second project proposes the development of affordable housing on a parcel owned by Carson City. The City expects to fund more housing projects in future years once they have an opportunity to build their capacity.

**2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.**

Through 2012, the City's partner agency, the NRHA, has completed a total rehabilitation and modernization on 100 units and created an additional 48 housing units that meet the Section 215 definition of affordable housing. NRHA provides rental housing for the elderly and frail elderly at the Autumns senior housing.

Another senior housing development, Sierra Ridge, was recently constructed that created another 42 units of affordable housing.

**3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.**

Carson City did not identify goals in this area for 2012. However, the City is addressing housing needs for persons with disabilities through the Emergency Solutions Grant. In 2012 Health and Human Services provided 3 individuals with rental assistance, for a total of \$10,100. These funds rely solely on Social Security Disability Insurance (SSDI) reimbursements to continue providing rental assistance to those individuals who are pending disability approval.

## **Public Housing Strategy**

**1. Describe actions taken during the last year to improve public housing and resident initiatives.**

Carson City does not have a public housing authority. The NRHA acts as the public housing authority for the City. The NRHA currently has five facilities, one of which is the Southgate complex in Carson City, with 148 units. The NRHA recently completed 48 of the units at Southgate, with funding for 11 units funded by the WNHC, and rehabilitated the existing units. The NRHA also administers the Section 8 certificate and voucher program. Approximately 575 Section 8 vouchers are used for elderly and low-income families in Carson City.

The NRHA is actively pursuing eligible competitive grant programs, tenant based rental assistance, and acquisition of multi-family complexes that are about to convert to competitive market rates.

## **Barriers to Affordable Housing**

**1. Describe actions taken during the last year to eliminate barriers to affordable housing.**

The City owns a parcel that was previously used as a well site within a residential neighborhood. The lot can accommodate one single family home and City staff has identified the property for transfer to a Community Housing Development Organization (CHDO) to construct an affordable home. The home would be available to low- to moderate-income persons for a period of at least 50 years.

The City is also working with the NRHA to identify funding sources to complete sidewalk and other infrastructure improvements in front of vacant property on Brown Street. This would help offset the cost of development of a potential affordable housing project on the site, which

has recently been transferred to Carson City. These needed improvements are located in a low- to moderate-income census block group, which has been identified in the City's CDBG Annual Action Plan for potential funding. The City's Public Works Department will also try to identify other sources of funding to complete improvements in the area.

Carson City is currently in the process of exploring the use of multi-story housing complexes and combining housing with other uses, such as commercial, in order to maximize available lands. The Land Use Plan identifies several zoning districts that are appropriate for the construction of higher density multi-family housing. They include high density residential, mixed-use commercial, and mixed-use residential neighborhood designations. Most of the appropriate zoning designations available for affordable housing development are located adjacent to or near major transportation facilities which is ideal for transit-oriented development. These lands are also located near mixed-use activity centers and commercial development that provide access to nearby employment and services.

Carson City completed an update to its Comprehensive Land Use Master Plan in 2006 that also included an assessment to barriers to affordable housing. Most of the current public policies related to the development of affordable housing in Carson City do not create a significant barrier to the development of such housing. One barrier, however, is the lack of available land and the high land costs. Geographic constraints associated with public land ownership and surrounding mountain ranges limits the ability of the City to grow. City staff estimates that maximum build-out of Carson City could be reached at or near a total population of approximately 75,000 to 80,000 in approximately 30-40 years.

The first Master Plan strategy implemented towards eliminating barriers to affordable housing was the adoption of a new Downtown Mixed-Use zoning district that allows residential uses by-right, provides for reduced parking requirements for residential uses and has no residential density limit. These new development requirements will offset the cost of land and reduce development costs, thereby encouraging both affordable owner-occupied units and rental properties.

The Omnibus Public Lands Act of 2009 included the permanent protection of more than 9,000 acres of public lands surrounding the City's urban/suburban area from development. However, at the request of the City, the bill also provides for the sale of more than 100 acres of BLM property for development in an area designated for mixed commercial and residential uses in the City's master plan.

The City has one 7.95-acre parcel that has been identified on the Master Plan Land Use Map for High-Density Residential development as a potential affordable housing site. The City has met with the NRHA to explore the feasibility of developing this property for affordable housing and are beginning the initial planning phase. There are potential flooding impacts that affect a portion of the property, and the City has constructed drainage improvements in the vicinity that could help minimize or eliminate other mitigating measures that would need to occur to develop the property. The City's goal is to continue to try to identify City-owned, federally-owned, and private lands that may be available for affordable housing.

One of the basic principles of the Carson City Master Plan is to provide livable neighborhoods and activity centers. Under this principle, new commercial development will be focused in pedestrian-friendly, mixed-use activity centers located along major thoroughfares where they will be readily accessible to surrounding neighborhoods and may ultimately be served by transit. New higher density housing will be encouraged as part of the overall land use mix. Lands in this area will largely support affordable housing development through smaller infill projects and redevelopment of existing structures.

Several policy recommendations from the Land Use Master Plan are under review by the Board of Supervisors, evaluated annually, and their implementation will enable Carson City to maximize its livable space by creating several zoning districts that are appropriate for the construction of higher density multi-family housing, much of it affordable. They include:

1. Identify public lands, including City-owned properties that would be appropriate for affordable housing development.
2. Identify privately held lands for the development of affordable and workforce housing projects.
3. Promote the development of attached housing such as condominiums, town homes, and multi-story residential housing.
4. Develop specific regulatory incentives to encourage/require the development of workforce housing. Consideration should be given to creating inclusionary housing ordinances.
5. Include appropriate standards in the Carson City Municipal Code for permitting and construction of attached or detached accessory dwelling units that allow rental of the units.
6. Implement regulatory actions that reduce housing-related costs.
7. Encourage the development of new energy efficient housing and energy retrofitting for existing housing stock to lower average monthly housing costs.
8. Enforce appropriate standards for safe and decent affordable housing in Carson City.
  - a. Prohibit the use or limit the length of stay in recreational vehicle parks and motels.
  - b. Establish permit requirements for short-term residential housing at recreational vehicle parks and local motels.
9. Encourage and support efforts to create more affordable housing on a regional basis.

The timing of implementing many of the Master Plan goals and strategies, particularly as they relate to code amendments, is contingent upon the availability of City staff, as well as other factors. With the current economic conditions impacting the City's budget, Planning Division staff and other staff Citywide has been significantly reduced. This, along with a significant decrease in overall City development, could slow the City's ability to implement affordable housing strategies and spread out the implementation over a longer period of time than may have been previously anticipated.

## **HOME/American Dream Down Payment Initiative (ADDI)**

Carson City does not receive HOME or ADDI funds.

## **HOMELESS**

### **Homeless Needs**

#### **1. Identify actions taken to address needs of homeless persons.**

Carson City is an active member in the RNCoc through its Health and Human Services office. The RNCoc is a fifteen-county organization that broadly defines the needs of the homeless throughout much of Nevada. Many of the homeless needs identified in the RNCoc reflect the needs in Carson City, such as transitional housing and permanent housing opportunities for the homeless.

The RNCOC is comprised of members that include developers, schools, the Veterans Administration, and the business community that work towards developing a permanent housing plan. In addition, Carson City continues to pursue opportunities for funding which focus on permanent housing, expansion of case management and housing counseling services as part of its RNCOC application.

**2. Identify actions to help homeless persons make the transition to permanent housing and independent living.**

See 1. above.

**3. Identify new Federal resources obtained from Homeless SuperNOFA.**

- State of Nevada Emergency Shelter Grant
- Advocates to End Domestic Violence-Shelter
- The Account for Low-Income Housing
- Community Services Block Grant
- Continuum of Care (SHP and SRO)
- The Account of Low-Income Housing
- Shelter Plus Care
- PATH

### **Specific Homeless Prevention Elements**

**1. Identify actions taken to prevent homelessness.**

Carson City was awarded two Shelter Plus Care grants, one for \$22,000 and the second for \$197,700, spread out over 4 years. These grants help approximately eight individuals each year, dependent upon other resources.

Carson City Human Services provides emergency assistance to households and persons who are in imminent danger of losing housing. The agency also has been providing ongoing rental assistance to those individuals who are pending approval for Disability benefits until they have received their approval and, in some cases, an appeal on their decision. The non-profit Friends in Service Helping (FISH) continues to provide outreach services to homeless by assisting them through their Homeless Shelter.

### **Emergency Shelter Grants (ESG)**

Not applicable. The City does not receive ESG funds.

## **COMMUNITY DEVELOPMENT**

### **Community Development**

**1. Assessment of Relationship of CDBG Funds to Goals and Objectives**

- a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.**

CDBG funds were effectively allocated for FY2012 with the objective of providing a suitable living environment for LMI persons in the community, including persons with disabilities in the East Long Street neighborhood, youth in need of substance abuse treatment, youth in need of summer lunches, and LMI persons in need of food, clothing, shelter, and medical services.

In terms of infrastructure, Carson City is allocating approximately \$170,000 (40-50%) per year from 2009-2013 toward construction of curb cuts, street approaches and sidewalk improvements in LMI areas. Carson City is currently planning and pursuing funding for these public infrastructure projects that will benefit city residents and businesses in terms of improved services, suitable living environment and economic development. Requests for funding from CDBG will be considered in future years.

Economic development priorities tend to focus on commercial/industrial development, which is instrumental in creating jobs and economic opportunities for low-to-moderate income persons. The City's objectives in the area of economic development include encouraging and facilitating retail development in our commercial corridors to increase sales tax revenues. With the loss of property tax revenue, sales tax revenue is instrumental in enabling the City to continue to provide a high level of city services, such as police and fire protection, and public infrastructure improvements. The successful attraction of new retail business not only provides the needed sales tax revenue, but also generates economic opportunities through job creation (especially primary, long-term sustainable jobs), expanded markets for small businesses, and investment in the community in terms of housing, education and arts and culture.

**b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.**

In 2012, the City did not carry out any CDBG-funded housing activities, but continued its disability rental assistance program with Emergency Solution Grant funds. While no additional CDBG funds were used for housing projects, the City has been working with local partner agencies and organizations such as the NRHA, in order to increase and improve the affordable housing stock with other funding sources available. Currently the City is collaborating with the NRHA on the HUD Dollar Homes program and an affordable housing project known as Brown Street. The City expects to fund housing projects in future years once they have an opportunity to build their capacity or find a capable partner to administer the programs.

One of Carson City's short-term objectives is to implement the Land Use Master Plan, which will then provide the opportunity to effect changes in the zoning and design standards to promote mixed-use compact development. These regulatory changes will make it viable to develop more affordable housing by reducing development costs.

The Down Payment Assistance program, also known as the Home At Last program, administered by the NRHA, has a five-year goal of assisting 150 families. In 2012 they assisted 68 families, which represents approximately \$8.5 million of mortgage activity. The NRHA also coordinates the Section 8 Rental Assistance program, with a 5 year goal of 1100 families. In 2012, approximately 575 families were assisted.

**c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

All CDBG funds allocated for 2012 were used for activities that benefited extremely low-, low- and moderate-income persons. For a detailed summary, please refer to the attached IDIS report PR23: Summary of Accomplishments for Program Year 2012.

## **2. Changes in Program Objectives**

### **a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.**

The City amended its Consolidated Plan goals in April 2008. These revisions were based on the realization that the amount of funds available is not sufficient to address as many of the needs as originally thought in its first Consolidated Plan as an entitlement community. In its new five-year strategic plan, the City has been focusing its resources mostly on its highest priority needs and has been pursuing other funding sources to meet additional needs.

## **3. Assessment of Efforts in Carrying Out Planned Actions**

### **a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.**

Carson City partnered with the NRHA and the State Housing Division to pursue NSP-2 funds, participated in the WNHC to leverage HOME funds, partnered with the WNHC to construct the Autumns senior housing development at the Senior Center, and assists the Community Counseling Center in leveraging CDBG funding with State funding. In addition, the State provides many resources in the form of the Low-Income Housing Tax Credit Program, State Trust Fund monies, and Nevada's Multi-Family Revenue Bond Program. The State Health Division also administers the HOPWA program, and the NRHA allocates the State ESG funding. In addition to working with the RNCOC, Carson City participates with local, state, and regional workgroups and commissions to improve public infrastructure, support a suitable living environment, and enhance social and health services.

### **b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.**

The City reviews each request for a certification of consistency in a fair and impartial manner by comparing the proposed project to the goals and objectives set forth in the Consolidated Plan.

### **c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.**

Carson City has consistently supported Consolidated Plan implementation and strives to enhance local coordination, effectively participate in local and regional commissions and workgroups, encourage economic development, and creatively think of ways to leverage CDBG funding for the good of the community.

## **4. For Funds Not Used for National Objectives**

### **a. Indicate how use of CDBG funds did not meet national objectives.**

All CDBG funds expended went toward activities that met a CDBG National Objective. For more detailed information, please refer to the attached IDIS report PR03: CDBG Activity Summary Report for Program Year 2012.

### **b. Indicate how the grantee complied with overall benefit certification.**

All CDBG funds expended in the 2012 program year went toward activities that met a low-and moderate-income national objective. For more detailed information, please refer to the

attached IDIS report PR26: CDBG Financial Summary for Program Year 2012.

**5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property**

Not Applicable. The City did not undertake any activities that involved acquisition, rehabilitation or demolition of occupied real property in program year 2012.

**6. Low/Mod Job Activities**

The City administered one program in 2010, the Greenhouse Project, that utilized the Low Mod Job (LMJ) national objective. The project was completed in 2011.

**7. Low/Mod Limited Clientele Activities:**

For activities not falling within one of the categories of presumed limited clientele low-and moderate-income benefit, describe how the nature, location, or other information demonstrates how the activities benefit a limited clientele, at least 51% of whom are low- and moderate-income.

The City funded two public service programs in 2012 that utilized the Limited Clientele national objective. The Community Counseling Center collected and documented income of program participants. Food For Thought qualified clientele by using census data.

**8. Program income received**

Not Applicable. The City does not administer any programs that generate program income.

**9. Prior period adjustments**

The City did not have any prior period of adjustments in the 2012 program year.

**10.Loans and other receivables**

The City currently has no outstanding loans funded from CDBG, nor does the City or its subrecipients have property available for sale that was acquired or improved with CDBG funds.

**11.Lump sum agreements**

Not Applicable. The City does not utilize lump sum agreements for any of its CDBG programs.

**12.Housing Rehabilitation**

Not Applicable. The City does not administer housing rehabilitation programs with CDBG.

**13.Neighborhood Revitalization Strategies**

Not Applicable. The City does not administer a Neighborhood Revitalization Strategy Area.

## Antipoverty Strategy

### 1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Efforts to reduce the number of poverty level families are undertaken through Carson City's Health and Human Services Department and its participation in the RNCoc. The most effective strategy has been to stabilize the household with housing resources and then provide support to access available services that can ultimately lead to improved social and economic conditions. Primary activities include:

1. Increasing coordination between housing and human services providers.
2. Providing housing counseling and other wrap-around services to poverty-level households.
3. Providing the initial housing resources to stabilize households.

Carson City's Health and Human Services Department fosters relationships between housing groups and agencies through participation in the planning meetings and coordination of Continuum of Care planning and funding processes.

This increased coordination among housing and human services providers has enabled them to more effectively serve poverty level households with case management/ housing counseling services. State Housing Division resources have been targeted toward providing opportunities for permanent housing using deposit assistance, short-term emergency housing, tenant-based support, and supportive transitional housing. These services provide the adequate flexibility to meet the needs of poverty-level households while accessing additional resources, such as counseling, job training, education, financial, and living skills. Carson City has identified stabilization and access to existing services as the most effective approach to meeting the needs of poverty-level households.

Additionally, the Nevada Department of Transportation had previously provided bus services throughout much of the Carson City area. This service is important for poverty-level persons and households to access employment opportunities, services, and training. Additional funds have been provided to transit services in Churchill, Douglas County and Carson City for welfare-to-work programs.

## NON-HOMELESS SPECIAL NEEDS

### Non-homeless Special Needs

#### 1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Special Needs include 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, and persons with HIV/AIDS and their families. Carson City identified the elderly and frail elderly as high priorities in HUD Table 1B in its Consolidated Plan in 2009. One of the City's objectives focuses on increasing the availability of rental housing for elderly and frail elderly.

Carson City plans to work with the NRHA and State Housing Division to use available federal and state resources to increase the availability of rental housing for elderly and frail elderly through the rehabilitation of existing housing, rental vouchers, and homeowner rehabilitation programs. The WNHC recently completed 11 HOME units and Phase II of the Autumns Senior Housing development and the NRHA recently completed the expansion and rehabilitation of its Southgate Apartments, which has 148 units of senior housing. The NRHA also administers the Section 8 certificate and voucher program, and a significant number of the approximately 600 vouchers will continue to be used in Carson City for the elderly.

The Nevada Rural Housing Authority Veteran's Administration Supportive Housing voucher program issues 68 vouchers, 8 of which are in Carson City. This very successful program underscores the continuing and expanding need for the long term support of Veterans.

The Home At Last program, funded through the use of a private activity bond cap, offers a new Mortgage Certificate (MCC) Program. An MCC provides a dollar-for-dollar Federal income tax credit equal to 50% of the interest paid on a first time homebuyer mortgage, with an estimated annual saving per household of \$2,000. Since 2009 35 MCC's were issued to families in Carson City. This represents \$4.4 million in mortgages. These families are projected to save around \$368,000 in federal income taxes over the next eight years.

The Home at Last bond program provided for down payment assistance coupled with a competitive mortgage rate. NRHA provided financing and grants to 44 Carson City families representing \$6.2 million in mortgages in 2010 and the first half of 2011. NRHA provided approximately \$186,000 in down payment grants to these working families.

The Home at Last Access program is a new program that replaced that bond program and provides a free cash down payment grant equal to 4% of the loan amount, along with a competitive 30-year fixed mortgage rate. In 2012, 68 Home At Last Access loans were given, with a value equal to \$8.5 million in mortgages

NRHA continues to provide HUD Housing Choice Voucher assistance to 1792 households in Nevada, with 700 of those in Carson City. Forty-eight out of the 700 are tenant-based vouchers at the Southgate Apartments.

Locally, a group called "Partnership Carson City" has been addressing the issue of illegal drug use and distribution with help from the Mayor, Sheriff, and District Attorney. Public meetings are held where community and business leaders work with law enforcement, local organizations, civic clubs, schools, businesses, churches, and local and state governments to develop strategies to eliminate methamphetamine use and related criminal behavior.

## **Specific HOPWA Objectives**

Carson City does not receive HOPWA funds. The Nevada State Health Division provides funding to a qualified community-based organization to administer assistance to recipients. Types of assistance to be provided:

- Emergency Housing and Emergency Transitional Housing;
- Utility Payment Assistance;
- Transitional Housing;
- Day and Respite Care;
- Other Supportive Services; and,
- Health Services and Assessment

The Health Division has received approximately \$255,000. In addition to HOPWA funds, private donations are made annually through a non-profit. HOPWA funds support persons with HIV/AIDS throughout Northern Nevada, including consortium communities.

**Table 2B: Priority Community Development Needs**

<b>Priority Need</b>	<b>Priority</b>	<b>Unmet Need*</b>	<b>Funds Needed*</b>	<b>5 Year Goal*</b>	<b>Annual Goal</b>	<b>Percent Completed</b>
Acquisition of Real Property	Medium					
Disposition	Low					
Clearance and Demolition	Medium					
Clearance of Contaminated Sites	Medium					
Code Enforcement	Medium					
<b>Public Facilities</b>	<b>Measured by # of Projects / Facilities</b>					
Public Facilities - General	High	2		2		
Senior Centers	Medium					
Handicapped Centers	Medium					
Homeless Facilities	Medium					
Youth Centers	Medium					
Neighborhood Facilities	High	1		1		
Child Care Centers	Medium					
Health Facilities	Medium					
Mental Health Facilities	Medium					
Parks and/or Recreation Facilities	High	1		1		
Parking Facilities	Medium					
Tree Planting	Low					
Fire Stations/Equipment	Medium					
Abused/Neglected Children Facilities	High	1		1		
Asbestos Removal	Low					
Non-Residential Historic Preservation	Medium					
Other Public Facility Needs	Medium					
<b>Infrastructure</b>	<b>Measured by # of Projects / Facilities</b>					
Water/Sewer Improvements	Medium					
Street Improvements	Medium					
Sidewalks	High	3		3		
Solid Waste Disposal Improvements	Medium					
Flood Drainage Improvements	Medium					
Other Infrastructure	Medium					

Priority Need	Priority	Unmet Need	Funds Needed	5 Yr Goal	Annual Goal	Percent Completed
<b>Public Services</b>	<b>Measured by # of Persons Served</b>					
Senior Services	Medium					
Handicapped Services	High			50		
Legal Services	Medium					
Youth Services	High			750		
Child Care Services	Medium					
Transportation Services	Medium					
Substance Abuse Services	High			500		
Employment/Training Services	High			100		
Health Services	High			1,000		
Lead Hazard Screening	Medium					
Crime Awareness	Medium					
Fair Housing Activities	Medium					
Tenant Landlord Counseling	High			500		
Other Services: Subsistence	High			100		
<b>Economic Development</b>	<b>Measured by Businesses Assisted and Jobs Created</b>					
C/I Land Acquisition/Disposition	Medium					
C/I Infrastructure Development	Medium					
C/I Building Acq/Const/Rehab	Medium					
Other C/I	Medium					
ED Assistance to For-Profit	Medium					
ED Technical Assistance	Medium					
Micro-enterprise Assistance	Medium					
Other	Medium					



# NEVADA APPEAL

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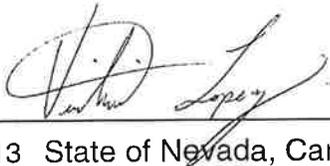
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Signed: \_\_\_\_\_



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\_\_\_\_\_  
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## Proof and Statement of Publication Ad #: 9483868D

**PUBLIC NOTICE  
COMMUNITY DEVELOPMENT BLOCK GRANT  
(CDBG) PROGRAM  
CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT (CAPER)**

The Department of Housing and Urban Development (HUD) requires an annual report associated with the Community Development Block Grant (CDBG) Program, called the Consolidated Annual Performance and Evaluation Report (CAPER). This report explains how a jurisdiction is carrying out its housing and community development strategies, projects, and activities. Carson City's 2012-2013 CAPER will be available for public comment from August 30 through September 13, 2013 at the following locations:

Planning Division  
108 E. Proctor Street  
Carson City, Nevada

City Hall  
201 North Carson Street  
Carson City, Nevada

Public Library  
900 North Roop Street  
Carson City, Nevada

Carson City's website:  
<http://carson.org/cdbg>

Comments regarding the plan are due September 13, 2013.

Comments and/or additional questions should be directed to:

Janice Brod  
Grants Program Coordinator  
108 E. Proctor St.  
Carson City, NV 89701  
775-283-7069  
775-887-2278 fax  
[jbrod@carson.org](mailto:jbrod@carson.org)

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**Pub: August 25, 2013**

**Ad#9483868**