

Carson City is adding 4 priority needs, revising the Citizen Participation Plan, and including a Citizen Participation Plan Appendix.

Executive Summary

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

1. Introduction

Carson City receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The goal of the CDBG program is to develop suitable living environments, provide decent and affordable housing, and expand economic opportunity, primarily for persons of low and moderate income (persons earning less than eighty percent of the area median income).

In order to receive CDBG funds, the City must develop a document called a Consolidated Plan. The Consolidated Plan is developed through a process that helps the City document its priority needs regarding affordable housing, community development and homelessness, and to develop a strategy to meet those needs over a five year period. The City estimates that it will receive between \$1.7 and \$2.1 million dollars in CDBG funds over the course of the five year plan. The Consolidated Plan will direct the City on the best way to use those funds to meet its community development needs.

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

Needs Analysis

Many factors influenced the City's assessment of community needs, including existing facilities, services, and programs, the availability of non-CDBG funding sources, and the ability to use CDBG to successfully serve the need given the limitations of the program. The City based its needs assessment on discussions with City staff and community service providers with first-hand experience in serving the community development needs of the area.

CDBG funds are limited and are not sufficient to meet all of a community's needs. Therefore, it is necessary that the City assigns relative priorities to each need, and use its limited resources to address the highest priorities. As part of the plan development, the City met with representatives from various city departments as well as non-profit service providers in the community to determine the relative priority to assign to non-housing community development needs. The City has assigned a priority level of high, medium, or low to each possible use of funds.

- High Priority: A high priority indicates the City will use CDBG funds to implement programs and projects to address this need.
- Medium Priority: A medium priority indicates the City acknowledges a need exists but that the need level is relatively low compared to other needs and/or the need is being addressed by another program or funding source. The City will partner with other agencies and organizations to apply for additional funding.
- Low Priority: A low priority indicates that the City does not perceive a need for this type of service or program.

3. Evaluation of past performance

The City will finish its second five-year plan on June 30, 2014. All but one of the funded projects realized their proposed goals, and the overall accomplishments of the program have been impressive. Of the 49 projects funded to date, the City has completed 44 while 4 remain underway. One project, Deer Run Road Sidewalk Improvements, was cancelled due to lack of availability of other funding sources.

This Consolidated Plan will begin on July 1, 2014 and end on June 30, 2019. Carson City's priorities, goals, and objectives over the term of the five-year plan are determined by the City based on the information gathered in the planning process and the needs assessment. The City will use a Strategic Plan as the basis for selecting which projects to fund over the five-year period.

4. Summary of citizen participation process and consultation process

Managing the Process: Consultations and Citizen Participation

The City's Planning Division took the lead role in the development of the plan. The federal regulations that govern the planning process place a strong emphasis on community participation, especially by low-income persons and others who may benefit from the plan. The City's Citizen Participation Plan discusses the City's procedures and efforts in regard to public notices, public comment periods, public hearings, technical assistance to community partners, record retention, and complaints.

The City is also required to consult with public and private agencies that provide services to the community. When developing the plan, the City took several actions to include input from the community as a whole and from key stakeholders:

- The City consulted with representatives from other city departments on how CDBG could have the most beneficial community impact. This consultation included several departments, such as Planning, Public Works, Fire, Sheriff's Office, Health and Human Services, and Parks and Recreation.
- An Application Evaluation Workgroup, comprised of six community members, held a public meeting on February 11, 2014 to interview applicants before making final funding recommendations for the Board of Supervisors. The Workgroup used detailed criteria to score

and rank the proposals for completeness, community need, and compliance with HUD requirements.

- The City made the draft plan available for public comment from April 1 to April 30, 2014. Copies were made available at the City Library, Planning Department, and City Hall. The availability of the plan was announced in the Nevada Appeal newspaper on February 23, 2014.
- The City held a public hearing at the Board of Supervisors meeting to receive public comments and to make final approval of the plan and funding recommendations. The Board of Supervisors received comments on May 1, 2014.
- In order to outreach to minorities and non-English speaking persons, notice of the availability of CDBG funding was published in Spanish in La Voz Hispana. The draft Annual Action Plan was also made available at the United Latino Community Office. Carson City has an agreement with the United Latino Community Office to provide translation services on an as-needed basis for the CDBG program.

Carson City consulted with the following agencies: Nevada Rural Housing Authority (NRHA), Nevada Housing Division, Silver State Fair Housing, Court Appointed Special Advocates (CASA), Ron Wood Family Resource Center, Friends in Service Helping (FISH), Salvation Army, Advocates to End Domestic Violence, Rural Nevada Continuum of Care (RNCOC), Nevada Health Centers, Carson City Health and Human Services Department, Nevada Health Division, Retired Senior Volunteer Program (RSVP), Carson City Parks and Recreation Department, Carson City Fire Department, and Carson City Sheriff's Office.

5. Summary of public comments

There were no public comments.

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

Not applicable

7. Summary

The goal of the CDBG program is to develop suitable living environments, provide decent and affordable housing, and expand economic opportunity, primarily for persons of low and moderate income. The purpose of the Consolidated Plan is discuss the process for developing the plan, Carson City's needs, the market analysis, and a strategic plan that will be implemented in order to meet those needs.

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

Agency Role	Name	Department/Agency
CDBG Administrator	CARSON CITY	Planning Division

Table 1 – Responsible Agencies

Narrative

The City's Planning Division took the lead role in the development of the plan. Staff responsible for administration of the CDBG program are Janice Brod, Grants Program Coordinator, and Lee Plemel, Community Development Director.

Consolidated Plan Public Contact Information

Janice Keillor, Grants Administrator
Carson City Department of Finance
201 N. Carson St., Suite 3
Carson City, NV 89701
(775) 283-7069
jkeillor@carson.org

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

1. Introduction

The City is required to consult with public and private agencies that provide services to the community. When developing the plan, the City took several actions to include input from the community as a whole and from key stakeholders, which was discussed in the Executive Summary.

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

The institutional structure in Carson City is fairly effective in dealing with housing and community development issues and is working to provide financial resources to meet the demands. Local agencies meet regularly through the Carson City Circles Initiative to develop working relationships to address many of the most pressing problems in Carson City. Being the State Capital, local agencies also have direct access to state agencies serving a variety of needs throughout the state.

There are few areas requiring additional coordination in Carson City. The service network is well established and active. For problems that go beyond a single jurisdiction, Carson City will work with the State of Nevada, the City of Reno, Douglas County, Lyon County, and other surrounding units of government to implement this 5-year Consolidated Plan.

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) is comprised of 15 small, rural counties and is working on several strategies to ensure that adequate discharge planning procedures and policies are in place across the Continuum and within the institutions in Nevada include the following:

A formal 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. Youth between ages 18 to 20 who have aged out of foster care are eligible for a stipend through the Nevada Partnership for Homeless Youth. A stipend of \$250- \$1000 per youth is provided for individuals who left the foster care system after January 1, 2003. They also provide critical needs funds, up to \$1,000 per year, for former foster care youth up to age 21 years. These funds are meant to help with dental and vision care, rent, utilities, and supportive mentoring. Additional funds might be available for emergency requests until the youth turns 21 years. In addition, Assembly Bill 94 (passed in 2000), called Transition from Foster Care, created an account by taxing real estate filing transactions throughout the state. This fund was specifically created to assist the former foster care youth of Nevada to attain economic self-sufficiency by providing goods and services, job training, housing assistance, case management and medical insurance. During 2000,

this fund assisted 488 youth. The policies were summarized into a document published by the State entitled, "Into the World", a press release about foster care transition

Carson City coordinates with the RNCOC to assist homeless households achieve self-sufficiency by providing health services, enrolling people in job training and employment programs and by coordinating financial planning courses.

One of the most pressing needs in Carson City is to increase the availability of mental health services. Additionally, demands for substance abuse are increasing. Additional financial resources are needed to address both.

During the Consolidated Plan period, Carson City will pursue two projects directed at homeless and those threatened with homelessness. FISH, with support from the Nevada Housing Division, plans to develop housing facilities 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 Carson City Health and Human services use housing resources to help homeless and those threatened with homelessness achieve self-sufficiency. Carson City recently initiated a new housing program with the Nevada Rural Housing Authority. The NRHA maintains vouchers for chronic homeless with disabilities.

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

The RNCOC developed a 3-5 year Strategic Plan for ending homelessness, including the chronically homeless. The plan will leverage and align existing plans, goals, and objectives throughout the 15 county areas and will help determine how to allocate ESG funds and administer 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	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?	We have been working with the Nevada Rural Housing Authority on a Regional Housing Demand Study, which analyzed the housing needs, market analysis, and economic development strategies for Carson City. Carson City anticipates using information from the study to determine the best use of a property on Brown Street and to assist the community with decisions related to future housing developments in Carson City.
2	Agency/Group/Organization	NEVADA HOUSING DIVISION
	Agency/Group/Organization Type	Housing 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?	We 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. Carson City anticipates working with the Nevada Housing Division to fund a transitional housing project in Carson City.
3	Agency/Group/Organization	Silver State Fair Housing
	Agency/Group/Organization Type	Housing Services - Housing 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?	Carson City consulted with the Silver State Fair Housing Council through trainings, email, and phone consultation. We anticipate improved outreach and distribution of fair housing information in Carson City with both the public and City staff.
4	Agency/Group/Organization	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 and funding for arts and culture in our community. Carson City is addressing these concerns through the Community Support Services Grant program and will work to increase coordination with CASA.
5	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 was consulted by email and discussed the need for transitional housing, youth programming, and food security programming. We are currently coordinating with Ron Wood and are implementing and/or funding programs in Carson City that address these needs.
6	Agency/Group/Organization	COMMUNITY COUNSELING CENTER
	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. Carson City will continue to fund their program through CDBG funding and the City's Community Support Services Grant.
7	Agency/Group/Organization	CARSON CITY FRIENDS IN SERVICE HELPING
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless Services-Health
	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?	Carson City consulted with FISH at the Consolidated Plan stakeholder meeting and discussed the need for transitional housing and improvements to the FISH facility. Carson City will continue to support FISH through CDBG funding to improve their facility and will work with them on a transitional housing project using HOME funds.
8	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. Carson City will continue to fund their program through the City's Community Services Support Grant.
9	Agency/Group/Organization	Rural Nevada Continuum of Care
	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 by phone and discussed the need for a plan to end homelessness. The City will work with the RNCOC to ensure the units are available to persons transitioning into permanent housing and residents have access to necessary supportive services.
10	Agency/Group/Organization	Nevada Rural Counties RSVP
	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?	Nevada Rural Counties RSVP attended the Consolidated Plan stakeholder meeting and discussed the importance of continued funding for programs to assist the elderly, such as a suicide program and early intervention programs. Also needed is veteran assistance and better access to transportation. Carson City will continue to fund their agency through the City's Community Support Services Grant program.

11	Agency/Group/Organization	CARSON CITY HEALTH AND HUMAN SERVICES
	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
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Carson City Health and Human Services attended the Consolidated Plan stakeholder meeting and discussed the need for insurance programs for the uninsured and for primary health care for women. Health and Human Services will continue to partner with other agencies to create and provide programs that meet the community's needs.

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?
Continuum of Care	Rural Nevada Continuum of Care	Goals are consistent with overall goals of Carson City
Barriers to Affordable Housing Development	Carson City	Goals are consistent with overall goals of Carson City

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
A Study of Homeless in Rural Counties of Nevada	Rural Nevada Continuum of Care	Goals are consistent with overall goals of Carson City
Get Healthy Carson City, a 2020 Health Action Plan	Carson City Health and Human Services	Goals are consistent with overall goals of Carson City
Disabilities Five Year Plan	Nevada Governor's Council on Development	Goals are consistent with overall goals of Carson City
Healthy Home Initiative	Nevada Health Division	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(l))

Carson City works with the Nevada Housing Divison, the Nevada Rural Housing Authority, Carson City Health and Human Services, Friends in Service Helping, Capital City Circles Initiative, Silver State Fair Housing, the Rural Nevada Continuum of Care, Retired Senior Volunteer Program, the Ron Wood Family Resource Center, the Carson City Parks and Recreation, the Carson City Fire Department, the Carson City Sheriff's Office, and several other non-profit organizations in order to implement the Consolidated Plan

Narrative (optional):

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

Every five years the City develops a long-term strategic plan called the consolidated plan. The consolidated plan guides the programs that the City will undertake each year. In addition to the consolidated plan, the City must prepare an annual action plan that describes the actions to be taken in a specific program year. To ensure public participation in the development of the consolidated plan and annual action plan, the City will hold a public hearing, accept public comment, and issue public notices for the consolidated plan and for each annual action plan.

The City will publish a public notice in the *Nevada Appeal* a minimum of two weeks before each hearing and public comment period. The City is required to publish each proposed plan in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments. Copies of each plan will be available for review at City offices and on the City website.

Upon request, the City will provide for translation services to meet the needs of non-English speaking residents. The City will also take whatever actions are appropriate to serve the needs of persons with disabilities. The City will provide a period of at least 30 days to receive comments from citizens on each proposed plan.

In the course of administering the CDBG program, the City may need to amend the consolidated plan or an annual action plan. When the amendment is significant and meets the following criteria, the change will be considered a substantial amendment and the City will undertake additional actions to ensure citizens have an opportunity to comment: 1) a change in funding allocation priorities described in the consolidated plan; 2) a new activity not previously described in an annual action plan; 3) a change in the use of CDBG funds from one eligible activity to another; or 4) a budget amendment of more than \$50,000.00.

In the case of any proposed substantial amendment, the City will publish a public notice in the *Nevada Appeal* a minimum of two weeks before each public hearing and public comment period. The City will provide a period of at least 30 days to receive comments on the substantial amendment before the amendment is implemented. The City will consider any comments or views of citizens received in writing, or orally at public hearings, if any, when adopting the amendment.

As part of the Citizen Participation Plan, the City forms an Application Review Workgroup (ARW) every year that is comprised of 5-7 volunteer citizens who review and rank the CDBG applications. Carson City CDBG staff selects ARW members based on their ability and willingness to perform the required duties and attend meetings and their interest in the community. Members must be residents of Carson City and include

representatives from the minority and low-income population. The ARW members are solicited through a volunteer opportunity announcement on Carson City's website and through recommendations.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	approximately 25 people from different agencies that applied for CDBG funding	Applicants discussed the need for funding their specific projects		
2	Newspaper Ad	Non-targeted/broad community	N/A	None		
3	Internet Outreach	Non-targeted/broad community	N/A	N/A	N/A	http://carson.org/cdbg
4	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish	N/A	N/A	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Many factors influenced the City's assessment of community needs, including existing facilities, services, and programs, the availability of non-CDBG funding sources, and the ability to use CDBG to successfully serve the need given the limitations of the program. The City based its needs assessment on discussions with City staff and community service providers with first-hand experience in serving the community development needs of the area.

CDBG funds are limited and are not sufficient to meet all of a community's needs. Therefore, it is necessary that the City assigns relative priorities to each need and use its limited resources to address the highest priorities. As part of the plan development, the City met with representatives from various city departments as well as non-profit service providers in the community to determine the relative priority to assign to non-housing community development needs. The City has assigned a priority level of high, medium, or low to each possible use of funds.

- High Priority: A high priority indicates the City will use CDBG funds to implement programs and projects to address this need.
- Medium Priority: A medium priority indicates the City acknowledges a need exists but that the need level is relatively low compared to other needs and/or the need is being addressed by another program or funding source. The City will partner with other agencies and organizations to apply for additional funding.
- Low Priority: A low priority indicates that the City does not perceive a need for this type of service or program.

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

Summary of Housing Needs

The housing priorities in Carson City can be broken into long and short term trends. Short-term trends reflect problems that exist as a result of the economic downturn. Long-term trends are expected to remain in place once the economic recession ends. Overall, the housing cost burden is the greatest housing problem in Carson City. There is a limited amount of substandard housing and overcrowding.

Long-term Trends

- Serving Elderly populations by reducing housing costs and creating affordable housing opportunities.
- Providing housing opportunities for small renter households at or below 50 percent of median income.
- Continued housing rehabilitation and weatherization for owners to reduce housing costs.
- Short-term housing assistance and case management services for very low income households and those threatened with homelessness.
- Waiting list for section 8 housing continues to expand demonstrating increasing needs for family, elderly and disabled households.

Short-Term Trends

- Households at or near 80 percent of median income, particularly those households that have been affected by unemployment and home foreclosures as a result of the housing bubble and economic recession.
- Downward pressure on rental rates and occupancy exists among apartment complexes in the consortium area. Adding to the current inventory of HOME supported apartment complexes may not be desirable in all locations under the current conditions.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	52,457	55,375	6%
Households	20,237	21,467	6%
Median Income	\$41,809.00	\$52,067.00	25%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	2,720	2,595	3,590	2,035	10,525
Small Family Households *	830	915	1,030	755	5,310
Large Family Households *	100	175	275	105	680
Household contains at least one person 62-74 years of age	395	455	900	480	2,355
Household contains at least one person age 75 or older	445	600	665	260	1,000
Households with one or more children 6 years old or younger *	580	565	595	275	985
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	175	50	60	4	289	15	15	0	0	30
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0	45	15	0	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	90	25	45	45	205	0	15	20	25	60
Housing cost burden greater than 50% of income (and none of the above problems)	1,285	390	65	0	1,740	535	295	300	175	1,305
Housing cost burden greater than 30% of income (and none of the above problems)	80	750	655	220	1,705	125	355	450	280	1,210

	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
Zero/negative Income (and none of the above problems)	45	0	0	0	45	60	0	0	0	60

Table 7 – Housing Problems Table

Data 2006-2010 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,550	465	170	50	2,235	550	370	340	205	1,465
Having none of four housing problems	265	865	1,460	840	3,430	255	895	1,620	945	3,715
Household has negative income, but none of the other housing problems	45	0	0	0	45	60	0	0	0	60

Table 8 – Housing Problems 2

Data 2006-2010 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	570	640	230	1,440	190	195	310	695
Large Related	75	65	0	140	0	60	55	115
Elderly	230	169	140	539	320	355	275	950
Other	740	315	370	1,425	170	95	130	395

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Total need by income	1,615	1,189	740	3,544	680	705	770	2,155

Table 9 – Cost Burden > 30%

Data 2006-2010 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	555	205	10	770	135	60	140	335
Large Related	75	40	0	115	0	0	15	15
Elderly	200	75	45	320	245	185	85	515
Other	705	85	25	815	160	50	65	275
Total need by income	1,535	405	80	2,020	540	295	305	1,140

Table 10 – Cost Burden > 50%

Data 2006-2010 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	90	25	45	45	205	0	60	20	25	105
Multiple, unrelated family households	0	0	0	0	0	0	0	15	0	15
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	90	25	45	45	205	0	60	35	25	120

Table 11 – Crowding Information – 1/2

Data 2006-2010 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source
Comments:

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

The renter housing cost burden tends to be most prevalent among small related households, elderly, and other households which tend to be single and with or without unrelated household members. The cost burden appears more prevalent among single unrelated households. The overall number of renter households paying more than 30 percent of their income on housing is 6400, which is just over 47 percent. The overall number of owner households paying more than 30 percent of their income on housing is 1475, which is 11 percent.

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.

Approximately 63 victims of domestic violence are in need of housing in Carson City. It is unknown how many families with disabilities are in need of housing.

What are the most common housing problems?

Housing cost burden and substandard housing.

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

Single parent families with children, the elderly, and single unrelated households are more affected than others by these problems.

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, which includes the elderly, 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 have a high housing cost burden and do not have sufficient income to meet their

needs. Formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the end of that assistance are still not able to afford decent housing and are at risk for becoming homeless due to the high housing cost burden.

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:

Elderly is defined in Nevada as anyone over age 62. Single parent families with children are households headed by only one parent that have one or more children. Single unrelated households are households with one or more people that are not related. The estimates were generated by the Comprehensive Housing Affordability Strategy (CHAS) Data

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

Housing characteristics linked with instability and an increased risk of homelessness include housing that has a high cost burden and lack complete plumbing or kitchen facilities. Also a factor are the economic conditions and the number of job losses in the household.

Discussion

Consultations with stakeholders, housing and service providers, and public input as well as housing data and current information gathered for Carson City were used to determine housing needs. Priorities were assigned based on the income levels and the total number of households that need assistance.

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

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

Introduction

Low-Income Concentrations

2010 income distributions for census block groups and the number of households at or below 80% of median is not available for Carson City. The highest poverty rates are located in the following census tracts:

Census tract 10.1 33.8%
 Census tract 5.02 26%
 Census tract 7.02 24.9 %
 Census tract 9.0 18.8%

Source: American Community Survey.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,110	195	55
White	1,660	175	35
Black / African American	95	0	0
Asian	10	0	0
American Indian, Alaska Native	60	20	0
Pacific Islander	0	0	0
Hispanic	280	0	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,695	755	0
White	1,160	610	0
Black / African American	0	0	0
Asian	65	35	0
American Indian, Alaska Native	44	15	0
Pacific Islander	0	0	0
Hispanic	405	85	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,095	1,835	0
White	1,700	1,390	0
Black / African American	25	50	0
Asian	14	14	0
American Indian, Alaska Native	35	15	0
Pacific Islander	4	0	0
Hispanic	320	355	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	775	1,065	0
White	635	865	0
Black / African American	0	20	0
Asian	0	15	0
American Indian, Alaska Native	4	35	0
Pacific Islander	0	0	0
Hispanic	130	125	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Areas of Minority Concentrations

Hispanics are the largest ethnic minority group in Carson City. In 2010 21.3 percent of the population in Carson City was Hispanic. The next largest minority group was American Indian and Alaska Native (2.4%) and Asian (2.1%). An area of minority concentration is defined as an area which contains 10 percent more than the composition of the 2010 population. Two Census Tracts meet this definition for Hispanics.

Census Tract 10.1 46.9%

Census Tract 5.02 32.6%

Source: ACS Demographic and Housing Estimates 2008-2012 American Community Survey 5-Year Estimates

Census tracts 10.1 and 5.02 are both minority and lower income areas. In terms of housing affordability, there are 48.6 percent of households paying more than 30 percent of their income on housing as compared to the rest of Carson City with 37 percent of households paying more than 30 percent. 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.

Introduction

Low-Income Concentrations

2010 income distributions for census block groups and the number of households at or below 80% of median is not available for Carson City. The highest poverty rates are located in the following census tracts:

Census tract 10.1 33.8%
 Census tract 5.02 26%
 Census tract 7.02 24.9%
 Census tract 9.0 18.8%

Source: American Community Survey.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,930	375	55
White	1,505	330	35
Black / African American	95	0	0
Asian	10	0	0
American Indian, Alaska Native	49	40	0
Pacific Islander	0	0	0
Hispanic	270	10	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 persons per room,
4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	740	1,715	0
White	550	1,220	0
Black / African American	0	0	0
Asian	0	100	0
American Indian, Alaska Native	0	55	0
Pacific Islander	0	0	0
Hispanic	165	325	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	670	3,265	0
White	500	2,595	0
Black / African American	0	75	0
Asian	10	20	0
American Indian, Alaska Native	4	45	0
Pacific Islander	4	0	0
Hispanic	150	530	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	260	1,575	0
White	245	1,255	0
Black / African American	0	20	0
Asian	0	15	0
American Indian, Alaska Native	4	35	0
Pacific Islander	0	0	0
Hispanic	15	245	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Areas of Minority Concentrations

Hispanics are the largest ethnic minority group in Carson City. In 2010, 21.3 percent of the population in Carson City was Hispanic. The next largest minority group was American Indian and Alaska Native (2.4%) and Asian (2.1%). An area of minority concentration is defined as an area which contains 10 percent more than the composition of the 2010 population. Two Census Tracts meet this definition for Hispanics.

Census Tract 10.1 46.9%

Census Tract 5.02 32.6%

Source: ACS Demographic and Housing Estimates 2008-2012 American Community Survey 5-Year Estimates

Census tracts 10.1 and 5.02 are both minority and lower income areas. In terms of housing affordability, there are 48.6 percent of households paying more than 30 percent of their income on housing as compared to the rest of Carson City with 37 percent of households paying more than 30 percent. 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 as a whole.

Introduction:

Hispanics are the largest ethnic minority group in Carson City. In 2010 21.3 percent of the population in Carson City was Hispanic. The next largest minority group was American Indian and Alaska Native (2.4%) and Asian (2.1%). An area of minority concentration is defined as an area which contains 10 percent more than the composition of the 2010 population. Two Census Tracts meet this definition for Hispanics.

Census Tract 10.1	46.9%
Census Tract 5.02	32.6%

Source: ACS Demographic and Housing Estimates 2008-2012 American Community Survey 5-Year Estimates

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,405	4,210	3,375	70
White	11,110	3,190	2,735	35
Black / African American	80	25	95	0
Asian	240	69	14	0
American Indian, Alaska Native	220	95	75	0
Pacific Islander	0	20	4	0
Hispanic	1,490	760	430	25

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

Discussion:

Census tracts 10.1 and 5.02 are both minority and lower income areas. In terms of housing affordability, there are 48.6 percent of households paying more than 30 percent of their income on housing as compared to the rest of Carson City with 37 percent of households paying more than 30 percent. 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 two census tracts that have a higher proportion of Hispanics. Census tract 10.1 has 46.9% and census tract 5.02 has 32.6%.

NA-35 Public Housing – 91.205(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.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	1,534	48	1,467	13	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	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	

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	0	2	1	2	2	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	404	39	362	2	0
# of Disabled Families	0	0	0	516	9	498	8	0
# of Families requesting accessibility features	0	0	0	1,534	48	1,467	13	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	1,412	45	1,348	13	0	0
Black/African American	0	0	0	57	0	57	0	0	0
Asian	0	0	0	6	0	6	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	0	56	3	53	0	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	148	2	145	1	0	0
Not Hispanic	0	0	0	1,386	46	1,322	12	0	0

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

Table 25 – Ethnicity 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:

Families with children, the elderly, and the disabled are the most in need of public housing.

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

The Nevada Rural Housing Authority operates the Section 8 Housing Choice Voucher program. Currently, the total number of vouchers used in Carson City is 594. There are approximately 700 households on the waiting list for Carson City. Of those on the waiting list, 35 percent are disabled, 16 percent are elderly, and 8 percent are both elderly and disabled. The majority of those seeking housing under the Section 8 program are most likely family households due to the majority of housing requests being for 2 bedroom units or larger.

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

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

Discussion

Based upon information contained in the Nevada Rural Housing Authority PHA Annual Plan for 2013, the greatest need among those being served is as follows:

The largest need appears to be among families. Approximately 95 percent of the Section 8 waiting list is families with 40 percent of the waiting list being families with children. Elderly and disabled also comprise a significant portion of those on the waiting list. The Statement of Housing Need contained within the 2013 Plan points to accessibility and quality of housing having a severe impact among lower income households and families. The plan also notes a limited number of sites for assisted housing development.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

This section contains information about homeless needs in Carson City. Much of the information is drawn from the 2013 Point-in-Time Report prepared by the Rural Nevada Continuum of Care as well as from interviews with homeless providers. Information concerning the nature and extent of homelessness by racial and ethnic group is not available.

Carson City conducted a street count and a provider survey to determine the number of homeless that were on the street, in emergency shelters or transitional housing, or being served by non-housing providers. They reported the following:

- There were 152 homeless individuals counted as part of the street count in 2013. This was an increase of 142 from the previous year.
- There were 125 male individuals and 27 females counted on the street. Of the 152 total, 80 were seniors, 8 were chronically homeless males, and 1 was a chronically homeless female. No minors or Veterans were counted.
- 83 encampments were counted in 2013, an increase of 68 from 2012.
- Providers indicated that 67 individuals were being served by housing providers, a decrease of 22 from the previous year.
- Non-housing providers served 29 homeless individuals, 22 less than those served in 2012. Of these, 13 were chronically homeless, 2 families were chronically homeless, 4 were seniors, and 2 were Veterans. A total of 8 minor children were also served.

Carson City conducted a motel count and reported the following:

- A total of 431 people were living in motels at the time of the PIT Count in 2013. This is a major increase of 423 from the previous year number of 8, and second highest number of people counted in the history of the PIT count for Carson City.
- There were 83 male, 25 female, and 1 minor between ages 6-16 living in motels for less than a year at the time of the count.
- Another 109 were counted as families. This included 58 males, 29 females, 6 minor children ages 0-5, and 16 minor children ages 6-17. In addition, ten seniors and two Veterans were counted.
- There were 213 people living as long term residents of motels in 2013, compared to 8 in 2012. Long term motel residents included 145 males, 55 females, 4 children ages 0-5 and 9 children ages 6-17. Ninety-five seniors and 7 Veterans were counted, one of which was female.

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)	2	33	0	0	0	0
Persons in Households with Only Children	15	98	0	0	0	0
Persons in Households with Only Adults	5	51	0	0	0	0
Chronically Homeless Individuals	9	13	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	4	0	0	0	0
Unaccompanied Child	0	20	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Alternate Data Source Name:
Continuum of Care Housing Gap Analysis
Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

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

Information is not available.

Nature and Extent of Homelessness: (Optional)

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

Data Source
Comments:

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

The number of homeless families with children has increased significantly over the past decade. Families with children are among the fastest growing segments of the homeless population. In its 2005 survey of 25 American cities, the U.S. Conference of Mayors found that families with children comprised 33% of the homeless population, a definite increase from previous years (U.S. Conference of Mayors, 2005). These proportions are likely to be higher in rural areas. Research indicates that families, single mothers, and children make up the largest group of people who are homeless in rural areas (Vissing, 1996). Discussion with homeless providers in Carson City point to increasing needs and demands of homeless families and families threatened with homeless due to economic conditions. Other needs identified by homeless providers in Carson City were mental health, dental, and medical services. There is also a growing concern of addiction related behaviors among the homeless population.

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

This information is not available.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Families with children are among the fastest growing segments of the homeless population. Among family households experiencing homelessness, the majority are headed by a single adult. As with single-person households, single-parent households are at increased risk of homelessness as their incomes are restricted and they may lack social support (National Alliance to End Homelessness).

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. 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 non-homeless special needs assessment determined that individuals with mental health and substance abuse issues had the highest need in Carson City.

Describe the characteristics of special needs populations in your community:

In the fall of 2010, Carson City Health and Human Services led the community in the completion of the Centers for Disease Control and Prevention (CDC) local assessment instrument for conducting the National Public Health Performance Standards Program (NPHPSP) in Carson City. The completion of the assessment led to the development of a Carson City Health Action Planning Committee (Get Healthy Carson City!). The Committee consisted of a group of individuals who had participated in the NPHPSP and was tasked with completing a Community Health Improvement Plan (CHIP) that would serve as a long-term, systematic plan describing how the community would work together to improve the health of Carson City.

A lack of access to behavioral health resources and practitioners is seen as an urgent health care policy issue (Nevada Flex Program Advisory Committee, 2008). Carson City has an annual average age-adjusted cirrhosis/liver disease mortality rate of 18.4 deaths per 100,000. This is higher than the 11.7 rate reported for Nevada and the 9.1 rate nationally. Seventy-five percent of Carson City high school students report they have had a drink of alcohol at least once, 54 percent agree or strongly agree that illegal drugs are a problem at their school, and 40 percent report they have used marijuana (Carson Tahoe Health Foundation, 2010).

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

The Health Division has identified the need for additional housing resources and counseling services for the severely mentally ill (SMI). 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. The estimated total need for housing and care is approximately 50-100 additional placements. Over the next 5 years the total demand for assistance is expected to range from 100 to 130 placements. T

here are several existing constraints to providing housing and care for the SMI 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 dual diagnosed. The Division has identified the need for 15 additional housing placements in Carson City.

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

In 2012, there were only 344 new HIV infections statewide, which is a substantial decrease from the 378 new HIV infections in 2011. This decrease is unusual and may be due to the unexpected closure of the Southern Nevada Health District building in April 2012 and the subsequent disruption in HIV testing services, causing fewer people to get tested and diagnosed. With this overall decline, there are unusual declines in the number of new HIV infections among many sub-populations, so it is important to consider how these events may affect new HIV infection trends.

At the end of 2012, a total of 8,792 persons were known to be living with HIV/AIDS in Nevada, over half (53%) of whom have been diagnosed with AIDS. Overall, the number of new HIV infections, new AIDS cases, and deaths among persons living with HIV/AIDS has been steadily declining. Fewer people are becoming infected and people are living longer once they do become infected. Although many advances have been made in HIV/AIDS prevention and care, geographic, sex, age, and racial/ethnic disparities still exist within our state.

Of all the counties in Nevada, Clark County continues to have the highest morbidity of HIV/AIDS. In 2012, Clark County had the highest rate of new HIV infections (15.6 per 100,000 people) and rate of persons living with HIV/AIDS (378.1 per 100,000 people). In Washoe County, which is the next most populous county in Nevada, the rate of new HIV infections was 6.1 per 100,000 and the rate of persons living with HIV/AIDS was 207.6 per 100,000. Due to their small population size, the remaining counties in the state are grouped into the category "all other counties" ¹.

The mission of the Nevada Ryan White Comprehensive AIDS Resource Emergency (CARE) Part B Program is to provide life-saving medications, essential primary care, and support services for low-income, underinsured, and uninsured people living with HIV/AIDS in Nevada. The Ryan White 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 two organizations; the Nevada AIDS Foundation and the Northern Nevada HOPES Clinic.

There are no specific housing units available for persons with HIV/AIDS in Carson City. Based upon data, the total number of persons living with HIV/AIDS in Carson City is approximately 64 people. In 2012, the rate of new HIV infections in all other counties was only 2.1 cases per 100,000. The rate of persons living with HIV/AIDS was 116.9 per 100,000. (Source: Nevada HIV/AIDS Epidemiological Profile 2012 Update) 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. HOPWA funds are used to prevent and eliminate homelessness among people living with HIV/AIDS in Nevada. Services include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness.

Discussion:

In order to address the needs of the non-homeless special needs populations, Carson City intends to sustain independent living opportunities for owners through rehabilitation and modification of existing structures, encourage universal design in new construction of multi-family housing supported by Carson City, expand mental health counseling services, and maintain access to housing for persons with disabilities through the Shelter Plus Care grant and the Continuum of Care.

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

Describe the jurisdiction’s need for Public Facilities:

Carson City has determined that there is a need for a universally accessible park to provide access to park facilities for special needs populations.

How were these needs determined?

Consultation with the Carson City Public Works Department, Parks and Recreation Department, and Fire Department

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.

How were these needs determined?

Consultation with the Carson City Public Works Department, Parks and Recreation Department, and Fire Department.

Describe the jurisdiction’s need for Public Services:

Carson City has a need for medical and dental assistance for homeless and very low income households, youth services, health services, counseling and financial assistance, and substance abuse treatment.

How were these needs determined?

Consultation with Court Appointed Special Advocates, FISH, Ron Wood Family Resource Center, Nevada Health Centers, Carson City Health and Human Services, the Salvation Army, and Advocates to End Domestic Violence.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

A large portion of the housing inventory in Carson City is multi-family housing structures. In terms of tenure and type of occupancy, Carson City maintains a fairly high proportion of renters. Almost 41 percent of all housing units in Carson City are renter occupied. Housing prices remain well below recent highs reached in 2006-2008. The rental market in Carson City is extensive. Renter occupied homes account for over 41 percent of occupied households. Nearly 30 percent of the rental housing stock has a gross rent above \$1,000 per month, with a median rent of \$838. Overall, demand for housing will track with population growth. The current vacancy rate is approximately 9 percent. Some of those units will be absorbed by population growth. Carson City can anticipate the need for 100 to 200 new units each year based upon population forecasts.

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

Introduction

There are approximately 23,432 units 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

Property Type	Number	%
1-unit detached structure	13,705	58%
1-unit, attached structure	1,144	5%
2-4 units	2,057	9%
5-19 units	1,942	8%
20 or more units	1,871	8%
Mobile Home, boat, RV, van, etc	2,713	12%
Total	23,432	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	0	0%	461	6%
1 bedroom	408	3%	1,600	20%
2 bedrooms	2,513	19%	3,174	39%
3 or more bedrooms	10,460	78%	2,851	35%
Total	13,381	100%	8,086	100%

Table 28 – Unit Size by Tenure

Data Source: 2006-2010 ACS

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

Federal, state, and local programs target seniors, the disabled, and extremely low-income households with children.

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

Carson City does not anticipate losing units of housing.

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

The current vacancy rate is approximately 9 percent, although there is a high cost burden and a need for more affordable housing.

Describe the need for specific types of housing:

Due to the high cost burden experienced in Carson City, there is a need for more affordable housing for families with children.

Discussion

Overall, demand for housing will track with population growth. Some of those units will be absorbed by population growth. Carson City can anticipate the need for 100 to 200 new units each year based upon population forecasts.

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

Introduction

Housing prices in Carson City remain well below recent highs reached in 2006-2008. The rental market in Carson City is extensive. Renter occupied homes account for over 41 percent of occupied households. Nearly 30 percent of the rental housing stock has a gross rent above \$1,000 per month. Median rent is \$838.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	136,300	0	(100%)
Median Contract Rent	580	0	(100%)

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,198	14.8%
\$500-999	5,147	63.7%
\$1,000-1,499	1,631	20.2%
\$1,500-1,999	68	0.8%
\$2,000 or more	42	0.5%
Total	8,086	100.0%

Table 30 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	240	No Data
50% HAMFI	1,680	910
80% HAMFI	4,940	1,795
100% HAMFI	No Data	3,269
Total	6,860	5,974

Table 31 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	545	683	869	1,239	1,508
High HOME Rent	582	720	869	1,142	1,254
Low HOME Rent	582	651	782	903	1,008

Table 32 – Monthly Rent

Alternate Data Source Name:

2014 HOME Program Rents

Data Source Comments:

Is there sufficient housing for households at all income levels?

There is a lack of affordable housing for extremely low-income households.

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

Overall, demand for housing will track with population growth. The current vacancy rate is approximately 9 percent. Some of those units will be absorbed by population growth. Carson City can anticipate the need for 100 to 200 new units each year based upon population forecasts

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 HOME rents/Fair Market Rent is slightly higher than the Area Median Rent for 1 and 2 bedroom units. The HOME rents/Fair Market Rent is comparable to the Area Median Rent for 3 and 4 bedroom units. These numbers show that the cost of the current housing in Carson City is already within the affordable housing parameters as determined by HUD. In order to produce and preserve affordable housing rents would have to remain at current levels.

Discussion

The cost of housing in Carson City is within the limits of HUD's HOME rents, but the amount of housing available to extremely low-income households is not sufficient to meet the needs of the community.

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

Introduction

Age of the housing stock in Carson City varies from newly built homes and apartments to older pre-1900 structures. Much of the older housing stock is in fairly good condition as those neighborhoods are generally upper income areas located in central and western Carson City. Almost 20 percent of the housing stock is more than 45 years old.

Definitions

Substandard condition means the lack of a complete plumbing or kitchen facility. Substandard Condition but Suitable for Rehabilitation is 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.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,886	29%	3,682	46%
With two selected Conditions	136	1%	373	5%
With three selected Conditions	2	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,357	70%	4,031	50%
Total	13,381	100%	8,086	101%

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,401	10%	770	10%
1980-1999	5,963	45%	3,137	39%
1950-1979	5,515	41%	3,886	48%
Before 1950	502	4%	293	4%
Total	13,381	100%	8,086	101%

Table 34 – Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	6,017	45%	4,179	52%
Housing Units build before 1980 with children present	830	6%	7,825	97%

Table 35 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

Housing rehabilitation and energy assistance is primarily focused at 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.

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

The number of homes in Carson City built prior to 1979 is 10,186, approximately 47 percent of the housing stock. 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 located 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. Carson City Health and Human Services has not received any reports of lead poisoning.

Discussion

The majority 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 fairly good condition due to being located 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.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled *			
# of units vouchers available	0	0		1,463	47	1,416	579	0	1,319
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

Public Housing Development	Average Inspection Score

Table 38 - 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:

Based upon information contained in the Nevada Rural Housing Authority PHA Annual Plan for 2013, the greatest need among those being served is as follows:

- The largest need appears to be among families. Approximately 95 percent of the Section 8 waiting list is families with 40 percent of the waiting list being families with children.
- Elderly and disabled also comprise a significant portion of those on the waiting list.
- Statement of Housing Need contained within the 2013 Plan points to accessibility and quality of housing having a severe impact among lower income households and families.
- The plan also notes a limited number of sites for assisted housing development.

Strategies identified in NRHA's 2014 annual plan include:

- Maximize the number of affordable units available to the PHA within its current resources.
- Increase the number of affordable housing units.
- Target available assistance to families at or below 30 % of AMI.
- Target available assistance to families at or below 50% of AMI.
- Target available assistance to the elderly.
- Target available assistance to families with disabilities:
- Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs.
- Conduct activities to affirmatively further fair housing.

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

There are several organizations in Carson City that provide facilities and services for the homeless population, including Advocates to End Domestic Violence, Friends In Service Helping (FISH), and the Salvation Army. These agencies receive funding from Carson City to help implement their programs and run their facilities.

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	0	0	0	0
Households with Only Adults	0	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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 operates a 51 bed shelter that is designed to provide temporary refuge for women in crisis. The priority is to provide shelter to battered women and their children that have no other place to go. Advocates operates a 24 hour Crisis Call line.

Friends in Service Helping (FISH) 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.

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.

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.

F.I.S.H. provides temporary housing and shelters to men, women, and families. In 2011 F.I.S.H. provided 16,274 nights of shelter to 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.

F.I.S.H. operates FOCUS (Friends of Citizens Under Stress) House, one of two year-round, publicly accessible emergency shelters in Carson City. The FOCUS House offers shelter nightly to 16 men. F.I.S.H. 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 and Carson City Health and Human Services utilize Emergency Shelter Grant funds and Low-Income Housing Trust funds to house homeless and those threatened with homelessness. Housing resources are focused on very low-income, homeless, and homeless individuals with disabilities.

FISH also served as the agent for the Nevada Energy Special Assistance Fund for Energy grant program in Carson City. In 2011 FISH administered 313 grants for utility payments

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.

F.I.S.H. meets the temporary and emergency needs of the hungry and homeless of our community by providing immediate food in the Family Dining Room in Carson City and through three food banks in Carson City, Gardnerville, and Mound House. F.I.S.H. Food Bank's 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.

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

Introduction

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.

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 has 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. The estimated total need for housing and care is approximately 70 additional placements, for a total of 90. Over the next several years the total demand for assistance is expected to range from 100 to 200 placements.

In Northern Nevada, housing assistance in the form of rental assistance, supportive services, and long term housing placement assistance is provided by two organizations: the Nevada AIDS Foundation and the Northern Nevada HOPES Clinic. There are no specific housing units available for persons with HIV/AIDS in Carson City. Based upon data, the total number of persons living with HIV/AIDS in Carson City is approximately 64 people.

The Health Division has 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. The estimated total need for housing and care is approximately 50-100 additional placements. Over the next 5 years the total demand for assistance is expected to range from 100 to 130 placements. 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 dual diagnosed.

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

There is an MOU between Mental Health and Disability Services (Rural Clinics/Adult MH Services) and the Division of Child and Family Services (DCFS) that will 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 being actively 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

Carson City maintains a discharge plan with Carson City Health and Human Services, Advocates to end Domestic Violence, Carson City Sheriff's Department, Carson Tahoe Regional Health Care, and Friends in Service Helping. The purpose of the plan is to assist homeless residents in Carson City to find shelter, care, and nourishment.

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

The City has two special needs objectives. The first goal is the development of a vacant city property into a supportive rental housing development for elderly households. The City will partner with NRHA to locate additional funding sources once they have an opportunity to build their capacity.

The second goal is to provide short-term rental assistance to disabled persons who have filed but have not yet received disability benefits. Although the City no longer has CDBG funds available for the Disability Rental Assistance Program, they will continue the program and seek other funding sources to keep these individuals in their homes and prevent homelessness.

In addition, HOME funds will help meet supportive housing needs by increasing the availability of rental housing for elderly and frail elderly through the rehabilitation of existing housing, rental vouchers, and homeowner rehabilitation programs. An example of recent funding is the construction of 11 HOME units in Phase II of the Autumn Village Senior Housing development. Autumn Village Phase II is rental housing available to senior households with incomes ranging from 30% to 55% of area median income.

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.

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 Planning Department completed a HUD survey regarding regulatory barriers to affordable housing. The survey identified the following areas where improvements could be made to lower the cost of affordable 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)

Introduction

Carson City's economic development opportunities have been increasing with the influx of healthcare and technology companies, the expansion of manufacturing clusters, and the return of building construction. There is a strong initiative towards increasing investment capital and the availability of buildings in order to attract new businesses. Also, programs are in place through Job Connect, Join, and Western Nevada College to improve the training and education of our workforce through technology and manufacturing programs.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	177	41	1	0	-1
Arts, Entertainment, Accommodations	3,316	3,348	22	21	-1
Construction	834	745	6	5	-1
Education and Health Care Services	1,960	2,579	13	16	3
Finance, Insurance, and Real Estate	878	1,170	6	7	1
Information	175	261	1	2	1
Manufacturing	2,102	2,718	14	17	3
Other Services	634	648	4	4	0
Professional, Scientific, Management Services	1,005	1,162	7	7	0
Public Administration	108	31	1	0	-1
Retail Trade	2,572	2,482	17	15	-2
Transportation and Warehousing	496	271	3	2	-1
Wholesale Trade	522	572	4	4	0
Total	14,779	16,028	--	--	--

Table 40 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	28,713
Civilian Employed Population 16 years and over	25,013
Unemployment Rate	12.89
Unemployment Rate for Ages 16-24	46.19
Unemployment Rate for Ages 25-65	7.67

Table 41 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	5,467
Farming, fisheries and forestry occupations	1,251
Service	2,820
Sales and office	4,502
Construction, extraction, maintenance and repair	2,190
Production, transportation and material moving	1,377

Table 42 – Occupations by Sector

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,472	82%
30-59 Minutes	3,947	17%
60 or More Minutes	393	2%
Total	23,812	100%

Table 43 - Travel Time

Data Source: 2006-2010 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,751	480	971
High school graduate (includes equivalency)	6,200	880	2,157
Some college or Associate's degree	7,381	707	2,425

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	4,821	167	1,162

Table 44 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	97	280	325	492	346
9th to 12th grade, no diploma	754	631	722	752	1,016
High school graduate, GED, or alternative	1,711	2,433	2,643	4,199	2,911
Some college, no degree	2,007	1,448	1,992	4,519	2,040
Associate's degree	152	495	440	1,623	494
Bachelor's degree	172	634	632	2,323	1,202
Graduate or professional degree	0	333	614	1,614	859

Table 45 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,783
High school graduate (includes equivalency)	28,594
Some college or Associate's degree	32,747
Bachelor's degree	51,883
Graduate or professional degree	70,984

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

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

The major employment sectors within Carson City are health care and education, manufacturing, retail trade, and arts, entertainment, and accommodations.

Describe the workforce and infrastructure needs of the business community:

The workforce and infrastructure needs of the business community include more job training in manufacturing and technology and stronger training in technical education for K-12. Also needed are mid management training facilities for supervisors and maintenance supervisors with a specialization in medical technologies.

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.

Some major changes that have affected or may affect job and business growth opportunities include:

- An influx of healthcare technology companies, engineering companies, and companies that manufacture medical devices
- An expansion of manufacturing clusters, including aerospace and defense
- A return on building construction

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.

Currently there are agencies such as Job Connect and Join that provide workforce training initiatives. A program called Right Skills Now provides 12 weeks of intensive training on the operation of fabrication machines to help individuals learn a skill and find a job. Western Nevada College has many training initiatives, including a Manufacturer's Collaborative created by the Manufacturing Forum to provide the training and skills needed for employment. Western Nevada College also hosts a Manufacturer's Day at the job fair.

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. These plans address the need for improving the business ecosystem by providing access to capital workforce training, entrepreneurial support, and retention and expansion of local companies and the recruitment of companies in California to fill in 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. Also in place are programs through Job Connect, Join, and Western Nevada College to provide the necessary training to attain employment with competitive compensation.

MA-50 Needs and Market Analysis Discussion

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

Areas where households with multiple housing problems are concentrated tend to coincide with 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")

Hispanics are the largest ethnic minority group in Carson City. In 2010, 21.3 percent of the population in Carson City was Hispanic. The next largest minority group was American Indian and Alaska Native (2.4%) and Asian (2.1%). An area of minority concentration is defined as an area which contains 10 percent more than the composition of the 2010 population. Two Census Tracts meet this definition for Hispanics.

Census Tract 10.1	46.9%
Census Tract 5.02	32.6%

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

Census tracts 10.1 and 5.02 are both minority and lower income areas. In terms of housing affordability, there are 48.6 percent of households paying more than 30 percent of their income on housing as compared to the rest of Carson City with 37 percent of households paying more than 30 percent. Census tract 10.1 is the only census tract in Carson City meeting the definition of disproportionate need.

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.

Are there other strategic opportunities in any of these areas?

There is an opportunity to construct a recreation center next to the Boys and Girls Club and develop affordable housing in a low-income area known as Brown Street.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

<h4>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 at 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.</h4>

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

Geographic Area

Table 47 - Geographic Priority Areas

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

Are there barriers to improvement in this target area?	
---	--

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA 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. Community development priorities are based on consultations with local service providers and representatives from city departments.
2. Homeless priorities are based on consultation with Continuum of Care staff and data from Point In Time Homeless count.
3. Special needs priorities are based on consultations with city departments, local housing providers, and service providers that cater to persons in need of supportive housing.
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 48 – Priority Needs Summary

1	Priority Need Name	Homeless Facilities
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	LMI areas East Carson City
	Associated Goals	Development of Supportive Housing Emergency assistance for very low-income household
	Description	Facilities for the homeless include transitional housing, emergency shelters, and permanent supportive housing.
	Basis for Relative Priority	There is a high need in Carson City for facilities that address the homeless population.

2	Priority Need Name	Neighborhood Facilities
	Priority Level	High
	Population	Extremely Low Low Moderate 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	Infrastructure/Neighborhood Facility Improvements
	Description	Rehabilitation of facilities that are principally designed to served a neighborhood and that will be used for social services or for multiple purposes. The facility run by Friends in Service Helping is a neighborhood facility.
	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	Parks and Recreation Facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Individuals Families with Children Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	LMI areas East Carson City
	Associated Goals	Infrastructure/Public Facilities ADA Improvements
	Description	Development of open space areas or facilities intended primarily for recreational use.
	Basis for Relative Priority	There is a high need for a universally accessible park facility that would serve the entire community.
4	Priority Need Name	Abused/Neglected Children Facilities
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Victims of Domestic Violence Unaccompanied Youth

	Geographic Areas Affected	LMI areas East Carson City
	Associated Goals	Development of Supportive Housing
	Description	Acquisition, construction, or rehabilitation of temporary housing for abused and neglected children.
	Basis for Relative Priority	There is a high need for facilities to provide supportive housing for at-risk youth.
5	Priority Need Name	Sidewalks
	Priority Level	High
	Population	Extremely Low Low Moderate 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	Infrastructure/ADA Sidewalk Improvements
	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.
	6	Priority Need Name
Priority Level		High

	Population	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	LMI areas East Carson City
	Associated Goals	Infrastructure/ADA Sidewalk Improvements Provide counseling and financial assistance Public Services/Health Services Rental Assistance
	Description	Services for the handicapped, regardless of age.
	Basis for Relative Priority	There is a high need for rental assistance for the frail elderly and disabled population.
7	Priority Need Name	Youth Services
	Priority Level	High
	Population	Extremely Low Low Moderate Families with Children Families with Children Unaccompanied Youth
	Geographic Areas Affected	LMI areas East Carson City
	Associated Goals	Provide counseling and financial assistance Public Services/Youth Services
	Description	Services for young people age 13 to 19 that include recreational services and counseling programs.
	Basis for Relative Priority	There is a high need for services for at-risk youth.

8	Priority Need Name	Substance Abuse Services
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Substance Abuse Persons with Alcohol or Other Addictions
	Geographic Areas Affected	LMI areas East Carson City
	Associated Goals	Provide counseling and financial assistance Public Services/Health Services Services for Substance Abuse
	Description	Substance abuse recovery programs and substance abuse prevention and education activities.
	Basis for Relative Priority	There is a high need for substance abuse treatment services.
9	Priority Need Name	Fair Housing Activities
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Individuals Families with Children Elderly 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	Provide counseling and financial assistance
	Description	Fair Housing services such as counseling on housing discrimination and training for city staff to recognize protected classes and reasonable accommodations.
	Basis for Relative Priority	HUD requires that Carson City comply with the Fair Housing Act.
10	Priority Need Name	General Infrastructure
	Priority Level	High
	Population	Extremely Low Low Large Families Families with Children Elderly
	Geographic Areas Affected	Other

	Associated Goals	Owner occupied housing/minor rehabilitation
	Description	This program will assist at least 10 homeowners in Carson City with an income of at least 50% of median. The Nevada Rural Housing Authority (NRHA) will perform the weatherization services.
	Basis for Relative Priority	Carson City has determined that owner occupied housing rehabilitation is a priority based on the lack of rehabilitation services being provided.
11	Priority Need Name	Employment/Training Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly 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	Development of Supportive Housing Emergency assistance for very low-income household Owner occupied housing/minor rehabilitation Provide counseling and financial assistance Public Services/Health Services Public Services/Youth Services Rental Assistance Services for Substance Abuse
	Description	Services would include job training, language training, life skills training, and similar activities.
	Basis for Relative Priority	The need for Employment/Training services has increased in Carson City with the improvement of the economy. More jobs are available, unemployment has decreased, and unemployed and underemployed residents would greatly benefit from Employment/Training services offered through local organizations to improve their quality of life. Employment/Training services would help Carson City meet the objectives of the CDBG program of creating suitable living environments, providing decent affordable housing, and creating economic opportunities.
12	Priority Need Name	Street Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	LMI areas East Carson City
	Associated Goals	Infrastructure/ADA Sidewalk Improvements Infrastructure/Neighborhood Facility Improvements Infrastructure/Public Facilities ADA Improvements
	Description	Improvements to streets in low-to moderate-income neighborhoods that are substandard condition.

	Basis for Relative Priority	Street Improvements are closely related to sidewalk improvements and are also a high priority need in Carson City. Many streets in low- to moderate-income neighborhoods are substandard or in need of improvements and the City lacks the funds to make the necessary improvements.
13	Priority Need Name	Senior Services
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Elderly Elderly Frail Elderly
	Geographic Areas Affected	Other
	Associated Goals	Public Services/Health Services
	Description	Services for seniors to include respite care, meal delivery, and similar assistance.
	Basis for Relative Priority	Senior Services has been determined to be a critical need in Carson City and has been addressed in the past through the Community Development Block Grant program and the City's Community Support Services Grant program. Carson City consistently fund organizations that provide senior services to address this need in the community.
14	Priority Need Name	Health Services
	Priority Level	High

Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Elderly 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	Public Services/Health Services Services for Substance Abuse
Description	Health related services would include mental health, counseling, dental, medical, and similar services.
Basis for Relative Priority	Health services has been determined to be a critical need in Carson City and has been addressed in the past through the Community Development Block Grant program and the City's Community Support Services program. Carson City consistently funds organizations that provide health services in order to address this need in the community

Narrative (Optional)

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 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 units of affordable housing 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 a project.
Rehabilitation	Housing rehabilitation and energy assistance is primarily focused at 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 has been determined as 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 49 – Influence of Market Conditions

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

Introduction

Carson City's anticipated resources is CDBG funding and HOME funds through the State of Nevada.

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	362,962	0	10,000	372,962	0	

Table 50 - 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 in order to create larger sidewalk projects.

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

Carson City owns property on Brown Street and on Palo Verde Drive that may be used for affordable housing with the collaboration of the Nevada Rural Housing Authority.

Discussion

Carson City only receives CDBG funding. The State of Nevada receives HOME, ESG, HOPWA, Section 8, 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	PHA	Homelessness Ownership Public Housing Rental	Region
CARSON CITY FRIENDS IN SERVICE HELPING	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
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

**Table 51 - Institutional Delivery Structure
Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional structure in Carson City is fairly effective in dealing with housing and community development issues and is working to provide financial resources to meet the demands. Local agencies meet regularly through the Carson City Circles Initiative to develop working relationships to address many of the most pressing problems in Carson City. Being the State Capital, local agencies also have direct access to state agencies serving a variety of needs throughout the state.

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			
Mobile Clinics			
Other Street Outreach Services			
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	
Other			

Table 52 - 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)

F.I.S.H. provides temporary housing and shelters to men, women and families. In 2011 F.I.S.H. provided 16,274 nights of shelter to 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.

F.I.S.H. operates FOCUS (Friends of Citizens Under Stress) House, one of two year-round, publicly accessible emergency shelters in Carson City. The FOCUS House offers shelter nightly to 16 men. F.I.S.H. 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.

F.I.S.H. meets the temporary and emergency needs of the hungry and homeless of our community by providing immediate food in the Family Dining Room in Carson City and through three foods banks in Carson City, Gardnerville, and Mound House. F.I.S.H. Food Bank's 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.

FISH and Carson City Health and Human Services utilize Emergency Shelter Grant funds and Low-Income Housing Trust funds to house homeless and those threatened with homelessness. Housing resources are focused on very low income and homeless and homeless with disabilities.

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

One of the key gaps in the community's infrastructure is the lack of qualified non-profit housing developers. Otherwise there are few areas requiring additional coordination in Carson City. The service network is well established and active. For problems that go beyond a single jurisdiction, Carson City will work with the State of Nevada, the City of Reno, Douglas County, Lyon County, and other surrounding units of government to implement this 5-year Consolidated Plan.

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 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	2014	2019	Non-Housing Community Development	LMI areas East Carson City	Handicapped Services Sidewalks Street Improvements	CDBG: \$190,183	Other: 4 Other
2	Infrastructure/Public Facilities ADA Improvements	2014	2019	Non-Housing Community Development	LMI areas East Carson City	Parks and Recreation Facilities Street Improvements	CDBG: \$0	Other: 1 Other
3	Infrastructure/Neighborhood Facility Improvements	2014	2019	Homeless Non-Homeless Special Needs Non-Housing Community Development	LMI areas East Carson City	Neighborhood Facilities Street Improvements	CDBG: \$0	Other: 1 Other
4	Public Services/Youth Services	2014	2019	Non-Housing Community Development	LMI areas East Carson City	Youth Services Employment/Training Services	CDBG: \$0	Other: 600 Other
5	Public Services/Health Services	2014	2019	Non-Housing Community Development	LMI areas East Carson City	Handicapped Services Substance Abuse Services Employment/Training Services Senior Services Health Services	CDBG: \$0	Other: 500 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Provide counseling and financial assistance	2014	2019	Homeless	Community Wide	Fair Housing Activities Handicapped Services Substance Abuse Services Youth Services Employment/Training Services	CDBG: \$0	Homelessness Prevention: 500 Persons Assisted
7	Development of Supportive Housing	2014	2019	Affordable Housing Homeless	Community Wide	Abused/Neglected Children Facilities Homeless Facilities Employment/Training Services	CDBG: \$45,743	Housing for Homeless added: 20 Household Housing Unit
8	Emergency assistance for very low-income household	2014	2019	Affordable Housing Homeless	Community Wide	Homeless Facilities Employment/Training Services	CDBG: \$0	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted
9	Services for Substance Abuse	2014	2019	Non-Homeless Special Needs	Community Wide	Substance Abuse Services Employment/Training Services Health Services	CDBG: \$54,444	Other: 250 Other
10	Rental Assistance	2014	2019	Affordable Housing	Community Wide	Handicapped Services Employment/Training Services	CDBG: \$0	Tenant-based rental assistance / Rapid Rehousing: 40 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
11	Owner occupied housing/minor rehabilitation	2014	2019	Affordable Housing	Community Wide	General Infrastructure Employment/Training Services	CDBG: \$10,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
12	Planning and Administration	2014	2019		Community Wide		CDBG: \$72,592	Other: 0 Other

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Infrastructure/ADA Sidewalk Improvements
	Goal Description	Improvements to sidewalks in LMI areas
2	Goal Name	Infrastructure/Public Facilities ADA Improvements
	Goal Description	Construction of a universally accessible park facility
3	Goal Name	Infrastructure/Neighborhood Facility Improvements
	Goal Description	Improvements to the Friends in Service Helping (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.
4	Goal Name	Public Services/Youth Services
	Goal Description	Services for youth in need through CASA, the Ron Wood Family Resource Center, and the Community Counseling Center.

5	Goal Name	Public Services/Health Services
	Goal Description	Coordinate with Carson City Health and Human Services and Nevada Health Centers on programs that address the needs of the low- moderate-income population.
6	Goal Name	Provide counseling and financial assistance
	Goal Description	Provide counseling and financial assistance for the homeless through Carson City Health and Human Service, Capital City Circles Initiative, and the Ron Wood Family Resource Center.
7	Goal Name	Development of Supportive Housing
	Goal Description	Develop transitional and permanent housing for families and those in imminent danger of homelessness.
8	Goal Name	Emergency assistance for very low-income household
	Goal Description	Provide tenant based emergency assistance for very low income households/homeless and those in imminent danger of losing housing.
9	Goal Name	Services for Substance Abuse
	Goal Description	The Community Counseling Center will continue to expand evidence-based best practice services for substance abuse treatment for youth and adults to meet the particularly urgent community development need to provide substance abuse counseling and youth services.
10	Goal Name	Rental Assistance
	Goal Description	Rental assistance for the frail elderly, disabled, and very low-income households.
11	Goal Name	Owner occupied housing/minor rehabilitation
	Goal Description	This program will assist approximately 10 homeowners in Carson City with an income of at least 50% of median. The Nevada Rural Housing Authority (NRHA) will perform the weatherization services, which qualifies as a rehabilitation activity, on qualifying homes in Carson City.

12	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)

Carson City estimates that it will provide 20-40 units of transitional and permanent supportive housing to individuals and families over the next 5 years.

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 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 Planning Department completed a HUD survey regarding regulatory barriers to affordable housing. The survey identified the following areas where improvements could be made to lower the cost of affordable 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.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Few traditional barriers to affordable housing exist in Carson City. 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. Availability of land and land costs have been the only barriers noted by developers. It is often difficult to find multi-family lands in communities. It should also be noted that Carson City maintains a relatively high percentage of rental and multi-family housing stock.

Carson City has a housing element contained within their master plan that identifies the needs for

affordable housing and workforce housing. However, none of the communities are necessarily establishing proactive policies that assist in its creation. Current public policies for the development of affordable housing do not pose a significant barrier at this time. Land use controls, zoning ordinances, building codes, fees, and charges are fairly common for municipalities such as Carson City. Carson City's Analysis of Impediments contains a more in depth review of local development plans and policies.

Strategies to eliminate barriers are difficult to evaluate due to the prevailing housing market conditions in Carson City.

SP-60 Homelessness Strategy – 91.215(d)

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

Carson City agencies use a housing first model in dealing with homeless households and those threatened with homelessness. Once housed, essential support services are accessed by case management. Critical elements of the strategy include:

- A functioning homeless discharge plan with local agencies.
- Close coordination with homeless shelter providers in Carson City (FISH).
- Outreach efforts by FISH and the Carson City Sheriff's Department. The Sheriff's Department maintains a volunteer position to conduct outreach efforts in Carson City.
- Availability of a full range of housing resources for homeless. Carson City has emergency shelters, plans for transitional housing for homeless persons and young adults, and resources available to achieve permanent housing.
- Access to mental health, substance abuse, health and dental services, employment and financial planning services. Carson City through its general fund resources supports mental health, substance abuse, and health and dental services for homeless and those threatened with homelessness.
- Active case management.
- A host of secondary support resources such as food pantries, employment training, and counseling services located in Carson City.
- Non-profit and agency coordination through the Carson City Circles process.

Addressing the emergency and transitional housing needs of homeless persons

FISH and Carson City Health and Human Services use Emergency Shelter Grant funds and Low-Income Housing Trust funds to house homeless and those threatened with homelessness. Housing resources are focused on very low-income, homeless and homeless with disabilities.

FISH also served as the agent for the Nevada Energy Special Assistance Fund for Energy grant program in Carson City. In 2011 FISH administered 313 grants for utility payments.

F.I.S.H. provides temporary housing and shelters to men, women, and families. In 2011 F.I.S.H. provided 16,274 nights of shelter to 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.

F.I.S.H. operates FOCUS (Friends of Citizens Under Stress) House, one of two year-round, publicly accessible emergency shelters in Carson City. The FOCUS House offers nightly shelter to 16 men. F.I.S.H.

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.

During the Consolidated Plan period, Carson City will pursue two projects directed at homeless and those threatened with homelessness. FISH, with support from the Nevada Housing Division, plans to develop housing facilities 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 Carson City Health and Human services use housing resources to help the homeless and those threatened with homelessness achieve self-sufficiency. Carson City recently initiated a new housing program with the Nevada Rural Housing Authority. The NRHA maintains vouchers for chronically homeless individuals with disabilities.

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.

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

The best method for addressing homelessness is to prevent the household from losing their housing in the first place. Carson City will use Emergency Solutions Grant funding from the State to provide counseling services and financial assistance to these households. The City will also work with the RNCoC to monitor the success of the discharge policies in place.

Carson City Health and Human Services receives funding from the Nevada Low-Income Housing Trust Fund to provide emergency assistance to households and persons who are in imminent danger of losing housing. The agency also provides rental assistance to those individuals who are pending approval for disability benefits through the Disability Rental Assistance Program.

The Circles of Support program continues to receive funding from Carson City to support activities aimed at reducing and preventing poverty and homelessness in Carson City.

The Rural Nevada Continuum of Care (RNCoC) created a formal protocol to identify youth who are aging out of the foster care system prior to discharge. Youth between ages 18 to 20 who have aged out of foster care are eligible for a stipend through the Nevada Partnership for Homeless Youth. They also provide critical needs funds, up to \$1,000 per year, for former foster care youth up to age 21. These funds are meant to help with dental and vision care, rent, utilities, and supportive mentoring. Additional funds might be available for emergency requests until the youth turns 21. In addition, Assembly Bill 94 (passed in 2000), called Transition from Foster Care, created an account by taxing real estate filing transactions throughout the state. This fund was specifically created to assist the former foster care youth of Nevada to attain economic self-sufficiency by providing goods and services, job training, housing assistance, case management, and medical insurance. During 2000, this fund assisted 488 youth.

The 2009 Legislature created a Statewide Prisoner Re-entry Coalition. This coalition is working to develop a statewide discharge policy. The Department of Corrections (DOC) provides referrals and information regarding permanent housing. Nearly all DOC sites are in the RNCoC and rural clinics administer the permanent housing for those with mental health issues in rural counties. The DOC has established the goal to develop a continuum of 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 Memorandum of Understanding (MOU) with the Division of Mental Health and Disability Services (rural clinics) to provide services for inmates with mental health disorders. These individuals would receive care after being discharged in order to prevent homelessness.

The MOU between Mental Health and Disability Services and the Division of Child and Family Services (DCFS) will 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.

Carson City maintains a discharge plan with Carson City Health and Human Services, Advocates to end Domestic Violence, Carson City Sheriff's Department, Carson Tahoe Regional Health Care, and Friends in Service Helping. The purpose of the plan is to assist homeless residents in Carson City to find shelter, care and nourishment.

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

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

Carson City Health and Human Services 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. Additionally, Carson City will coordinate with the Nevada Health Division to identify any new hazards that potentially emerge in the area and work with Carson City Health and Human services to address immediate needs. Carson City will continue testing for lead-based paint on all housing rehabilitation projects.

The Carson City Board of Supervisors will consider allowing a portion of the homeowner rehabilitation assistance to be granted for costs which address environmental issues, including lead based paint. Homeowners are more receptive to rehabilitation projects when the environmental improvements do not require repayment.

The Nevada Health Division through its Nevada Healthy Home Partnership can provide professional assistance to households experiencing potential problems with lead. Carson City and Carson City Health and Human Services will continue to refer tenants and homeowners to the program.

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.

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 been successful at moving low and very low-income households in imminent danger of homelessness into permanent situations. The best combination to achieve these results is 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. These efforts are largely possible with the following activities:

- Increasing coordination between housing and human service providers through the Carson City Circles Initiative
- Working with the Continuum of Care process.
- Providing support services including financial planning and employment training. Providing the initial adequate housing resources to stabilize households.
- Providing adequate management to ensure that necessary support services are available to households and individuals in need.

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

With respect to increasing coordination between housing and human service providers, Carson City Circles initiative brings together local non-profit and support agencies to work on and coordinate programs for those in poverty.

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 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 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 will be 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 our goals and objectives set forth in the 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's anticipated resources is CDBG funding and HOME funds through the State of Nevada.

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	362,962	0	10,000	372,962	0	

Table 54 - 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 in order to create larger sidewalk projects.

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

Carson City owns property on Brown Street and on Palo Verde Drive that may be used for affordable housing with the collaboration of the Nevada Rural Housing Authority.

Discussion

Carson City only receives CDBG funding. The State of Nevada receives HOME, ESG, HOPWA, Section 8, 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	Goal Outcome Indicator
1	Services for Substance Abuse	2014	2019	Non-Homeless Special Needs	Community Wide	Substance Abuse Services	CDBG: \$54,444	Other: 60 Other
2	Development of Supportive Housing	2014	2019	Affordable Housing Homeless	Community Wide	Abused/Neglected Children Facilities Homeless Facilities Youth Services	CDBG: \$45,743	Other: 2 Other
3	Infrastructure/ADA Sidewalk Improvements	2014	2019	Non-Housing Community Development	LMI areas East Carson City	Sidewalks	CDBG: \$190,183	Other: 1 Other
4	Owner occupied housing/minor rehabilitation	2014	2019	Affordable Housing	Community Wide	General Infrastructure	CDBG: \$10,000	Homeowner Housing Rehabilitated: 5 Household Housing Unit

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Services for Substance Abuse
	Goal Description	The Community Counseling Center will continue to expand evidence-based best practice services for substance abuse treatment for youth and adults to meet the particularly urgent community development need to provide substance abuse counseling and youth services as listed in the 2014-2018 Consolidated Plan. This project will fund a full-time counselor position to provide more extensive case management.
2	Goal Name	Development of Supportive Housing
	Goal Description	The Ventana Sierra Youth Housing and Resource Initiative will fund the purchase and rehabilitation of a home for economically disadvantaged young women to live in during their 2 ½ year educational and vocational training commitment. The home will be renovated by the 11 young people currently enrolled in the program. Friends in Service Helping (FISH) 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. Funds would be used to renovate a donated building on Jeanell Drive to be used as an intake and repair center for thrift store donations and also provide space for use by other service organizations.
3	Goal Name	Infrastructure/ADA Sidewalk Improvements
	Goal Description	The ADA sidewalk improvement project will replace damaged sections of sidewalks that present safety issues and will remove barriers to connectivity in two Northeast Carson City neighborhoods. 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.
4	Goal Name	Owner occupied housing/minor rehabilitation
	Goal Description	The 2014 Weatherization program is a continuation of the 2013 program and will assist at least 5 homeowners in Carson City with an income of at least 50% of median. The Nevada Rural Housing Authority (NRHA) will perform the weatherization services, which qualifies as a rehabilitation activity, on qualifying homes in Carson City.

Projects

AP-35 Projects – 91.220(d)

Introduction

In program year 2014, the City will administer five projects. The ADA Sidewalk Improvement Project has a geographic target area. Approximately 52% of the City’s total allocation will be dedicated to target LMI areas, which is where most of the need is concentrated. Three projects will serve a specific type of client, including at-risk youth and adults and the homeless. One project will perform rehabilitation activities on qualifying houses.

Projects

#	Project Name
1	Evidence Based Best Practices for Substance Abuse Treatment for Youth and Adults
2	Ventana Sierra Youth Housing and Resource Initiative
3	2014 FISH Facility Improvements
4	ADA Sidewalk Improvements-Northeast Carson City
5	Weatherization Project
6	Planning and Administration

Table 56 – Project Information

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

The priorities were allocated based on discussions with representatives from various City departments and non-profit service providers in the community. Obstacles to addressing underserved needs stem from a lack of funding, although Carson City will partner with other agencies to address any shortfalls.

AP-38 Project Summary
Project Summary Information

1	Project Name	Evidence Based Best Practices for Substance Abuse Treatment for Youth and Adults
	Target Area	Community Wide
	Goals Supported	Services for Substance Abuse
	Needs Addressed	Substance Abuse Services
	Funding	CDBG: \$54,444
	Description	The Community Counseling Center will continue to expand evidence-based best practice services for substance abuse treatment for youth and adults to meet the particularly urgent community development need to provide substance abuse counseling and youth services as listed in the 2014-2018 Consolidated Plan. This project will fund a full-time counselor position to provide more extensive case management.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<p>The number of beneficiaries will be approximately 60 different individuals consisting of approximately 4500 hours of counseling per year. These clients will have an evaluation and follow up of care reviewed or completed by the Methamphetamine Counselor. This counselor will assist in developing a treatment plan for the clients that will involve obtaining full time gainful employment, maintaining an adequate number of groups per week for their level of addiction, and any or all of the following as appropriate to the specific client and their situation:</p> <ol style="list-style-type: none"> 1. Ongoing coaching through the recovery period 2. Treatment planning with specific methods to re-introduce natural pleasures 3. Addiction education 4. Craving management 5. Avoidance of risky activities 6. Relapse prevention planning 7. Focus on family and financial responsibility 8. Urine testing/random 9. 12 step activities with sponsor 10. Referral to physician for prescriptions if appropriate
2	Project Name	Ventana Sierra Youth Housing and Resource Initiative
	Target Area	Community Wide
	Goals Supported	Development of Supportive Housing
	Needs Addressed	Homeless Facilities Abused/Neglected Children Facilities Youth Services
	Funding	CDBG: \$25,000
	Description	This project will fund the purchase and rehabilitation of a home for economically disadvantaged young women to live in during their 2 ½ year educational and vocational training commitment. The home will be renovated by the 11 young people currently enrolled in the program.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Youth will receive college and/or vocational training, shelter, and sustenance. After successful completion of the program, the goal is for the participants to become financially independent and build their own careers.
3	Project Name	2014 FISH Facility Improvements
	Target Area	Community Wide
	Goals Supported	Development of Supportive Housing
	Needs Addressed	Homeless Facilities
	Funding	CDBG: \$20,743
	Description	Friends in Service Helping (FISH) 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. Funds would be used to replace the outdated HVAC equipment and improve the facility to include mechanical, electrical, plumbing, restroom, and thrift store renovations.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds would be used to renovate a donated building on Jeanell Drive to be used as an intake and repair center for thrift store donations and also provide space for use by other service organizations.
4	Project Name	ADA Sidewalk Improvements-Northeast Carson City
	Target Area	LMI areas East Carson City
	Goals Supported	Infrastructure/ADA Sidewalk Improvements
	Needs Addressed	Sidewalks
	Funding	CDBG: \$190,183
	Description	This project will replace damaged sections of sidewalks that present safety issues and will remove barriers to connectivity in two Northeast Carson City neighborhoods. 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.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This project will replace damaged sections of sidewalks that present safety issues and will remove barriers to connectivity in two Northeast Carson City neighborhoods. 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.
5	Project Name	Weatherization Project
	Target Area	Community Wide
	Goals Supported	Owner occupied housing/minor rehabilitation
	Needs Addressed	General Infrastructure
	Funding	CDBG: \$10,000
	Description	This program will assist at least 5 homeowners in Carson City with an income of at least 50% of median. The Nevada Rural Housing Authority (NRHA) will perform the weatherization services, which qualifies as a rehabilitation activity, on qualifying homes in Carson City.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	The weatherization program will assist at least 5 homeowners in Carson City with an income of at least 50% of median and may include ceiling, floor, and duct insulation; duct leakage sealing; window replacement; water heater and water pipe insulation; furnace replacement; refrigerator replacement; installation of low flow shower heads; carbon monoxide alarm installation; and attic insulation.
6	Project Name	Planning and Administration
	Target Area	Community Wide
	Goals Supported	
	Needs Addressed	

Funding	CDBG: \$72,592
Description	These funds will be used by the City to ensure that all other funded 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.
Target Date	
Estimate the number and type of families that will benefit from the proposed activities	
Location Description	
Planned Activities	These funds will be used by the City to ensure that all other funded 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.

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

Carson City will direct assistance to one geographic area for the Sidewalk/ADA Improvements project. It will take place in two Northeast Carson City neighborhoods.

Geographic Distribution

Target Area	Percentage of Funds
LMI areas East Carson City	52
Community Wide	48

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

This target area was identified in the Consolidated Plan as a low-income minority concentration area where infrastructure improvements can improve pedestrian safety and accessibility and create a more suitable living environment.

Discussion

Carson City has been addressing the need for sidewalk improvements in low- to moderate-income neighborhoods for the past 8 years and has seen a tremendous increase in accessibility and connectivity in these neighborhoods. The City will continue to focus its sidewalk improvement efforts in these geographic target areas in order to create suitable living environments where it is needed.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

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 Planning Department completed a HUD survey regarding regulatory barriers to affordable housing. The survey identified the following areas where improvements could be made to lower the cost of affordable 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.

One Year Goals for the Number of Households to be Supported	
Non-Homeless	199
Total	199

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

Several policy recommendations from the Land Use Master Plan are under review by the Board of Supervisors, 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.
9. Prohibit the use or limit the length of stay in recreational vehicle parks and motels.
10. Establish permit requirements for short-term residential housing at recreational vehicle parks and local motels.
11. Encourage and support efforts to create more affordable housing on a regional basis.

The City will work with NRHA to facilitate the development of affordable housing on a property owned by the WNHC known as "Brown Street". Carson City will also donate a single-family residential lot to a Community Housing Development Organization (CHDO) for the development of an affordable home. It's required that the home be made available to low- to moderate-income families per HUD income limits.

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. While NRHA does not manage any properties in Carson City, approximately 594 Section 8 vouchers are used for elderly and low-income families in Carson City. According to NRHA there are approximately 700 Carson City households on the Sec 8 Housing Choice Voucher Waiting List.

In 2013, the City contributed \$20,000 of CDBG Administrative and Planning funds towards a Regional Housing Demand Analysis being undertaken by NRHA. This Analysis will provide critical data for planning of affordable housing programs and to justify funding requests.

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

In 2013-2014, the City will work with NRHA to facilitate the development of affordable housing on a property owned by Carson City known as “Brown Street”.

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

There are no public housing residents in Carson City.

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 work with NRHA to facilitate the development of any future public housing projects.

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

Introduction

The City has set four homeless objectives as part of its Strategic Plan. The first goal is to partner with local service providers and the Rural Nevada Continuum of Care (RNCoC) to address homeless prevention and provide counseling services and financial assistance to households facing homelessness. The second goal is to provide emergency shelter and transitional housing by continuing to partner with F.I.S.H. and Advocates to End Domestic Violence. The third goal is to develop transitional and permanent supportive housing through the redevelopment of a suitable property. The fourth goal is to provide supportive services in the form of employment counseling and job training in order to prevent homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Carson City adopted a 10-year plan to prevent and end poverty and homelessness in June 2006 and is actively involved in a partnership with the RNCoC, Churchill, Douglas, and Lyon counties to implement the strategies of the plan. The City is also the recipient of two Shelter Plus Care grants that provide up to 8 permanent supportive housing units to chronically homeless individuals and families. In addition, the State Rural Services Division receives Shelter Plus Care funding from HUD to provide mentally ill clients permanent housing and supportive care, including participants who live in Carson City.

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. In 2012 the RNCoC began the development of a 3-5 year Strategic Plan for ending homelessness, including the chronically homeless. The plan will leverage and align existing plans, goals, and objectives throughout the 15 county areas. Participants in the development of the plan includes county and city representatives, schools, the Veterans Administration, the NRHA, and homeless service providers.

The RNCoC will continue to encourage the creation of additional permanent supportive housing units in rural areas. The City will explore the potential redevelopment of a property into transitional housing for very low income individuals. The City will work with the RNCoC to ensure the units are available to persons transitioning into permanent housing and residents have access to necessary supportive services.

Addressing the emergency shelter and transitional housing needs of homeless persons

The best method for addressing homelessness is to prevent the household from losing their housing in

the first place. The risk of homelessness is prevalent despite today's improving economic conditions and housing market. Households that lost jobs in the sagging construction, landscaping and real estate industries and who have not been able to secure full-time employment are among those facing homelessness. The City will utilize Emergency Solutions Grant funding it receives from the State to provide counseling services and financial assistance to these households. The City will also work with the RNCoC to monitor the success of the discharge policies in place.

Carson City Health and Human Services was granted \$18,000 from the Nevada Low-Income Housing Trust Fund to provide emergency assistance to households and persons who are in imminent danger of losing housing. Also awarded to Health and Human Services in 2009 was \$17,777 of CDBG-R funds for the Family Enrichment Program, which provides support services and financial assistance to prevent families from becoming homeless. The agency also provides rental assistance to those individuals who are pending approval for disability benefits through the Disability Rental Assistance Program. This program was originally funded with CDBG funds and is now using revolving funds from Social Security.

The Circles of Support program continues to receive funding from Carson City to support activities aimed at reducing and preventing poverty and homelessness in Carson City.

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

Carson City will help homeless persons make the transition to permanent housing and independent living by providing emergency shelter and transitional housing by continuing to partner with F.I.S.H. and Advocates to End Domestic Violence. Carson City will also develop transitional and permanent supportive housing through the redevelopment of a suitable property.

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

The RNCoC has four discharge policies in place to ensure that persons leaving institutional care do not become homeless, including Foster Care, Mental Health, Corrections and Health Care.

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 Mental Health discharge protocol is based on a Memorandum of Understanding between Mental Health and Disability Services (Rural Clinics/AdultMH Services) and Division of Child and Family Services 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 being actively 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.

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.

Health care discharge protocol is done at the county level. Carson City has not finalized a discharge protocol as of yet, but may choose to follow the model used by Churchill County and Lyon County. These counties developed a broad approach that incorporates health care, law enforcement, treatment, social services and juvenile probation.

Discussion

With the collaboration of other service agencies, Carson City has created a protocol and objectives for helping the homeless and others with special needs. These objectives are being implemented by Carson City Health and Human Services, the Rural Nevada Continuum of Care, FISH, Advocates to End Domestic Violence, and Circles of Support.

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

Introduction:

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.

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

The Planning Department completed a HUD survey regarding regulatory barriers to affordable housing. The survey identified the following areas where improvements could be made to lower the cost of affordable 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.

Discussion:

Several policy recommendations from the Land Use Master Plan are under review by the Board of Supervisors, 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.
9. Prohibit the use or limit the length of stay in recreational vehicle parks and motels.
10. Establish permit requirements for short-term residential housing at recreational vehicle parks and local motels.
11. Encourage and support efforts to create more affordable housing on a regional basis.

The City will work with NRHA to facilitate the development of affordable housing on a property owned by the WNHC known as "Brown Street". Carson City will also donate a single-family residential lot to a Community Housing Development Organization (CHDO) for the development of an affordable home. It's required that the home be made available to low- to moderate-income families per HUD income limits.

AP-85 Other Actions – 91.220(k)

Introduction:

Many factors influenced the City’s assessment of community needs, including existing facilities, services, and programs, the availability of non-CDBG funding sources, and the ability to use CDBG to successfully serve the need given the limitations of the program. The City based its needs assessment on discussions with City staff and community service providers with first-hand experience in serving the community development needs of the area.

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

Carson City will do the following to foster and maintain affordable housing:

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.
9. Prohibit the use or limit the length of stay in recreational vehicle parks and motels.
10. Establish permit requirements for short-term residential housing at recreational vehicle parks and local motels.
11. Encourage and support efforts to create more affordable housing on a regional basis.

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 implement a plan to screen at-risk children within the City. 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

As part of the Consolidated Plan, the City is required to devise a strategy to reduce the number of poverty-level families within its jurisdiction. According to the 2012 American Community Survey conducted by the U.S. Census, an estimated 16.4 percent of Nevada residents were below the Federal poverty level.

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 coordinate with these state programs to ensure that the programs administered by the City are complementary to the existing state programs and do not overlap. The City created the Family Enrichment Program, which assists low-income individuals and families achieve self-sufficiency through graduated rental assistance. The City will also coordinate with the United Way and other service providers to ensure that working poor families take advantage of programs like the Earned Income Tax Credit to help build self-sufficiency.

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. Carson City contributed \$7,500 to the Circles of Support Program which helps the homeless transition out of poverty.

The Nevada Department of Transportation has previously provided bus services throughout the area within the WNHC to assist poverty-level persons and households 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.

Actions planned to develop institutional structure

For 2014, the City has identified three areas to improve its institutional structure. First, the City will work with the Nevada Rural Housing Authority and other partners to increase the capacity of non-profit housing developers. Second, the City will work with the Continuum of Care to strengthen coordination in the delivery of homeless services. And lastly, the City's Health Department will coordinate with other

agencies in the state to address the threat of lead-based paint. The City hopes to build its capacity to identify lead-based paint hazards in the community.

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
- City Health and Human Services Department
- CDBG applicants

Discussion:

CDBG funds are limited and are not sufficient to meet all of a community's 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.

- High Priority: A high priority indicates the City will use CDBG funds to implement programs and projects to address this need.
- Medium Priority: A medium priority indicates the City acknowledges a need exists but that the need level is relatively low compared to other needs and/or the need is being addressed by another program or funding source. The City will partner with other agencies and organizations to apply for additional funding.
- Low Priority: A low priority indicates that the City does not perceive a need for this type of service or program.

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

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)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
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, 2014 to June 30, 2015. 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	<p>Data Source Name</p> <p>Continuum of Care Housing Gap Analysis</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>Rural Nevada Continuum of Care</p>
	<p>Provide a brief summary of the data set.</p> <p>Data derived from Housing Gap Analysis Chart</p>
	<p>What was the purpose for developing this data set?</p> <p>To determine the homeless and special needs populations</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2013</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Point in Time Count</p>
	<p>Describe the total population from which the sample was taken.</p> <p>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.</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>â€¢ 152 homeless people in the street count, with the vast majority being single males.â€¢ 8 chronically homeless in the street count.â€¢ 413 people were living in local hotels, â€¢ 109 people were in families and living in hotels short-term. There were 22 children under the age of 18 living in short-term in hotels.â€¢ 213 persons lived in local motels long-term in 2013. There were 13 children under the age of 18.â€¢ The school count indicates 359 children experience homelessness in 2013, most double up or live with friends and relatives.</p>
2	<p>Data Source Name</p> <p>2014 HOME Program Rents</p>
	<p>List the name of the organization or individual who originated the data set.</p> <p>U.S. Department of Housing and Urban Development</p>
	<p>Provide a brief summary of the data set.</p> <p>2014 HOME Program Rents</p>

	<p>What was the purpose for developing this data set?</p> <p>Fair Market Rents are established by HUD each year for the Section 8 Program.</p>
	<p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>2014</p>
	<p>Briefly describe the methodology for the data collection.</p> <p>Per 24 CFR Part 92.252, HUD provides the following maximum HOME rent limits. The maximum HOME rents are the lesser of: 1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or 2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.</p>
	<p>Describe the total population from which the sample was taken.</p> <p>N/A</p>
	<p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p> <p>N/A</p>