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State of Nevada

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**Consolidated Annual Action Plan  
2011-2012**



**U.S. Department of Housing and Urban  
Development**

**Community Planning and Development Programs**

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# Second Program Year Action Plan Narrative Responses

## GENERAL

### **Executive Summary**

The PY 2011-2012 Action Plan is a one-year plan to address the low-income housing and community development needs in the State of Nevada, with a special focus on serving the small cities and rural areas of the State. It is the second year Action Plan in the implementation of the five-year Consolidated Plan for fiscal years 2010 to 2014. This Action Plan consolidates the planning, application, and funding requirements for four programs funded by the U.S. Department of Housing and Urban Development: Community Development Block Grant (CDBG); HOME Investment Partnerships Program (HOME); Emergency Shelter Grant (ESG); and Housing Opportunities for Persons with AIDS (HOPWA).

The State agencies responsible for the aforementioned programs are:

- Nevada Commission on Economic Development (NCED): CDBG State Program (Lead Agency)
- Nevada Housing Division: HOME and ESG Programs
- Nevada Health Division: HOPWA Program

### **Structure of the 2011 Action Plan**

The 2011 Action Plan was developed using the Consolidated Plan Management Process tool (CPMP), a HUD-Produced template for use by state and local jurisdictions to facilitate the planning process and ensure all planning requirements are met. The plan's structure is based on the narrative template included in the CPMP tool, which contains the following sections:

- General
- Housing
- Homeless
- Non-homeless special needs
- Community Development

### **Summary of Citizen Participation and Consultation**

The Nevada Commission on Economic Development conducted the following outreach activities to provide internal and external stakeholders, and the general public the opportunity to comment on the availability of funds in the State from HUD:

- Sent email notices to 26 eligible cities and counties in rural Nevada with a copy of the Draft Annual Action Plan and;
- Published public notices regarding 3 public meetings to gain input; and
- Met with and received suggested improvements from internal and external stakeholders throughout the past program year.

### **Anticipated Resources**

The following Table lists anticipated HUD funds for 2011 by state program. Actual funding levels for each program will be awarded by HUD at a future date.

Community Development Block Grant	\$2,542,895
HOME Investment Partnerships (HOME) Program	\$3,001,113
Emergency Shelter Grant (ESG)	\$408,204
Housing Opportunities with AIDS (HOPWA)	\$255,631
<b>Total</b>	<b>\$6,207,843</b>

## 2011 Action Plan Overview

The 2010-2014 Consolidated Plan submitted to the U.S. Department of Housing and Urban Development (HUD) in May 2010 identifies the housing and community development needs of Nevada and provides the framework for how Nevada intends to address and prioritize those needs over a five year period. The Consolidated Plan and the 2011 Plan pertain to the activities of the following programs:

- Community Development Block Grant Program (CDBG);
- HOME Investment Partnership Program (HOME);  
Emergency Shelter Grant Program (ESG); (ESG-soon to be the Emergency Solutions Grant); and
- Housing Opportunities for Person with AIDS (HOPWA)

The 2011 Action Plan is the one-year implementation plan for federal fiscal year 2011 and the program year that begins on July 1, 2011. It outlines the specific activities and goals for how the programs listed above will address the prioritized needs identified in the five year plan, as well as the method of distribution of funds for each of the four programs.

The Nevada Commission on Economic Development administers the State and Small Cities Community Development Block Grant Program.

The State managed Community Development Block Grant Program (CDBG) is driven by the statutory objectives of providing decent housing, suitable living environments, and economic development opportunities for low-and moderate-income persons in rural Nevada.

In Nevada, the Nevada Housing Division administers the HOME and ESG programs. The State Department of Health and Human Services oversees the HOPWA program.

## Objectives and Outcomes

### CDBG Program Objectives

The mission of the Community Development Block Grant Program (CDBG) is to improve the economic, social and physical environment of eligible cities and counties in ways that enhance the quality of life for low-and moderate income (LMI) residents.

Eligible cities and towns are those with less than 50,000 populations and counties with less than 200,000 populations, provided the cities, towns or counties do not participate as entitlement communities.

The statutory objectives of providing a suitable living environment, decent housing, and economic opportunities for low-moderate income persons direct and drive the management and administration of the CDBG program in Nevada. Apart from these overarching objectives, the State of Nevada does not determine in advance how CDBG funds should be spent at the local government level. The State assists rural communities in their needs assessments, but does not direct local jurisdictions on how to plan their community development activities or limit local jurisdictions in the types of assistance to apply for.

The yearly allocation of CDBG funds begins at the annual CDBG forum, traditionally held in the latter part of the year. Representatives from the 26 eligible cities and counties attend the forum, together with invited non-profit community development agencies.

The three main purposes of the annual forum:

- To discuss CDBG funding and set-aside allocations for the forthcoming year;
- To elect a new Advisory Committee for the coming year; and
- To discuss any procedural changes within the CDBG program.

At the Annual Forum, the delegates decided to set aside \$375,000 in CDBG funding for housing related and economic development related activities in PY 2011.

After allowing for set asides, program administration, and training and technical assistance amounts (calculated annually on the overall allocation from HUD), the Forum delegates agreed that the balance of the funds would be allocated by the CDBG Advisory Committee on an "as needed" basis. The estimated funds for 2011 allocation are summarized below:

• PY 2011 Estimated HUD Allocation	\$2,542,895.00
• Less CDBG Program Administration	\$ 150,857.00
• Less Training and Technical Assistance	\$ 25,428.36
• Subtotal	\$2,366,609.64
• Plus Recaptured Funds for Reallocation	\$ 164,136.64
• Plus Program Income	\$ 143,980.72
• <b>Total Available for Grant Allocation</b>	<b>\$2,674,727.00</b>

Although the grant allocation for 2011 has not been announced by the Federal government, an allocation estimate was communicated out to all state offices. Advisory deliberations were held in March 2011 for the grant applications submitted in January and the Advisory Committee selected 32 projects as priority for funding when funds are announced by HUD. As evidenced in Table, 1, the 32 projects which were selected meet the Program Objectives of the State.

## CDBG Outcomes

In the past year the following community development projects have been implemented:

- Completion of a fire house
- Completion of a water project in a rural community that had inadequate water pressure and no fire protection
- Sewer Video and inspection to determine problem areas in a small community
- Completion of a Sewer Treatment Pond relocation
- Micro-enterprise training for small businesses
- Housing Rehabilitation for owner occupied low income residents
- Medical equipment for a small community
- Design for septic tank reduction in an area that exceeds current restrictions for septic tank usage
- Leadership Development Training for small communities
- Support to the Rural Nevada Continuum of Care

## HOME AND ESG Program Objectives

The State continues to pursue the housing, and homeless objectives as outlined in the Consolidated Plan for 2010-2014. One housing project will be funded this year. In 2011 the State will focus efforts and resources on expanding housing opportunities for low and moderate-income renters through construction of new multi-family units. The state will also continue with its efforts to enhance the ability of low and moderate-income households including disabled households to purchase their own homes, and continue to provide emergency rental assistance to very low-income households including those in imminent danger of homelessness.

Approximately 40-60 homeowner units are expected to be rehabilitated using HOME, State Trust funds, and weatherization funds. The State will continue to provide rental assistance for low and moderate-income persons and very low-income households, and support efforts by local social service agencies to provide housing counseling and case management services for very low-income households, the homeless, and those in imminent danger of homelessness.

The State continues to support the creation and maintenance of ownership opportunities for low and moderate-income households. Down payment assistance programs provide an avenue for ownership in the non-entitled areas. Many of the non-entitled areas are unaffected by the national economic downturn due to gold mining operations in Northern Nevada.

In FY 2011 the State is expected to receive approximately \$408,204 in ESG funding. The increase in the allocation amount is due to implementation of the new Homeless Emergency Assistance and rapid Transition to Housing (HEARTH) Act, which was signed into law on May 20, 2009. The HEARTH Act amends and reauthorizes the McKinney-Vento Homeless Assistance Act with substantial changes, including:

1. A consolidation of HUD's competitive programs;
2. The creation of a Rural Housing Stability Program;
3. A change to HUD's definitions for homeless and chronically homeless;
4. A simplified Match requirement;
5. An increase in Homeless Prevention resources; and
6. An increase in the emphasis on performance.

The ESG program requires the State to identify or provide match for the entire allocation amount less the first \$100,000.00 of the annual allocation. With implementation of the HEARTH Act it is estimated that the match requirement for the State will be approximately \$308,204.00. In the past all sub-recipients of ESG funds provided the match, either cash or in-kind, and it is expected that the new ESG program will require agencies to do the same. ESG funds, including any match provided, help agencies address homeless and at-risk of homelessness issues within their communities.

Implementation of the HEARTH Act, and the change of the Emergency Shelter Grant Program to the Emergency Solutions Grant Program, will require agencies to focus towards increasing support of households who are in imminent danger of homelessness, while continuing to provide homeless activities but on a more limited basis. At this time it is anticipated that 2,500 individuals and families will receive assistance with support provided by the ESG program.

Coordination efforts will continue with human service agencies providing homeless assistance in areas without shelters. Homeless in the non-entitled areas are provided with temporary and emergency assistance through the ESG program combined with other resources available to local and state agencies. Additionally, 10 to 20 vouchers will be allocated to elderly and very-low income households in imminent danger of homelessness.

Each year approximately 20 to 30 households with physical disabilities have been assisted with housing rehabilitation and weatherization program funds. Greater access to down payments assistance for households with disabilities has been achieved by increasing coordination and interaction with State agencies providing supportive services to this special needs population.

## HOME and ESG Program Outcomes

In the past year the following housing programs have been implemented:

- Nevada Housing Division's continues to fund down payment assistance program.
- The Nevada Housing Division is moving ahead with construction of an eight units for elderly in Wells, Nevada. This project is consistent with rental housing objective in the Consolidated Plan. There will be one ADA compliant unit. This unit will be able to house mobility impairment, visually impaired and hearing impaired.
- Last year the Nevada Housing Division funded 12 homeowner rehabilitation projects. This activity is consistent with homeowner housing objective consolidated Plan.
- Provided approximately 40 families with rental deposit assistance.
- Provided rental subsidy to approximately 25 disabled or senior households who are on the Housing Choice Voucher Program wait list.

- The State through the CDBG program provided administrative support to the RNCOC. As a result RNCOC members received \$527,625 in Supportive Housing and Homeless Management Information System (HMIS) database support.
- County Social and Human Service agencies and other homeless service providers utilized ESG and other funding sources to provide emergency homeless assistance, transitional housing, homeless prevention assistance, and housing counseling services to individuals and families in northern and rural Nevada. They collaborated with programs such as JOIN, Job Connect, school district homeless liaisons, state and local welfare offices, Veterans Administration, local housing authorities and other providers of transitional and permanent housing, along with mental health providers, to ensure clients obtained comprehensive wrap-around services in order to stabilize their housing environment.
- Provided \$15,000 in ESG funds and \$8,062.00 of LIHTF administrative funds to the City of Reno to support the HMIS database in northern and rural Nevada to allow ESG and Continuum of Care Recipients access to the system.
- The State continued to expand its interactions with partner organizations working with the Rural Nevada Continuum to Care to establish cooperative interaction on homeless issues, and the Governor's Office on Developmental Disabilities to create housing programs for persons with disabilities. The Nevada Housing Division continues to encourage a strategy for implementing a more comprehensive homeless discharge policy.

## HOPWA

The Nevada State Health Division provides funding to Northern Nevada Hopes utilizing HOPWA funding. Northern Nevada Hopes utilizes Housing Opportunities for Persons with AIDS (HOPWA) to recruit and retain individuals suffering with HIV and their families into care. Many of the individuals at HOPES are homeless or at risk of being homeless. HOPES will use the HOPWA funds from Housing and Urban Development (HUD) through the State of Nevada to prevent homelessness and maintain residency for clients prior to clients' acceptance into other HUD programming, including Section 8 through Reno and Rural Housing Authorities.

## General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.

## CDBG

The geographic areas in which area wide indirect benefit assistance will be directed during the next year will include only those areas that have been determined by HUD's 2010 Community Index Eligibility Index to be at least 51% LMI or areas that have been surveyed and the results of the survey indicate the community is LMI. The Method of Distribution in the State CDBG Program does not direct funding only in the areas of racial/minority concentration. At this time, there are no target areas in the State specifically designated as a priority more than other LMI Communities. The geographic areas where assistance will be directed in the next year include Churchill

County, Elko County, Esmeralda County, Humboldt County, Lyon County, Mineral County, Nye County, Pershing County, Storey County, and White Pine County.

## HOME

The State of Nevada's HOME program funds all Participating Jurisdictions as State Recipients. The PJ's in the State consist of Clark County HOME Consortium, City of Las Vegas, the City of Henderson, Washoe County HOME Consortium, and the Western Nevada HOME Consortium. The remaining eight counties (non-entitled areas) will be funded directly through applications received by the Housing Division. The Housing Division will fund any project located in these eight counties that received an allocation of tax credits from the Housing Division. The allocation of HOME funds is distributed on a population based formula that takes into consideration all HOME funds coming into the State of Nevada. The Housing Division will make available down payment assistance and homeowner programs to the eight counties that they fund directly

## ESG

The State of Nevada's ESG funding, allocated to the Nevada Housing Division, is passed on to eligible non-profits and local jurisdictions since the State is not allowed to serve clients directly due to program regulations. Eight (8) rural communities receive almost 73% of the State's allocations, with a portion of funding provided to the City of Reno in Washoe County to supplement their small ESG allocation received directly from the U.S. Department of Housing and Urban Development (HUD). At least \$15,000.00 of the ESG allocation will also be provided to the City of Reno as match to their Continuum of Care Homeless Management Information System grants received from HUD for rural and northern Nevada. If additional funding is made available via the HEARTH Act funds may be provided to the HMIS Lead Agency to offset the costs of changes to the reporting requirements.

Approximately 62% of the State's ESG allocation will be awarded to communities with a poverty rate of 10% or higher. Of the rural allocations awarded, five (5) out of the eight (8) Counties receiving these funds have an average poverty rate of 12.3%. One of the Counties provided funding has 2 Targeted Area Census Tracts in which 70% or more of the families have incomes that are 80% or less of the statewide median income, or an area of chronic economic distress. In addition the City of Reno, located in Washoe County, has 3 Targeted Area Census Tracts and a poverty rate of 12.20%. Of the sixteen (16) Counties located in northern and rural Nevada, five (5) reflect between 20% and 24% of Hispanic or Latino origin as of 2009 (most recent data available) and only one (1) of those five (5) Counties has not requested an ESG allocation.

Funds provided by the State will help offset costs of homeless shelters; will provide motel vouchers in areas without access to shelters; and will include homeless prevention and other essential services for individuals and families throughout northern and rural Nevada. Emphasis will be for communities receiving ESG funds to align their outcomes and goals with their local Continuum of Care, the State of Nevada's Interagency Council on Homelessness, HUD, and other initiatives to end homelessness in Nevada.

2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.

## CDBG

There are 26 eligible entities in the State of Nevada which can apply for CDBG funding. These entities are located in the non-entitlement areas of the State and are considered rural based on population and size. The CDBG funding which is distributed in these parts of the state is not allocated geographically, but by eligible projects selected by the Advisory Committee.

## HOME

The State of Nevada's HOME program takes into consideration all HOME funds coming into the State of Nevada because the majority of the population is in Clark County and it is felt that their needs should be taken into consideration when administering the HOME funds. The State of Nevada has five Participating Jurisdictions that will receive State funding as follows: Clark County HOME Consortium, City of Las Vegas, City of Henderson, Washoe County HOME Consortium, and the Lyon County HOME Consortium. The Housing Division feels that multi-family projects using tax credits should be a priority. This allows the Housing Division to leverage other federal funds. When tax credit projects are not available to fund in Participating Jurisdictions the Housing Division often funds small stand alone projects. The remaining HOME funds are used for down payment assistance and homeowner rehabilitation projects. The proposed State HOME fund distribution for 2011 is as follows:

Clark County Consortium	\$788,075
Western Nevada HOME Consortium	\$147,472
Washoe County Consortium	\$300,419
City of Las Vegas	\$426,454
Henderson	\$193,020
Retained and funded directly by Nevada Housing Division Administration	\$300,111
Discretionary funds	\$255,094
Non-entitled Project Funds	\$518,468
CHDO Operating	\$72,000

**Total** **\$3,001,113**

The Nevada Housing Division accepts applications on a year round basis; however the majority of the funds are allocated in conjunction with the Low-Income Housing Tax Credit program. Eligible activities for State HOME funds include:

- Rental rehabilitation;
- Homeowner rehabilitation;
- Tenant-Based Rental Assistance;
- Homebuyer assistance; and
- New multi-family construction.

If the Nevada Housing Division receives any tax credit applications for the non-entitled areas of the State this year, HOME and Trust Funds will be used as leverage

with the Low-Income Housing Tax Credit program. As in past years, the Nevada Housing Division will ensure that HOME funds are used for down payment assistance and homeowner rehabilitation programs throughout the non-entitled areas. NHD will work closely with USDA Rural Development to leverage funding for these programs.

## ESG

Effective in FY 2010 the Division implemented a two-year awarding procedure to streamline the annual application process. Agencies receiving allocations of ESG funds in an even year will receive the same amount of funding the following year, as long as they submit a "Notice of Intent to Accept ESG Funds" to the Division. Funds will be allocated as follows:

Advocates to End Domestic Violence-Carson City	\$23,500
Advocates to End Domestic Violence-Mineral County	\$8,000
Alternatives to Living in a Violent Environment-Lyon County	\$8,000
Churchill County Social Services	\$16,500
City of Reno-CAC and HMIS Match	\$80,489
Committee Against Domestic Violence-Elko County	\$23,500
Consolidated Agencies of Human Services-Mineral County	\$11,400
Douglas County Social Services	\$24,500
Elko County Social Services	\$13,000
Friends In Service Helping-Carson City	\$32,000
Friends In Service Helping-Elko County	\$32,157
Humboldt County Indigent Services	\$5,000
Lyon County Health and Human Services	\$11,500
White Pine County Social Services	\$3,500
Other HEARTH Act eligible activities not currently awarded (Homeless Prevention)	\$86,658
Administration Costs (estimate of 7% allowed by regulations)	\$28,500
<b>ESTIMATED ESG ALLOCATION</b>	<b>\$408,204</b>

It is estimated that the State's ESG allocation will be increased to approximately \$408,204.00 in FY 2011. The increase is being provided to states and local jurisdictions to help with implementation of the HEARTH Act. It is anticipated that these funds will be used by the State and ESG recipients for allowable administrative costs (capped at 7% with new allocation), with the remaining awarded to agencies that currently provide homeless prevention activities.

As in the past, the first \$100,000 of the ESG grant received by the State is not required to be matched per HUD regulations. Implementation of the HEARTH Act will increase the amount of funding to the State thereby increasing the match requirement. The Division will require recipients to certify that they will provide all match obligation amounts unless a waiver is provided by the Division due to hardship.

In the past match funds have included in-kind donations, county grants, United Way grants, administrative salaries and the value of time and services contributed by volunteers to carry out the program. The HEARTH Act will allow a recipient to include the value of any donated material or building, the value of any lease on a building, and the value of the time and services contributed by volunteers to carry out the program of the recipient at a rate determined by the Secretary. Match funds will

provide additional funding and in-kind services for homeless and at-risk of homelessness programs in northern and rural Nevada.

As part of the allocation process the Division presented the award amounts, along with a summary of anticipated activities, to the Rural Nevada Continuum of Care Steering Committee to ensure activities will address goals and objectives of the Continuum. A summary of how the HEARTH Act will affect the allocation of funds for shelter operating costs and certain essential services related to street outreach was also discussed. Citizen participation was encouraged and comments were noted. Comments received indicate that most communities would like the State to adopt the "Hold Harmless Needs" allocation for emergency shelters, meaning that what has been allocated last year for shelter operation costs will remain the same in future years with no increase in funding. The remaining allocation, including any increases received from HUD in future years, will be allocated to communities for homeless prevention activities. This will help them meet the goals and objectives of HUD and their local Continuum of Care to provide more permanent housing solutions to homeless and at-risk of homelessness households.

## HOPWA

Northern Nevada HOPES utilizes Housing Opportunities for Persons with AIDS to assist persons suffering with HIV and their families in throughout Nevada except Las Vegas, an entitlement jurisdiction. Clients served are selected based on HIV status, LMI status, and housing needs. Assistance is not based geographically for the State Program.

3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.

## CDBG

Many small business owners are seeking funding sources to expand and grow their business. Commercial funding sources have severely curtailed lending to these types of businesses in the state. The newly introduced Revolving Loan Fund (REDF) will offer loans between \$5,000 and \$50,000 to existing business in rural Nevada seeking capital for expansion and development.

## HOME

As the administrator to several housing programs, the Housing Division tries to maximize its programs and partnering its programs to try to address the obstacles to meeting underserved needs. As with the majority of states, the State of Nevada will always have underserved needs and continue working with other units of government to try and address these needs as much as possible.

## ESG

FY 2011 will bring many challenges to communities in Nevada. The State continues to be affected by foreclosures, high unemployment, budget deficits, and other economic issues. Unemployment benefits may be limited, or in many cases, will end without households securing jobs. And while Nevada continues to be near the bottom in per

capita spending on mental health, a 12.4% reduction has been proposed for mental health funding in the State's budget. If implemented this would reduce the number of youth and adults receiving outpatient mental health services to 2,765 from 4,075.

Lack of transportation services in rural communities brings challenges to those in need of transportation to jobs, services and housing. Many areas do not have access to public transport of any kind and must rely on providers to transfer clients to and from job interviews, appointments, etc.

Funding received from the American Recovery and Reinvestment Act will become limited as agencies face more demand for programs and services from households that previously had never requested assistance. Continuing with the development of partnerships and improving collaboration between various programs and services, including job training and other employment initiatives, will be necessary.

Specific actions to address these obstacles in FY 2011 will include:

- Community action agencies and social services providers acting as intake agencies for the Housing Choice Voucher (formerly Section 8) Program will allow those agencies that have implemented transitional housing programs to work closely with the Housing Authority to ensure clients assisted will eventually meet the eligibility criteria for a housing voucher and a long-term housing solution;
- The RNCoc and the Division will begin discussions with Nevada Rural Housing Authority regarding HUD's new initiative for Public Housing Authorities (PHA'S) to address homelessness. Included is an opportunity for PHA's or owners of HUD's project-based assistance to incentivize the provision of housing to homeless families and individuals, including a program that will indemnify PHA's or landlords for damage to units, loss of security deposits, or other risks to successful property management and a program for supportive services coordination;
- Agencies will continue to work closely with the representative of the Veteran's Administration, including the VASH Voucher Program, so that Veteran's have access to housing and other services;
- Providers will collaborate with local school district's Kids in Transition liaisons in each county, the Head Start State Collaboration Office, and the Nevada Head Start Association to ensure families with children are referred to mainstream resources, housing, and other services available to address the needs of homeless families in rural Nevada;
- If funding allows, a homeless Point-in-Time count will be conducted January 2012 that will include counts of sheltered and unsheltered individuals and families, homeless interviews, motel counts, and provider surveys. Data obtained from this annual process will be used by state and local agencies to demonstrate the homeless and under-housed needs in rural Nevada in an effort to increase services to prevent individuals and families from reaching homelessness, and moving individuals and families from homelessness to housing;

- Support the efforts of the Rural Continuum of Care (RNCoc) to increase the number of permanent housing units in rural Nevada;
  - Conduct Peer Sharing meetings throughout the year during the RNCoc Technical Meetings which will create a forum where successful initiatives and ideas can be shared with agencies struggling to address the many homeless and poverty needs within their communities;
  - Meet with job opportunity programs such as JOIN to develop ways to provide access to their services to citizens in communities without means of transportation;
  - Conduct Statewide Continua meetings at least quarterly to discuss statewide initiatives, goals and objectives;
  - Participate in Statewide Continua meetings at least quarterly to discuss statewide initiatives, goals and objectives, including supporting the reinstatement of the Governor’s Interagency Council on Homelessness;
  - Encourage agencies throughout rural Nevada to increase employment income of clients receiving assistance in all programs and not simply programs received through the McKinney-Vento Homeless Assistance Act. The RNCoc will continue to partner with and expand partnerships with organizations that support workforce development, job training, and employment placement. Increasing cross system linkages and using Point in Time interview data to determine the best fit for employment in rural areas that look at education level of homeless persons, proximity and availability to transportation and employment with some benefits will be encouraged.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

**CDBG**

Estimated PY 2011 HUD Allocation	\$2,542,895.00
Less: State Administration	\$ 150,857.00
Technical Assistance	\$ <u>25,428.36</u>
Subtotal	\$2,366,609.64
Recaptured Funds available for Reallocation	\$ 164,136.64
Program Income	\$ <u>143,980.72</u>
<b>Total Available for allocation</b>	<b>\$2,674.727.00</b>

The total estimated allocation of HUD was allocated in March towards 32 projects which are listed in Tables 1, 2, and 3. As identified in the Consolidated Plan, these projects will assist communities in rural Nevada with water and wastewater treatment system upgrades, assisting with recreational spaces to serve low-and moderate-income people, provide to quality facilities to serve the elderly population, provide

access to adequate emergency services, and to provide business assistance to foster entrepreneurial development.

In addition to the allocation of \$2,674,727 towards 32 projects, leveraging from federal, state and local sources and others as indicated in Table 1 totals \$3,382,985. If less funding is available, applications will be funded as ranked by the Advisory Committee in their deliberations in March 2011.

## HOME

HOME funds are typically used alone or in combination with USDA Rural Development funding, State Trust Funds, Low-Income Housing Tax Credits, Department of Energy Weatherization and Energy Assistance Funds. The 2011 HUD allocation to the HOME program in Nevada is \$3,001,113.

In 1989, the Nevada Legislature created the Low-Income Housing Trust Fund to be used by public or private non-profit organizations, housing authorities, or local government entities for:

- Acquisition, construction, or rehabilitation of housing for eligible families through loans, grants or subsidies;
- Technical and financial assistance;
- Funding of projects that provide assistance to, or guarantees for the payment of rent or deposits as security for rent for eligible families including homeless persons;
- Reimbursement of the Division's administrative costs; and
- State's contribution to facilitate the receipt of related federal funds.

Low-Income Housing Tax Credits (LIHTC) are another form of non-federal funding, and as far as possible, the State will use tax credits for priority projects consistent with procedures identified in the Allocation Plan.

The Division will review HOME multi-family applications to try to ensure that projects are not built in areas of minority concentration when possible. As with most low-income projects, the location of the project is determined by the developer, however, the Division will be working with the developers as the Tax Credit funding agency.

## Nevada Low Income Housing Trust Fund

Approximately \$4,000,000.00 is available to provide incentives to develop and support affordable rental housing and homeownership affordability, through acquisition, new construction, or moderate rehabilitation of non-luxury housing with suitable amenities. This includes the purchase of real property (with certain restrictions), site improvement, conversion, demolition, and other expenses, e.g., financing costs, to provide rental assistance, security deposits, and other manners in which to assist eligible families in obtaining or keeping housing. The Trust fund may also be used to provide for technical assistance. The allocation of Trust Fund monies for 2011-2012 is as follows:

Funds Available	\$4,000,000.00
Weatherization set-aside	\$450,000.00
*Welfare set-aside (15%)	\$600,000.00
Administration (6%)	\$180,000.00
Administrator's Request	\$270,000.00

Project Funds	\$2,500,000.00
Cark County Consortium	\$1,007,790.00
Las Vegas	\$545,350.00
Washoe County Consortium	\$384,176.00
Rural Counties	\$127,262.00
City of Henderson	\$246,834.00
Western Nevada HOME Consortium	\$188,588.00

### \*Welfare Set-Aside Program

A different component of the Trust Fund is money set aside for the use of local governments and private or public non-profit organizations to provide emergency assistance to low-income families. The Welfare Set-Aside will consist of an annual allocation of approximately \$600,000 to assist homeless families and families threatened with homelessness. It is anticipated that the majority of welfare set-aside will be allocated to local governments for purposes consistent with Nevada Revised Statutes.

Award amounts are based on a formula that includes population percentages and poverty and unemployment rates. FY 2011 allocations are as follows:

Carson City Health and Human Services	\$10,500.00
Churchill County Social Services	\$8,300.00
Clark County Social Services	\$372,760.00
Douglas County Social Services	\$10,000.00
Elko County Social Services	\$8,000.00
Lyon County Health and Human Services	\$10,500.00
Lincoln County Social Services	\$6,000.00
Mineral County-CAHS	\$6,000.00
Nye County Social Services	\$10,500.00
Washoe County Social Services	\$92,200.00
White Pine County Social Services	\$6,000.00
City of Henderson-Clark County	<u>\$59,240.00</u>

**TOTAL** **\$600,000.00**

### Continuum of Care

Recently the Rural Nevada Continuum of Care was awarded renewal funding for the following recipients:

- City of Reno (HMIS) \$ 69,400

- Grant provides funding to pay for the Homeless Management Information System database in rural Nevada as mandated by the McKinney-Vento Homeless Assistance Act
- Rural Clinics \$240,612
- Grant provides ongoing permanent supportive housing (Shelter + Care) funds to state mental health providers throughout rural Nevada
- Douglas County Transitional \$133,449
- Grant provides ongoing transitional housing funding for homeless individuals and families in Douglas County
- High Desert Housing \$84,164
- Grant provides ongoing supportive services funding for the homeless and chronically homeless permanent housing units in Elko County
- Total \$527,625

In addition to the renewal funds awarded in this year, an application for a new transitional housing program in the amount of \$48,509, which will expand a current program already in place, was submitted by New Frontier in Fallon NV and was awarded by HUD. It is anticipated that an additional 2 units of transitional housing will be available if successfully awarded these funds.

### Low-Income Housing Tax Credits (LIHTC)

To the extent possible, the State will use tax credits for priority projects consistent with procedures identified in the Allocation Plan. Housing applications will be reviewed for tax credit eligibility. The State will continue to promote the use of the tax credit program by providing information materials to perspective applicants. Preliminary estimates place the tax credit allocation at about \$5.8 million. Tax credits are usually combined with HOME projects to achieve maximum leverage. Ten percent of the tax credits are allocated first to nonprofits. The remaining balance is allocated in the following manner: approximately 71 percent Clark County, 15.5 percent Washoe County, and 13.5 percent for non-entitled counties, and 7 percent is used in conjunction with USDA Rural Development Housing programs.

### Housing Choice Voucher Program

It is anticipated that the Nevada Rural Housing Authority (NRHA) will have available \$11.2 million in funding, which equates to approximately 1,613 vouchers, for individuals and families in rural Nevada, including an estimated 70 vouchers to assist homeless veterans in northern and rural Nevada through the Veteran's Administration Supportive Housing program.

In addition the NRHA receives an award of \$100,000 from the State-Low Income Housing Trust Fund directly from the Nevada Housing Division that provides tenant-based rental assistance to rural Nevada elderly and disabled on the Housing Choice Voucher Program waitlist.

### Nevada's Hardest Hit Fund

With one of the highest foreclosure rates in the nation, Nevada was selected to be

one of the original beneficiaries of the U.S. Treasury's "Hardest Hit Fund" program. Nevada was awarded over \$150 million in funds available to qualified recipients through a series of federal grants to help Nevada homeowners.

The U.S. Treasury has approved the Nevada Affordable Housing Assistance Corporation (NAHAC) to oversee the Nevada's Hardest Hit Funds program. The agency was selected to create a business plan compliant with the Emergency Economic Stabilization Act Program. The NAHAC agency has designed and is executing a plan for the distribution of these funds that has been approved by the U.S. Treasury. Through four programs, Nevada's Hardest Hit Funds will provide assistance that will help prevent avoidable foreclosures and keep limited income Nevada Homeowners in their homes.

Primary objectives for Nevada's Hardest Hit Funds programs include:

Assist the low and moderate income families to preserve home ownership and avoid foreclosure, if possible, or assist in the short-sale of a home, if necessary.

Assist approximately 22,000 income restricted Nevada homeowners who are in need of assistance with a mortgage problem due to an unemployment situation or second liens and/or large principal to home value mismatches preventing timely payments on loans.

These programs are only available to homeowners whose mortgage servicing company agrees to the terms and conditions governing the use of these funds. Currently, Nevada's Hardest Hit Funds program is only able to offer the Mortgage Assistance Program as a result of strong servicer support. The additional programs will roll out as additional servicers agree to participate making other programs possible.

## Other

State Low-Income Housing Trust Funds, allocated from the Western Nevada HOME Consortium to rural communities, will be used for tenant-based rental assistance for homeless and those at-risk of homelessness. These funds are used by agencies as part of a plan to transition homeless families and individuals, including chronic homeless, from the streets and into a more permanent living situation, or to provide assistance to those at risk of becoming homeless while their household situations stabilize. It is anticipated that \$197,500 will be allocated for this purpose.

Weatherization Program-\$386,526 in Department of Energy and State FEAC funds will be provided to partnering agencies in rural Nevada to weatherize approximately 67 units (homes, apartments, manufactured homes, etc) of very-low income residents. \$450,000 of State Low-Income Housing Trust Funds will also be allocated to agencies throughout Nevada to supplement the program by providing rehabilitation funds for activities that may not be eligible under Weatherization Program guidelines.

Homeless Prevention and Rapid Re-Housing Program (HPRP)-The Division oversees the State's allocation of the HPRP program for rural Nevada. Four (4) agencies in rural Nevada received allocations totaling \$631,746.00. It is anticipated that three of the four agencies will have available approximately \$300,000 to assist individuals and families who are either homeless or are at-risk of homelessness in their communities. The fourth agency has expended their entire allocation of HPRP funds.

Agencies receiving ESG allocations were asked to summarize collaboration efforts that occur throughout the year that will help communities meet the needs of its citizens.

Due to the limited amount of federal, state and local funds available in Nevada to address homeless initiatives, agencies have learned to maximize all resources

available to them. Programs and services that are used in partnership with the ESG program include, but are not limited to:

- Community Services Block Grant funds\*\*;
- Social Services Block Grant funds (Title XX)
- Projects for Assistance in Transition from Homelessness (PATH);
- United Way grant funds;
- Kids in Transition Program and local school liaisons;
- Job Connect, JOIN and Vocational Rehabilitation;
- VA programs;
- Energy assistance with either federal or state or local funding\*;
- Children’s Cabinet;
- Homeless Prevention and Rapid Re-Housing Program\*;
- Mental health providers;
- Behavioral Health Services;
- Various foundation funds;
- Access to Health Care Network;
- Family Support Councils;
- Substance abuse treatment providers;
- Head start;
- Washoe Tribe Head Start;
- Nevada Urban Indians;
- Local food banks;
- Welfare Division;
- WIC;
- Faith-based and other community based organizations; and
- FEMA’s Emergency Food and Shelter Program

\*\*CSBG-Social services and community action agencies have earmarked Community Services Block Grant (CSBG) allocations to supplement their homeless programs including continuing with employment initiatives such as job training and placement services. In addition they will utilize county funds and various other grants to support their efforts to address homeless and at-risk of homelessness issues within their communities. It is estimated that rural Nevada will receive approximately \$1,020,205 in CSBG funds in FY 2011, provided funding levels remain the same as FY 2010.

## **Managing the Process**

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.

The State agencies responsible for programs funded by the U.S. Department of Housing and Urban Development covered by the consolidated plan are:

- Nevada Commission on Economic Development (NCED): CDBG Program (Lead Agency)
- Nevada Housing Division: HOME and ESG
- Nevada Health Division: HOPWA Program

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.

## CDBG

The yearly allocation of CDBG funds begins at the annual CDBG forum, traditionally held in the latter part of the year. The last forum was held in August 2010 in conjunction with the League of Cities in Reno. Representatives from the 26 eligible sub-recipients (counties and rural incorporated cities) were invited. Most rural entities were in attendance for the annual business meeting. At the annual forum three main topics were discussed:

- CDBG Funding and set-aside allocations for the upcoming year;
- Election of a new Advisory Committee for the coming year; and
- To discuss any procedural changes within the CDBG program.

Grant applications were submitted in mid-January from the rural eligible entities in the State. Staff reviewed each application individually for eligibility. Each eligible grant recipient received notification from staff that the project was eligible and asked them to present their application at the time of the deliberations in March. The Advisory Committee convened March 22, 2011 in Carson City. After staff and City/County presentations, deliberations began on March 24. On March 25 the Advisory Committee adjourned having approved 32 grant applications pending grant award notification from HUD.

Public meetings for input on the Annual Action Plan were advertised on April 1, 2011 in the Reno Gazette Journal, Pahrump Valley Times, and the Elko Free Press. The public was notified at local libraries in Carson City, Elko, and Winnemucca of the public input meetings in late March. Notices of the public meetings were also distributed to members of the People 1<sup>st</sup> Organization in April. These notices were distributed at their regularly scheduled meetings which were held in Elko, Fallon, Fernley, and Minden.

## HOME

The Housing Division develops a Qualified Allocation Plan and has several public hearings asking for input regarding the use of these funds. All other jurisdictions hold their own public hearings and produce their own annual plans for the use of State HOME funds. The Housing Division accepts applications from all non-entitled local governments and non-profits in order to meet the housing needs of the non-entitled areas.

## ESG

To streamline the application process every two years, ESG applicants that received funding in FY 2010 will automatically receive the same award in FY 2011. Agencies were asked to submit a "Notice of Intent to Accept ESG Funds" that summarized how programs will transition into activities that will meet the new regulatory requirements of the HEARTH Act. In addition agencies were required to engage the RNCOC to ensure that activities this upcoming year and in future years will help the Continuum to meet its goals and objectives to address homeless and chronically homeless issues in rural Nevada. The Division presented a summary of ESG award amounts, agencies funded, and how funds will be used at the RNCOC Steering Committee meeting which included state mental health providers, social services agencies, a VA Representative, Nevada Rural Housing Authority representative, substance abuse treatment providers,

school liaisons, domestic violence providers, State Health and Human Service representative, homeless shelters, family resource centers and community action agencies from throughout rural Nevada.

3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

## HOME

The Nevada Housing Division will once again work closely with all the social services agencies to provide them funding from the Low-Income Housing Trust fund to enhance their programs.

## ESG

The Nevada Housing Division works very closely with health and human services agencies, social services agencies, and rural housing providers to ensure that programs and services are coordinated. The ESG Grant Manager was the RNCoc Chairperson for over 4 years and is actively involved in not only rural meetings, but participates in statewide meetings of all 3 Continua and is the Chairperson of the HMIS Steering Committee. Representatives from housing, health and human services, VA, school districts, and social services agencies participate in monthly RNCoc meetings and issues regarding homelessness, poverty, and low-income housing are discussed regularly.

## Citizen Participation

1. Provide a summary of the citizen participation process.

The State encouraged citizen participation throughout the development of the Annual Action Plan by:

- Posting Notices regarding the three public meetings to invite public input in Spanish and English languages at the following locations: NCED, 808 West Nye Lane, Carson City, Nevada; Nevada Housing Division, 1535 Old Hot Springs Road, Carson City, NV; Humboldt County Courthouse, Courthouse Room 201, 50 West Fifth Street, Winnemucca, Nevada; Nevada State Library and Archives, 100 No. Stewart Street, Carson City, NV; Carson City Library, 900 Roop Street, Carson City, NV; Humboldt County Library, 85 East 5<sup>th</sup> Street, Winnemucca, NV; Winnemucca City Hall, 4<sup>th</sup> and Melarkey Street, Winnemucca, NV; and Elko County Library 720 Court Street, Elko, NV.
- English Notices were posted at the following locations: Blasdell Building, 209 East Musser Street, Carson City; and the Nevada Legislature, 401 South Carson Street, Carson City, NV.
- Placing Notices in 3 Nevada Newspapers including: Reno Gazette Journal, The Pahrump Valley Times, and the Elko Free Press on April 1, 2011.
- Inviting Public Participation during the Community Development Block Grant Advisory Committee Meeting and Deliberations.

2. Provide a summary of citizen comments or views on the plan.

No citizen comments were received on the plan during the public comment period.

3. Provide a summary of efforts made to broaden public participation in the development of the Annual Action plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.

Special efforts were made to broaden public participation in the development of the Annual Action Plan this year. For example, the Public Notices were translated into Spanish prior to being posted. Per available census data the public meetings were being held in areas of the State where an estimated 20% of the population is Hispanic and 20% of the Hispanic population is Limited English Proficient. Based on this data, the Notices were posted in Carson City, Winnemucca, and Elko in English and Spanish.

An English version of the Notice was sent to Kari Horn to post in the Nevada Center for Excellence in Disabilities in College of Education, at University of Nevada, Reno, NV. This was posted on March 30, 2011. When the meetings are held for the People First Meeting in Rural Nevada, this Notice will be provided to attendees at meetings in Elko on April 18, Fallon on April 20, Fernley on April 4, and Minden on April 15.

4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

No comments from the public were excluded from this plan.

## **Institutional Structure**

1. Describe actions that will take place during the next year to develop institutional structure.

Nevada is committed to continuing its participation and coordination with federal, state, county, and local agencies, as well as with the private and nonprofit sectors, to serve the needs of low-income individuals and families in the community. In particular, the State will continue to work in close coordination with the local communities and counties regarding infrastructure improvements and the provision of services and will also work with local governments, nonprofits, and the private sector to address housing needs.

### **Nonprofit Agencies**

The CDBG, HOME, ESG, and HOPWA programs provide funding to nonprofit agencies located throughout Nevada that serve low-income households. These nonprofits provide assistance for affordable low-income housing and special needs and homeless populations.

### **Private Sector**

The private sector is an important collaborator in the services and programs associated with the Consolidated Plan. The private sector brings additional resources and expertise that can be used to supplement existing services or fill gaps in the system.

Lenders, affordable housing developers, business and economic development organizations, and private service providers offer a variety of assistance to residents

such as health care, small-business assistance, home loan programs, and assisted housing, among others.

## **Monitoring**

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

## **CDBG**

The Division will monitor recipients for compliance with applicable CDBG regulations based on the following processes:

a. Application Process: All applications which are submitted in January were reviewed by staff to ensure the projects were eligible and met a National Objective. Only one application was denied eligibility this year.

b. Housing and Community Needs Assessment: At the time grant applications are due, all sub-grantees submitting grant applications must submit a Housing and Community Needs Assessment.

c. Project Implementation: Prior to project implementation, all budget changes, beneficiaries, leveraging, and scope of work need to be properly documented.

d. Environmental Review: No work can be completed or funding drawn down until the Environmental Review process is completed and a Notice to Proceed has been issued by the CDBG Director.

e. Draw Process: Draw downs and supporting documentation are reviewed by two staff members prior to requesting a draw down from HUD. If all requests for information/documentation from the sub-grantee are not up to date, a draw down request will be denied until all conditions have been met.

f. Financial Monitoring: Monthly financial reports are required from grantees by the 15<sup>th</sup> of the month following financial activity with the state. Draw downs requested as an obligation require evidence CDBG funding was distributed appropriately.

g. Quarterly Reporting: All CDBG projects with outstanding grant balances require a Quarterly Report by the 15<sup>th</sup> day following each quarter end. The Quarterly Reports act as a window for each open project so staff receives up to date information on the project's status.

h. Civil Rights Audits: At the time site visits occur, staff reviews sub-grantees policies on Fair Housing, Equal Employment Opportunity, Complaint Processes, and Discrimination.

In addition, site visits will occur periodically during the Program Year in rural offices throughout the state, based on risk analysis and number of outstanding infrastructure projects. The purpose of these reviews is to ensure compliance with HUD's program requirements.

## HOME and ESG Program

The Division will monitor recipients for compliance with applicable HOME and ESG regulations based on the following processes:

- a. Application Process: Some documents and budget issues necessary for compliance are required at the time of application for funding and will be reviewed for compliance standards.
- b. Contractual Agreement: The Division will incorporate into its award letter many of the policy issues that are areas of concern to HUD and the Division. These agreements signed by authorized agency personnel represent their willingness to comply with these issues.
- c. Draw Process: Draw processes for reimbursement of funds have been created to include various areas of compliance required by HUD. Supporting documentation will be reviewed prior to the actual request of funds from HUD. Agencies that choose to summarize their expenses and not submit actual copies of supporting documentation will be earmarked for a more detailed review during on-site visits.
- d. On-Site Review: On-site visits for certain aspects of compliance-such as facility verifications, equipment inventory, review of client files and accounting records-that cannot be monitored by other components of the grant process will be conducted as scheduling allows.
- e. Financial Monitoring: Monitoring visits recipients will be made to review the financial records of the agency. Recipients will be asked to make available all accounting records applicable to the project (grant) being reviewed. Verification of documented program matching funds and/or other resources (i.e., bank statement, canceled checks and volunteer hours) as well as evidence of any sub-contracts awarded and paid by the recipient are among the types of documentation to be made accessible for review. A review of the agencies most recent Single Audit or Audited Financial Statements will also be conducted during the financial monitoring process. Additionally, recipients that fail to request reimbursements in a timely manner will be counseled on the need for a more expedited process to ensure that funds are drawn in a timely manner.
- f. Programmatic Monitoring: The Division will conduct a programmatic review of recipients in order to evaluate program management in compliance with the application submitted to the Division, assess the accomplishments of the program, and to offer technical assistance where required. Items reviewed during the scheduled programmatic site visit include: financial management system, record keeping system (including all financial, contractual, environmental, progress reports, and client complaint data), as well as the current budget and amendments.

## HOPWA

Northern Nevada HOPES coordinates with several other agencies to ensure minority services are met. All individuals on HOPWA initially sign contracts and assurances for their housing. Clients on the STRMU and TBRA programs are required to complete a housing plan prior to receiving HOPWA assistance. All clients receiving HOPWA funding will have the case reviewed by the case manager a minimum of every 2 months if they are on TBRA and every month if they are on STRMU. Case management appointments will occur more frequently if a client's acuity and/or life circumstances warrant it. At this time eligibility to receive HOPWA funding will be re-established and the housing plan and goals to achieve independent living will be revisited, reevaluated, and/or updated. Upon the initiation of receiving HOPWA funding clients are given a copy of the policy and procedures and are educated on them. Clients who do not follow the policy and procedures (i.e. commit fraud in financial disclosure, manufacture illegal substances, ect.) will be removed from the HOPWA program for a period of three years. Individuals on the HOPWA program are required to attend two budgeting classes within two month of the initiation of their HOPWA assistance. These classes are at no cost to the participant.

### **Lead-based Paint**

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

## CDBG

Homes rehabilitated with CDBG funds that were built pre 1978 are tested for lead based paint hazard by RNDC staff. Any chipped, peeling, or flaking paint is tested with an XRF. If Lead Based Paint is present the contractor is tasked with setting up proper containment areas during construction and proper clean up. Any hazardous lead paint areas must be encapsulated. In some instances the components are replaced such as in door and window frames. Other times the peeling paint is scraped and peeled away and a special paint is used to seal the area. 100% of the homes rehabilitated with CDBG funds are LMI households.

## HOME

The HUD funded programs are currently operating under a lead-based paint transition implementation plan. No additional studies or information are available that identify further lead-based paint hazards. The Nevada Health Division performed the last study in 1997. Based upon consultations with the Division, no additional work has been completed. The State will continue to test for the presence of lead based paint under its housing rehabilitation programs. No other activities are proposed for this year.

## HOUSING

### Specific Housing Objectives

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.

### HOME

The State expects to receive \$3,001,113 in HOME funds for PY 2011. This will be matched by \$4 million from the State Low-Income Housing Trust Fund. Of the \$4 million total available, the Nevada Housing Division anticipates setting aside \$600,000 (15 percent) for welfare set-aside activities. The Welfare Set-Aside Program is a set-aside of state funding that is allocated to county social services agencies and the City of Henderson each year for emergency assistance activities. Funds may be used for emergency rental and utility assistance, along with security deposits for apartments and utilities, to prevent homelessness throughout Nevada. A total of \$450,000 will be allocated to weatherization activities. Six percent of the HOME allocation (\$180,000) will be set aside for administrative costs. The remaining \$2,770,000 will be distributed according to the method of distribution.

**Priority 1:** Increase the availability of rental housing for very low- and low-income elderly households.

**Priority 2:** Preserve and improve the long-term life of existing affordable rental and owner-occupied housing stock.

**Priority 3:** Expand homeownership opportunities for low-income homebuyers in areas of the state where median home prices are beyond the reach of low-income households.

**Priority 4:** Ensure that all households in the state have adequate access to fair housing resources.

**Priority 5:** Apply for additional Housing Choice Vouchers (Section 8) should they become available.

### 2011 HOME Projected Goals

HOME funds are available statewide. Entitlement jurisdictions must submit projects that are consistent with their goals and policies as delineated in their own Consolidated Plans. In order to avoid double-counting outcomes, entitlement jurisdictions report on their State HOME-funded projects in their own Action Plans and Consolidated Annual Performance and Evaluation Reports.

The following summary includes a description of the projects proposed for the non-entitled areas, and the likely funding sources. Applications for HOME funds are due in May (in coordination with tax credit applications), and final project selections are anticipated to be made in June 2010. Activities and goals may be adjusted based on the final allocation of funds.

The following goals, along with the ESG program goals described below, also serve as the State's annual affordable housing goals.

## Affordable Housing Development

Through this program, the Housing Division will assist eligible nonprofit and for-profit housing builders with financial subsidies for the development of rental properties affordable to low-income households. The program will be implemented through the State Housing Trust Fund and available HOME funds. Funds are made available for the development of affordable permanent and transitional rental housing units through a competitive application process. Financed units must comply with long-term income restrictions and rent limits.

HOME: The following summary includes a description of the projects proposed for the non-entitled areas, and the appropriate funding sources:

- Single Family Weatherization and Rehabilitation - 10 to 20 units Funding Sources:  
FEAC/DOE Weatherization Funds, CBDG, State Trust Funds/HOME, Housing Preservation Grant  
Outcome Measure: DH-2
  - Tenant Based Rental Assistance 5-10 Vouchers - Northern Nevada  
Funding Sources:  
Trust Funds  
Outcome Measure: DH-2
  - Emergency Assistance for those in imminent danger of homelessness (Renter and Owners) –150 Clients in all funding areas, and 2,000 throughout the entire state Funding Sources:  
Trust Funds  
Outcome Measure: DH-1
  - Down Payment Assistance 20 Units Per Year  
Funding Sources: HOME/Trust Funds  
Outcome Measure: DH-1
  - Homeowner Rehabilitation 15-20 units  
Funding Sources: HOME/Trust Funds/DOE  
Outcome Measure: DH-1
  - Wells Senior Housing 8 units  
Funding Sources: HOME/Trust Funds/  
Outcome Measure: DH-1
  - Fair Housing Services The Housing Division will work to ensure equal access and opportunity to housing resources throughout the state and partner with fair housing service providers in order to offer casework, discrimination complaint investigation, education, and outreach.  
Funding Source: HOME  
Outcome Measure DH-2
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

## HOME

Where possible, the Nevada Housing Division will prioritize opportunities to leverage funds. The Nevada Housing Division also administers the U.S. Department of Energy's (DOE) Low-Income Weatherization Assistance Program, the Low-Income Housing Trust Fund, and the Low-Income Housing Tax Credit Program. The Housing Division works closely with USDA Rural Development on a variety of housing projects throughout the non-entitled areas. Most low-income housing projects in the non-entitled areas consist of partnerships between USDA Rural Development, the Housing Division, and the Community Development Block Grant. In recent years, a number of projects undertaken by the Nevada Rural Housing Authority include funding sources administered by the Nevada Housing Division. This year the Division will assist with the construction of eight units of senior housing in Wells, Nevada. The Division selected this project knowing that the City of Wells only has a population of approximately 1,400 but has a need for an affordable small senior apartment complex. This project is not being built in an area of minority concentration.

### **Needs of Public Housing**

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.

## HOME

The Housing Division works closely with the Nevada Rural Housing Authority. They allocate as much funding as possible from the State's Low-Income Housing Trust fund to augment their programs and to provide rental deposits. The Nevada Rural Housing Authority is actively pursuing eligible competitive grant programs, self-help housing programs, and acquisition of multi-family complexes, which are about to convert to competitive market rates. As of this date they administer Section 8 Housing Choice Vouchers to approximately 1,500 families in housing that is privately owned. Their waiting list is approximately a year and a half out and therefore, they will be applying for more Section 8 Housing Choice Vouchers this year. They are in the process of completing new senior units in Winnemucca. Currently, the Housing Authority does not own or manage housing units that are readily available for acquisition by residents.

2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

The Nevada Rural Housing Authority has never been designated as "troubled" by HUD or has been designated as performing poorly. If this should ever happen the Housing Division will work with them to try to alleviate this matter.

### **Barriers to Affordable Housing**

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

## HOME

In 2005, the Nevada Housing Division completed a housing needs assessment. The assessment provided a general review of potential barriers to affordable housing in the 8 county non-entitled HOME areas. The results of the review showed that local communities did not impose regulatory barriers to affordable housing development. In some non-entitled areas, zoning ordinances are either non-existent or are not regularly enforced. Building codes are generally enforced and some recent restrictions on the age of mobile homes have been implemented over the last several years. These restrictions were not implemented to increase the cost of housing, but rather improve the overall safety and quality of dwellings.

Recent market conditions in northeast Nevada have increased the cost of housing, and have limited the availability of housing options. Those conditions are cyclical in nature and are primarily associated with mining, and construction. Prices for homes in the southern portion of the State's service area have increased substantially, but still remain relatively affordable. Housing costs in the Pahrump will probably continue to rise due to increasing demand, spillover from neighboring Clark County and environmental challenges that may ultimately constrain housing production. As a result, there are no actions proposed to address regulatory barriers. Based upon current conditions in the non-entitled area, the State does not have any immediate actions that would substantively reduce barriers to affordable housing in non-entitled areas.

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

#### 1. Describe other forms of investment not described in § 92.205(b).

The American Dream Down payment Initiative no longer exists, however the Division has always used its HOME funds for down payment assistance to provide the same type of funding that the American Dream Down Payment Initiative was trying to achieve. The most that the Nevada Housing Division received for this program was approximately \$15,000.00 which provided very little assistance.

#### 2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.

### Resale /Recapture Provisions

HOME Program funds used for homebuyer assistance will be subject to recapture provisions in accordance with 24 CFR Part 92. Provisions are established as follows.

- Upon sale of the property or transfer of title, the HOME investment should be recaptured from the net proceeds. Only in the case where net proceeds (sales price minus loan repayment and closing costs), are insufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's down payment, principle payments, and any capital improvement investment, the HOME investment amount that must be recaptured may be reduced. The HOME investment amount may be reduced pro rata based on the time the homeowner has owned and occupied the unit measured against the required affordability period; except that the State's

recapture provisions may not allow the homeowner to recover more than the amount of homeowner's down payment, principal payments, and any capital improvement investment.

In order to insure compliance with the recapture provisions, restrictions may be incorporated into each project Deed of Trust and Promissory Note, and must be included into the signed written agreement. The restrictions are as follows:

- The State (or state recipient) reserves the right of first refusal;
- The property must be used as the purchaser's principal residence;
- No subleases are allowed;
- HOME funds must be repaid upon sale of the property; and
- In the event of foreclosure, all deed restrictions may be cancelled.

A state recipient may also choose to recapture a portion of the equity as a local program option. However, recipients that select to recapture a portion of the equity must develop acceptable program guidelines and receive prior approval from the State.

3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:

- a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
- b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
- c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
- d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
- e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
- f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:

The Nevada Housing Division does not expect to receive these funds.

- a. Describe the planned use of the ADDI funds.
- b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of

ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.

- c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

## HOMELESS

### Specific Homeless Prevention Elements

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.

The Nevada Housing Division is the State Grantee for the ESG Program and expects to receive \$293,046 in funding to assist the homeless and those at risk of homelessness in rural and northern Nevada. As required by regulation, all funds will be passed through to local jurisdictions and non-profit agencies in rural Nevada except for a small amount of administrative costs retained by the State.

The Homeless Prevention and Rapid Re-Housing Program (HPRP) has available approximately \$350,000 for homeless prevention and homeless assistance activities in northern and rural Nevada, and the State Low-Income Housing Trust Fund Program will have \$168,000 for emergency rent and utility assistance in northern and rural Nevada. In addition, local jurisdictions receiving Low-Income Housing Trust Funds allocations have provided tenant-based rental assistance funding to local social services agencies to provide short- and medium-term rental assistance.

Many communities benefit from HUD's Supportive Housing Programs via transitional and permanent supportive housing grants and will receive approximately \$458,225 in transitional and permanent supportive housing program funds.

Agencies have also identified the following resources for FY 2011 homeless initiatives: \$40,000 in Nevada Energy Funds, approximately \$150,000 in county/city funds, and \$50,000 in fees and donations. FEMA Emergency Food and Shelter Program funds will provide agencies with funds to supplement their Food and Shelter Programs and the CSBG grant will again emphasize job training and placement services for homeless and at-risk clients. It is estimated that \$1 million dollars will be available in rural Nevada through the CSBG program.

Agencies receiving ESG allocations must provide match funds for every dollar awarded unless a waiver is provided by the Division due to hardship. Match funds include in-kind donations, county grants, United Way grants, and administrative salaries and will equate to a total of \$193,046 in additional funding or in-kind services for homeless programs in northern and rural Nevada.

A Homeless Point-In-Time Count (PIT) was conducted on January 27, 2011 and agencies were asked to provide the number of non-housing provider services that were offered to homeless or at-risk of homeless clients during that time period. The

following is a sample of the type of services offered, along with the total number of clients served, during the 24 hour period:

Type of Assistance	Number of Clients
• Food/Hot Meals	15
• Utility Assistance	12
• Health Care	8
• Medication	12
• Dental Care	3
• Gas Voucher	11
• Bus Ticket	12
• Showers	6
• Clothing	12
• Furniture	5
• Counseling	9
• Job/Employment Assistance	7
• Alcohol/Drug Rehabilitation	4
• Child Care Assistance	4
• Vouchers for motel room	7
• Rental Assistance	8

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.

With the implementation of the new Emergency Solutions Grant Program under the HEARTH Act, future activities will be prioritized more towards homeless prevention and less towards shelter operating activities each year. The Division plans to adopt the Hold Harmless Needs approach and will allocate the equivalent of the shelter operating costs and essential services allocations from FY 2010 to homeless providers, less any administrative costs shared with local jurisdictions. The remaining amount will then be applied towards homeless prevention and rapid re-housing activities. This will allow for the amount of prevention funds to increase each year, with the goal of gradually moving the emergency assistance system away from a shelter-based model and towards a permanent housing-based model. While the Division recognizes that, in the short term, homeless individuals and families will continue to use shelters and transitional housing, its end goal will be a system where all households will be able to obtain or retain permanent housing.

Discussions with the public have begun in preparation for this upcoming change. Input from various homeless service providers that may be impacted by the change in regulations will be noted.

## Homeless Priorities

*Priority 6: Continue to support agencies operating emergency shelters and providing assistance to the homeless*

With implementation of the HEARTH Act, ESG funds will be used to maintain the capacity of shelters and homeless services providers in order to provide suitable living environments to persons in need of emergency shelter.

The Homeless Point-in-Time (PIT) street count conducted in January 2011 revealed 151 single men and women and 17 families that were unsheltered and living in an

area not meant for human habitation. Homeless services providers reported that 39 households, including 4 households and 13 persons with dependent children, were living in emergency shelters. 58 households, including 17 households and 54 persons with dependent children, were living in transitional housing the night of the PIT count. Of the clients reported during the PIT, there were 7 chronically homeless families residing in emergency shelter; 4 chronically homeless families that were unsheltered and 1 chronically homeless family residing in a transitional housing program. There were 2 families who met the proposed definition of chronically homeless families that were residing in emergency shelters.

The PIT count included data reported from local school districts that included the number of homeless children by county:

- Carson City 299
- Churchill 53
- Douglas 195
- Eureka 0
- Lander 20
- Lyon 266
- Nye 189
- Storey 25
- White Pine 16

**TOTAL 1,063**

The Division will continue to support agencies operating emergency shelters and providing assistance to the homeless by awarding the allowable funding level of ESG funds for shelter operational costs. Shelters and programs to house clients that are homeless, including victims of domestic violence, are already established in local communities and provide much needed shelter and services to homeless individuals and families, including the chronically homeless. The Division will also encourage partnerships between homeless services providers, school districts, the VA, and various housing providers as a way to offer continuity of services for homeless households in rural Nevada.

*Priority 7: Support efforts to create additional transitional and permanent supportive housing.*

The Division is actively involved in the Continuum of Care process in rural Nevada. The ESG Grant Manager was the Chairperson of the RNCOC Steering Committee for over 4 years and continues to participate monthly. In addition the Grant Manager participates in monthly statewide meetings of all three Continua via conference call. Regular discussions occur on ways to generate more transitional and permanent housing beds and units, however due to the economic crisis in Nevada and cuts in state and local funding sources, it will be an extremely challenging goal to accomplish.

According to the RNCOC there was an increase of 6 permanent housing beds and a decrease of shelter, overflow and transitional housing beds in rural Nevada. An application to HUD for an additional two units of transitional housing has been submitted but has not yet been awarded. This reflects the efforts of the Continuum and the Division to provide more transitional and permanent housing beds for the homeless. With implementation of the HEARTH Act ESG funds will be prioritized towards homeless prevention activities, eventually increasing the opportunity to

provide permanent housing solutions to communities.

*Priority 8: Continue to provide financial support to assist those in imminent danger of becoming homeless.*

The Division has requested that recipients of ESG funds begin the process of transitioning priorities from emergency assistance to homeless prevention activities as required in the HEARTH Act. As this occurs more ESG resources will be provided for homeless prevention and other allowable activities.

State funding has been available to provide emergency rent and utility assistance for those at imminent risk of homelessness for many years. Unfortunately state revenue shortfalls have resulted in a steady decrease of funding available for this program. In FY 2011 there will be a decrease in funding of approximately 30% which will have direct impact on the ability of communities to prevent homelessness since ESG funding for rural Nevada is quite limited.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012.

## Actions

The Nevada Housing Division has provided federal HOME and State Low-Income Housing Trust funds to rural applicants who have applied to HUD for permanent supportive housing grants for the chronically homeless and will continue to do so as long as there are successful recipients of these funds in rural Nevada.

The Division supports communities that have adopted 10 year plans to end homeless and chronic homelessness by providing funds for tenant-based rental assistance programs. Agencies receiving these funds use them as part of a comprehensive plan to provide emergency shelter, transitional housing, and ultimately permanent housing solutions for the homeless and chronically homeless in their communities.

The CSBG program is encouraging agencies to provide job training and placement services to clients receiving assistance. The Division will also request that agencies address employment issues as part of their criteria of assistance and will encourage anyone providing short term, medium term, or long term assistance to not exit a client from a program unless they are either stably employed or have other income sources to ensure stability once assistance has ended.

## Barriers

The major barrier for the State in addressing homeless and chronically homeless issues in Nevada has been the loss of the Governor's statewide initiative to address and end homelessness in Nevada. Local continuums and communities are making strides with this effort, but a statewide initiative has been much more challenging, especially with the economic issues facing Nevada today. Division staff participates in statewide Continua meetings conducted quarterly in an effort to bring continuity to the efforts to end chronic homelessness, but a more coordinated effort that includes high-ranking state and local representatives has not occurred.

Lack of funding for supportive services in housing programs has been a huge barrier for the State, especially in rural Nevada. The Low-Income Housing Tax Credit Program has identified the need for permanent supportive housing units for the homeless and chronically homeless, however developers have difficulty finding long-

term supportive services solutions and so choose to develop other types of low-income housing projects that do not need the supportive services component. Developers and management companies are facing high vacancy rates and operational costs and do not have the resources to provide services needed to help a homeless individual or family, especially a chronic individual or family, with their long-term housing needs.

Decreases in State Low-Income Housing Trust funds, the CSBG program, the State CDBG program, and possibly the HOME program in entitlement communities will have direct impact to initiatives to address chronic homeless issues in rural Nevada. There will be less available to provide tenant-based rental assistance to homeless transitional housing programs, including job training and placement services. The CDBG program cuts will have direct impact on the efforts of the Rural Continuum of Care since funds are provided for the consultant to oversee the process. Without the services of the consultant rural communities stand to lose approximately \$500,000 in transitional and permanent housing for homeless and chronically homeless each year.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

The number of households requesting assistance for homeless prevention has increased during this past year due to high foreclosure and unemployment rates in Nevada. The availability of the Homeless Prevention and Rapid Re-Housing Program has helped to address this crisis, but over 60% of the allocation has been expended in the first 18 months of the program. The State Low-Income Housing Trust Fund Welfare Set-Aside allocation, which provides emergency rent and utility assistance for individuals and families at risk of homelessness, has decreased over 36% since FY 2009 and the ESG program has only increased \$5,291.00 since FY 2008. All of these factors create many challenges for preventing and eliminating homelessness in rural Nevada.

Although limited, the Division continues to advocate use of ESG and State Trust funds for homeless prevention assistance activities. In addition to the Welfare Set-Aside Program allocated to county social services agencies, the Division provides funding to the Nevada Rural Housing Authority for a program used to provide security deposits to individuals and families that are eligible to receive Housing Choice Vouchers but do not have the resources to pay for deposits.

In addition, ESG and Low-Income Housing Trust Funds will be used to provide availability/accessibility to decent housing through homeless prevention activities. Individuals and families who are being evicted from their housing in rural Nevada, who are at risk of having their utilities shut off, are in need of security deposits, or lack suitable housing, will be assisted with ESG and Trust funds. It is estimated that 2,000 individuals and families who are in need of emergency assistance with past-due rents and utilities will receive Low-Income Housing Trust Fund homeless prevention dollars. The area served by the Low-Income Housing Trust Fund emergency assistance program includes all areas of the State.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

As part of the ESG application local jurisdictions requesting an allocation of ESG funding must certify that they will develop, to the maximum extent practicable and where appropriate, practices and protocols to insure that publicly funded institutions, such as health care facilities, foster care and other youth facilities, and jails/corrections programs, do not discharge persons to the streets. The Division encourages the use of ESG funds for homeless prevention assistance to very-low income individuals and families who are discharged from publicly funded institutions. Discharge planning discussions occur regularly at the RNCOC meetings throughout the year.

Local governments are developing and implementing long-term plans with jails, hospitals, treatment centers, and other public institutions so that they will contact homeless service providers prior to discharge. Memorandums of Understanding are being implemented that will prohibit discharging of individuals onto the street without first addressing housing and service needs first. The Division will encourage every community to finalize their discharge coordination policy, although funding limitations will make it difficult to provide the housing and services needed for a successful discharge plan.

On a statewide level the Dept. of Corrections is working closely with the Statewide Prisoner Re-Entry Coalition to ensure that inmates released from prison have resources available to them, including housing. Mental Health Services and State Foster Care have also implemented discharge plans to ensure individuals and families have access to the services and housing needed to prevent homelessness.

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

[Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.](#)

The Nevada Housing Division will provide a notice of funding availability every other year, with a guarantee of base funding for the second grant year to agencies providing homeless assistance and prevention activities in non-entitled areas and the City of Reno. Preference in FY 2010 was given to applicants that addressed unmet homeless needs within the area in which the organization proposed to use grant funds, had the ability to assist clients immediately with their needs, utilized cost-effective measures, and committed on a long-term basis to promote a community-based continuum of care for homeless and at-risk persons. In addition, applicants were provided preference if they addressed the transition of the homeless into a more permanent housing environment.

Subgrantees that received FY 2010 ESG funds will receive the same base funding in FY 2011. The Division requested agencies to submit a "Notice of Intent to Accept FY 2011 ESG Funding" summarizing changes to program activities, category funding, program budgets, number of persons and households served, including race and ethnicity data, along with a summary of collaboration efforts. The Division also requested a certification from the local Continuum of Care (CoC) that an Agency's proposed activities will help the CoC to meet its goals and objectives. Finally, Agencies were asked to submit an HMIS Self-Assessment Survey to ensure that subgrantees have proper HMIS protocols and procedures in place.

As part of the process agencies were told to prepare for a long-term transition from housing of homeless individuals and families in shelters to focusing more towards

homeless prevention and rapid re-housing activities. Once HEARTH Act regulations are released from HUD priorities may change based on implementation criteria notated within the HUD guidelines.

## COMMUNITY DEVELOPMENT

### Community Development

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

The State has not set numerical goals for non-housing community development needs. Table 2 identifies all 28 projects approved for funding in this program year by project type. Sixty six percent (66%) of projects approved for funding with CDBG funds were classified as Public Facilities projects; 1% was made available for Public Services, 17% for Planning and Capacity Building; and 9% for Economic Development projects.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

\*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

The statutory objectives of providing a suitable living environment, decent housing, and economic opportunities for low-income persons direct and drive the management and administration of the CDBG program in Nevada. Apart from these overarching objectives, the State of Nevada does not determine in advance how CDBG funds should be spent at the local government level. The State assists rural communities in their needs assessments, but does not direct local jurisdictions on how to plan their community development activities or limit local jurisdictions in what to apply for through CDBG.

Prioritizing community development activities at the state level presents a challenge because specific needs vary from community to community within the State's non-entitlement jurisdictions. The state CDBG program is required to fund local governments that demonstrate local prioritization and need for proposed projects. Accordingly, the State of Nevada CDBG program has chosen not to designate any eligible activities as "low priority" statewide, since doing so would restrict the ability to fund activities that may have acute need in specific communities. Statewide community development priority areas include:

- **Public Facilities (Infrastructure):** Sewer and Water systems and other facilities that primarily benefit low-to-moderate income people;
- **Community facilities:** Facilities, such as Senior Centers;

- **Economic development:** Microenterprise training programs and revolving loan funds to for-profit businesses that directly result in job creation;
- **Public Services:** New or expanded services that meet a critical local need; and
- **Strategic Planning:** Strategic planning for long term improvements to specific communities as a whole, and infrastructure planning such as preliminary engineering planning for future project development.
- (See Table 2 PY 2011-2012 Annual Objectives and Use of Funds)

## Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

The State's Department of Health and Human Services has the responsibility for Nevada's anti-poverty strategy and oversees the Community Services Block Grant (CSBG) Program, which provides funding to eligible Community Action Agencies throughout the State. Priority of the program is to help address poverty issues within a community by building partnerships to ensure basic needs are met; create programs to ensure all persons have safe, adequate, affordable housing; address the gaps between cost of living and household incomes, and addressing impacts of substance abuse on a community. Emphasis on providing job training and placement services as well as emergency services will continue in FY 2011

Several agencies in rural Nevada have adopted "Case for Change" initiatives that are educating their citizens and leaders about poverty issues within their local communities. Encouraging active leadership roles to partner low-income citizens with public and private entities to develop key strategies and implement program models to address these issues are making this program a success.

Three of the rural communities that adopted the "Case for Change" have also developed their 10 Year Plans to End Homelessness efforts, as households experiencing poverty are just a paycheck away from homelessness. Addressing and possibly eliminating homelessness is an important element of anti-poverty strategies, and the goal is to leverage more resources in order to have a bigger impact within their community.

To assist with this effort the Nevada Housing Division continues to fund projects that support transitional and permanent housing that are partnered with supportive services programs provided through collaboration with other funding streams. There are several non-profit organizations that continue to develop services and facilities to move very-low income and homeless persons to self-sufficiency. These efforts are occurring principally in Elko County and western Nevada communities. These funds will be used for transitional housing aimed at moving homeless and poverty households to self-sufficiency.

The availability of transportation in rural communities continues to be a challenge. These services are vital to the success of many programs as they provide access to job training, employment opportunities, counseling services, etc. The State continues to integrate additional services into the welfare to work program, and additional housing and transportation services continue to be a priority of the State.

In FY 2011 the State plans to focus efforts on bringing new companies into the state, as well as grow existing businesses, in order to address the high unemployment that has affected Nevada in recent years.

## NON-HOMELESS SPECIAL NEEDS HOUSING

### Non-homeless Special Needs (91.220 © and (e))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.

**Priority 1:** Increase and preserve the supply of affordable housing available to the elderly, disabled, and large families.

- The State continues to fund senior and disabled tenant-based rental assistance housing for clients on the Housing Choice Voucher waitlist through the rural housing authority;
- Construction of an eight units for elderly in Wells, Nevada has been planned
- The Low Income Housing Tax Credit program prioritizes development of multifamily units for special needs populations and encourages developers to submit applications for the following special needs projects:
  - Seniors;
  - Persons with physical disabilities;
  - Persons with developmental disabilities;
  - Persons with mental illness as defined by the National Institute of Mental Health;
  - Victims of domestic violence;
  - Individuals and families who are homeless;
  - Persons with HIV/AIDS;
  - Transitional housing for persons released from incarceration, including persons paroled or on probation;
  - Transitional housing as defined in IRC Section 42 (i)(3)(B)(iii);
  - Persons with drugs, substance and/or alcohol abuse behavior. The individual must be in a state of recovery or is currently receiving treatment and/or counseling for the abusive behavior; and
  - Persons with Alzheimer's/Dementia
- The Low-Income Housing Tax Credit Program has also provided preference to rehabilitation of projects with expiring Section 8/HAP contracts
- The second quarter 2010 apartment study conducted by the Division shows the vacancy rate in rural Nevada during the reporting period was 11.70%. The lowest vacancy rate was for the larger 4 bedroom unit size (4.54%) however the vacancy rate for the three-bedroom units was 11.91%. Input received from communities and developers are that larger families are opting to rent the many vacant single-family homes that have been created due to the economy and foreclosure issues occurring in Nevada. This has resulted in a decrease in demand for larger sized units.
- Larger rural communities show having the highest number of units available for seniors, providing 79.4% of all identified senior age group housing. Senior preference for housing units are one bedroom and the current vacancy rate in rural Nevada for that size unit is 8.50%. There are a number of senior properties that will come on-line in various communities within the next year in rural Nevada that will increase the supply of senior housing.

**Priority 2:** Improve housing accessibility and safety (existing and new).

Federal HOME, State Low-Income Housing Trust funds, and some CDBG funds are provided to rural communities for rehabilitation of existing units. Included are components to improve housing accessibility and safety standards.

The Low-Income Housing Tax Credit Program will require special needs projects comply with federal fair housing laws, regulations and design requirements for handicapped accessibility including standards specified by the American with Disabilities Act (ADA) and Section 504. Handrails and related hardware (handrails, grab bars, and lever handled hardware for doors) must be compliant with the Fair Housing Act and the Americans with Disabilities Act.

**Priority 3:** Improve access special needs populations have to services.

The State's Low-Income Housing Tax Credit Program awards Special Scoring points to developments that provide supportive services to special needs housing tenants, including:

- Providing one prepared meal on a daily basis;
- Providing transportation services; and
- Providing on-site service coordinator

Developers are also given extra points if developments are located within ¼ mile of at least three of the following: grocery store, pharmacy, bank, school, day care, parks, community centers, medical facilities, library, place of worship, and post offices.

2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Federal HOME Program funds will be partnered with the Low-Income Housing Tax Credit program which is the biggest producer of affordable housing in the State of Nevada. Other resources that will be available to ensure that the projects have enough funding to be built are USDA Rural Development and State Low Income Housing Trust Funds. With regard to the Division's down payment assistance program, the State will once again partner with Rural Development to ensure that funds are used to assist families with low incomes.

## **Housing Opportunities for People with AIDS**

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.

Northern Nevada HOPES provides HOPWA funded services to our clients, and is the only project sponsor in the state of Nevada outside of Las Vegas. Services include Tenant-based Rental Assistance (TBRA), Short-term Rent, Mortgage and Utility Assistance (STRMU), and help with move-in costs through the Permanent Housing Placement /Supportive Services (PHP) activity. Through the provision of these services we assist our clients in creating a plan for self sustainment, thus aiding in the prevention of homelessness.

Northern Nevada HOPES is a stand-alone HIV testing and treatment clinic in Northern Nevada that is dedicated to enhancing the quality of life for those affected by HIV.

This mission is accomplished through ongoing client-centered intervention; medical and social case management, community leadership, and advocacy, and housing stability support. As a Health Center and Service Organization, Northern Nevada HOPES has been providing Clinical Services, Pharmacy Services, Social Service and Outreach assistance to individuals and their families in Northern Nevada since 1997.

Northern Nevada HOPES clinic staff is specially trained in HIV treatment and our Medical Director has extensive expertise in the most up to date medical HIV treatment. Clients of Northern Nevada HOPES not only receive specialty HIV care at our clinic, but routine primary care, triage care and annual pelvic exams for women as well. Our on-site pharmacy fills HIV and non-HIV related prescriptions and provides clients individualized medication management counseling. The Northern Nevada HOPES Social Services department offers clients individual and specialized case management, including assistance with Social Security Disability claims, rental assistance, utility assistance, daycare assistance, prison transition assistance, bus passes, taxi vouchers, and referrals to community and sister agencies. Northern Nevada HOPES has an on-site food pantry and free on-site support groups.

The HOPWA program is overseen by Stacey Rice, LCSW who is the Director of Social Services at Northern Nevada HOPES. During the 2011-2012 fiscal year, HOPES anticipates continuing to provide TBRA and STRMU services through our HOPWA program and is implementing PHP move-in assistance for the first time to provide deposit payments for clients who are moving into new permanent housing units.

2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.

During the 2009-2010 fiscal year HOPES assisted 93 HIV positive individuals with rental and utility assistance through the HOPWA program. All clients assisted through the program were at-risk of homelessness due to economic hardship. As part of HOPES housing case management services, all recipients of HOPWA housing assistance create and maintain a housing stability plan, which includes budgeting and money management support in order to prevent homelessness in the future and promote long-term housing stability.

3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.

As stated above, during the 2009-2010 grant year HOPES assisted ninety-three HIV positive individuals with HOPWA housing and utility assistance, and 60% of those individuals had an income that was less than 30% of the area median income. Eighty-three of the clients who participated in the HOPWA program during the 2009-2010 grant year were able to sustain housing after completion of the program.

During 2010 HOPES recognized the need to streamline the process used to place clients on the HOPWA program, and has since designated the Social Services Office Manager as the HOPWA coordinator. The HOPWA coordinator is responsible for screening clients for eligibility, completing all necessary paperwork, and ensuring that rent checks are distributed in a timely manner. This new procedure had ensured that all paperwork is thoroughly completed in a timely manner, that housing plans are

established for all clients; and it has assured that all housing inspections and renewals for clients on TBRA are completed in the time frame outlined in the HOPWA policy and procedures. In the past year HOPES has also recognized the need to utilize HOPWA services as an incentive for clients to stay current on their Ryan White eligibility. To address this need HOPES created a policy in which clients had to remain current on their Ryan White eligibility to receive HOPWA services. Since the implementation of this policy we have seen a reduction in clients who allowed their Ryan White eligibility to lapse, which in turn reduced the number of clients who were not adherent with their HIV medical care and medication, often contributing to their housing stability.

Additionally HOPES has recognized the need for clients on the STRMU HOPWA program to receive increased frequency in their case management appointments. We have revised our HOPWA Policy and Procedures to address this need and clients on the STRMU program are now required to meet with their case manager a minimum of once a month to update their housing plan and goals. The primary function of housing goals is to establish a long-term plan for housing sustainability.

Lastly, in 2011 HOPES is initiating the HOPWA PHP activity to assist households to move into affordable housing, but lack sufficient resources for the one-time screening costs and security deposits, although they can afford the monthly rental amount. Over time HOPES has had numerous requests for this type of assistance and feels that implementing this activity will provide additional housing stability for 15 households in 2011 and 2012.

4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.

During the current 2010-2011 grant year HOPES has already assisted 81 individuals/families with housing and utility assistance. We have assisted 25 individuals/families through the TBRA program, and an additional 56 through the STRMU program. Our goal for the 2010-2011 grant period is to assist 35 clients/families through the TBRA program, 120 through the STRMU program, and 15 households with PHP assistance; totaling 170 individuals and families. All clients receiving HOPWA services must remain adherent to their HIV care while they are on the program, and members of a client's Multidisciplinary Team meet monthly to discuss clients adherence to program requirements. Providing HOPWA to clients in this manner continues to increase management of medical appointments, both for HIV and primary medical needs, as well as social services and outside agency appointments, and leads to enhanced housing stability. Additionally, clients meet with their case manager monthly to identify barriers to financial self-sustainment. During monthly meetings case managers and clients work together to create action plans that identify steps to overcome identified barriers.

5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.

Northern Nevada HOPES has an ongoing collaboration with the Northern Nevada Community Housing Resource Board (NNCHRB). In 2010 NNCHRB began the

construction of a new apartment complex and allocated 9 of its units to HOPES at a drastically reduced price. Because of this opportunity two clients on TBRA have been able to transition off of the program, as they are now able to financially sustain housing on their own. It is estimated that through this current partnership HOPES will leverage \$44,000 from the reduced rental fee. HOPES is continuing to have discussions with NNCHRB about future collaborations that include permanent and transitional housing units at a reduced rental price.

Northern Nevada HOPES utilizes HOPWA funds as a payer of last resort. Case managers work with clients in identifying community resources that they may be eligible for prior to accessing HOPWA funding. This past year HOPES was able to refer clients to Project Restart's HPRP program and to the HOPES Residence Program. Case managers continuously assess and identify community resources that may alleviate client's identified barriers to financial self sustainment. HOPES staff regularly makes referrals to community agencies such as: Westcare, Restart, the Children's Cabinet, Quest Counseling, and the Family Resource Centers. HOPES clients also received benefits leveraged through various Ryan White activities. Additionally, Northern Nevada HOPES utilizes their "Discretionary Fund" to assist clients with expenses that cannot be paid through other grant funding. The HOPES Discretionary Fund is funded through private community donations. In the 2010 CAPER HOPES reported \$114,670 in leveraged funding and projects. We anticipate leveraging a comparable amount during the 2011 grant year as well

6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.

HOPES currently serves about 70 individuals with HIV/AIDS who live in the rural areas outside of the Reno/Sparks. Because of the distance, providing effective case management and housing assistance can be difficult. During the past year HOPES has assisted 6 clients who live in the rural areas with HOPWA services. We recognize that geographic location can be a barrier when administering services and a potential solution is outlined below.

7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.

As stated above, HOPES currently serves about 70 individuals with HIV/AIDS who live in the rural areas outside of the Reno/Sparks area. HOPES has a long-standing collaboration with the Carson City Health Department, who assists with the case management of clients who live in the Carson City, Gardnerville, and Dayton areas. HOPES is currently in discussions with Frontier Community Action Agency in Winnemucca about a possible case management collaboration. If agreed upon, this collaboration would provide clients who live in Winnemucca, Lovelock, Battle Mountain, and the surrounding towns, with increased accessibility to case management services. Additionally, HOPES is in the process of implementing a Telemed program which would allow clients to meet with their physician and case managers on a regular basis via video conferencing.

During the 2010-2011 grant year HOPES recognized a need to have funds allocated to the Permanent Housing/Supportive Services HOPWA program. Many of our homeless clients have recently begun to receive Social Security Disability income. However, because this monthly income is very limited they are not able to pay for a deposit or first months rent. Through HOPES utilizing funds from the HOPWA PHP/Supportive

Services program we will be able to assist clients in locating and securing housing, thus eliminating their homelessness. As well, we would be able to assist clients who are on the TBRA program move into housing that they can independently sustain without additional financial assistance.

HOPES has recognized that an inability to create, and adhere to monthly budgets can be a barrier for clients who are working towards financial sustainability. In response to this HOPES has recently begun collaborating with United Federal Credit Union (UFC) to provide budgeting classes to all clients of HOPES who are on the HOPWA program. As well, UFC will offer additional workshops to clients on topics such as: using credit cards wisely, establishing a checking account, and how to save for a rainy day. It is anticipated that clients who complete the workshops will gain a better understanding of how to manage their money wisely.

A final barrier that HOPES has recognized this past year is housing discrimination due to HIV positive status. HOPES has approached the Silver State Fair Housing Council about this, and in response they have begun to design a landlord training program that will educate landlords about HIV disease, and the laws and penalties surrounding discrimination.

8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.

HIV has increasingly become a disease of poverty in many communities. The economic downturn over the past few years, increase in mental illness and chemical dependency, and the increase in unemployment coupled with Northern Nevada's rural geographic area definitely places a burden on social services resources and creates challenges for HOPES and their partners; however, HOPES is committed to continuing to increase our partnerships with other service providers, increase our unrestricted fund raising, and utilize all sources of funding available through federal, state, and local resources to sustain and enhance our programs and housing resources for persons living with HIV/AIDS.

9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

During the next year HOPES will evaluate outcomes of the HOPWA program through three objectives: 1) ability to sustain housing after completion of the HOPWA program, 2) increase in financial literacy after completion of the budgeting seminar, and 3) completion of goals and objectives outlined in each client's individualized housing plan. These objectives tie into HOPWA's national goals for homeless prevention, access to care, and housing stability.

## **Specific HOPWA Objectives**

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

During the second year of the two year plan, HOPES anticipates continuing to utilize the STRMU, TBRA, and PHP HOPWA programs. As well, we anticipate continuing to partner with our current collaborative community agencies and provide clients with the same range of services that we currently offer. It is anticipated that we will

increase the number of household that we provide services to, totaling 180 clients/families.

## Other Narrative

### Analysis of Impediments to Fair Housing Choice in Rural Nevada

An Analysis of Impediments to Fair Housing Choice was completed in April 2011. The impediments were separated between public and private sectors impediments.

Several impediments to Fair Housing Choice were identified and they are listed below:

#### Public sector impediments

- 1) Residents have low knowledge and support of some fair housing protections.
- 2) County governments are unsure what to do when they receive fair housing inquiries.
- 3) Barriers to housing development exist because of land use and zoning policies.

### Action Items

1) Raise the visibility of fair housing in the State of Nevada. This task will be accomplished by inclusion of fair housing information easily found on all State agencies and local government departments receiving federal assistance. Information on the websites should include direct instructions for filing a complaint. In addition, all housing authorities' websites should contain fair housing information and a link or organizations with which a complaint can be filed.

The State CDBG Program and Housing Division have agreed to communicate this task to grantees and the State's public housing authorities by July 2011.

- 1) A more formal approach to the distribution of fair housing information must be established at the State.

The State will develop a fair housing resource list for distribution to all relevant state agencies, rural cities and counties, and non profits. Contacts within the agencies/jurisdictions/organizations should coordinate distribution of fair housing materials. In addition, these entities will receive notices of any changes to fair housing laws and other relevant fair housing information from the State CDBG office and be responsible for disseminating that information to employees who have direct contact with the public.

- 2) Make the AI visible.

The State rural AI will be available online to all cities and counties throughout the State. A designated State contact will be available to share information about the State AI, its findings, and to assist with mitigating barriers in non-entitlement areas. The State will conduct fair housing meetings with 10 jurisdictions annually.

3) Explore establishing a fair housing hotline for inquiries.

Given the low number of complaints in Nevada and the reluctance of residents to seek out help when they feel they have been faced with discrimination, a fair housing hotline will be established. This toll-free fair housing hotline will be a coordinated effort/partnership between the State of Nevada and Silver State Fair Housing. This housing hotline will screen complaints and test allegations. Silver State Fair Housing will refer complaints to the appropriate state and federal agency after determining which would best serve them with their situation.

4) Review land use and zoning codes for best practices in reducing housing barriers.

Every city and county within the state's non-entitlement areas receiving grant funds will be asked to review its land use and zoning code for fair housing barriers. Although no city or county code should read exactly alike, the self evaluation outline in the Impediments Analysis should be reviewed by each unit of local government.

At the time of grant awards scheduled for July 1, 2011, grantees will be asked to complete a self evaluation of their city/county codes.

Private sector impediments

Private sector impediments were listed as observations. There were no tasks associated with these observations.

**Table 1  
CDBG Grants, PY 2011-2012: Allocation of Funds and Leveraged Resources (US \$)**

Community	Project	CDBG Request	Total Project Cost	Leveraged Dollars	Leverage Sources				
					Other Federal	State	Local Cash	Local In-kind	Other
Churchill	NRDC Community Assessment	\$15,000	\$17,000	\$2,000			\$2,000		
Churchill	NSBDC Business Counseling	\$75,000	\$91,500	\$16,500			\$15,000	\$1,500	
Churchill	Regional Park Access and ADA Upgrade	\$148,600	\$194,600	\$46,000			\$30,000	\$16,000	
Churchill	Computers for Alternative Education Program	\$24,875	\$27,875	\$3,000				\$3,000	
Churchill	NSBDC Business Training	\$31,000	\$42,500	\$11,500	\$10,000			\$1,500	
Churchill	Rural Nevada Continuum of Care	\$40,000	\$114,567	\$74,567			\$72,551	\$2,016	
Elko	Mountain City Wastewater System Design, Ph 1	\$98,406	\$108,406	\$10,000				\$10,000	
Elko County	Montello Tank Design and SCADA Control System	\$50,000	\$62,000	\$12,000				\$12,000	
Esmeralda	Goldfield Public Utilities SCADA	\$90,607	\$165,607	\$75,000			\$75,000		
Esmeralda	Silver Peak Emergency Response Facility, Ph 2	\$132,000	\$180,919	\$48,919			\$48,919		
Fallon	Sidewalk and ADA Ramp Install	\$100,000	\$130,000	\$30,000				\$30,000	
Fallon	Landscaping Renovation, Oats Park	\$100,000	\$130,000	\$30,000			\$10,000	\$20,000	
Fernley	Access to Healthcare Network	\$175,000	\$313,895	\$138,895				\$11,382	\$127,513
Humboldt	Senior Center Expansion Design	\$19,550	\$23,000	\$3,450			\$3,450		
Lincoln	Lacour Street Sewer Repair	\$90,200	\$102,200	\$10,000				\$10,000	
Lincoln	RNDC Housing	\$90,000	\$590,000	\$500,000		\$500,000			
Lovelock	Pershing General Hospital Evacuation Sidewalk	\$5,000	\$10,000	\$5,000			\$5,000		
Lovelock	Pershing General Hospital Trauma Equipment Purchase	\$10,000	\$15,500	\$5,500				\$5,500	
Lyon	Dayton Septic Tank Reduction Program, Phase 2	\$78,500	\$103,500	\$25,000			\$5,000	\$20,000	
Lyon	Rural Economic Development Fund	\$109,000	\$109,000	\$0					
Mineral	Walker Lake GID Master Plan	\$61,500	\$76,500	\$15,000			\$5,000	\$10,000	
Mineral	Social Services Property Acquisition Study	\$35,000	\$37,000	\$2,000				\$2,000	
Nye	Beatty Water and Sanitation District Master Plan	\$40,000	\$84,500	\$44,500			\$22,000	\$22,500	
Nye	Belvada Rehabilitation Project	\$250,000	\$1,274,690	\$1,024,690	\$651,940		\$372,750		
Pershing	Lovelock Meadows Water District Master Plan Update	\$66,000	\$81,000	\$15,000				\$15,000	
Storey	Water Utility SCADA System	\$83,915	\$83,915	\$0					
W. Wendover	Wendover Boulevard Enhancement	\$266,634	\$1,373,648	\$1,107,014		\$650,000	\$457,014		
Wells	Water System Improvement	\$90,440	\$161,390	\$70,950			\$70,950		
White Pine	Engaged Leadership	\$15,000	\$15,000	\$0					
White Pine	McGill Ruth Water and Sewer Upgrade	\$194,000	\$228,500	\$34,500			\$3,000	\$31,500	
White Pine	Baker Emergency Communication Project	\$23,500	\$30,500	\$7,000				\$7,000	
Yerington	Utility Master Plan	\$66,000	\$81,000	\$15,000				\$15,000	
<b>Total</b>		<b>\$2,674,727</b>	<b>\$6,059,712</b>	<b>\$3,382,985</b>	<b>\$661,940</b>	<b>\$1,150,000</b>	<b>\$1,197,634</b>	<b>\$245,898</b>	<b>\$127,513</b>

**Table 2**

**CDBG Grants, PY 2011-2012: Annual Objectives and Proposed Use of Funds (US \$)**

Eligible Grant Category	Location	Project	HUD Nat	P.M.	CDBG	% of Total
			Objective	Obj.	Request	
<b>Public Facilities:</b>					(\$)	
Water Supply	Elko County	Montello Tank Design and SCADA Control System	LMA	SL	\$50,000	
	Esmeralda	Goldfield Public Utilities SCADA System Upgrade	LMA	SL	\$90,607	
	Wells	Water System Improvement, Ph 2	LMA	SL	\$90,440	
	Storey	Water Utility SCADA System	LMA	SL	\$83,915	
	White Pine	McGill Ruth Water and Sewer Upgrade	LMA	SL	\$194,000	
Wastewater/Drainage	Lincoln	Lacour Street Sewer Repair	LMA	SL	\$90,200	
	Lyon	Dayton Septic Tank Reduction Program Plan II	LMA	SL	\$78,500	
	Elko County	Mountain City Wastewater System Design, Phase 1	LMA	SL	\$98,406	
Construction/Renovation	W Wendover	Wendover Boulevard Enhancement	LMA	SL	\$266,634	
	Fallon	Landscaping Renovation, Oats Park	LMA	SL	\$100,000	
	Fallon	Sidewalk and ADA Ramp Install	LMA	SL	\$100,000	
	Churchill	Regional Park Access and ADA Upgrade	LMC	SL	\$148,600	
	Lovelock	Pershing General Hospital Evacuation Sidewalk	LMA	SL	\$5,000	
	Nye	Belvada Rehabilitation Project	SB	SL	\$250,000	
	Mineral	Social Services Acquisition Study	LMA	SL	\$35,000	
	Humboldt	Senior Center Expansion Design	LMC	SL	\$19,550	
Emergency Facilities	White Pine	Baker Emergency Communication Project	LMA	SL	\$23,500	
	Esmeralda	Silver Peak Emergency Response Facility, Phase 2	LMA	SL	\$132,000	
<b>Sub Total Public Facilities</b>					\$1,856,352	69%
<b>Public Services:</b>	Fernley	Access to Healthcare Network	LMC	SL	\$175,000	
	Lovelock	Pershing General Hospital Trauma Equipment Purchase	LMA	SL	\$10,000	
	Churchill	Computers for Alternative Education Program	LMC	SL	\$24,875	
Sub Total Public Services					\$209,875	8%
<b>Planning/Capacity Building:</b>	Mineral	Walker Lake GID Master Plan	LMA	SL	\$61,500	
	Nye	Beatty Water and Sanitation District Master Plan	LMA	SL	\$40,000	
	Pershing	Lovelock Meadows Water District Master Plan Update	LMA	SL	\$66,000	
	White Pine	Engaged Leadership	LMA	SL	\$15,000	

Eligible Grant Category	Location	Project	HUD Nat	P.M.	CDBG	% of Total
			Objective	Obj.	Request	
	Yerington	Utility Master Plan	LMA	SL	\$66,000	
	Churchill	NRDC Community Assessment	LMA	SL	\$15,000	
	Churchill	Rural Continuum of Care	LMC	DH	\$40,000	
	Churchill	NSBDC Business Training	LMC	EO	\$31,000	
Sub Total Planning/Capacity Building					\$334,500	13%
<b>Housing Rehabilitation:</b>	Lincoln	RNDC Housing	LMH	DH	\$90,000	3%
<b>Economic Development:</b>	Churchill	SBDC Business Counseling	LMC	EO	\$75,000	
	Lyon	Rural Economic Development Fund	LMJ	EO	\$109,000	
Sub Total ED					\$184,000	7%
<b>Total for All applications</b>					<b>\$2,674,727</b>	<b>100%</b>
National Objectives			Performance Measurement Objectives			
LMA	Low Mod Area Wide Benefit		SL	Suitable Living Environment		
LMC	Low Mod Limited Clientele		DH	Decent Housing		
LMH	Low Mod Housing		EO	Economic Opportunity		
LMJ	Low Mod Jobs					

**Table 3  
CDBG Grants, PY 2011-2012: Annual Outcomes and Beneficiaries**

Eligible Grant Category	Location		P.M. Outcome	Total # of Beneficiaries	Total # of LMI Beneficiaries	LMI %
<b>Public Facilities:</b>						
Water Supply	Elko County	Montello Tank Design and SCADA Control System	SU	71	61	86%
	Esmeralda	Goldfield Public Utilities SCADA System Upgrade	SU	282	197	70%
	Wells	Water System Improvement, Ph 2	SU	1,385	735	53%
	Storey	Water Utility SCADA System	SU	659	377	57%
	White Pine	McGill Ruth Water and Sewer Upgrade	SU	1,558	832	53%
Wastewater/Drainage	Lincoln	Lacour Street Sewer Repair	AV	483	275	57%
	Lyon	Dayton Septic Tank Reduction Program Plan, Ph 2	SU	1,423	838	59%
	Elko County	Mountain City Wastewater System Design	SU	40	31	78%
Construction/Renovation	W Wendover	Wendover Boulevard Enhancement	AV	4,724	2,981	63%
	Fallon	Landscaping Renovation, Oats Park	SU	1,764	1,209	69%
	Fallon	Sidewalk and ADA Ramp Install	SU	1,764	1,209	69%
	Churchill	Regional Park Access and ADA Upgrade	AV	4,109	4,109	100%
	Lovelock	Pershing General Hospital Evacuation Sidewalk	AV	1,951	1,007	52%
	Nye	Belvada Rehabilitation Project	SU	2,771	1,145	41%
	Mineral	Social Services Property Acquisition Study	AV	4,962	2,667	53%
	Humboldt	Senior Center Expansion Planning	AV	714	714	100%
Emergency Facilities	White Pine	Baker Emergency Communication Project	AV	314	172	55%
	Esmeralda	Silver Peak Emergency Response Facility, Phase 2	SU	522	274	52%
<i>Subtotal Public Facilities</i>				<i>20,739</i>	<i>13,277</i>	<i>64%</i>
<b>Public Services:</b>	Fernley	Access to Healthcare Network	AF	2,200	2,200	100%
	Lovelock	Pershing General Hospital Trauma Equipment	AV	1,951	1,007	52%
	Churchill	Computers for Alternative Education Program	AV	395	297	75%
<b>Planning/Capacity Building:</b>				4,546	3,504	77%
	White Pine	Engaged Leadership	SU	4,706	2,499	53%
	Yerington	Utility Master Plan	SU	2,687	1,453	54%
	Mineral	Walker Lake GID Master Plan	SU	729	440	60%
	Churchill	NRDC Community Assessment	SU	2,687	1,453	54%

	Churchill	Rural Continuum of Care	AV	629	629	100%
	Churchill	NSBDC Business Training	SU	285	285	100%
<i>Subtotal Planning</i>				11,176	6,759	60%
<b>Housing Rehabilitation:</b>	Lincoln	RNDC Housing	AV	7	7	100%
<b>Economic Development:</b>	Churchill	SBDC Business Counseling	SU	70	70	100%
	Lyon	Rural Economic Development Fund	AF	5	5	100%
<i>Subtotal Economic Development</i>				82	82	100%
<b>Total for All applications (including Set Asides)</b>				82,390	52,800	64%

