

# State of Nevada

## 2019 Consolidated Annual Performance and Evaluation Report (CAPER)

### EXECUTIVE SUMMARY

This is the fifth Consolidated Annual Performance and Evaluation Report (CAPER) for the State of Nevada's 2015-2019 Consolidated Plan, a five-year plan addressing the State's housing and community development needs. The CAPER provides a review of the performance of each of the four formula programs of the Department of Housing and Urban Development (HUD) for the State of Nevada. Following is a summary of the CDBG, ESG, and HOME programs' accomplishments, as well as the Housing Trust Fund (HTF).

### CDBG Program

The 2019 allocation from the Department of Housing and Urban Development (HUD) to the State of Nevada's CDBG program was \$3,336,990. Of that award, \$166,739 was for CDBG program administration and \$33,370 was for training and technical assistance, leaving \$3,136,880 for competitive grant projects. De-obligated funds from 2016 and 2017 projects totaled \$17,345.66.

The total amount drawn down from HUD and disbursed to grantees during Program Year (PY) 2019-20 was \$2,977,412.07. Of the total, \$166,531.79 came from 2015 funds; \$391,299.19 came from the 2016 HUD allocation; \$1,201,145.57 came from the 2017 allocation, \$1,176,106.27 came from the 2018 HUD allocation and \$42,329.25 came for the 2019 HUD allocation.

All 2017 Administration funds had been used by June 30, 2019; Technical Assistance had a balance of \$10,412.83. For 2018, all Administration funds had been expended; the full \$32,831.00 remained of the 2018 Technical Assistance funds, as of June 30, 2019.

Thirteen projects were recommended for funded during the CDBG Advisory Committee meeting.

- **Public Facility Grants:** 8 of 13 applications funded; \$3,101,979 CDBG funds; 86 percent of total allocations;
- **Planning & Capacity Building Grants:** 3 of 13 applications funded; \$252,053 CDBG funds; 8 percent of total allocations. One plan for \$35,000 was not eligible and de-funded at a later date, reducing this category to 2 projects funded for \$217,053 and the total number of grants to 12.

- **Public Services Grants:** 2 of 13 applications funded; \$39,500 CDBG funds; 1 percent of total allocations;
- **No Acquisition or Slum & Blight projects were funded for 2019.**

All projects fell under the Low – Moderate Income (LMI) National Objective. When all 2019 projects are completed, an estimated 61,014 individuals will benefit. Of the estimated beneficiaries, 34,592 or 56.7 percent are LMI.

The State CDBG Program met overall objectives for PY 2019-20 but not as identified in projections for the Consolidated Plan. The period 2015 through 2019 has revealed that needs of the communities are focused on priorities 10, 11 and 12, all relating to Suitable Living Environments. As CDBG is administered through the Governor’s Office of Economic Development (GOED), Priorities 13 through 15 (Economic Opportunity) are more effectively served by GOED’s Economic Development team who can apply products/tools that best assist with retention and expansion of existing businesses (Priority 13), recruitment and attraction of new businesses to Nevada (Priority 14), and providing employment opportunities to low- and moderate-income people (Priority 15). See later discussion in *Program Objectives and Accomplishments*.

During the 2019 program year, 10 projects were completed and closed by June 30, 2019: one (1) PY 2016 projects, five (5) PY 2017 projects, four (4)-2018 PY projects. Twenty-one projects remained open: one (1) plus T.A. from the 2017 PY; eight (8) from the 2018 Technical Assistance; and 12, plus State Administration and Technical Assistance, from 2019.

Nevada’s grant agreement for 2019 was not signed nor funding available until the end of November. Delayed grant agreements result in delayed requests for first draws. As of June 30, 2020, only four (4) of the 12 2019 projects had submitted a draw request.

Administration at the Governor’s Office of Economic Development (GOED) changed during the 2019 program year. Matthew Moore, who replaced Mr. Wallish as Director of Rural Community & Economic Development–mid-February of 2018, was subsequently promoted to the northern Deputy Director of the Governor’s Office of Economic Development. He left GOED in February of 2019 for work in the private sector and was replaced by Patricia E. Herzog, who began mid-August of 2019 as Director of Rural Community & Economic Development. A small business owner, Ms. Herzog worked in for Neumont Mining in public relations. She also served 13 years as City Council Member in Winnemucca, Nevada and brings extensive knowledge from both public and private sector perspectives.

There have been no changes in the CDBG program staff since 2015. The CDBG Program Specialist has been with the State of Nevada over 14 years and with the CDBG program since May of 2015. She had grant management experience with the state prior to her current position. In 2017, the CDBG program implemented the on-line grant application and review process. Ms. Sanders, the CDBG Program Specialist, was the lead in developing the setup of the system. She continues to manage on-line program updates in addition to other responsibilities.

The CDBG Program Administrator has been with the program since September of 2011. Prior to working with the CDBG program in Nevada, she was the ESG Program Specialist in Nebraska for six years and was on the board of NeighborWorks, Inc. in Lincoln, NE. That non-profit utilized CDBG funds in neighborhood housing and homebuyer projects. Over the years, Ms. Barrette has attended numerous trainings for HUD programs both in Nebraska and Nevada. Ms. Barrette completed a four-year period as board member of COSCDA in 2019.

In 2018, training of CDBG eligible entities and other prospective applicants for the 2019 CDBG Application cycle took place in Carson City on May 20<sup>th</sup> and 21<sup>st</sup> and Las Vegas on June 26<sup>th</sup> and 27<sup>th</sup>. Additional training is conducted to accommodate all eligible entities, as needed and/or requested. CDBG staff members arrange training that enhances Nevada's CDBG program and attempts to be as flexible as possible in working with CDBG Grant Administrators in 27 eligible cities and counties.

Training is an on-going process for CDBG staff members and grantees. For the 2019-20 grant cycle (7/1/2019 – 6/30/2020), the training processes have been challenged with the COVID-19 pandemic and the shut-down of the state government offices in March of 2020. While grant application training was completed in 2019, virtual training has replaced in-person training and will remain so for the foreseeable future: especially with the additional CARES Act funding.

CDBG staff members continue to work with grantees in providing technical assistance, guidance in closing grants, and compliance with state and federal regulations. Additionally, the office seeks to streamline policies and procedures because of the reduced number of staff members at State, City and County levels. This is critical as those with institutional memory retire and new grant administrators are hired. Generally, CDBG grant administration is one of many responsibilities for those at the city/county level; streamlined policies and procedures help ensure effective grant management.

#### HOME Investment Partnerships Program (HOME)

The Nevada Housing Division (NHD) is the largest producer of affordable housing in the State of Nevada. NHD administers the multi-family bond program, the low-income housing tax credit program, single-family bond program, State HOME program, Account for Affordable Housing Trust Funds (AAHTF), Neighborhood Stabilization Program (NSP), the Emergency Shelter Grant (ESG) program and the National Housing Trust Fund (HTF). NHD allocates HOME funds on a pro-rata basis taking into consideration all HOME funds that are received by the state. The Trust Funds are also allocated on a pro-rata basis.

To ensure the financial feasibility of the bond projects and tax credit projects, HOME funds are usually used in these projects. Without the infusion of HOME or Trust funds, NHD would not be able to produce multi-family housing. Down payment assistance is still a big priority in the rural areas of the state and we continue to fund this program. While homeowner rehabilitation is still

an important program to fund, NHD has begun funding this program with the Account for Affordable Housing Trust Funds (AAHTF) rather than HOME funds.

The NHD's Federal Grant Programs unit is still stabilizing after major staffing changes in 2019. These changes included two grant unit positions exiting, one analyst position and one management position. Currently the Federal Grant Program unit is seeking to hire one grant analyst and one grant management position and afterwards will be fully staffed.

In 2019 the NHD received an allocation of \$3,005,732 in HOME Program funds from HUD which was a decrease of \$2,406 from the funding allocation in 2018. The 2019 HOME Program funds were dispersed according to the formula allocation which indicated the following: Clark County HOME Consortium received \$787,775 of which \$200,000 is to fund CHDO eligible projects, City of Henderson received \$188,463, City of Las Vegas received \$391,278 of which \$200,000 is to fund CHDO eligible projects, Washoe County HOME Consortium received \$279,579, the NHD received \$1,058,064 to administer in Rural areas of Nevada and the remaining \$300,573 was retained by the NHD for administration.

In PY 2019 three (3) affordable housing activities were funded with HOME funds which included Pinion Apartments, Yerington Village Apartments and Parkway Plaza. Pinion Apartments was funded \$500,000 in HOME funds to provide gap funding for the rehabilitation of a twenty-six (26) unit multi-family apartment complex which will support low income households in Elko, Nevada. Yerington Village Apartments was funded with \$500,000 for the rehabilitation of a thirty-two (32) unit multifamily apartment complex which will support low income households in Yerington, Nevada. Lastly Parkway Plaza received \$100,000 to fund the acquisition and rehabilitation of a three hundred and sixteen (316) unit multi-family affordable apartment complex located in Carson City, Nevada.

#### Emergency Solutions Grant (ESG) Program

In 2019 the NHD received an allocation of \$457,812 in ESG funds, which was an increase from the \$437,849 received in 2018. State ESG funds were awarded to local government and non-profit providers located in non-entitlement areas of rural Nevada, with a portion allocated to the City of Reno to support the Volunteers of America Shelter that was funded in part using State Low-Income Housing Trust funds several years ago.

In Nevada, there are very few resources available to offset the cost of operating homeless and domestic violence shelters, or to pay for motel vouchers in rural communities without shelters, so the maximum allowable amount of State ESG funds were allocated to existing sub-recipients for those expenses. In accordance with ESG regulations, the allocation for street outreach and emergency shelter activities were 47% of the overall ESG award which meets the requirement of not exceeding the 60% of the annual award cap.

The remaining allocation was utilized by agencies to pay for costs associated with Homeless Management Information System (HMIS) database requirements, and to provide limited

financial assistance, along with housing relocation and stabilization services, for homeless prevention and rapid re-housing clients and administration of the programs. As stated above, Affordable Housing Trust Funds (AAHTF) were also allocated to some ESG sub-recipients to provide rental assistance to eligible households who were either homeless, or at imminent risk of homelessness, in rural and northern Nevada so that ESG funds could be used to offset costs of case management services.

As of November 2020, \$414,622.35 has been expended of the PY 2019 allocation to support programs and services allowed under the Emergency Solutions Grant Program. The ESG program funded 10 local governments and nonprofit agencies to provide services through emergency and transitional shelter, street outreach, rapid rehousing, and homeless prevention programs. ESG funds also supported these programs in HMIS data collection and administration of the grant.

#### The National Housing Trust Fund (HTF)

The U.S Department of Housing and Urban Development (HUD) allocates Housing Trust funds by formula annually. The State of Nevada is a grantee of the Housing Trust Fund (HTF). Nevada is required to use at least 80 percent of each annual grant for rental housing; up to 10 percent for homeownership.

HTF funds may be used for the production or preservation of affordable housing through the acquisition, new construction, reconstruction, and/or rehabilitation of non-luxury housing with suitable amenities. All HTF-assisted units will be required to have a minimum affordability period of 30 years.

In PY 2019 two housing activities were funded with HTF, Archie Grant and Decatur and Alta. Archie Grant entails the acquisition and rehabilitation of an affordable housing property that will be reserved for special needs individuals. The Decatur and Alta activity involves the new construction of a 60-unit affordable housing property for families.

### **1. OVERVIEW**

The U.S. Department of Housing and Urban Development (HUD) provides funding for housing and community and economic development through the following grant programs:

- Community Development Block Grant (CDBG),
- HOME Investment Partnerships (HOME),
- The National Housing Trust Fund (HTF),
- Emergency Solutions Grant (ESG), and
- Housing Opportunities for People with AIDS (HOPWA).

The Rural Community & Economic Development Division of GOED, the Nevada Housing Division of the Department of Business and Industry, and the Nevada Health Division of the Department of Health and Human Services distribute these funds to non-entitlement communities (counties

and cities that do not receive direct grant assistance from HUD). In managing these funds, GOED, the NHD, and the Health Division are responsible to prepare and submit the following documents:

Five-Year Consolidated Plan. This is a strategic plan for five successive program years. The plan contains analysis of data from a variety of sources and addresses housing and community development needs through goals and strategies for the five-year period. The current five-year plan for Nevada covers from 2015 through 2019. The report also includes the current Analysis of Impediments to Fair Housing Choice and actions to implement over the next five years. In 2019, work began on the 2020-2024 Consolidated Plan and the Analysis of Impediments to Fair Housing Choice. Both plans began pre-COVID-19 but were completed during the pandemic, with virtual meetings versus in-person.

Annual Action Plan. This plan specifies actions for each grant program for the program year July 1 through June 30. The annual plan contains updates or modifications to the Consolidated Plan and describes the proposed use of Federal and State funds in the upcoming year. The five-year plan includes an integrated action plan with project goals for the first year of the Consolidated Plan.

Annual Action Plans have been submitted through the IDIS e-Con Planning Suite since 2013. A hard copy, with State and Program Certifications and SF-424 forms for each year, has been submitted to the HUD San Francisco office each year. However, the requirement for hard copies is no longer in effect. Hard copies continue to be used when in-person meetings are held.

The 2019 Annual Action Plan was Substantially Amended to incorporate the additional CARES ACT funding for the relevant HUD programs. Three allocations for CDBG totaled \$14,488,197.

Consolidated Annual Performance and Evaluation Report (CAPER). This report reviews progress for the program year ending each June 30<sup>th</sup>. The CAPER describes the past year's performance of the State of Nevada in administering the HUD Community Planning and Development (CPD) programs.

The State of Nevada and the NHD uses HUD resources in combination with other programs. This report includes reference to the following additional resources to provide a complete picture of the State's performance July 1 through June 30 each year:

- Mortgage Revenue Bonds
- Low Income Housing Tax Credits
- Account for Affordable Housing Trust Funds (formerly known as Account for Low-Income Housing (Trust Funds))
- Weatherization Program

## **2. RESOURCES**

### **2.1 RESOURCES AVAILABLE**

The U.S. Department of Housing and Urban Development (HUD) makes funds available each year to five programs: CDBG, HOME, HTF, ESG, and HOPWA. The assessment of how funds have been used and how the State of Nevada is meeting its affordable housing and community and development goals are reported each year in this report: The Consolidated Annual Performance and Evaluation Report (CAPER).

In addition to CDBG, HOME, HTF, ESG, and HOPWA funds received from HUD, the State uses other funds to meet its housing and community development objectives. These additional resources are shown in Table A and are included in this report to provide a complete picture of the State's available resources in PY 2019.

During PY 2019, \$79,575,304.67 was allocated for affordable housing and community improvement activities. Of this amount, \$9,646,077.12 or 12.12 percent was provided by HUD to the formula programs of CDBG, HOME, ESG, HTF and HOPWA (Table A). The Section 8 housing is funded and operated separately from the formula programs and figures could not be attained for the 2019 program year.

Formula program resources were managed respectively by the Governor's Office of Economic Development (GOED), the Nevada Housing Division (NHD), and the Nevada Health Division. This table does not include dollars leveraged by the units of local government (UGLGs). Leveraged and matching funds are reported in Section 2.2 and in the individual program sections.

**Table A: Summary of Resources from HUD and Other Sources FY 2019-20**

<b>Administrative Agency</b>	<b>Program</b>	<b>FY 2019 Funding (\$)</b>
GOED	CDBG	\$3,336,990.00
Nevada Housing Division	HOME	\$3,005,732.00
Nevada Housing Division	ESG	\$457,812.00
Nevada Health Division	HOPWA	\$317,039.12
Nevada Housing Division	HTF	\$3,000,000.00
Nevada Housing Division	Low Income Housing Tax Credits 9%	\$7,263,327.00
Nevada Housing Division	State Housing Trust Fund	\$8,031,600.00
Nevada Rural Housing Authority	HAP/Section 8	Not available
Nevada Rural Housing Authority	VASH vouchers	Not available
<b>Total Funding</b>		<b>\$25,412,410.12</b>

In addition to funding for the State-run programs listed in Table A, Nevada has several entitlement entities that receive program funding directly from HUD. These jurisdictions are Clark and Washoe County Consortiums, the City of Las Vegas, and the City of Henderson.

During the year, the NHD worked closely with these entities to optimize the use of the available funds. The NHD also provided assistance to other agencies to apply directly for funding from the Federal government.

## **2.2. LEVERAGED AND MATCH RESOURCES**

The State continues to be very successful in leveraging its resources. Regarding housing, the NHD has six major programs in one Division and can ensure that all types of funds are used in projects. The State of Nevada ranks number one in its leveraging resources when it comes to the HOME program. The reason for this is that when HOME funds are expended in tax credit and multi-family bond projects, the project is granted a tax exemption from the county in which it resides. This decreases the amount of HOME funds needed for this project to be affordable. NHD also leverages the majority of its down payment assistance funds with USDA Rural Development, which also increases the leveraging capacity by ensuring that the best interest rate is achieved for the homeowner.

### **a. Community Development Block Grant Program (CDBG)**

Federal Law allows the State to retain two percent (\$65,661) plus \$100,000.00 of its annual CDBG allocation for program administration (\$166,740 for 2019). It also mandates that the State provides a non-federal match for the two percent. The match is documented at the time CDBG funds are drawn for the State's administrative expenditures above \$100,000.00. During the July 1, 2019 to June 30, 2020 period covered by this CAPER, the State provided \$99,960.14 in matching funds.

Grantees anticipated leveraging CDBG funds with \$2,504,673 in funding from other sources (Cash, State/Federal and Other Funds) that included \$2,318,695 for cash match and \$185,978 In-Kind for the PY 2019-2020 projects.

### **b. HOME Program**

HOME match liability was met through a combination of State Trust Fund dollars invested and the tax exemption that is provided to projects when they expend HOME funds in a project. The HOME program match liability is based on 25 percent (statutory requirement) of actual expenditures of actual program dollars spent during this period. This results in the State carrying available matching funds into the next fiscal year.

### **c. Emergency Solutions Grant Program (ESG)**

Regulations for the ESG program provides for a waiver of the State match requirement for the first \$100,000.00 of the ESG award. The remaining allocation is required to be matched 100% during the two (2) year grant period. Unless a waiver of the match requirement is issued by the NHD, agencies must report the type of match used for their ESG program on the draw



reimbursement request form which is recorded in the ESG Match Log. Information provided is then verified during site visits.

To date \$414,622.35 has been expended in PY 2019 ESG funds. To date, \$540,175.73 has been reported in match support, including in-kind and cash match sources.

#### d. HOPWA

Northern Nevada HOPES is the sole recipient of HOPWA funds in Northern Nevada, receiving a \$358,365.47 in HUD funds which allowed enhanced housing assistance to help alleviate client housing needs in Northern Nevada. Along, with an additional \$60,561 under HUD CARES Act funding was made available to Northern Nevada HOPES to assist with housing to HIV+ clients and their families impacted by COVID-19. Additionally, \$279,396 was received through the Ryan White Part B to fund additional housing and utility assistance, short-term housing, rental assistance and case managers to assist with care navigation to individuals with HIV. An additional \$64,990 was provided under Ryan White Part B CARES Acting funding to prepare, respond and treat clients impacted by COVID-19. These leveraged funds allow the staff of Northern Nevada HOPES to provide comprehensive case management services to all clients receiving HOPWA housing services.

Northern Nevada HOPES has an established relationship with the Northern Nevada Community Housing Resource Board (NNCHRB) for several years now. NNCHRB is a local non-profit organization that develops innovative affordable housing complexes for low-income individuals. NNCHRB dedicates 27 units at three of their apartment sites to clients of HOPES at over \$200 a month off the market rate. In addition to this, at three of their other apartment sites they have set aside 9 units (at each site) for veterans. If they are unable to fill these units with veterans, they then offer the apartment units to HOPES clients. HOPES operated a donation-based housing program for individuals with an AIDS diagnosis who are not eligible for other housing programs. Most of these individuals are undocumented immigrants. HOPES continues to provide funding towards rental assistance for this group. Although it is not considered to be leveraged funds, HOPES partnership with the Reno Housing Authority (RHA) is worth mentioning. Although RHA has a very lengthy wait list, they have created a partnership with HOPES which allows any HOPES client that meets eligibility criteria to get moved up to the top of a wait list to reduce the continued risk of homelessness.

### **3. Overview of PROGRAM Accomplishments**

Table A, in the CDBG Program Narrative Section that follows, represents HUD resources available in PY 2019 to address various community and economic development needs. All avenues for additional resources were pursued by those awarded CDBG funds. An overview of the project and accomplishments completed in PY2019 is provided on the following page.

- Completed and closed one (1) 2016 project. The project was Phase I of the Fernley Depot Project that benefited 4,646 individuals: 3,354 or 72.10 percent were LMI.

- Completed and closed five (5) 2017 projects: the five projects benefited 58,109 individuals of whom 30,026 (51.67%) were LMI -A.
- Completed four (4) projects for the 2018 program year. The closed projects benefitted 41,439 individuals of whom 22,291 were LMI.
- Provided two (2) workshops/training opportunities to the CDBG-eligible units of general local government and other interested parties. One workshop was for CDBG Grant Administration; the other for the CDBG Application process.
- Staff members attended training conducted by the Council of State Community Development Agencies (COSCEA) in February of 2020 and attended Advanced CDBG virtual training conducted by COSCEA August 24, 25, 26 and 27. Additionally, numerous virtual trainings were conducted by HUD and/or COSCEA regarding CARES Act funding. The San Francisco HUD office also conducted Environmental Review Training September of 2020, which falls into the next program year.
- Provided eight (8) households with down payment assistance. All 8 were funded with HOME funds.
- Provided seventeen (17) homeowners with rehabilitation funds through AAHTF.
- Provided rental subsidy and deposit payment assistance with State Housing Trust Funds.
- Nevada Rural Housing Authority served approximately 78 households per month for the 12-month duration of PY 2019 providing rental assistance to vulnerable low-income populations throughout rural Nevada;
- Approximately 811 individuals with severe mental illness and chronic substance abuse were served in northern and rural Nevada received assistance using ESG.
- The HOPWA Project Sponsor, HOPES, currently provides medical care to over half of all PLWHA living in northern Nevada. HOPES' HIV patients are largely low-income, with 61% living at or below 200% of the Federal Poverty Level. Ninety-four percent are on antiretroviral therapy, 91% are viral load suppressed, 4% are co-infected with hepatitis C, 24% are homeless, and an estimated 16% are still uninsured after Affordable Care Act implementation. 12% are MSM, 16% are female, 21% are Hispanic and 8% are African American. For the 17% who live in rural areas, accessing care is particularly difficult given the barriers of transportation and privacy.
- This past year 130 unduplicated HIV positive individuals were served with HOPWA funds; 25 people were served through the TBRA program, 93 through STRMU, and 38 people were served through PHP service. Thirteen individuals received more than one HOPWA service (i.e. STRMU and PHP). Of the three individuals transitioning from the TBRA program this grant year, two were able independently sustain their own housing and after transitioning from the program, one was able to transition onto STRMU for short-term support with a plan to independently sustain their housing in the near future. Ten individuals served by TBRA remain on the program and will continue to need TBRA funding assistance during the next grant year. Many of the individuals continuing TBRA live on fixed Social Security Disability Insurance (SSDI) incomes and therefore do not anticipate their financial status changing in the near future. Six of the ten individuals served are families with one or more children.

- Eighty recipients received HOPWA assistance in the operating year prior to this report; of those, fifty-five received assistance in the two years prior to this report. Regarding previous housing situations prior to being placed on the program, 47 individuals receiving HOPWA assistance met HUD's definition of homelessness.

#### **4. PROGRAM NARRATIVES**

##### **A. Community Development Block Grant (CDBG)**

###### **1. Resources**

The State of Nevada received \$3,336,990 from the U.S. Department of Housing and Urban Development for the Community Development Block Grant Program (CDBG) for the program year July 1, 2019 through June 30, 2020. This amount was \$53,849 or 1.6 percent more than 2018.

Of the \$3,336,990 made available from HUD, \$166,740 was set aside for State administration (\$100,000 plus two percent); \$33,370 (or one percent) was set aside for training and technical assistance. The 2019 HUD allocation, less administration and technical assistance reflects funding for rural Nevada of \$2,666,348 and \$470,532 for Carson City. Additionally, recaptured funds for rural Nevada totaled \$17,345.66. All funds were allocated through a competitive grant application process.

On April 23, 2019, applicants' projects were presented to the CDBG Advisory Committee and allocation recommendations made. All funds were obligated/encumbered. Projects were funded in IDIS when the 2019 grant agreement was signed November 18, 2019.

###### **2. Use of Funds**

Of the 2019 CDBG award of \$3,336,990, \$166,740 was for CDBG program administration and \$33,370 was for training and technical assistance. As already noted, recaptured funds of \$17,345.66 were available for 2019 Program Year projects.

The total amount drawn down from HUD and disbursed to grantees during Program Year (PY) 2019 was \$2,977,412.07. Of the total, \$166,531.79 came from 2015 funds; \$391,299.19 came from 2016 funds; \$1,201,145.57 came from the 2017 HUD allocation; \$1,176,106.27 came from the 2018 allocation, and \$42,329.25 came from the 2019 HUD allocation.

By the end of the PY 2019, the 2017 Technical Assistance fund balance was \$10,412.83. For 2018, all Administration funds had been expended; the full \$32,831.00 remained for Technical Assistance funds.

Of the 13 projects selected for CDBG funding:

- 8 were public facilities and improvements (PF), valued at \$2,856,108;
- 3 were planning grants (PCB), valued at \$252,053 (one dropped out because of eligibility, leaving the total at \$217,053);
- 2 were public service grants, valued at \$30,500;

Of the eight (8) public facility type projects, five (5) were for rehabilitation of downtowns and/or historic buildings (community facilities or infrastructure); one (1) was for ADA compliance; and two (2) were for water/sewer projects. The two (2) remaining planning grants were given to support planning efforts and assess an environmental issue. The two (2) Public Service grants were for assistance to Veterans and for a Youth Absentee Program.

### 3. Proposed Use of Resources and Actual Allocation of CDBG Funds

CDBG funds in Nevada are not awarded on a geographical basis but are allocated annually on a competitive basis. Prior to 2016, funds were set aside at an annual forum for activities, such as the Nevada Rural Continuum of Care and assistance to the Small Business Development Centers in rural Nevada. The balance of the HUD allocation was distributed among applicants who competed for funds through an open competitive process. In 2015, the CDBG Advisory Committee made the recommendation to discontinue set asides and have all applications subject to the competitive process. They concurred that set aside projects were strong enough to be funded through the competitive process. That recommendation was adopted for the 2016 program year and has remained in place for subsequent program years, as well as for the 2020-2024 Consolidated Plan period.

Application workshops occur during the late spring or early summer months: applications are due the following year in mid-February. The application review and recommendation for the allocation of funds takes place February through March, providing the annual allocation is known. Recommended allocations are reviewed by the Director of Rural Community & Economic Development and the Director of the Governor's Office of Economic Development before they are forwarded to the Governor for final approval.

The Annual Action Plan, prepared and submitted annually to HUD generally by mid-May, summarizes the actual funding allocation for the up-coming program year. The majority of 2019-20 funds were obligated to public facilities and improvements (91.7 percent). This is typical of the Nevada CDBG program as well as throughout the nation. Refer to Table A. Table B lists funding sources, including local leverage, for the 2019 PY projects.

Table A: CDBG Grants: 2019 Proposed Use of Funds; National Objectives &amp; Beneficiaries

Beneficiaries			Community & Funding Category			HUD Nat. Obj.	CDBG Allocation	% of Total	HUD Statements	
Benef.	LMI	%	Public Facilities						Objectives	Outcomes
935	630	67.38%	Caliente		Caliente Historic Depot Restoration, Phase II	LM-A	\$ 559,000.00		Economic Opportunity	Sustainability
1455	750	51.55%	Ely		Murry St. Sewer & Water Upgrade, Phase I	LM-S	\$ 245,735.00		Suitable Living Environment	Sustainability
2425	1350	55.67%	Fallon		Front St. Redevelopment Project, Phase I	LM-S	\$ 630,444.21		Economic Opportunity	Sustainability
1063	652	61.34%	Wells		Wells House #2 Building & Disinfection Project	LM-A	\$ 200,000.00		Suitable Living Environment	Sustainability
200	150	75.00%	Esmeralda Co		Historic Goldfield St. Rehabilitation Project Phase II	LM-S	\$ 425,000.00		Economic Opportunity	Availability/Accessibility
36110	18455	51.11%	Nye Co		Pahrump Fairground Detention Basin Project Phase II	LM-A	\$ 411,950.00		Economic Opportunity	Availability/Accessibility
1148	590	51.39%	White Pine Co		McGill Slag Ditch Abatement Plan	LM-S	\$ 35,000.00		Economic Opportunity	Sustainability
5285	2750	52.03%	Carson		ADA Ramps Airport Rd	LM-A	\$ 227,979.00		Suitable Living Environment	Availability/Accessibility
5475	5475	100.00%	Carson		Ross Gold ADA Restroom Renovation	LM-C	\$ 156,000.00		Suitable Living Environment	Availability/Accessibility
<b>54096</b>	<b>30802</b>	<b>56.94%</b>	<b>PUBLIC FACILITIES TOTAL</b>				<b>\$ 2,891,108.21</b>	<b>91.8%</b>		
<b>Benef.</b>	<b>LMI</b>	<b>%</b>	<b>Public Services</b>							
300	250	83.33%	Carson		Ron Woods- Youth Absentee Reduction Program	LM-C	\$ 32,000.00		Suitable Living Environment	Availability/Accessibility
150	83	55.33%	Carson		RSVP- Veterans Volunteers in Partnership	LM-C	\$ 7,500.00		Suitable Living Environment	Availability/Accessibility
<b>450</b>	<b>333</b>	<b>74.00%</b>	<b>PUBLIC SERVICES TOTAL</b>				<b>\$ 39,500.00</b>	<b>1.3%</b>		
<b>Benef.</b>	<b>LMI</b>	<b>%</b>	<b>Planning</b>							
1063	652	61.34%	Wells		Wells Corridor Design Plan	LM-A	\$ 170,000.00		Economic Opportunity	Availability/Accessibility
0	0	n/a	Carson		Planning and Grant Administration	LM-A	\$ 47,053.00		Economic Opportunity	Availability/Accessibility
<b>1063</b>	<b>652</b>	<b>61.34%</b>					<b>\$ 217,053.00</b>	<b>6.9%</b>		
<b>Benef.</b>	<b>LMI</b>	<b>%</b>	<b>Slum &amp; Blight</b>							
<b>0</b>	<b>0</b>		<b>SLUM &amp; BLIGHT TOTAL</b>				<b>\$ -</b>	<b>0.0%</b>		
<b>Benef.</b>	<b>LMI</b>	<b>%</b>	<b>Housing</b>							
<b>0</b>	<b>0</b>	<b>0.00%</b>	<b>HOUSING TOTAL</b>				<b>\$ -</b>	<b>0.0%</b>		
<b>Benef.</b>	<b>LMI</b>	<b>%</b>	<b>Acquisitions</b>							
			<b>ACQUISITION TOTAL</b>				<b>\$ -</b>	<b>0%</b>		
<b>55609</b>	<b>31787</b>	<b>57.16%</b>	<b>CDBG TOTAL</b>				<b>\$ 3,147,661.21</b>	<b>100%</b>		

**Table B: CDBG Grants, PY2019: Allocation of Funds and Leveraged Resources (U.S.\$)**

Community	Project	Total Project Cost	CDBG Award	Other	State	Local Cash	Local In-Kind	Total
Caliente	Caliente Historic Depot Restoration, Phase II	\$ 567,333.00	\$ 559,000.00				\$ 8,333.00	\$ 8,333.00
Ely	Murry St. Sewer & Water Upgrade Project, Phase I	\$ 384,350.00	\$ 245,735.00			\$ 138,615.00		\$ 138,615.00
Fallon	Front St Redevelopment Project, Phase I	\$2,791,970.21	\$ 630,444.21			\$2,161,526.00		\$2,161,526.00
Wells	Well House #2 Building & Disinfection Project	\$ 281,270.00	\$ 200,000.00			\$ 32,270.00	\$ 49,000.00	\$ 81,270.00
Wells	Wells Corridor Design	\$ 190,000.00	\$ 170,000.00			\$ 10,000.00	\$ 10,000.00	\$ 20,000.00
Esmeralda Co	Historic Goldfield St Rehabilitation Project, Phase II	\$ 475,000.00	\$ 425,000.00				\$ 50,000.00	\$ 50,000.00
Nye Co	Pahrump Fairgrounds Detention Basin Project Phase II	\$ 527,078.00	\$ 411,950.00			\$ 102,390.00	\$ 12,738.00	\$ 115,128.00
White Pine Co	McGill Slag Ditch Abatement Plan	\$ 38,500.00	\$ 35,000.00				\$ 3,500.00	\$ 3,500.00
Carson	ADA Ramps Airport Road	\$ 227,979.00	\$ 227,979.00					\$ -
Carson	Ross Gold ADA Restroom Renovation	\$ 170,900.00	\$ 156,000.00				\$ 14,900.00	\$ 14,900.00
Carson	Ron Woods- Youth Absentee Reduction Program	\$ 56,000.00	\$ 32,000.00				\$ 24,000.00	\$ 24,000.00
Carson	RSVP- Veterans Volunteers in Partnership	\$ 18,500.00	\$ 7,500.00			\$ 11,000.00		\$ 11,000.00
Carson	Planning & Administration	\$ 96,788.73	\$ 47,053.00				\$ 49,735.73	\$ 49,735.73
								\$ -
<b>TOTALS</b>		<b>\$5,825,668.94</b>	<b>\$3,147,661.21</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$2,455,801.00</b>	<b>\$222,206.73</b>	<b>\$2,678,007.73</b>

#### 4. Program Objectives and Accomplishments

The Housing and Community Development activities that ranked as the highest needs of rural Nevada are: (1) Human Services (22.0%); (2) Housing (21.9%); (3) Economic Development (18.6%); (4) Water Systems (12.9%); (5) Public Facilities (12.9%); (6) Infrastructure (10.3%); (7) Other (1.4%). All were discussed in some detail in the Community Needs section of the 2015-2019 Consolidated Plan. Public facility and public service needs are highlighted as well as insufficient employment opportunities and inadequate workforce training opportunities.

The Strategic Plan component of the 2015-2019 Consolidated Plan outlined how the state will address the housing and community development needs over the 2015-2019 plan period. Public facility needs included crisis facilities, youth centers, senior centers, and parks. Necessary infrastructure improvements, including federally mandated upgrades, water and sewer lines and facilities, and solid waste disposal services, were also noted as high priorities. Investment in infrastructure results in the creation of short-term jobs and long-term benefits and helps create economic opportunities in Nevada's rural communities.

Fifteen (15) priority needs were identified through the five-year planning process. They are:

**Housing Priorities:**

**Priority 1:** Increase the availability of rental housing for low- to moderate- income households.

**Priority 2:** Increase, preserve and improve the long-term life of existing affordable rental and owner-occupied housing stock, as well as improving housing accessibility and safety.

**Priority 3:** Expand homeownership opportunities for low-income homebuyers.

**Homeless Priorities:**

**Priority 4:** Continue support of existing sub-recipients operating emergency shelters and transitional housing for the homeless, including motel vouchers in communities lacking adequate shelter.

**Priority 5:** Create additional transitional and permanent supportive housing, including the rapid re-housing program.

**Priority 6:** Provide financial support to assist those at imminent risk of homelessness.

**Priority 7:** Support effective data collection and entry activities for the homeless services provided when servicing client populations.

**Special Needs Priorities:**

**Priority 8:** Increase and preserve the supply of affordable housing available to the elderly and disabled.

**Priority 9:** Improve the access that special needs populations have to needed services.

**Community Development Priorities:**

**Priority 10:** Improve infrastructure by assisting with sidewalk/path, street, water and wastewater system upgrade and development projects.

**Priority 11:** Enhance access to quality facilities to serve the population throughout rural Nevada.

**Priority 12:** Provide infrastructure and other planning support for units of local government.

**Economic Development Priorities:**

**Priority 13:** Retain and expand existing businesses.

**Priority 14:** Support recruitment and attraction of new businesses to Nevada.

**Priority 15:** Provide employment opportunities low- and moderate-income people.

For the CDBG program, priorities 10 through 15 are the focus of activity.

The period 2015 through 2019 has revealed that needs of the communities are focused on priorities 10, 11 and 12. As CDBG is administered through the Governor's Office of Economic Development (GOED), Priorities 13 through 15 are more effectively served by products/tools that can best assist with retention and expansion of existing businesses (Priority 13), recruitment and attraction of new businesses to Nevada (Priority 14), and providing employment opportunities to low- and moderate-income people (Priority 15). This is supported by the fact that Nevada has one of the strongest population growth rates: from 2017 to 2018, Nevada had the highest growth rate in the nation at 2.1 percent. From the 2010 census to 2015, the beginning of this Consolidated Plan, Nevada's population grew from 2.869 million to 3.09 million projected for 2019: a 7.7 percent increase.

In addition to population growth, Nevada has had employment growth with a current unemployment level of 4.4 percent. Nevada's economy expanded the number of tenants in the Tahoe-Reno Industrial Complex (TRIC) with companies such as Panasonic/Tesla, Switch and others and also experienced expansion of Apple and other corporations outside the TRIC boundaries. To help meet the needs of an expanding workforce, GOED works with Work Force Development, Community Colleges and Universities to support programs that train individuals for the new work skills.

As new companies view Nevada as a potential site in which to expand or move a business, they are aware that employers and employees value safe and inviting communities. To meet that need, communities have looked to CDBG funds to assist in redeveloping blighted areas: in short, to help create a Suitable Living Environment. All 2019 Public Facility projects focused on that priority, whether it was by remediating flood issues or making areas accessible to everyone. All projects fell under the LMI National Objective.

Overall, it is expected that approximately 61,014 individuals will benefit from the completed PY 2019 CDBG grants. An estimated 34,592 LMI individuals (56.7%) will benefit. No activity funded by CDBG in PY 2019 will result in any permanent displacement of persons.

During PY 2019 staff members succeeded in closing a total of 10 grants. The grant closures were reported in IDIS and are summarized in Table C on the following page. Since the Nevada CDBG program has focused on fewer but larger grants, there are fewer grants to close each year. While the state continues to receive 35 to 38 proposals each year, fewer proposals develop into applications or projects. However, with the onset of COVID-19, CDBG staff members have three tranches of CARES Act funding (\$14,488,197) to distribute and the number of open grants will increase.



Over the past five years, the Rural Community & Economic Development Director has worked closely with regional development authorities, cities, and counties to collaborate on projects that have greater impact for the communities and regions. The type of activities the Nevada CDBG Program funds more closely align with community and economic development goals of the state and regions. This has furthered the goal of the Governor's Office of Economic Development, to fund fewer but larger grants. That focus continues because requests from communities continue to support that focus.

The on-line ZoomGrants process also assists in refining the application process. There are two steps to the process: (1) an eligibility step and (2) the application step. By working with applicants during the eligibility step, staff members can determine if a proposed project is shovel ready. All engagement with applicants helps ensure projects begin and end within an estimated timeline. For the 2017 program year, Carson City, an entitlement city, reverted to the state program. Applicants were on the same application timeline as state applicants, but they had already submitted hard copies of applications for 2017. For subsequent program years, applicants have used the ZoomGrants process and will continue to do so.

Staff members believe the number of open grants will continue to fluctuate between 20 to 35, with no grant open more than three years. With more intense grant management, closing approximately 10 to 15 grants per year is deemed to be a normal rate of closure. With CARES Act funding, the number of open grants will increase to earlier levels of 48 to 58 open grants annually.

**Table C: Summary of CDBG Accomplishments in Terms of Beneficiaries from Closed Grants PY 2019-2020**

Grant Year	Project Name	City/County	Date Closed	Beneficiaries	LMI Number	National Objective	Objective/Outcome
2018	Ron Woods Reach Up Project	Carson	July 18, 2019	358	306	LMI-C	SL-1
2016	Fernley Depot, Phase I	Fernley	October 10, 2019	4,646	3,354	LMI-A	EO-1
2018	Pahrump Fairgrounds Drainage/Flood Control Study	Nye Co	December 23, 2019	36,110	18,455	LMI-A	EO-1
2018	Historical Goldfield Road Rehabilitation	Esmeralda Co	December 31, 2019	200	150	LMI-A	EO-3
2017	Fallon Food Hub	Fallon	January 6, 2020	1,505	1,030	LMI-A	EO-1
2017	Grant Management	Carson	January 14, 2020	2,358	1,353	LMI-A	SL-3
2017	Ross Gold Park- ADA Improvement	Carson	May 20, 2020	52,490	24,255	LMI-C	SL-1
2017	Flood Risk Assessment Plan	Caliente	June 29, 2020	865	560	LMI-A	SL-2
2018	Community Center Outreach & Design	Fernley	June 29, 2020	4,646	3,354	LMI-A	EO-1
2017	Goldfield Water Transmission Line	Esmeralda Co	June 29, 2020	200	150	LMI-A	SL-3
<b>TOTALS</b>				<b>103,378</b>	<b>52,967</b>	<b>51.24%</b>	

OUTCOMES	AVAILABILITY/ACCESSIBILITY	AFFORDABILITY	SUSTAINABILITY
OBJECTIVES			
DECENT HOUSING	DH-1	DH-2	DH-3
SUITABLE LIVING ENVIRONMENT	SL-1	SL-2	SL-3
ECONOMIC OPPORTUNITY	EO-1	EO-2	EO-3

Table D: Summaries of CDBG Beneficiaries from Closed Grants PY2019-2020 by Race & Ethnicity for LMC, LMJ, LMH																	
Location	Title	White	African American	Asian	Am. Indian/Alaskan	Native Hawaiian / Pacific Islander	Asian/White	African American/White	Am. Indian/Alaskan & White	Other Multi Racial	Total by Race	Hispanic	Total Area-Wide Benefit	Extremely low	Low	Moderate	Non-Low
Carson	Ron Woods Reach Up	251	1	13	8					85	358	123	481		306		52
Carson	Ross Gold Park-ADA Improvements									52490							
													0				
	<b>Total</b>	<b>251</b>	<b>1</b>	<b>13</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>52575</b>	<b>358</b>	<b>123</b>	<b>481</b>	<b>0</b>	<b>306</b>	<b>0</b>	<b>52</b>

**Table E:** Summary of CDBG Beneficiaries by Income Levels LMC, LMJ, LMH - Grants Closed in the 2019-20 Program Year.

<b>INCOME LEVEL</b>	<b>BENEFICIARIES</b>
Extremely Low Income	0
Low Income	24,561
Moderate Income	28,287
<b>Total:</b>	<b>52,848</b>

**NOTE:** Tables D and E reflect the direct benefit recipients by race, ethnicity, and income levels.  
81 Beneficiaries are in the non-low moderate income level

## 5. CDBG Self Evaluation Considerations

### **Are the strategies and activities making an impact on identified needs?**

As noted in the Executive Summary, the State CDBG Program can fund activities in all HUD outcome statements. However, applications from the communities represent their needs and applications drive the outcomes. Those needs have focused on Creating a Suitable Living Environment through Priorities 10 through 12. In focusing on Creating a Suitable Living Environment, the Nevada CDBG Program helps create communities in which small to large businesses/corporation's desire to locate. Priorities 13, 14 and 15 is the focus of the Governor's Office of Economic Development, which has the resources to address those priorities. The Nevada Housing Division, in Business & Industry, is best suited for housing rehabilitation and construction.

The strategies and activities of the State CDBG Program make a significant impact on identified needs of rural Nevada, especially in the areas of public infrastructure and planning and capacity building at the local government level. Annual applications reflect the needs identified by the local rural communities. Each year the eligible 27 units of general local government apply for or sponsor projects requesting CDBG assistance over, indicating the grant program is considered worthwhile and valuable to rural Nevada and Carson City.

The following chart lists priorities identified in the Consolidated Plan and reflects progress made in addressing each priority.

<b>Community &amp; Economic Development Priorities: 2018 CDBG Beneficiaries – closed grants</b>				
<b>Priority #</b>	<b>PROJECT ACTIVITIES:</b>	<b>Five Year Goal</b>	<b>2019 Program Year</b>	<b>Total to Date: 2015-19</b>
<b>10</b>	Improve infrastructure by assisting with sidewalk/path, street, water and wastewater system upgrade and development projects.	105,000 persons	5,046	<b>60,910</b>
<b>11</b>	Enhance access to quality facilities to serve the population throughout rural Nevada.	70,000 persons	54,005	<b>71,904</b>
<b>12</b>	Provide infrastructure and other planning support for units of local government.	65,000 persons	43,979	<b>113,332</b>
<b>13</b>	Retain and expand existing businesses.	100 businesses	0	<b>0</b>
<b>14</b>	Support recruitment and attraction of new businesses to Nevada.	125 businesses	0	<b>0</b>
<b>15</b>	Provide employment opportunities low- and moderate-income people.	25 Jobs or People	0	<b>214 people</b>
	<b>TOTALS</b>	<b>240,000 persons; 225 businesses; 25 jobs</b>	<b>103,030</b>	<b>246,480</b>

Additionally, 358 individuals, of whom 306 are LMI (85.47%), were assisted with Public Services for children and adults who are low-income (100%).

#### **What indicators would best describe the results?**

The best indicators of the impact of the CDBG program are the enhanced quality of life and viability of the rural communities served through the program. Other quantitative measures of the impact of the program are:

- the total number of persons served by a project and the LMI component contained in that number;
- the amount of money leveraged by CDBG funds is a significant indicator of collaboration and success;
- the number of improved infrastructure and facilities and reduction in deferred maintenance;
- improved emergency services and lives saved;
- increased access to facilities and places measured through attendance at the locations;
- increased economic opportunity measured by number of people employed.

### **What barriers may have a negative impact on fulfilling the strategies and the overall vision?**

Barriers that can have a negative impact on fulfilling the vision and strategies are:

- (1) the level of funding relative to the expanse and nature of the service area;
- (2) the diversity of needs throughout the service area;
- (3) the small number and turnover of staff in rural areas.

Additionally, “boom and bust” economies throughout rural Nevada can seriously impact program objectives and long-term vision. Post Great Recession, Nevada has experienced continued growth. However, economic downturns occur. Five-year objectives crafted need to be monitored and reconsidered as circumstances change throughout rural Nevada and the nation. The State of Nevada CDBG program has encouraged regional collaboration to reduce duplication and strengthen opportunities in regional areas. Regional planning continues to be the focus.

### **What adjustments or improvements to strategies and activities might meet your needs more effectively?**

While the five-year plan sets out broad objectives and priority needs, program objectives are adjusted each year through the grant application and review process. Typically, the highest priority for the use of CDBG funds in the State of Nevada, as determined by the grantees themselves, is in public facilities and improvements.

The State does not propose changing this overwhelming priority use of CDBG funds. However, state priorities may affect how non-entitlement funds are prioritized in rural Nevada to coordinate and compliment economic development in each region of rural Nevada. In 2019, all applicants participated in the competitive CDBG grant process: this allows the best projects to rise to the top for funding.

Good planning remains an on-going priority. Plans awarded funding must detail how the plan will result in a project and how that project will be funded. Plans are not funded if the plan will “sit on a shelf.” Plans submitted and funded at the beginning of the 2015-2019 Consolidated Plan are coming to fruition as projects at the end of the five-year period. Some of the beneficiaries have been reported in prior CAPER reports; additional beneficiaries will be reported in the 2019 CAPER, which is the last CAPER for the 2015-2019 Consolidated Plan.

On-going training remains a priority for CDBG team members. Increased flexibility in methods of training help ensure new CDBG Grant Administrators are trained when they take on responsibility for the program and projects. CDBG staff members continue to assist units of general local government through workshops and on-going technical assistance, in determining community needs and making stronger applications for CDBG grant funds. The CDBG Grant Administration Manual, finalized in 2015 and on the website, is updated as needed and used for on-going training. Each CDBG eligible entity received a hard copy of the manual in 2015 and

can access updates on the website or by contacting the CDBG office. During the training for the 2019 grant cycle, a new Chapter 2, Environmental Reviews, was distributed to the CDBG Grant Administrators. Nevada was monitored for Environmental Reviews in July of 2017: because of two findings, the chapter was revised to stress aggregation of activities and continual monitoring of the project for potential impacts or changes from the initial environmental review decisions.

In June of 2019 CDBG Eligible Entities were trained in using the ZoomGrants application and grant management system. The on-line grant application and management system represents cost and time savings for both the State and the grantees. Changes in the application procedure have continued to focus on streamlining the process for applicants while maintaining the quality of an application's content. Applicants can submit two applications for the city or county and two sponsored applications, if there are no more than five currently open grants by the applicant.

Each year the CDBG Grant Application Guidebook is updated and posted to the CDBG website. For other training, CDBG staff members have found it is more effective to provide assistance or training in smaller groups or one-on-one, if appropriate. Such assistance continues to be tied in with monitoring site visits.

Other improvements targeted for 2019 were:

1) Continued Updating of the CDBG Grant Administration Manual.

CDBG staff members developed a CDBG Manual in the 2015 and have found it to be helpful and effective for annual training. Grantees use the manuals or view chapters and exhibits on the CDBG website. Updates are posted as needed and email notices are sent to Eligible Entities to inform them of updates. As noted, a new Chapter 2 for Environmental Reviews was updated and will be posted to the new CDBG web site when the new web site design is completed.

2) Develop resource materials for use by the program and grantees.

CDBG continues to target specific training topics, such as *Actively Furthering Fair Housing Choice*, in which current or revised resource materials are needed by program staff and/or grantees. In the case where resource materials do not exist, CDBG staff researches and develops materials. CDBG staff hopes that by implementing the ZoomGrants system, time will be freed up to work on resource materials. Additionally, the HUD Integrity Bulletins help staff members communicate key issues to local jurisdictions.

3) Monitor status of grantees' civil rights & equal opportunity policies and procedures.

Silver State Fair Housing provides Fair Housing Training, which is available to CDBG grantees. The revised CDBG monitoring helps with assessing the status of the grantees' Civil Rights & Equal Opportunity Policies and Procedures. Additional training and guidance are provided as needs are assessed.

**The frequency and method of monitoring grantees and grant-funded activities**

Grantees are monitored through a quarterly reporting system, by site visits, regular communication with grantees, and as Draw Requests are submitted. Prior to closing grants, program staff members review the CDBG office grant files for completion, make on-site visits to ensure grantees' files are complete, and that all required reports are on file. A Risk Analysis Approach is used in deciding which grantees require field monitoring and in determining the monitoring calendar.

During the past program year, one monitoring visit was conducted on-site. Generally, more site visits are accomplished. During the 2019 program year, the departure of the division director made additional demands on staff members of the CDBG program. Monitoring on-site is considered an opportunity to work with grantees in a reciprocal manner. Staff learns more about the community and concerns the grantee may have; the grantee learns more about CDBG regulations and processes.

Additionally, CDBG staff members have rigorous desk monitoring. The internal grant management system helps ensure that grantees are not allowed to proceed to a next step if all required documentation is not current and in place. The step process varies according to the type of grant project but has helped eliminate the problem of "missing" documentation at the end of a project. This is especially important for construction projects. Quarterly project reports are an additional tool by which to monitor projects.

**What is the status of grant program?**

The total amount drawn down from HUD and disbursed to grantees during Program Year (PY) 2019-20 has been provided in prior sections of this report. The Nevada CDBG Program continues to monitor grant years closely so no more than three grant years are open in any given program year. Grant years have been closed by HUD through 2014: we are waiting for HUD's acknowledgment of the closing of the 2014 grant year. The state intends to close out grant years 2015 and 2016 as recaptured funds from those years are expended.

The Ratio Expended Last 12 Months to Grant should be 1.00 or over, and generally is. The Ratio Unexpended to Grant is generally well under the 2.5 times unexpended set as the standard. The spending rate ratios are from the U.S. Department of Housing and Urban Development Line of Credit Control System (LOCCS) Report. Nevada is usually third best in the nation in these assessment ratios following Delaware and/or Utah. However, in the past year the Expenditure



Rate has dramatically declined. Through June 30, 2020, Nevada's Ratio Unexpended to Grant was 1.77 (should not be greater than 2.5; 11 states had a better ranking). The Ratio Expended Last 12 Months to Grant was 0.78 (should not be less than 1.0; 16 states had lower ratios). A priority for the 2020-2021 and 2021-2022 Program Years is to have a significant improvement in the Expenditure Rate. That will be accomplished by (1) working with grantees in submitting draw requests throughout the project and before the nine-month first draw date of March 30<sup>th</sup>; and (2) ensuring projects adhere to the timeline that is in the grant agreement.

As with prior years, an effort has been made in this program year to update the accomplishments more accurately and close grants in a timely manner. Per Notice CPD-16-10, the 2017 State PER includes the PR 28 Activity Summary and Financial Summaries. The CAPER, per the definition in the Notice, is the qualitative narrative reporting as required by 24 CFR Part 91, which is applicable to State CDBG grantees. See Appendices for the PR 28 Activity Summaries for the 2019 program year.

Twelve projects were not reflected in the PR 28's because there was no activity on those projects. For the 2019 projects, nine (9) grantees were not able to submit a first draw. One delay was that Nevada did not receive the grant agreement and funding until November 18, 2019. Additional delays came from construction projects and environmental reviews. Two grants and the 2018 Technical Assistance also had no draws.

#### **Are any activities or types of activities falling behind schedule?**

Progress continued during PY 2019 in monitoring and closing out of projects. In total, (10) projects were closed during the year. The goal is to have open grants from three grant years at the maximum (and few from the oldest year). At the end of June 30, 2020, there were 21 open grants: one (1) in PY 2017; eight (8) in PY 2018; and twelve (12) in 2019.

There are delays related to environmental assessments and construction issues, but most projects will close within the 12- or 18-month periods established for planning and construction grants respectively or within approved extended expiration dates. For the 2021 grant cycle, construction grants will have a 24-month initial grant period. Because the Nevada State CDBG Program has been one funding source on larger construction projects, the 18-month period has been extended to 24 months.

Monitoring, both desk and on-site, is an effective tool by which to manage activities. Monitoring remains a high priority of the CDBG program. The continued goal is to work closely with grantees throughout the grant period, especially at the start of a project, and assist in any way to ensure timely completion of projects and grant close-out. This is generally accomplished through thorough desk monitoring and on-going contacts with the grantees. Working with applicants in developing the project plan at the beginning also contributes to the successful implementation of a project.

## **Are grant disbursements timely?**

Draw requests from the units of local government (UGLG) are processed immediately upon receipt against a checklist of draw requirements. If all relevant documents are in the State's grantee file, the draw request is processed by the CDBG office in one to three days. It is then sent to the Governor's Office of Economic Development Business Office for processing. Approval of draw requests can be withheld if the relevant supporting information and other administrative documents are not in place at the time of the draw request.

Over the years there has been improvement in the rate at which UGLGs draw down. Generally, Nevada stays ranked in the top three or four for drawing down funds and timely expenditure of funds. In the past year, as noted above, the ranking has dropped dramatically. State members are acutely aware of this and are making it a priority for the remainder of 2020 and for 2021 to have first draws on new projects made within the nine-month timeline, if not before, and to also ensure that timelines, as submitted for the grant agreements, are enforced.

## **B. HOME Program**

### **1. Investment of Resources**

The State continued to invest dollars in a variety of activities to support the following types of initiatives:

- Development of permanent supportive housing for homeless persons with disabilities.
- Provision of down payments, closing cost assistance, and homeownership counseling to assist families in rural areas purchase their first home.
- The acquisition, construction and rehabilitation of affordable rental units. Resources are invested to fill gaps in financing to develop rental units that are affordable to individuals at 60 percent and less of the median income for the area.
- Funding support for communities that seek to assist low-income disabled and senior residents with rental payments.
- Education on fair housing that supports HUD required activities in support of the Fair Housing Act.

The total allocation received from HUD for the 2019 PY was \$3,005,732. Total commitments to projects and programs from July 1, 2019 – June 30, 2020 totaled \$1,100,000, which funds from 2016 and 2017 were allocated. \$1,647,095 was allocated to the four PJs throughout Nevada from the PY 2019 HOME Funds. 10 percent of the annual award is allocated to administration of the grant.

Every year the State determines the amount of funds which will be disbursed in the State based on a formula that has historically been used in the HOME program. First, the formula considers the population within the geographic regions based on the latest available statistics from the state demographer and takes into consideration the amount of all HOME funds coming into the

state. The State then allocates a portion of the State HOME funds to all areas of the State, ensuring each area receives an adequate amount of HOME funds.

The State continues to meet its 15 percent CHDO set-aside requirement.

## 2. Analysis of Activity Goals

The goal of the State was to construct eight units of affordable rental units, to weatherize and rehabilitate eleven rental units and seven housing units and provide down payment assistance for ten homeowners.

In the Program year (PY) 2019 the NHD was able assist eight (8) households in achieving homeownership using HOME funds. These numbers are lower than previous years because NHD no longer funded Rural Nevada Development Corporation (RNDC) with HOME funds for the homeowner rehabilitation program. However, RNDC received AAHTF funds of \$300,000 to provide funds for homeowner rehabilitation. RNDC served 17 households with homeowner rehabilitation in PY2019. When RNDC rehabilitates single family homes they ensure that the homes are brought up to code and if any accessibility requests are needed, they ensure that they are completed. The three projects funded in PY 2019 included Pinion Apartments for the rehabilitation of a twenty-six (26) unit multi-family apartment complex, Yerington Village Apartments for the rehabilitation of a thirty-two (32) unit multifamily apartment complex and lastly Parkway Plaza for the acquisition and rehabilitation of a three hundred and sixteen (316) unit multi-family affordable apartment complex.

The State also had goals to increase and preserve the supply of affordable housing available to the elderly, disabled, and large families, improve housing accessibility and safety and improve access special need populations have to services. In PY 2019 NHD entered into three agreements to fund three (3) developments with HOME funds located in rural Nevada which include: acquisition and rehabilitation of a twenty-six (26) unit complex with two and three bedroom low income family units in Elko, the acquisition and rehabilitation of a thirty-two (32) unit complex with one, two, and three bedroom family housing units in Yerington, and lastly Parkway Plaza is a three hundred and sixteen (316) unit complex with one, two, and three bedroom units for families in Carson City. The State continues to make elderly, special needs, and veteran housing a priority in its tax credit annual Qualified Allocation Plan. NHD and RNDC also refer persons who need only a ramp to Northern Nevada Center for Independent Living. They have an office in Reno, Elko, and Fallon. NHD works closely with many state agencies such as the Division of Developmental Disabilities and Aging Services. Although NHD is not involved in services related to populations with special needs, they are well informed as to what agencies may assist them when they do receive calls from people asking for help.

## 3. Rental Projects

The NHD both directly and in collaborations with the State sub recipients of the HOME program completed 5 Home projects in PY 2019. In collaboration with the other jurisdictions the

following properties were completed: Flamingo Pines Phase I (new construction of 66 units), NLV Rose Garden Senior Apartments (new construction of 120 units) and, AHP Rose Gardens (new construction of 120 units). In the rural areas of the state the Belmont Apartments (acquisition and rehabilitation of 24 units) and Highland Vista (acquisition and rehabilitation of 52 units) were completed.

#### 4. Owner-Occupied Housing

RNDC completed seventeen (17) homeowner rehabilitation projects this year with AAHTF. The amount expended for down payment assistance was \$88,095.69. These funds assisted eight (8) households, giving them the opportunity to achieve homeownership.

#### 5. On-Site Inspections of Affordable Rental Housing

NHD has conducted the required monitoring of affordable rental housing units assisted under the HOME and Low-Income Housing Trust Fund program. During this period, the State Compliance Team conducted on-site monitoring of Tax Credit, HOME, and Trust fund-assisted rental properties. All monitor visits include an on-site review of a percentage of client files, depending on the funding and amount of units in the respective property, and a physical inspection of units for compliance to Housing Quality Standards. The monitoring of HOME-assisted projects is conducted at the same time as the tax credit and bond program audits and are incorporated into the annual monitoring schedule for those programs.

If there was an issue of non-compliance, properties were required to respond within 24 hours to 90 days to rectify the situation, depending on the severity of the issue.

As NHD usually conducts audits of State Recipients and sub-recipients funded with HOME and AAHTF in the spring and summer, restrictions responding to COVID-19 have delayed the audits. NHD will be conducting desk audits in the winter 2020 and spring 2021.

#### 7. Affirmative Marketing Actions and Outreach to Minority- and Women-Owned Businesses

The State continues to require that all recipients of State HOME dollars adopt an affirmative marketing plan as described in 24 CFR 92.351. Requirements were set forth in funding contracts and consist of actions required by recipients to provide information and otherwise attract eligible persons from all racial, ethnic and gender groups in the housing market.

The State of Nevada has a Disadvantaged Business Enterprise Program. The Disadvantaged Business Enterprise Program is comprised of minority and women owned businesses that are socially and economically disadvantaged. The State keeps a list of qualified contractors on its website which and be located at <http://www.nevadadbe.com>.

Silver State Fair Housing Council did multiple trainings throughout the State. Information was forwarded to all the managing companies. The State continues to work closely with Silver State Fair Housing Council ensuring that the State is addressing any issues that Housing and Urban Development may have regarding fair housing. Silver State Fair Housing Council provides information and assistance with fair housing issues to all residents of Nevada, including housing consumers, housing providers and state/local agencies. They have a statewide Fair Housing Hotline, which is 1-888-585-8634.

#### 8. Housing Units Produced

The Consolidated Plan established priorities for unit production by income level, rental homes, homelessness and special needs. The priorities established are shown in the following tables:

**Table F: Priorities for Housing Units Produced**

Type of Household	Low-Income, 0-30%, MFI	Low Income, 31-50%, MFI	Moderate Income, 51-80 % MFI
Renters—Elderly	High	Medium	Medium
Renters—Small Related (2-4) Persons	High	High	Medium
Renters—Large Related (5 or More) Persons	High	High	Medium
Homeowners	High	Medium	Low
Special Needs	High	High	High

**Table G: Rental Housing Units Produced vs. Goal**

Type of Renter	HOME	Trust Funds	FY 2019 Goals	FY 2019 Actual	Five Year Goal	Five Year Goal Actual
Small Related	29	0	0	29	50	100
Large Related	1	0	10	1	50	1
Elderly	16	0	0	16	30	25
Renters (All Others)	14	0	0	14	0	14
Special Populations	0	0	0	0	20	26
<b>Grand Total</b>	<b>60</b>	<b>0</b>	<b>10</b>	<b>60</b>	<b>150</b>	<b>160</b>

**Table H: Housing Units Produced by Income Level**

Assistance Provided by Income Group	HOME	Trust Funds	HOPWA	Tax Credits	Total Units Produced
Extremely Low Income, 0-30% MFI	24	0	105	n/a	124
Very Low Income, 31-50% MFI	10	0	16	n/a	18
Moderate Income, 51-80% MFI	4	0	9	n/a	11
<b>Grand Total</b>	<b>38</b>	<b>0</b>	<b>130</b>	<b>n/a</b>	<b>153</b>

**Note:** \*The information above for the production of Tax Credit units is unavailable at this time.

**Table I: Homeownership Units Produced with HOME and Trust Funds**

Name of Project (Agency Name)	Funding Amount	Source	County Location	No. of Units	Type of Assistance	Population
Rural Nevada Development Corporation	\$300,000 (from 2018)	HOME	Humboldt,	0	Down Payment Assistance	1-elderly 7-family
			Elko,	0		
			Nye,	3		
			Lyon,	0		
			Churchill,	0		
			Lincoln,	0		
			Mineral,	0		
			White Pine,	4		
			Douglas,	0		
			Carson City	1		
<b>Total</b>	<b>\$300,000</b>			<b>8</b>		<b>8</b>

Of the eight households assisted with Down Payment Assistance, one (1) was an elderly household and seven (7) were family households with 2-5 family members. Please note although RNDC did not receive a HOME allocation for 2019 these funds were dispersed from their 2018 allocation of which they are still spending down. The total amount of assistance provided to the 8 households was \$88,095.69.

Table J provides a summary of the owner-occupied housing rehabilitation projects funded in FY 2018 with HOME and Trust Funds.

**Table J: Owner Occupied Housing Rehabilitation Produced with HOME and Trust**

Agency	Funding Amount	Source	County Location	Number of Units	Population
Rural Nevada Development Corporation	\$-0-	HOME	Humboldt	0	
			Elko	0	
			Nye	0	
			Lyon	0	
			Churchill	0	
			Lincoln	0	
			Mineral	0	
			White Pine	0	
			Douglas	0	
			<b>Totals</b>	<b>\$0</b>	

The table is empty because HOME is no longer funding homeowner rehabilitation activities and NHD utilizes Housing Trust Funds to fund multifamily rental housing projects. Homeowner rehabilitation activities are funded through the AAHTF of which 17 households were funded in PY2019.

#### 9. Worst-case housing needs and the housing needs of persons with disabilities

No Nevada households received homeowner rehabilitation assistance in PY 2019 through HOME funds. Due to changes in the HOME program and program challenges, NHD has reevaluated funding homeowner rehabilitation programs with the HOME funds and has ultimately decided to no longer fund them with HOME funds. NHD continues to support these programs through the AAHTF and Weatherization programs.

#### 10. HOME Activities in relation to Objectives in Annual Plan

##### OBJECTIVE: PROVIDE DECENT HOUSING (RENTERS)

##### 1. Goal: Decent Housing for very low-and low-income elderly and families with new and improved affordability.

Annual Goal: Approximate 21 units of production per year

Outcome: Create decent housing with new and improved affordability through rental housing production.

***Indicator: In FY2019 Belmont Apartments was completed which resulted in 24 units of family housing, 4 units are under the HOME requirements all units receive project based rental assistance under USDA-RD Section 515. Highland Vista was completed which resulted in 52 units of family housing, 11 of which are under the HOME restrictions. These projects also received LIHTC and the completion of these project would not be possible without the HOME program funds invested.***

##### 2. Goal: Decent Housing by enhancing suitable living environment through new and improved sustainability

Annual Goal: Provide approximately 20 units per year of tenant-based rental assistance to elderly and persons with disabilities.

Outcome: Assist elderly and disabled households to receive housing assistance with rental assistance.

***Indicator: In FY2019 the AAHTF program allocated \$200,000 for Tenant Based Rental Assistance, Emergency Assistance and Security Deposits. NHD was able to assist***

***elderly and disabled households with rental subsidy and Tenant Based Rental Assistance and security deposit funds.***

1. Goal: Decent Housing for very low-and low-income elderly and families with new and improved affordability.

Annual Goal: Approximate 20 units of production per year

Outcome: Create decent housing with new and improved affordability through rental housing production.

***Indicator: AS INDICATED ABOVE: In FY2019 Belmont Apartments was completed which resulted in 24 units of family housing, 4 units are under the HOME requirements all units receive project based rental assistance under USDA-RD Section 515. Highland Vista was completed which resulted in 52 units of family housing, 11 of which are under the HOME restrictions. These projects also received LIHTC and the completion of these project would not be possible without the HOME program funds invested.***

OBJECTIVE: PROVIDE DECENT HOUSING (OWNERS)

1. Goal: Decent Housing by creating decent housing with new/improved affordability.

Annual Goal: Assist 10 households per year at or below 80 percent of area median income with down payment assistance.

Outcome: Provide homeownership assistance to low- and moderate-income households

***Indicator: In PY 2019 the HOME program spent \$88,095.69 to assist eight (8) households with down payment assistance in rural Nevada.***

OBJECTIVE: CREATE SUITABLE LIVING ENVIRONMENT (RENTERS)

1. Goal: Suitable living environment by increasing the availability and accessibility of transitional and permanent housing opportunities for very low-income households and persons who are homeless or on the verge of homelessness

Annual Goal: Identify potential to expand transitional and permanent housing opportunities.

Outcome: Provide housing to 5-10 homeless persons/households annually.

***Indicator: In FY 2019, eight hundred and forty-seven (847) units received funding to be preserved and created to house low income and very low-income households with LIHTCs and HTFs.***



OBJECTIVE: CREATE SUITABLE LIVING ENVIRONMENT (OWNERS)

1. 1. Goal: Suitable Living Environment by enhancing suitable living environments through new and improved sustainability by providing rehabilitation to existing owner-occupied housing units.
2. Annual Goal: Provide housing rehabilitation and weatherization to approximately 10-20 low-to-moderate income owner-occupied housing units.
3. Outcome: Units meeting energy star standards and number of low- and moderate-income households assisted.
4. ***Indicator: In FY 2019 the AAHTF provided \$300,000 in Weatherization funding resulting in lower energy costs for low-to-moderate income households.***
5. The following tables summarize the HOME program housing accomplishments for the 2019 program year.

**Table K: Summary of Accomplishments HOME Program PY 2019**

Priority Need Category	No. of persons served
<b>Renters:</b> 0 - 30% of MFI	14
31 – 50% of MFI	1
51 – 80% of MFI	0
<b>Owners:</b> 0 - 30% of MFI	0
31 – 50% of MFI	4
51 – 60% of MFI	1
61 – 80% of MFI	3
<b>Homeless:</b> Individuals	0
Families	0
Non-Homeless Special Needs	0
<b>Total Housing</b>	<b>23</b>

**Table L: Summary of Accomplishments HOME Program FY 2018**

Total Housing	No. of persons served
White	21
Black or African American	1
Asian	0
American Indian or Alaska Native	1
Native Hawaiian or Other Pacific Islander	0

American Indian or Alaska Native & White	0
Asian and White	0
Black or African American & White	0
American Indian or Alaska Native & Black or African American	0
Other Multi Racial	0
<b>TOTAL</b>	<b>23</b>
Number listed above with Hispanic Ethnicity	2

## 11. HOME Self Evaluation Considerations

Nevada Housing Division (NHD) measures success both in terms of the efficiency with which programs are administered and the number and diversity of the individuals that are served through the programs.

### **Are the activities and strategies making an impact on identified needs?**

NHD feels that the activities and strategies are making an impact on the identified needs. The State's identified needs continue to be multi-rental rehabilitation, homebuyer assistance, and new construction-multi-family. In PY 2019 three (3) affordable housing activities were funded with HOME funds which included Pinion Apartments, Yerington Village Apartments and Parkway Plaza. Pinion Apartments was funded \$500,000 in HOME funds to provide gap funding for the rehabilitation of a twenty-six (26) unit multi-family apartment complex which will support low income households in Elko, Nevada. Yerington Village Apartments was funded with \$500,000 for the rehabilitation of a thirty-two (32) unit multifamily apartment complex which will support low income households in Yerington, Nevada. Lastly Parkway Plaza received \$100,000 to fund the acquisition and rehabilitation of a three hundred and sixteen (316) unit multi-family affordable apartment complex located in Carson City, Nevada. While NHD still supports the Down Payment Assistance Program administered by RNDC, which aids low income households throughout rural Nevada in become homeowners, NHD did not provide any additional funding in PY2019 because RNDC had only spent roughly a third of their PY2018 allocation. In PY 2019 the Belmont Apartments was completed which has four HOME assisted units and 22 of the 24 units in the project receive USDA-RD Section 515 rental vouchers. Highland Vista was also completed which has 11 HOME assisted units out of the overall 52 units and the property is a tax credit property serving households with incomes of 60% AMI and below. More HOME projects were completed in non-rural areas of the state, these projects have been detailed earlier in this report.

### **What indicators would best describe the results?**

The indicators that would describe the results are that the HOME projects that were completed, Highland Vista and Belmont apartments were both acquisition and rehabilitation projects. These projects were funded with both HOME and LIHTC which aided in updating and

preserving all 24 units in Belmont and 52 units in Highland Vista as safe and affordable housing for low income households in rural Nevada.

**What barriers may have a negative impact on fulfilling the strategies and the overall vision?**

Nevada is still experiencing a surge in population which, among other things, is resulting in an escalation of rental and housing prices and a competitive market. The housing stock is growing but not quickly enough to keep up with the population growth. Another challenge that Nevada is facing is the escalation in construction costs which is resulting in smaller HOME and Tax Credit projects with less units, this is especially apparent throughout the Rural counties of Nevada. In addition, Nevada is experiencing extremely high percentages of unemployment due to the COVID-19 pandemic. The full impact of the pandemic and the economic shutdowns has not been realized yet, but affordable housing stock will continue to be in great demand.

**What is the status of grant programs?**

There continues to be a steady demand for NHD's programs. NHD's programs are strong, effective and improving. Training and Technical Assistance continues to improve. The HOME funds are being spent in a timely manner and we hope to continue the rate of spending in the next coming year. NHD uses the AAHTF as well as gap financing for the Low-Income Housing Tax Credit Program (LIHTC) to provide the match requirements for HOME.

**Are any activities or types of activities falling behind schedule?**

In PY 2019 there were no activities that fell behind schedule. There were a few delays to closing dates but nothing that put the activities at risk. These delays were as a result of the economic shutdowns and changes to processes to adhere to restrictions put in place because of the COVID-19 pandemic.

**Are grant disbursements timely?**

NHD has a rapid grant disbursement system. NHD's internal policy states that reimbursements must be made within thirty (30) days from receipt of the draw request, however, reimbursements for project costs are generally made within 7 days from the receipt of the draw request.

**Are major goals on target?**

Although the NHD feels the major goals are on target, it is very hard to report on those goals. The Annual Plan only reflected the goals of the areas of the non-entitled area and activities that we directly fund HOME funds. Most of the bond and tax credit projects are in Clark County. We will not be reporting in detail on the HOME projects that Clark County, Washoe County, and the City of Las Vegas are administering with State HOME. However, we will report on the units

that are receiving tax credits and Bond funding for informational purposes only and they will not be counted in our goal totals.

### **What adjustments or improvements to strategies and activities might meet your needs more effectively?**

Because the NHD does allocate the HOME funds on a pro-rata basis, we have limited funds for the rural areas. Therefore, we will continue to leverage our funds with as many resources as we can find. We plan to coordinate as much with Rural Development as their funding sources allow more families to be assisted with HOME funds.

### **C. Emergency Shelter/Solutions Grant Program (ESG) Summary**

#### **1. Investment of Resources**

In addition to using ESG allocations to fund programs in rural and northern Nevada, agencies are also required to match 100% of their ESG allocation by utilizing other available resources to address the needs of homeless and at risk of homeless households. Programs that were used to provide cash match resources included State Low-Income Housing Trust funds, Community Services Block Grant funds, county and city funds, and cash donations. In addition, shelters utilized volunteers to help with the management of local shelters and to man crisis call centers, and vouchers were provided to shelter clients, so they could obtain clothing and other needed items as needed.

ESG funds were awarded to agencies who submitted a Request for Funds application. Funds were allocated for the following programs and services:

- 37% for operational and essential costs for emergency and transitional shelters for the homeless and domestic violence victims, including motel vouchers in communities that lack access to homeless shelters, and for homeless clients in emergency and transitional housing shelters;
- 11% of the 2019 award was allocated for rapid re-housing rental assistance and case management programs to place homeless individuals and families into apartments;
- 20% was allocated to reimburse agencies for costs of collecting and entering client data into the required Homeless Management Information System (HMIS) database, and to pay for DV shelters to have access to the HMIS comparable database;
- Of the above 20% was awarded to HMIS Lead Agency to offset costs of maintaining the HMIS database to help offset cost of the HMIS database; and
- 10% was allocated for Street Outreach services such as engagement, case management, emergency health and mental health, transportation services and the referral to permanent supportive housing or rapid re-housing can quickly assist the individuals to obtain safe, permanent housing shall be prioritized over the provision of or referral to an emergency shelter. The target population is unsheltered homeless individuals and families, those with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings,

including a car, park, abandoned building, bus or train station, airport, or camping ground.

- 10% was allocated to Homeless Prevention activities such as Housing Relocation and Stabilization Services and short-term and medium-term rental assistance.
- 7.5% of the 2018 allocation was used to offset administration costs for the NHD and sub-recipients.

**Table L: Emergency Solutions Grant Program Allocation Summary - 2019**

EMERGENCY SOLUTIONS GRANT PROGRAM PY 2019				CFDA NUMBER 14.231-19				ALL FUNDS WERE COMMITTED TO AGENCIES BY 10/01/2019. GRANT END DATE 06/30/2021	
SUB-RECIPIENT	COUNTY	EMERGENCY/ TRANSITIONAL SHELTER	HOMELESS PREVENTION	STREET OUTREACH	RAPID RE-HOUSING	DATA COLLECTION	ADMIN 7.5% CAP (\$34,335.90)	TOTAL AWARDED	PERCENT EXPENDED GRANT-TO- DATE
Carson City AEDV	Carson	\$25,560				\$11,992.52		\$37,560	98%
Churchill County Social Services	Churchill County	\$11,000		\$8,000		\$1,900	\$1,045	\$21,945	67%
Carson City HSS	Carson		\$15,000		\$15,000	\$11,000	\$2,050	\$43,050	50%
City of Reno	Washoe	\$35,000						\$35,000	100%
FISH-Carson	Carson & Douglas Co.	\$31,000				\$3,000	\$1,700	\$35,700	100%
FISH - Elko	Elko County	\$50,000	\$20,441.30			\$13,500	\$3,733.70	\$87,675	96%
Lyon Co. HHS	Lyon County	\$11,000		\$43,000	\$25,600	\$3,025.10	\$4,131.26	\$86,756.36	100%
Nye County	Nye		\$8,000			\$2,000	\$500	\$10,500	100%
Winnemucca Domestic Violence Services	Humboldt	\$9,355			\$16,740.98	\$2,505.97	\$1,398.05	\$30,000	77%
Clark Co. DSS	Clark County					\$50,291.00		\$52,291	100%
State Admin							\$19,334.64	\$19,334.64	100%
<b>TOTAL</b>		<b>\$172,912</b>	<b>\$43,441.30</b>	<b>\$51,000</b>	<b>\$57,340.98</b>	<b>\$99,214.59</b>	<b>\$33,892.65</b>	<b>\$457,812</b>	<b>91%</b>

Table L. reflects the 2019 grant awards by sub-recipient, along with the amount of the allocation that has been expended as of the time of this report.

## 2. Analysis of Annual Goals

The annual goals impacting the ESG program were as follows:

- Support homeless shelter and transitional housing for approximately 500 persons
- Create transitional and permanent housing beds, including rapid re-housing assistance, for 50 households
- Assist approximately 500 households who are at imminent risk of homelessness; and
- Support collection of data in HMIS.

NHD allocated 37% of the 2018 ESG award to homeless shelters, domestic violence shelters, and transitional housing for the homeless to pay for shelter operation costs and case management.

State ESG funds were also allocated for housing relocation and stabilization cost, which provided case management and other supportive services to the homeless and those at imminent risk of homelessness. A limited amount of ESG funding was provided for rental assistance, as agencies utilized State Low Income Housing Trust funds to provide most of the rental assistance needed for homeless prevention and rapid rehousing clients.

Funding was also provided for HMIS data collection support which allowed for agencies to enter client data into the statewide HMIS database, and to provide funding for the statewide HMIS system to provide financial support, and no more than 7.5% of the annual allocation was used to pay for agency and state administrative costs.

### 3. ESG Beneficiary and Financial Data (ESG Supplement to the CAPER)

**Addendum #1** at the end of this report reflects data retrieved from HUD's IDIS software, along with all narratives and Performance Standards outcomes, as required for the ESG Program. This data has been carried over from PY 2018.

### 4. ESG Self-Evaluation Considerations

#### **Summarize how activities and strategies are making an impact on identified needs.**

The NHD expects that programs and services funded through ESG and other programs will assist local communities with efforts to address and end homelessness. Examples of actions that agencies took during this past year to help with these efforts included: utilization of employment programs to help persons obtain jobs; providing case management services to residents of homeless shelters to assist them with housing and services referrals; partnering with mental health and substance abuse providers to access shelter + care and other housing vouchers and supportive case management services; working with the VA and local housing authorities to obtain VASH vouchers and other VA supportive services; and offering bridges out of poverty training, including financial literacy classes, to teach program participants life skills to remain stable once assistance has ended.

The NHD also required sub-recipients to take additional steps which would help ensure the long-term success of the ESG program, and to support efforts of local continuums of care in meeting HUD's goal of ending homelessness. Specifically, sub-recipients were asked to do the following:

- Integrate with local Continuums of Care;
- Increase collaboration efforts including coordination with local CDBG, CSBG, VA, faith-based groups, charities, and other programs or services to obtain funding to support ESG programs;
- Coordinate with local Workforce Investment Boards and/or Community Coalitions;
- Implement formal community-wide Discharge Plans;
- Ensure the timely expenditure of ESG program funds; and

- Help make HMIS a functional and effective database by ensuring accurate and timely data entry.

This past year sub-recipients remained actively engaged in community-wide collaborations, which will have positive and long-lasting impacts on local and statewide efforts to address and end homelessness. The following reflects some examples of partnerships that occurred:

- Medical professionals to provide participants with free, long-term, chronic medical/prescription care. Proper medical care will promote long-term housing stability.
- Chronically Homeless referred to Carson City Health & Human Resources to help place them into the Rapid Rehousing Program through NV Rural Housing - HUD.
- Refer people to the Carson City Health & Human Services for their different housing programs. Centralized Intake Form developed with other Agencies to improve efficiency,
- Access to Healthcare Network for Aging/Disability Resource Center for the Carson City area. This partnership offers elderly or disabled ESG participants an additional resource for assistance in completing applications for non-cash mainstream resources, understanding his/her benefits, and any other additional assistance they may need. They are onsite one day per week.
- Nevada State Welfare Division (NSWD) to provide onsite services. CCHHS hosts an outreach eligibility worker from NSWD three days per week. Applications for Medicaid and SNAP are processed immediately onsite.
- Financial Guidance Center (FGC), a non-profit financial consultant agency. Appointments with FGC are onsite at Carson City Health and Human Services which assists with financial consults on debt related issues, bankruptcy, and credit options including rebuilding credit history. Nevada State Bank provides volunteers who facilitate financial workshops on budgeting, identity theft, “needs” versus “wants”, and rebuilding credit. This has been a key component in getting participants to start taking responsibility for bad decisions and understanding how credit will affect their ability to rent an apartment, employment, etc. After participants attend the workshops they get a better sense of how to communicate with bankers.
- Churchill County engages mainstream partners by co-locating in the county facility and working on program development and access so that program barriers are removed for participants. We obtain applications for all partners and assist in completion and submittal to alleviate frustration.
- Elko FISH continues to issue campsites, needed camping items, food, showers, laundry and vouchers for clothing. City of Elko enforces the camp rules/regulations. Frontier Resource Center, (Communities In School) provides improved efficient services to clients. The State of Nevada Welfare Department provides direct face to face client

interaction. Additionally, assisting with SNAP benefits and Medicaid while a card can be printed immediately.

**What indicators would best describe the results?**

Although agencies struggled to meet some of the performance outcomes such as increased earned income and referrals to permanent housing, there have been improvements in these areas from previous years. Increased efforts by shelters to improve household income is occurring, and utilization of local coordinated intake and referral systems has provided access to housing vouchers funded by the Account for Affordable Housing Trust Fund program. Because of collaboration that occurred between local communities, the rural housing authority, and the NHD, homeless and at-risk of homeless clients are being housed much sooner than would have occurred in past years.

**Describe actual outcomes that occurred based on performance measures created in partnership with local Continuum's of Care.**

The NHD required that programs and services funded through the ESG program help with local efforts to address and end homelessness. Program objectives were created in partnership with the northern and rural Continuum's of Care since these areas were funded with State ESG allocations.

Overall, most the State's outcomes were met, although a review of data obtained from HMIS reflects a need for shelters to work more closely with homeless individuals and families to increase earned and unearned income so long-term stability can be obtained.

**What barriers may have a negative impact on fulfilling the strategies and the overall vision?**

In PY 2018 Nevada was seeing an increase in statewide jobs and a rise in employment by 3.3% from the previous year and the unemployment rate was down by half a percent. Due to the COVID-19 pandemic and response the unemployment rate raised to a record high of 30.1 percent in April 2020 which is twice the level seen during the Great Recession. In September 2020 the unemployment rate had improved and was at 12.6 percent due to phased openings of businesses and services across the state. Nevada had the second highest unemployment rate with Hawaii being the highest at 15.1 percent. The hardest hit sector remains to be leisure and hospitality which is Nevada's largest business sector at 23 percent of total employment.

Nevada's economy boom in PY 2018 identified a need for long-term affordable housing as the influx of people moving into Nevada raised rents and housing costs. Nevada was already seeing a lack of sufficient affordable long-term housing and with the emergence of COVID-19 more pressure has been applied to an already strained system. The Governor's Interagency Council on Homelessness, along with the three Continuum's of Care, have identified large gaps in the availability of permanent housing, including permanent supportive housing, to meet the needs of the affected households throughout the state.



The Nevada Rural Housing Authority (NRHA) was funded through the CARES Act and has rolled out their CHAP program that can provide households affected by the pandemic with housing assistance which includes rental payments, rental arrears and utility assistance. These funds are to expire at the end of December 2020. NHD has planned to fill this gap by providing ESG PY 2020 funds to NRHA and other PHA's throughout the state who can provide this assistance.

Implementation of a "Housing First" approach continues to be a challenge throughout Nevada. In many parts of the state, there are limited vacancies and landlords willing to rent to high-risk tenants. Vouchers are available but are not being accepted by landlords due to the willingness of non- assisted tenants to pay market rate.

The continued lack of transportation in rural communities means access to jobs can be challenging when communities lack ways for its citizens to travel between where they live and/or receive shelter or services and where they work.

Finally, although the HMIS database has become a huge component in the overall success of the ESG program, funding cuts and lack of other funds available to pay for agency staff to enter clients into HMIS continues to cause high funding costs in this area, which has resulted in 20% of the ESG annual allocation being used for HMIS-related expenses. This equates to approximately \$99,214 in funding that could be used to provide much needed housing and services to people who are homeless and at risk of being homeless each year.

## 5. Monitoring and Grant Status

### **The frequency and method of monitoring ESG sub-recipients**

The ESG Program Manager is responsible for the monitoring of ESG sub-recipients as reflected in the ESG's Policies and Procedures-Compliance Monitoring section. A Risk Assessment Worksheet is completed to determine which sub-recipients require a monitoring visit in the upcoming year.

NHD's financial auditor also reviews sub-recipient financial statements and notifies the ESG Program Manager of any concerns or issues that need to be addressed either immediately or during an on-site monitoring visit or desk audit. The financial auditor participates in the annual program monitor; uses information received in the annual financial statements to make recommendations of sub-recipients that may need a site visit or desk audit; and participates in the on-site monitoring visit or desk audit. Monitoring usually takes place in Spring, because of the COVID-19 pandemic staff has been delayed and is moving to desk audits rather than onsite visits.

### **What is the status of grant programs?**

2018 ESG funds are 100% expended and 91% of the 2019 allocation awarded July 1, 2019 have also been expended. The balance will be utilized by sub-recipients during the 2019 program year.

### **Are any activities or types of activities falling behind schedule?**

As of submission of this report one (1) agency has expended 50% or less of their 2019 allocation. The following is summary explaining delays in the timely expenditure of funds:

- Carson City Human and Human Services – 50% of their 2019 grant funds have been spent. Staff shortages, staff changes, late start of funding expenditures and lower availability in housing units has delayed their spending.

### **Are grant disbursements timely?**

The NHD has expended 91% of the 2019 allocation, and has processed drawdowns from IDIS at least quarterly as required by program regulations.

The ESG Sub-Recipient Award Agreement executed between the NHD and all sub-recipients requires draw reimbursement requests be submitted at least quarterly. Agencies that fail to meet this requirement risk the recapture of their allocation. Most agencies submitted requests at least quarterly and are processed within thirty days of receipt by the NHD. Several agencies did not meet the draw reimbursement timeline requirements this past year and submitted narratives explaining the reason for delay, along with a plan to ensure all funds will be expended by the end of the grant period, with their annual reports. Division fiscal staff have reiterated to Sub-recipients that draw requests of \$0 will be expected for months where there is no spending to be reimbursed.

Related technical assistance has been provided to grantees to assist with timely spending.

### **What adjustments or improvements to strategies and activities might meet your needs more effectively?**

The NHD will continue to monitor performance reports obtained from HMIS to see types of programs and services provided within a community; identify any unmet needs; and to use the information to divert funds from an under-performing agency to one with the capacity to meet established outcomes.

#### **6. State of Nevada Low-Income Housing Trust Fund Welfare Set-Aside Program (WSAP)**

The State's Low-Income Housing Trust Fund Welfare Set-Aside Program is a set-aside of state generated funding that is allocated to county social services agencies and the City of Henderson each year for emergency homeless prevention activities. Funds may be used for emergency rental and utility assistance, along with security deposits for apartments and utilities, to prevent homelessness throughout Nevada. In addition, counties may use these funds to provide motel vouchers for homeless individuals and families who lack a regular fixed nighttime residence.

Welfare Set-Aside funds are expendable for three years with an available one-year extension; however most counties use their allocation within the two years. In SFY 2020 NHD required counties to submit an application that provides goals and more specific eligible activities. The intention of this change in the allocation process is to provide NHD with more accurate data to track.

Table N summarizes the 2019 (SFY 2020) allocation and expenditures with Welfare Set-Aside funds, as reported by agencies from July 1, 2019 through the time this report was submitted.

**Table N: Welfare Set-Aside Program for Emergency Assistance**

<b>Agency</b>	<b>Award</b>	<b>Expended</b>
Clark County Social Services	\$764,760.26	\$763,021.44
City of Henderson	\$122,241.48	\$71,202.28
Washoe County Social Services	\$181,341.31	\$0
Carson City Health and Human Services	\$23,446.81	\$18,244.80
Churchill County Social Services	\$10,719.35	\$10,719.35
Douglas County Social Services	\$20,524.37	\$20,524.37
Elko County Social Services	\$22,722.79	\$245.02
Humboldt County Indigent Services	\$7,105.94	\$7,105.94
Lincoln County	\$2,197.99	\$0
Lyon County Human Services	\$23,235.16	\$23,235.16
Mineral County (CAHS)	\$1,961.67	\$0
Nye County Social Services	\$20,016.60	\$2,861.22
White Pine County Social Services	\$4,466.26	\$3,197.37
<b>TOTALS</b>	<b>\$1,204,739.99</b>	<b>\$920,356.95</b>

#### 7. Homeless Discharge Coordination

The NHD continues to require sub-recipients to work with community agencies to formally develop community-wide discharge plans. Agencies created action plans to implement formal discharge planning processes which included executing Memorandums of Understanding with at least 2 partner agencies.

#### **D. Housing Opportunities for Persons with AIDS (HOPWA) – PY 2019.**

HOPWA funds are passed through the State of Nevada Health and Human Services: Division of Public & Behavioral Health, Office of HIV/AIDS (OHA) and are allocated to local for-profit and non-profit organizations throughout Northern Nevada. Because Clark County (Las Vegas) receives funding for housing assistance from HUD HOPWA separately and Las Vegas TGA receives Ryan White Part A program, HOPWA funds are solely allocated to Northern Nevada and the rural areas. The one (1) Project Sponsor for Northern Nevada is Nevada HOPES. HOPES receives the entire HOPWA grant minus three percent that is retained for State Administration.

It should also be noted that the Ryan White Part B program (RWPB), through OHA, does complement HOPWA activities with Housing Services to assist Ryan White clients with short-term assistance to enable an individual or family to gain or maintain medical care. Many clients utilizing HOPWA funding reside within the Reno-Sparks area.

Annual monitoring occurs to ensure that programmatic and fiscal guidelines are followed. Monthly fiscal reconciliations are submitted to and reviewed by the State of Nevada. HOPES staff ensures eligibility criteria and completes all required documentation prior to providing housing services to any individual. Eligibility to other local housing resources is conducted prior to a client being placed on the program. Case files are maintained per regulations and HOPES policy and procedures.

Northern Nevada HOPES is the only HOPWA project sponsor in Northern Nevada. Using HOPWA funds, HOPES provide TBRA (Tenant Based Rental Assistance), STRMU (Short Term Rent, Mortgage, and Utility Assistance) and PHP services to HIV positive individuals. Through the provision of these services clients are assisted in creating a plan for self-sustainment, thus aiding in the prevention of homelessness.

HOPES is a federally qualified health center (FQHC) located in Reno, Nevada that provides coordinated medical care and support services to over 10,282 individuals. HOPES' service area consists of 14 out of the 17 counties located in the state of Nevada. Since 1997, HOPES has been the only comprehensive HIV provider in northern Nevada. For 23 years, HOPES has provided medical, pharmaceutical, case management, and support services to persons living with HIV/AIDS (PLWHA). In recent years, HOPES has added behavioral health, psychiatry, medication assisted treatment for opioid users, radiology, transportation, medication delivery, a colorectal cancer program, a breast health program, a homeless recuperative care program, financial wellness, medical -legal partnership, Food is Medicine (In partnership with Food Bank of Northern Nevada), partnership with Washoe County Social Services with a Community Based Case Manager as well as a syringe services program to its already robust list of services offered. In June 2017 HOPES participated in a HRSA FQHC site audit, and not only did HOPES receive a perfect score on the audit, but the agency also received three innovation recognitions for its Medical-Legal Partnership and Financial Wellness programs, as well as for its pharmacy operations. In August of 2018, HOPES applied to become a Certified Community Behavioral Health Center (CCBHC) to continue expansion of behavioral health and case management services.

HOPES currently provides medical care over half of all PLWHA living in northern Nevada. HOPES' HIV patients are largely low-income, with 61% living at or below 200% of the Federal Poverty Level. 94% percent are on antiretroviral therapy, 91% are viral load suppressed, 4% are co-infected with hepatitis C, 40% are homeless, and an estimated [13%] are still uninsured after Affordable Care Act implementation. 12% are MSM, 16% are female, 21% are Hispanic and 8% are African American. For the 17% that live in rural areas, accessing care is particularly difficult given the barriers of transportation and privacy.

Utilizing a healthcare team of medical providers, case managers, behavioral health specialists, pharmacists, and outreach workers, HOPES provides compassionate integrative care to PLWHA living in northern Nevada. Their team-based approach to healthcare allows clients to access a range of comprehensive services in one central location. Northern Nevada HOPES currently serves all counties in Nevada except for 2 counties. Outside of the Reno/Sparks area, the geographic area that HOPES serves is primarily rural and frontier.

We housed more individuals than we anticipated into Permanent and stable housing which is a great accomplishment in the housing market in which Washoe County finds itself, year after year deteriorating with new development and tear down of affordable housing units. In our TBRA programming we were able to add additional extremely low-income clients who without our assistance would not be able to afford the Fair Market Rates in Washoe County on many of their fixed incomes. A major success throughout the year is the mere fact of being able to find and build relationships with property managers as units disappear and relationships end.

Being new to the Housing team, one of our case managers brings the perspective that with the ability to work with major mortgage companies we are keeping those clients who have had the ability at one point in their lives to purchase a home to then maintain that home and not return to the tenuous rental market. One of our clients was hurt on the job and his income was cut off and we were able to keep him housed through his recovery and subsequent return to work.

The Office of HIV does not allocate funds to specific HOPWA sub-programs (TBRA, STRMU, PHP, SS). Instead, the program sponsor receives a total funding amount and the State allows them to utilize the funds based on identified client needs. Once the identified needs are selected, a budget is worked out for service categories and approximate funding is allocated. The only initial allocation contained within the funding award is Administration, which is limited to three (3) percent of the total award amount. The HOPWA program does not have formal Threshold Factors or Grant Size Limit. Threshold factors are mainly based on the amount of the State funding award. Size of the award to the project sponsor also depends on the quality of the application. The amount awarded to the project sponsor is \$358,365.47.

HOPES is committed to caring for northern Nevada's HIV positive population and recognizes that HIV patients require a dedicated healthcare team to ensure they remain in care. Utilizing Ryan White Part's B, C, and D funding, HOPES provide PLWHA with integrative healthcare that includes: primary medical care, chronic disease management, behavioral health counseling, substance abuse counseling, mental health medication management, nutrition counseling, housing assistance, transportation, and individualized case management designed to remove barriers to accessing care.

The staff at Northern Nevada HOPES has been specially trained in HIV treatment and remains up to date on HIV treatment recommendations. Many of the HIV positive individuals presenting at Northern Nevada HOPES are experiencing homelessness or are at risk of becoming homeless. HOPES utilize HOPWA funds to provide housing services to these individuals, thus increasing their likelihood of being retained in care and adherent to their medication regimen. All clients receiving HOPWA funded services are asked to apply for all public assistance/subsidy programs

that they are eligible for, and when approved for said programs, are transitioned from HOPWA services to the new subsidized program.

This past year, 132 unduplicated HIV positive individuals were served with HOPWA funds; 22 people were served through the TBRA program, 77 through STRMU, and 39 people were served through PHP service. Individuals served by TBRA remain on the program and will continue to need TBRA funding assistance during the next grant year. Many of the individuals continuing TBRA live on fixed Social Security Disability Insurance (SSDI) incomes and therefore do not anticipate their financial status changing soon.

56 recipients received HOPWA assistance in operating years prior to this report. Regarding previous housing situations prior to being placed on the program, 44 individuals receiving HOPWA assistance met HUD's definition of homelessness.

The goal for the 2019-2020 fiscal year was for HOPES to serve 13 individuals with TBRA funds and that goal was exceeded with 22 individuals served. HOPES goal for the 2019-2020 fiscal year was to serve 30 individuals with STRMU funds. HOPES exceeded that goal by serving 77 individuals with STRMU funding. HOPES' goal for fiscal year 2019-2020 in regards to PHP was to serve 35 individuals which was not exceeded as we served 33 individuals.

In the past year housing prices continue to soar with a lack of supply and an abundance of demand in Reno and Sparks. There continues to be a scarcity of low-income units available, and although we have seen a few new low-income apartment complexes go up in the past year, many more apartments that are not low income have been built, and there have been several lower income apartment complexes that have been sold and have been remodeled where rents have been doubled or more. This essentially prices nearly everyone that was living in that apartment complex out and sends them out looking for additional low-income apartments, which continue to be in short supply in Reno and Sparks. Additionally, another item that continues is the demolition of short-term housing in the form of weekly and monthly motels to make way for other development, as well as continued increase in rental prices, including those short-term units. In Reno and Sparks it continues to be a difficult task for those receiving standard SSI income to be able to afford anything with the exception of low income and subsidized housing. This becomes more difficult for anyone who has had any prior evictions and/or credit history issues. HOPES is combatting this by working with Washoe Legal Services with our Medical Legal Partnership in order to get eviction records sealed so that those records of eviction won't show up on the person's credit check any longer. The downside to this is if the eviction didn't happen in Nevada, then it is always very difficult to get those evictions sealed due to state laws and the fact that our Medical Legal Partnership can only work on legal cases in Nevada.

Of important note: A website, [www.realtyhop.com](http://www.realtyhop.com) released a study taking into account average median income, home prices and mortgage payments, and found that Reno is the 18th worst housing market to live in around the United States. The study found that the average home price in Reno is \$439,900 and the average wage is \$52,106 per year, with an estimated mortgage payment of \$2,034.33 per month. The percentage of a person's income that they

would pay towards their mortgage monthly would be 46.85%. Although the amount of people that we serve through HOPWA funding that own their own homes are minimal, this study shows the trend towards property trending up much faster than wages are in our area. This creates an issue when a person is renting somewhere as well, as someone can turn and sell their rental property to someone else, the person selling makes a large profit and then the new owner puts the property rent amount in line with what they paid, rather than what the previous owner had as the rental amount, which was in line with what they paid for the property typically. Another trend that we are seeing in our area is lower income apartments and motels being bought out and either demolished for larger luxury high rises, or a remodel of the property. The new owners will then typically evict everyone from the property and then will be able to charge at least double for the same unit that they have remodeled. This creates even less affordable units in an area where affordable units are really limited. In some cases, we have seen people moving out into the rural areas, even when they are typically relying on public transportation to move around, which is pretty much non-existent in the rural areas. People just want to find an affordable place to live and will sacrifice a lot just to find something that they can afford.

Northern Nevada HOPES has had an established relationship with the Northern Nevada Community Housing Resource Board (NNCHRB) for the past eight years. NNCHRB is a local non-profit organization that develops innovative affordable housing complexes for low income individuals. NNCHRB dedicates 27 total units over five different apartment complex sites to clients of HOPES at over \$200 a month off of their typical low-income market rate. Northern Nevada HOPES receives \$274,875.00 in direct service housing funds from Ryan White Part B to help supplement the housing assistance provided during the HOPWA grant year. Additionally, HOPES received money from Ryan White funding to help cover the costs of case management services for clients receiving housing services. Finally HOPES operates a donation-based housing program for individuals with an AIDS diagnosis who are not eligible for other housing programs. Most of these individuals are undocumented immigrants. HOPES provided \$7,118.00 worth of funding towards rental assistance for these individuals during the HOPWA grant year. Although it is not considered leveraged funds, HOPES' partnership with Reno Housing Authority (RHA) is worth mentioning. Although RHA has a very lengthy wait list, they have created a partnership with HOPES and case managers to work closely with their staff to place clients into affordable units. HOPES also participates in both the Reno Continuum of Care and the Rural Continuum of Care to assist with anyone that is on the housing list that is living with HIV/AIDS. HOPES is able to typically house someone that is homeless and has not exceeded their Ryan White Part B funding within 1-2 workdays. Once the client is in transitional or temporary housing through Ryan White Part B, then our housing case managers look to find more permanent housing with the possibility of transitioning to HOPWA funds if the person qualifies. This allows for HOPES to house those living with HIV/AIDS immediately and then create a plan for more permanent stable housing so that the client is able to maintain their medical treatment and work towards living independently in the community while managing their finances to cover their rent and utilities.

Last grant year Northern Nevada HOPES was instructed to use HMIS to track HOPWA services. As that system was an unsuccessful upload for producing the CAPER, HOPES was instructed this year to use its internal tracking measures and spreadsheets. HOPES was told that within the grant year, a third-party vendor would be able to extract and upload all of HOPES' CAPER data and create the report with ease. HOPES was told throughout the year that it was in the making and then HOPES would be able to start directly entering all data into CAREWare moving forward. This was completely unsuccessful in the final moments of the grant year, with the third party presenting the inability to upload the data in the month of July when the CAPER should have already been in full swing on HOPES' end. Since June 2019, perhaps even earlier, there has been lots of miscommunication on due dates and timelines as well between the State and the third-party vendor to HOPES staff. This is a on-going project. Additional technical assistance has been provided to HOPES and the goal is to have full implementation of the CAPER reporting system in CAREWare for the 2020 CAPER reporting period.

Housing affordability is a major concern for PLWHA in Northern Nevada. Families and single adults, working or not, often have difficulty obtaining affordable housing. In the past couple of years, as a result of the economic boom in Reno related to Tesla, Amazon, Apple, Wal-Mart, Panasonic, and other large corporations moving into the Reno/Sparks area, housing prices have continued to skyrocket, and housing availability has drastically decreased. In some areas the rent for a one-bedroom apartment is \$1300-\$1800+/month. The average 1 bedroom goes for around \$1500/month in Reno/Sparks. An example in the renovated motel adjacent to HOPES that used to rent a room for \$600+ and now rents the same renovated room, without a kitchen for \$1300/month. As a result, more and more PLWHA are experiencing great difficulty locating and obtaining affordable housing. This is especially true for PLWHA that are living on a fixed income. HOPES maintain partnerships with local housing developers and housing units whom offer rentals to HOPES clients at reduced rates, but these agencies are also being affected by the lack of affordable units and have implemented a wait list. In some of these apartment complexes, the waiting list is about 2 years long. In addition to PLWHA experiencing difficulty accessing affordable housing, the less than 1% vacancy rate (for low-income units) and high rental prices in Washoe County has made locating affordable housing for all low-income residents of our community difficult, which has placed PLWHA at ever more of a risk of homelessness.

When encountering individuals who are experiencing homelessness, the first step HOPES takes is to get the individual off of the streets into temporary or "transitional housing". Transitional housing units are often times located in motels. While accessing these services the participants work closely with their Housing Case Manager to develop a plan for permanent supported or unsupported housing. These same motels were also the only option some participants had for permanent housing due to criminal records, credit history, immigration status, or a prior eviction.

With the current renovations taking place in the downtown Reno area, it is becoming more and more difficult to find affordable units within the area that the client can access services that they need. Developers have bought and demolished many of the motels that were previously



used as permanent or transitional housing. These downtown renovations are impacting and displacing participants of the HOPWA program living in on a fixed income, or who are unable to pass a background check. There has also been an increase in the homeless population in Reno which has been due to many different factors, including people that are homeless coming to Reno from other places, people that have lost their home due to the COVID-19 pandemic, and people that have been priced out of where they live and can't find suitable affordable housing to get back into. In certain cases, our clients on HOPWA sometimes lose an affordable place to someone that can pay cash at the time that they view the apartment. At HOPES, our process takes about a week to get an actual check to a landlord. This is problematic at times when we as an agency have not worked with the landlord previously. In those instances, landlords are tending to take the money that is in front of them, rather than the guarantee that we can offer when we approve the client for support.

In recent years, PLWHA in Reno have had a hard time locating and maintaining employment that provides a living wage. Many of our clients living with HIV/AIDS have minimal marketable job skills, have poor employment history, have criminal records, are undocumented, or experience mental illness and substance abuse issues that limit their ability to seek and maintain employment. Additionally, many clients of HOPES are too ill or sick to currently maintain a 40-hour work week. Low-income clients of HOPES do not have reliable sources of transportation and therefore have to take public transportation to their jobs when they do find employment. Along with the financial burden that this places on low-income clients, Reno's public transportation is ineffective with bus routes being limited to areas outside of Reno that are more affordable for those that are in the low-income category. Commutes are typically very lengthy in a person's own vehicle, but when you are looking at public transportation, it could take someone living in the North Valley's area of Reno/Sparks, more than an hour one way to get to where they need to go within the McCarren loop of Reno/Sparks, which has the most bus routes and frequency of busses. For a person that must go outside of this area, they could be looking at a ride that would take them over 2 hours one way. For a person that may be traveling on the bus instead of working, this could mean that they have to take an entire day off from work, just to get to an appointment that will typically take about 30 minutes. This was a main reason that we have started enacting tele-health appointments at HOPES, and even within our Housing Department. If we can save people time to come to our office, which in turn could save them money to pay for items of daily living, then we will allow people to pay for more of the items that they need on their own, with our focus being on assisting with the client's housing in a limited emergency way, such as what is outlined for STRMU assistance. The COVID-19 pandemic has also played a part in hurting opportunities for employment for many workers in Reno/Sparks. Although there has been an increase in warehouse work due to the COVID-19 pandemic, there have been many affected within the gaming industry and other industries, such as hotels that rely on tourism. Beyond the financial effect that COVID-19 has on PLWHA, it also has a very distinctive medical effect on this population as well. For all PLWHA, it is paramount for them to stay well, as an illness could effectively bring death to that person. With COVID-19 a PLWHA is at a distinct disadvantage if they are working in a job that doesn't allow them to work from home or is somewhere that has a higher possible exposure rate than other jobs.

PLWHA's difficulty obtaining stable employment can have a snowball effect on their ability to obtain housing. Inability to maintain employment that pays a livable wage prevents PLWHA from maintaining stable housing, which results in poor rental history and poor credit history, and ultimately impacts their ability to obtain future housing. To help overcome this barrier, the staff at Northern Nevada HOPES maintains strong working relationships with housing providers who will often overlook poor rental history and/or criminal background and agree to house a client despite their past. Additionally, many PLWHA still face discrimination and prejudice when seeking affordable housing. Through HOPES strong working relationships with housing vendors, HOPES can assist PLWHA in locating housing where they feel safe and free of discrimination and prejudice.

Per federal regulations, individuals who are not legal citizens (undocumented) of the United States may not access federally funded resources, including HOPWA. Because of this policy, many PLWHA who are unstably housed or experiencing homelessness do not have access to the financial resources that HOPWA provides. As a result, their housing situation does not get better, and often gets worse.

Many PLWHA suffer from comorbid conditions, including hepatitis C, diabetes, substance use, and untreated mental health concerns. As a result of these comorbid conditions, many PLWHA experience a double burden when attempting to maintain housing. In addition to co-morbid medical concerns, many PLWHA suffer from untreated mental health and substance use concerns, which adds additional barriers for them when attempting to access/maintain housing.

HOPES has recognized the following trends in the past year, many PLWHA living with HIV for many years are moving to the area and attempting to find affordable housing with limited income. There is a severe lack of affordable housing in Nevada, but especially in Northern Nevada at this time. This is in direct result of people seeking lower priced housing from other areas that housing prices are higher than Reno/Sparks. This has been less in the months since the COVID-19 pandemic began, as less people are moving, but it is still occurring, with a continued lack of affordable housing that exists in Reno/Sparks. COVID-19 has affected the way that we provide treatment to our clients living with HIV/AIDS. HOPES now offers a robust tele-medicine plan and this includes other departments outside of medical, such as Housing, Case Management, and Health Money Habits. This has allowed some barriers to be brought down for our clients that live in the Reno/Sparks area and outside of it that have limited transportation, limited childcare, and limited availability due to work to name a few. At HOPES we are hopeful that we are able to continue to grow this part of our company and that we can continue to offer those current patients less barriers to care and can hopefully expand for more of our clients living in the rural areas that may have limited privacy about their HIV status, due to limited physicians that they can go to due to the small populations in many of the rural communities and distances between towns of larger size.

In the past year, HOPES has continued to conduct many intakes on long-term survivors of HIV who are moving to the area to be with family. Many of these people are not only living off of

limited income but are resistant to HIV medications which negatively impacts their ability to achieve economic growth and stability. This is even more apparent with the COVID-19 pandemic, as it forces people to isolate for their health. As mentioned above, the Reno/Sparks area is experiencing a housing shortage. The housing shortage is driving up the cost of housing, creating gentrification and pushing low income clients out of the affordable living areas, and causing housing instability for PLWHA

#### HOPWA Monitoring:

The annual site monitoring visits were conducted for all Ryan White projects, including HOPWA. Site visits were conducted face-to-face to discuss programmatic, fiscal and barriers that have surfaced during the grant period. To maximize travel dollars and efficiency, the administrative, programmatic, quality management and fiscal monitors were accomplished simultaneously at each sub grantee location, concentrating on one geographic area at a time. Appointments were scheduled in coordination with the sub grantees at least a month in advance; reporting materials were prepared for each sub grant and forwarded to the sub grantee with confirmation of their appointment. Regarding Northern Nevada HOPES, there were no corrective actions noted.

### **5. RURAL NEVADA CONTINUUM OF CARE (RNCOC)**

Below reflects a summary of actions that occurred PY 2014 with the Balance of State Rural Nevada Continuum of Care, which many ESG recipients and the ESG Program Manager participate. Although the State consulted with all three CoC's during the allocation process, the northern and southern Nevada CoC summaries are not reflected in this document as summaries are provided in local entitlement CAPERs:

#### A. Accomplishments

Accomplishments of the RNCOC during the past 12-month period included:

- Successful submission of grant applications to HUD on behalf of the RNCOC;
- Conduction of the point in time (PIT) count process and results;
- Provided specific profiles for each county in the balance of state related to homelessness in the PIT report;
- Conducted ongoing training and orientation of providers in the RNCOC to enhance utilization of HMIS;
- Managing the Strategic Plan for ending homelessness in Nevada's rural and frontier counties;
- Worked with individual communities who oversee local coordinated intake and referral systems to identify the most vulnerable homeless using the VI-SPAT assessment system;
- Members participated in local community coalitions meetings to address homelessness and poverty in counties and towns.

- Performed annual monitoring of grant programs on behalf of RNCOC.

## B. Actions

The RNCOC meets quarterly to facilitate the rural continuum process. The Governing Board holds meetings and provides oversight of the RNCOC strategy to address homelessness. Meetings include grantees and homeless service providers from each of the rural counties and are conducted face-to-face and via teleconference to accommodate the geographic distance.

Technical meetings are held as a complement to the quarterly Board Meetings. Technical meetings cover a variety of topics and issues as identified by service providers in the balance of state. Service providers use these meetings to identify emerging trends, update the service delivery system on changes in services and to learn about resources to aid in addressing homelessness.

Topics addressed during technical meetings included:

- Implementation and ongoing process of local coordinated intake and referral systems, including discussions on what works/does not work;
- Sharing of discharge planning processes;
- Review of utilization rates and bed coverage reports for agencies participating in HMIS;
- Discussion regarding HMIS statewide issues and updates;
- Provided updates on statewide CoC and Governor's Interagency Council on Homelessness meetings;
- Reviewed implementation of Statewide Performance Measures and targeted outcomes;
- Annual PIT counts and results;
- Updates on the RNCOC strategic planning;
- Updates on funding of the renewal projects submitted as part of the RNCOC 2019 NOFA;
- Conducted ongoing meetings on how the RNCOC will fund HMIS costs since HUD did not award the HUD grants for northern and rural Nevada;
- Updates on the ESG grant, major changes and implications for RNCOC such as performance standards;
- Updates and information of ESG-CV.
- Education, discussion, and planning regarding AHAR;
- Updates from members regarding community coalitions and local initiatives; and
- Ongoing collaboration with local educational agencies and other providers who assist homeless families.
- Collaboration and best practices regarding COVID-19 response.

Subcommittee meetings held throughout the year included the Strategic Planning subcommittee; the annual Rating and Ranking of northern and rural grant applications; the Coordinated Entry Meeting; and the annual homeless point-in-time working group.

## **6. AFFORDABLE HOUSING**

Nevada Housing Division is the largest producer of affordable housing in Nevada. This year the Division funded the development (rehabilitation and new construction) of six hundred and sixty-two (662) units using its Low-Income Housing Tax Credit Program. These projects will house low-income families.

NHD continues to use its HOME funds for a down payment assistance program in the non-entitled areas of the state with the remaining state funds that are left after allocating to multi-family projects.

NHD continues to use of its Account for Affordable Housing Trust Funds to augment the Section 8 programs around the state. These funds are helping to relieve the waiting lists and help the worst-case needs (which are low-income families who are paying more than 30 % of their income for rent and live in substandard housing, homeless people or people who have been involuntarily displaced). The NHD funds the Nevada Rural Housing Authority (NRHA) emergency assistance and rental assistance programs to aid low income individuals, families, elderly, and disabled households off the waiting list. NHD also continues funding a “deposit” program through NRHA for families at 60 percent of median income with Trust Funds.

## **7. ACTIONS TO AFFIRMATIVELY FURTHER FAIR HOUSING**

The U.S. Department of Housing and Urban Development (HUD) requires each state to conduct an analysis to identify impediments to fair housing choice within the state and to outline and take appropriate, effective actions to ameliorate the identified impediments. The phrase “fair housing choice” refers to an environment in which persons, of similar incomes, have the same housing choices, regardless of race, color, religion, sex, handicap, familial status, national origin, or disability.

CDBG and NHD sponsored Fair Housing training in 2013 conducted by Silver State Fair Housing Council. The training was mandatory for anyone planning on submitting a CDBG grant application for 2014. During the 2015-2019 Consolidated Plan process, one action proposed is to include this as an application requirement. A process for this requirement remained under review in the 2017 program year but was complicated by the turn-over in CDBG Grant Administrators in rural cities and counties. Fair Housing training was included in the annual CDBG application training and remains an important component of the monitoring process. In the time of COVID-19, communication has been virtual. This methodology could be the answer to fulfilling this goal.

CDBG staff members continue to work on the development of a template for the 27 eligible entities to use in conducting the Four-Factor Analysis at the local level. This was not completed before the end of the 2016 or 2017 program years. The intent is to work with the State Demographer in 2018 to secure accurate data from which an accurate data for city/county templates can be created. At the end of the 2019 CDBG Program Year, the state of Nevada has a plan but templates for the rural areas have not been completed. Grantees do actively communicate with people who are in minority groups by having access to interpreters as needed.

CDBG staff members finalized revisions for the Project Benefits Reports in 2016 to accurately capture the data required for each project type. The revised report form was used throughout the 2017 program year and is an accurate reporting tool. Unlike the other HUD programs, CDBG has no waiting lists so data collection and reporting are monitored for accuracy and completeness.

The state continues to review ADA accessibility issues; monitoring and updating buildings are part of an on-going process. State reviews are conducted on a scheduled basis by the State for all owned and leased properties.

With the 2015-2019 Consolidated Plan, a new Analysis of Impediments (AI) to Fair Housing Choice was completed to inform the 2015-2019 Consolidated Plan. The Impediments identified are:

Private Sector:

- (1) Discrimination against disabled residents and families with children.
- (2) Racial and ethnic minority home loan applicants are denied more frequently than white or non-Hispanic applicants.
- (3) Lack of understanding of fair housing laws and the role of the fair housing infrastructure.

Action steps include:

- partnering with Silver State Fair Housing Council on outreach to managers of new and existing rental housing complexes;
- working with professionals in the home lending industry and other pertinent agencies and organizations to discuss findings and address differentials;
- conduct outreach and education of prospective housing consumers on acquiring and keeping good credit;
- establish a requirement for grantees to take actions to publicize fair housing rights, responsibilities and remedies.

Public Sector:

- (1) Zoning laws and development standards have restricted some types of housing, notably group homes and other types of supportive housing.
- (2) Lack of a substantially equivalent state agency enforcing the Nevada Fair Housing Law
- (3) Lack of understanding of fair housing laws and the responsibility to affirmatively further fair housing.

Action steps include:

- Conduct a statewide survey to determine if local zoning and land-use ordinances are following recent changes to state law;
- Notify jurisdiction not in compliance with the requirements;
- Draft a compliance report.
- Contact the Equal Rights Commission to share findings of the State AI;
- Discuss with the Commission ways in which to collaborate;
- Request a copy of the Commission’s most recent report.

During 2015, the Analysis of Impediments, the Consolidated Plan and the 2015 Annual Action Plan were completed. Initial action steps taken were: (1) contacting the Equal Rights Commission and (2) discussion about a Request for Proposals (RFP) to determine if local zoning and land-use ordinances are following recent changes to state law. The RFP needs to be thought out and developed. While it was scheduled to begin in late 2016 or early 2017, demand on staff time, and turnover in housing staff members, delayed this planning effort until August 2017. During the 2020 CDBG Program Year, a new Analysis of Impediments to Fair Housing Choice was developed concurrently with the 2020-2024 Consolidated Plan. Goals were incorporated into the new Consolidated Plan and 2020 Annual Action Plan. Goals will continue to be addressed in each subsequent Annual Action Plan and CAPER.

NHD works diligently with the developers of affordable housing in the rural areas to ensure that the development of affordable rental housing is outside of minority areas. In PY2019 two HOME projects were completed. Highland Vista is a 52-unit affordable housing property located in Carson City and Belmont Apartments is a 24-unit affordable housing property located in Elko. Additionally, eight (8) households were assisted in achieving homeownership. When assisting a disabled person, who is living on social security, the non-profit informs the borrowers of the Rural Development program. This program allows the homeowners to receive interest rates. These interest rates allow persons with low incomes to achieve the dream of homeownership.

## **8. OTHER ACTIONS (REPORTED VIA CR 35 IN IDIS)**

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

The State of Nevada's statute NRS 361.082 is the most effective policy that affects the return on residential investment. NRS 361.082 allows for an exemption for property taxes. It states that real property and tangible personal property used for housing and related facilities for persons with low incomes are exempt from taxation if the property is part of a qualified low-income housing project that is funded in part by federal money appropriated pursuant to 42 U.S.C.§§ 12701 et. seq. The State allows the local governments to control issues such as land use

controls, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

### **Actions taken to address obstacles to meeting underserved needs (In IDIS)**

Special needs populations, the homeless, elderly, and those with very low-income continue to be the most vulnerable populations who struggle to obtain or retain housing stability. Calls received daily demonstrate the need for additional resources to not only house the homeless, but to provide assistance to individuals and families who are facing financial difficulties and are at risk of eviction.

To help address this situation NHD's Low-Income Housing Tax Credit program identified the need for projects that could house the lowest income tenants, including projects serving persons with physical or developmental disabilities, individuals and families who are homeless, and veterans. Tax credits were awarded to projects throughout the state which will provide affordable housing to these populations.

NHD also manages the PRA Section 811 grant which will provide 44 units of housing to persons with severe physical and developmental disabilities. NHD will partner with existing tax credit properties, the Division of Public and Behavioral Health, and Medicaid to provide housing and services to these households.

NHD allocated State Low-Income Housing Trust funds in partnership with the Emergency Solutions Grant program to provide rental assistance to homeless and at-risk of homelessness populations throughout rural Nevada, and Trust funds were utilized by the Rural Housing authority to quickly house the most vulnerable homeless identified through local community screenings.

Finally, an allocation of funding is awarded to social services agencies across the state which is used to provide emergency rent and utility assistance, security deposits, and mortgage payments if needed, to households earning less than 60% of the area median income so that they don't become homeless due to eviction.

### **8.1 Lead Based Paint Goals (Also in IDIS)**

The Nevada Healthy Homes Program initiative was developed as an expansion of the Childhood Lead Poisoning Prevention Program, which is a collaborative effort between the Southern Nevada Health District, the University of Nevada, Las Vegas Department of Environmental and Occupational Health, and the State of Nevada Health Division.

The purpose of the Healthy Homes Program is to identify unhealthy conditions in the home environment and address critical determinants of health. Collaborative efforts focused on reducing asthma triggers, preventing unintentional injuries, eliminating poisoning hazards, and to educate and assist residents to identify resources so that they may modify and improve their



home environment. The Healthy Housing and Lead Poisoning Surveillance System are in the testing phase. Information from hard copies of lab reports and other medical submissions is being collected and will be used to track the voluntary submission of lead screening results. A Lead Poisoning Fact Sheet was created to build awareness for lead poisoning issues.

NHD continues to support a non-profit agency in rural Nevada that administers emergency rehabilitation, owner occupied housing rehabilitation, and acquisition and rehabilitation of existing buildings and is the point of contact for lead testing. NHD also requires that all regulations regarding Lead Based Paint screening are adhered to.

CDBG:

The Governor's Office of Economic Development: Rural Community Development/CDBG ensures that homes built prior to 1978 that are rehabilitated with CDBG funds are tested for lead-based paint hazard by the Rural Nevada Development Corporation (RNDC) staff. Any chipped, peeling, or flaking paint is tested with an XRF analyzer. If lead-based paint is present, the contractor is tasked with setting up proper containment areas during construction and with proper clean up. Any hazardous lead paint areas must be encapsulated. In some instances, the components, such as door and window frames, are replaced. Other times the peeling paint is scraped and peeled away, and a special paint is used to seal the area. [Note: One hundred percent of the homes rehabilitated with CDBG funds are LMI households.]

The CDBG program has not been funding housing rehabilitation projects for the last two grant cycles because the program has only been able to fund about 50 to 60 percent of potential projects.

**8.2 Anti-Poverty Strategy *Actions taken to reduce the number of poverty-level families (In IDIS)***

The Grants Management Unit (GMU) under the State of Nevada's Department of Health and Human Services created a mission to strengthen families, promote healthy outcomes, and support individuals to achieve self-sufficiency by working in partnerships with community agencies throughout Nevada. The GMU administers grants to support local, regional and statewide programs serving Nevadans, including the Community Services Block Grant, Children's Trust Fund, the Fund for a Healthy Nevada; and Title XX Social Services Block Grants. These programs address low-income and poverty issues through the prevention of child abuse and neglect, food security, services that support persons with disabilities and their caregivers, assisting low-income families and individuals to become more economically self-sufficient, and other services that promote the health and well-being of Nevadans. Although the GMU releases the annual report for activities and actions around October of each year, information was gathered from their website that included specific activities and initiatives that the GMU funded this past year. Below is a sampling of programs and initiatives that occurred throughout the state this past year:

- Community Action Agencies (CAA's) participated in community coalitions which were used to identify and address critical community needs affecting low-income individuals and families in areas such as unemployment, homelessness, mental health issues, and drug abuse. Community coalition agendas addressed improved coordination of services, prioritization of needs, and the establishment of common goals;
- CAA's collaborated with other community partners in the areas of joint planning, cross-referrals, shared case-management, and resource coordination;
- The GMU and the CAA's adopted the Nevada Service Directory Model, which consisted of a standardized intake assessment across 12 domains such as employment, housing, and transportation which each client completed. The intake was scale-based and measured client status in each domain using 5 level scale: thriving, safe, stable, vulnerable, and in-crisis. The intake assessment results were used to determine the type of services that the client received, which included any combination of the following: direct services provided by the CAA, information and referral, and case management. Clients receiving case managing created goals and plans to track progress on domain scales;
- CAA's established an agency Data Model which contained an extensive list of information and referral sources that were used to link clients with services the agency was not able to provide. The CAA's maintained ongoing relationships with their network of referral agencies through meetings and phone contact. Linkages were developed and gaps in services were addressed;
- CAA's expanded employment services to families and individuals and coordinated with employment partners to provide training and workshops. Clients were registered with Job Connect and other partner agencies;
- CAA's served as the intake site for the State's Energy Assistance Program. Clients were screened and referred to emergency assistance programs as part of the intake process;
- Activities that prevented child abuse and neglect;
- Parent education classes and workshops;
- Hunger One-Stop Shop programs and other food security programs;
- Independent living programs;
- Mental health therapy services were provided to northern and rural Nevada youth between the ages of 13-17. SoS (Signs of Suicide) screening tools and educational curriculum were used to provide mental health services;
- In northeastern Nevada, a non-profit organization provided short-term quality care for children with special needs, offering a "gift of time" to families, enabling them to enhance the quality of their lives;
- Eligible children who were screened and identified as lacking access to affordable healthcare were linked to Medicaid or NV Check-up;
- Funded a program that provided behavioral health services to pediatric patients who were poor, uninsured or underinsured, and who were enrolled in Medicaid;
- Improved access to wellness and healthcare services in rural areas, focusing on low-income households that were medically underserved;
- Funded projects which assisted very low-income adults with disabilities at risk of institutionalization or homelessness in locating available housing; completing

- applications; and moving into and/or remaining in their accessible, affordable housing unit with community-based supportive care services; and
- Provided funding to the Crisis Call Center-First Call for Help via the statewide 2-1-1 system.

### 8.3 Institutional Structure and Intergovernmental Cooperation (Also in IDIS)

Intra- and inter-governmental cooperation has occurred for many years throughout the State of Nevada. The State is committed to continuing its participation and coordination with federal, state, county, local agencies, and the private and nonprofit sectors to serve the needs of low-income individuals and families across Nevada. The Governor's Office of Economic Development, Department of Business and Industry, and the Department of Health and Human Services collaborate with various entities to continually improve coordination.

The Governor's Office of Economic Development, Department of Business and Industry, and the Department of Health & Human Services all have individual institutional structures. Within each Office or Department, there are divisions that administer HUD programs. The Community Development Block Grant is in the Rural Community & Economic Development Division of the Governor's Office of Economic Development. The HOME, HTF, ESG, and NSP programs are in the Nevada Housing Division of the Department of Business and Industry. The HOPWA program is in the Health Division of the Department of Health and Human Services. Each Division has its institutional structure, as well.

HUD funds pass through to local governments and other entities that are eligible to receive HUD program funding. These entities, when funded, are part of the institutional structure for each program. The scope of the institutional structure is from the state level to those at the community level where projects are implemented and/or managed.

Actions taken in PY 2019 to enhance coordination and promote further development of that institutional structure included:

- Continued to support cross-jurisdiction economic development regions;
- Provided annual training workshops and on-going technical assistance to CDBG grantees via Zoom Meetings;
- Supported planning collaboration efforts, such as development and support of regional CEDs applications;
- Participated in quarterly meetings with other funders to maximize limited resources (CDBG, USDA, EPA, other collaborative funders);
- HOME continued to work with the staff of the Low-Income Housing Tax Credit program to ensure that the HOME funds were used to leverage this program;
- The ESG Program Manager continued participation in the Rural Nevada Continuum of Care (RNCOC) Steering Committee and the RNCOC Technical Assistance meetings. The ESG

Program Manager maintains and updates Performance Standards and Written Standards for use by both the ESG and Continuum of Care programs as needed;

- Continued funding of State HOME and State Low-income Housing Trust Funds to Consortiums and local jurisdictions to supplement HOME and ESG entitlement funding;
- Ongoing meetings between members of the Rural Nevada Continuum of Care, the Reno Area Alliance for the Homeless, and the Southern Nevada Continuum of Care to address unmet needs and issues of the homeless throughout Nevada;
- Meetings with HOME Consortiums and local jurisdictions, local housing authorities and other service providers occurred to address affordable housing issues;
- Funding was provided by the NHD to non-profit housing providers and local jurisdictions to subsidize weatherization funding throughout Nevada;
- Continued funding of Account for Affordable Housing Trust Funds to Nevada Rural Housing Authority for TBRA program for senior clients on the Section 8 waitlist, Emergency Assistance Program, and a Security Deposit Program;
- Division staff participated in Rating and Ranking of rural Continuum of Care applications and Northern Continuum of Care Applications;
- The Housing Division provided ESG funding to the Homeless Management Information System lead agency to ensure that the HMIS system oversight, user support, and data quality oversight would continue for the northern and rural Continua since two HUD grants were not funded to support the mandated database.

#### 8.4 Public Housing Initiatives

##### **Actions taken to enhance coordination between public and private housing and social service agencies (In IDIS)**

The following is a list of initiatives that occurred during FY 2019 with Rural Nevada Housing Authority:

- Security Deposit Program- assisted families using Account for Affordable Housing Trust funds received from the Housing Division;
- Provided elderly and disabled households TBRA Vouchers using Account for Affordable Housing Trust Funds;
- Housing Choice Voucher Home Ownership Program –families participated in the HCV Home Ownership program;
- Provided homeless persons/households with State Trust-funded housing vouchers as part of the rural coordinated intake and assessment system
- Assisted homeless Veterans and their families through the VASH (Veteran Affairs Supportive Housing) Program;
- HUD Section 8 Housing Choice Voucher Program; and
- NRHA’s active participation and willingness to resolve issues helped homeless service providers in rural Nevada to assist homeless clients with access to Housing Choice Vouchers.

### 8.5 Weatherization

The Low-Income Weatherization Program's mission is to reduce, when possible, the fuel or electricity required for heating and cooling for low-income eligible households. This mission is accomplished through energy conservation and management strategies, as well as general repairs to dwelling units. Most of the applicant households receive other social services in addition to weatherization services. During FY 2018 \$300,000 in Low Income Housing Trust funds was allocated to five non-profit agencies.

### 8.6 Multi-Family Tax Exempt Bond Production

NHD issued multi-family bonds, this information is unavailable at this time.

### 8.7 Low-Income Housing Tax Credit Production

Table O provides a summary of the multifamily housing units awarded Low Income Housing Tax Credits 2019.

**Table O: Low Income Housing Tax Credits**

<b>Project Name</b>	<b>Tax Credits Awarded (\$)</b>	<b>City</b>	<b>County</b>	<b>LI Units</b>	<b>Total Units</b>	<b>Project Type</b>	<b>Population</b>
Decatur and Alta Apartments	\$ 1,250,000	Las Vegas	Clark	60	60	Mixed Use/new Construction	Elderly
Desert Oasis II	\$ 964,209	Las Vegas	Clark	43	43	New Construction	Elderly
Duck Valley Housing Authority	\$730,835	Owyhee	Elko	20	20	New Construction	Family
Pahrump Senior	\$ 521,000	Pahrump	Nye	32	32	New Construction	Senior
Yerington Village	\$ 521,000	Yerington	Lyon	32	32	Acquisition/Rehabilitation	Family
Pinion Apartments	\$ 680,815	Elko	Elko	26	26	Acquisition/Rehabilitation	Family
Old Mill Village	\$ 729,000	Mesquite	Clark	35	39	Acquisition/Rehabilitation	Family/Mixed Income
Mountain Shadows	\$ 569,185	Elko	Elko	21	24	Acquisition/Rehabilitation	Family/Mixed Income
El Centro	\$ 528,000	Reno	Washoe	26	26	Acquisition/Rehabilitation	Special Needs
Additional Credit Awards							
Flamingo Pines II	\$60,000	Las Vegas	Clark	53	66	New Construction	Senior
Willie J Wynn	\$51,000	Reno	Washoe	44	44	New Construction	Senior

Bristlecone	\$66,000	Ely	White Pine	65	68	Acquisition/Rehabilitation	Family
Wardelle Townhomes	\$120,000	Las Vegas	Clark	57	57	New Construction	Family
Archie Grant	\$120,000	Las Vegas	Clark	125	125	Acquisition/Rehabilitation	Elderly
TOTAL	\$6,390,544			639	662		

### **9. PROGRAM ASSISTANCE BY RACIAL AND ETHNIC BREAKDOWN**

Table P provides a summary of the race and ethnicity of Nevada households and persons assisted with housing, homeless and community development activities in PY 2019.

	HOME	CDBG*	ESG	HOPWA	Welfare Set-Aside	Trust Funds **
White	21	251	312	103	n/a	262
African Amer./Black	1	1	33	19	n/a	49
Asian	0	13	0	0	n/a	5
American Indian/Alaska Native	1	8	20	0	n/a	6
Native Hawaiian/ Pacific Islander	0	0	6	1	n/a	8
Asian & White	0	0	0	0	n/a	2
Black/African American & White	0	0	0	0	n/a	0
American Indian/Alaska Native & White	0	85	0	1	n/a	0
Other Multi-Racial	10	55414	8	0	n/a	0
Refused	0	0	1	0	n/a	0
Unknown	0	0	1	0	n/a	0
<b>TOTAL</b>	<b>23</b>	<b>55772</b>	<b>379</b>	<b>124</b>	<b>n/a</b>	<b>332</b>
Hispanic Ethnicity	2	123	75	29	n/a	35

\* The CDBG figures are based on data submitted at grant closing, which included projects funded in the 2016, 2017, 2018 program years, with National Objectives of LMC and LMH only.

\*\* HOME numbers only reflect those in the rural counties in the state, this does not include HOME projects completed within the PJs using HOME funds.

## 10. CITIZEN PARTICIPATION

Citizen participation is a vital component of the Nevada formula grant programs. The State encouraged citizens, including low to moderate income and those with disabilities to comment on the Consolidated Annual Performance and Evaluation Report for Federal Year 2019. The draft report was sent out to 27 eligible rural entities and other stakeholders in the state for publication and comment on December 10, 2020. The public was advised, through Public Notices in three newspapers December 9<sup>th</sup> through the 11<sup>th</sup>, depending on publication dates (Elko Daily Free Press, Pahrump Valley Times, Nevada Appeal and Reno Gazette Journal), that the draft report would be available at rural city and county offices throughout the state (electronic and hard copies). Copies of the Public Notices are attached to the final report. The Public Comment Period is from December 11<sup>th</sup> through December 25<sup>th</sup>/28<sup>th</sup>.

## **11. ATTACHMENTS**

- (A) Acronyms
- (B) CDBG PR 28's & Additional Table
- (C) ESG Supplement & Additional Table
- (D) Copy CDBG Section 3 Report [Submitted with final IDIS report]
- (E) Public Notice Advertisements and Affidavits [Submitted with final IDIS report]
- (F) e-Con CAPER Download [Submitted with final IDIS report]

**ATTACHMENTS**



## ATTACHMENT A

### ACRONYMS

ADA	American Disabilities Act
AI	Analysis of Impediments to Fair Housing
CADV	Committee Against Domestic Violence
CAPER	Consolidated Annual Performance and Evaluation Report
CBRC	Community Business Resource Center
CDBG	Community Development Block Grant
CoC	Continuum of Care
COSCDA	Council of State Community Development Agencies
CPD	Community Planning and Development
ED	Economic Development
ESG	Emergency Shelter Grant
FHIP	Fair Housing Initiatives Program
FISH	Friends in Service Helping
GOED	Governor's Office of Economic Development
HMIS	Homeless Management Inventory System
HOPWA	Housing Opportunities for Persons with AIDS
HQS	Housing Quality Standards
HS	Housing
HTC	HomeTown Competitiveness Program
HUD	U. S. Department of Housing and Urban Development
IDIS	HUD Integrated Disbursement and Information System
LIHTC	Low Income Housing Tax Credit
LIHTF	Low Income Housing Trust Fund
LMI	Low – Moderate Income
NAC	Nevada Administrative Code
NCED	Nevada Commission on Economic Development
NHD	Nevada Housing Division
NRDC	Nevada Rural Development Council
NSP	Neighborhood Stabilization Program
NvRWA	Nevada Rural Water Association
NWCDI	North West Community Development Institute
PATH	Provisional Assistance and Temporary Housing
PER	Preliminary Engineering Report
PF	Public Facility
PS	Public Service
PY	Program Year
RCAC	Rural Community Assistance Corporation
RLF	Revolving Loan Fund
RNCoC	Rural Nevada Continuum of Care
SBDC	Small Business Development Center
SHP	Supportive Housing Program
UGLG	Unit of General Local Government

**ATTACHMENT B. CDBG – PER: PR 28's**



## ATTACHMENT C: ESG Performance Standards Outcomes

State ESG funds were provided to rural communities and the City of Reno for shelter operation costs, homeless prevention and rapid re-housing programs. The State was required to develop Performance Standards for the rural and northern recipients that were in alignment with local CoC's. Those standards, along with results from this past year, are reflected below.

STATE ESG PERFORMANCE STANDARDS (Rural CoC)	
<b>Objective #1</b>	<b>Average length of stay in homeless shelter shall be reduced</b>
Outcome #1	The average length of stay in shelter is less than 45 days, and program participant has exited successfully into transitional or permanent housing
Results #1	<i>Average length of stay was 47.52 days. (Average for homeless shelters was 34 days; domestic violence shelters was 74 days.) 63.33% of persons served exited to permanent housing</i>
<b>Objective #2</b>	<b>Reduce returns to homelessness</b>
Outcome #2	Decrease the number of persons that return to homelessness after exiting an ESG-funded program by 20%
Results #2	<i>8.5% of clients assisted in all ESG funded programs exited to homelessness</i>
<b>Objective #3</b>	<b>Adults will obtain employment prior to program exit</b>
Outcome #3	At least 10% of adults will obtain employment at program exit
Results #3	<i>12.20% of adults served obtained employment by program exit.</i>
<b>Objective #4</b>	<b>Improve employment income for adults in household</b>
Outcome#4	At least 5% of disabled adults gained employment income; or at least 20% of non-disabled adults have maintained or increased employment income prior to program exit.
Results #4	<i>4.59% of disabled adults gained employment income prior to program exit. 27% of non-disabled adults maintained or increased employment income prior to program exit.</i>
<b>Objective #5</b>	<b>Adults will obtain cash income sources other than employment by program exit</b>
Outcome #5	At least 54% of adults will obtain income from other cash income sources (SSI/SSDI, veteran's benefits, etc.)
Results #5	<i>30% of adults obtained income from other cash income sources by program exit.</i>
<b>Objective #6</b>	<b>Increase percentage of persons who have obtained mainstream benefits or other non-cash income at program exit</b>
Outcome #6	At least 56% of persons will obtain access to mainstream benefits at program exit
Results #6	<i>76% of adults obtained mainstream benefits or other non-cash income by program exit.</i>
<b>Objective #7</b>	<b>Increase the number of homeless families with access to housing and stabilization services (RRH Only)</b>
Outcome #7	20% of households served during the year in RRH will be <b>homeless families with children</b>
Results #7	<i>29% of Rapid Re-Housing households were households with at least one adult with children</i>

<b>Objective #8</b>	<b>Prevent homelessness for families and unaccompanied youth (HP Only)</b>
Outcome #8	At least 25% of <b>homeless prevention</b> program participants served will included <b>families and/or unaccompanied youth</b>
Results #8	88% of Homeless Prevention households were families.
<b>Objective #9</b>	<b>Projects will serve "harder-to-serve" homeless populations</b>
Outcome #9	At least 10% of persons served by program at entry into shelter or other program provided with ESG funds will have at least one of the following issues: mental illness, alcohol abuse, drug abuse, chronic health condition, HIV, developmental disabilities, physical disabilities, or are chronically homeless
Results #9	33% of homeless persons served were "harder-to-serve" populations
<b>Objective #10</b>	<b>Increase the number of veteran's provided referral to permanent housing</b>
Outcome #10	25% of homeless veterans served will be provided referral to permanent housing
Results #10	59% of homeless veterans served accessed permanent housing
<b>STATE ESG PERFORMANCE MEASURES (Northern CoC)</b>	
<b>Objective #1</b>	<b>Reduce the average length of stay in emergency shelter</b>
Outcome #1	The average length of stay in the shelter is less than 75 days
Results #1	Average length of stay in shelters was 51 days
<b>Objective #2</b>	<b>Increased discharge to permanent housing from emergency shelters</b>
Outcome #2	At least 25% of homeless clients placed in permanent housing upon discharge from shelters
Results #2	Average for three shelters-36.67% of persons exited to a permanent destination
<b>Objective #3</b>	<b>Increase income for rapid re-housing clients</b>
Outcome #3	25% of clients will have increased income at exit from RRH programs
Results #3	Of the 27 adults who exited, 17 exited with income = 63%
<b>Objective #4</b>	<b>Increased housing retention for rapid re-housing clients</b>
Outcome #4	75% of clients placed in permanent housing will remain in that housing after 7 months
Results #4	100% of clients placed in PH remained after 7 months and did not become homeless again
<b>Objective #5</b>	<b>Increased discharge to non-ESG assisted housing</b>
Outcome #5	75% of clients receiving rapid re-housing assistance will transition to non-ESG funded permanent housing
Results #5	24 of 30 persons who exited went to PH = 80%

**ATTACHMENT D: Copy CDBG Section 3 Report**

**ATTACHMENT E: Public Notice Advertisements and Affidavits**

**ATTACHMENT F: e-Con CAPER Download**





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State of Nevada's Health Division

Prepared for the U.S. Department of Housing and Urban Development

The *PY 2019 State of Nevada Consolidated Performance and Evaluation Report* (CAPER) represents a collaborative effort between the Governor's Office of Economic Development: Community Development Block Grant Program, the Department of Business and Industry: Nevada Housing Division, and the Department of Health and Human Services: Health Division. This document outlines the State's affordable housing and community development resources, funding objectives, and actions by the State to meet those objectives during the past fiscal year.

Title II of the Americans with Disabilities Act and Section 504 of the Rehabilitation Act prohibit discrimination on the basis of disability in the programs of a public agency. Persons who need information contained in this publication in an alternate format may call Jessica Sanders, CDBG Program Administrator, at the Governor's Office of Economic Development, (775) 687-9900; for hearing impaired call TDD (775) 687-9906, Fax (775) 687-9924, or email @ddale@diversifynevada.com.