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## EXECUTIVE SUMMARY

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

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

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

**TABLE 1-1: Summary of CDBG Projects Funded to Date**

| <b>Public Facilities</b>                    |             |              |  |               |
|---|-------------|--------------|--|---------------|
| <b>Activity Name</b>                        | <b>Year</b> | <b>Award</b> | <b>Accomplishments</b>                                   | <b>Status</b> |
| ADA Improvements: Saliman Road              | 2004        | \$79,800     | 7 Curb Cuts  | Complete      |
| Highway 50 East Waterline Project           | 2004        | \$214,000    | 1 Facility   | Complete      |
| Fritsch Elementary Track & Par Course       | 2004        | \$45,000     | 1 Facility   | Complete      |
| Sidewalk Improvements: Deer Run Road        | 2004        | \$39,000     | None   | Cancelled     |
| Acquisition: Fish Long Street Facility      | 2005        | \$330,565    | 1 Facility   | Complete      |
| Acquisition: Structure Fire Engine          | 2006        | \$297,435    | 1 Facility   | Complete      |
| Boys and Girls Club Playing Field           | 2007        | \$253,500    | 1 Facility   | Complete      |
| ADA Sidewalks – Empire School Area          | 2007        | \$52,984     | 12 Curb Cuts   | Complete      |
| ADA Sidewalks – Downtown Area               | 2008        | \$306,466    | 54 Curb Cuts   | Complete      |
| ADA Sidewalks – Empire School Area (CDBG-R) | 2008        | \$100,739    | 22 ramps, 4750 ft. of new sidewalk, 1062 ft. of new curb | Complete      |

|  |      |            |   |          |
|--|------|------------|---|----------|
| ADA Sidewalks – Empire School Area       | 2009 | \$173,727  | 6 ramps, 15 driveways, 2185 ft. of new sidewalk                         | Complete |
| CASA Facility Improvements               | 2009 | \$7600*    | 1 Facility  | Complete |
| Community Center ADA Restrooms           | 2009 | \$114,498* | 1 Facility  | Complete |
| Community Center ADA Upgrades            | 2010 | \$127,000  | 1 Facility  | Complete |
| ADA Sidewalks – Long Street              | 2010 | \$121,378  | 6052 sq ft. of driveway, 3458 sq ft. of ramps, 215 ft of retaining wall | Complete |
| ADA Sidewalks – Residential areas        | 2011 | \$180,610  | 1060 sq. ft of sidewalk, 6 curb ramps, 240 linear ft of curb & gutter   | Complete |
| ADA Sidewalks – Long Street              | 2012 | 203,658    | 1 Facility  | Underway |
| FISH Facility Improvement Project        | 2010 | \$43,856   | 1 Facility  | Complete |
| FISH Facility Improvement Project        | 2011 | \$76,500   | 1 Facility  | Complete |
| FISH Facility Improvement Project        | 2012 | 37,975*    | 1 Facility  | Complete |
| Partnership Carson City Building Upgrade | 2010 | \$26,322   | 1 Facility  | Complete |
| CCSD Homeless Services Building Upgrade  | 2012 | \$25,000*  | 1 Facility  | Complete |
| FISH Facility Improvement Project        | 2013 | \$32,000   | 1 Facility  | Underway |
| ADA Sidewalks-Long St. & Transit Areas   | 2013 | \$224,000  | 1 Facility  | Underway |

| <b>Public Services</b>                 |             |              |                        |               |
|--|-------------|--------------|------------------------|---------------|
| <b>Activity Name</b>                   | <b>Year</b> | <b>Award</b> | <b>Accomplishments</b> | <b>Status</b> |
| RSVP Elder Law Program                 | 2004        | \$35,000     | 657 Persons            | Complete      |
| Boys & Girls Club Kids On The Go       | 2004        | \$31,590     | 1,553 Persons          | Complete      |
| Boys & Girls Club Kids On The Go       | 2005        | \$14,976     | 778 Persons            | Complete      |
| Medical / Dental Services For Homeless | 2004        | \$10,000     | 44 Persons             | Complete      |
| Housing Energy Efficiency Program      | 2004        | \$10,000     | 21 Households          | Complete      |
| Rental Assistance For Disabled         | 2005        | \$35,000     | 6 Households           | Complete      |

|   |      |          |                  |          |
|---|------|----------|------------------|----------|
| Methamphetamine Counselor                         | 2005 | \$19,718 | 186 Persons      | Complete |
| Methamphetamine Counselor                         | 2006 | \$38,437 | 200 Persons      | Complete |
| Methamphetamine Counselor                         | 2007 | \$56,569 | 98 Persons       | Complete |
| Methamphetamine Counselor                         | 2008 | \$33,932 | 160 Persons      | Complete |
| Methamphetamine Counselor                         | 2009 | \$34,255 | 61 Persons       | Complete |
| Methamphetamine Counselor                         | 2011 | \$13,788 | 63 Persons       | Complete |
| Methamphetamine Counselor                         | 2012 | 45,223*  | 83 Persons       | Complete |
| Methamphetamine Counselor                         | 2013 | \$56,710 |                  | Underway |
| Access To Health Care For The Uninsured           | 2006 | \$30,202 | 1,167 Persons    | Complete |
| Project Reach Up Youth Counseling                 | 2007 | \$9,982  | 100 Persons      | Complete |
| Project Reach Up Youth Counseling                 | 2008 | \$31,520 | 251 Persons      | Complete |
| Project Reach Up Youth Counseling                 | 2009 | \$31,704 | 250 Persons      | Complete |
| Project Reach Up Youth Counseling                 | 2010 | \$50,202 | 250 Persons      | Complete |
| Project Reach Up Youth Counseling                 | 2011 | \$31,755 | 250 Persons      | Complete |
| Family Enrichment Program (CDBG-R)                | 2008 | \$17,777 | 5 persons        | Complete |
| RSVP Home Companions Respite Care                 | 2010 | \$10,000 | 15 persons       | Complete |
| RSVP Home Companions Respite Care                 | 2011 | \$13,788 | 15 persons       | Complete |
| CASA Transition Items/Publicity Supplies          | 2010 | \$11,000 | 25 children      | Complete |
| Food For Thought                                  | 2012 | \$8,000* | 400-500 children | Complete |
| * Budgeted Amounts listed for Underway activities |      |          |                  |          |

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

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**TABLE 1-2: Five Year Strategic Plan Summary-**

| <b>Community Development Objectives</b>                               | <b>Goal</b>         |
|---|---------------------|
| Infrastructure: Sidewalks/ ADA Improvements                           | 5 Neighborhoods     |
| Infrastructure: Neighborhood Facilities                               | 1 Facility          |
| <b>Homeless Objectives</b>  |                     |
| Prevention: Provide counseling and financial assistance               | 500 Households      |
| Transitional and Permanent Housing: Development of Supportive Housing | 20-30 Rental Units* |
| Provide emergency assistance for very low-income households           | 40-80 units         |
| <b>Special Needs Objectives</b>                                       |                     |
| Public Services: Substance Abuse Treatment                            | 300 Persons         |
| <b>Housing Objectives</b>   |                     |
| Rental Housing: Development of Low-Income Rental Housing              | 20-30 Rental Units* |
| Owner-Occupied Housing: Weatherization and Rehabilitation             | 30 Owner Units      |

*\* The 20-30 rental units are listed twice, under homeless and housing, as they will meet both objectives.*

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## 1.0 INTRODUCTION

### Managing the Process: Consultations and Citizen Participation

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

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

- The City consulted with representatives from other city departments on how CDBG could have the most beneficial community impact. This consultation included several departments, such as Planning, Public Works, Fire Department, Sheriff's Office, Health and Human Services, and Parks and Recreation.
- An Application Evaluation Workgroup, including five community members, held a public meeting on February 11, 2014 to review projects with applicants before making final funding recommendations for the Board of Supervisors. The Workgroup used a detailed criteria to score and rank the proposals for completeness, community need and compliance with HUD requirements.
- The City made the draft plan available for public comment from April 1 to April 30, 2014. Copies were made available at the City Library, Planning Department, and City Hall. The availability of the plan was announced in the Nevada Appeal newspaper on February 23, 2014. All written comments should be addressed to:

Janice Brod  
Carson City Planning Division  
108 E. Proctor St.  
Carson City, NV 89701

- The City held a public hearing at the Board of Supervisors meeting to receive public comments and to make final approval upon the plan and funding recommendations. The Board of Supervisors will receive comments on May 1, 2014.
- The City's Health Department will serve as the lead agency for addressing the issues of lead poisoning and lead-based paint. The Health Department is coordinating with other service providers in the state to eliminate childhood lead poisoning. Currently, the City has a passive lead poisoning surveillance and testing system in place and currently lacks the capacity to administer an aggressive testing program. If other funds become available to increase capacity, the City will purchase testing equipment and implement a plan to screen at-risk children within the City. Where elevated levels of lead are

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

**Consultations:**

|  |   |
|--|---|
| <b>Assisted Housing Providers</b>        | <b>Health Service Providers</b>                 |
| Nevada Rural Housing Authority (NRHA)    | Nevada Health Centers                           |
|  | City Health and Human Services Department       |
|  |   |
| <b>Fair Housing Services</b>             | <b>Elderly Services</b>                         |
| Silver State Fair Housing                | Retired Senior Volunteer Program (RSVP)         |
|  |   |
| <b>Youth Services</b>                    | <b>Other City Departments / Public Agencies</b> |
| Court Appointed Special Advocates (CASA) | Carson City Parks and Recreation Department     |
| Ron Wood Family Resource Center          | Carson City Fire Department                     |
|  | Carson City Sheriff's Office                    |
|  | Nevada State Housing Division                   |
| <b>Services for Homeless Persons</b>     |   |
| FISH                                     |   |
| Salvation Army                           |   |
| Advocates to End Domestic Violence       |   |

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## **2.0 HOUSING AND COMMUNITY DEVELOPMENT NEEDS ASSESSMENT**

Consolidated Plan regulations require an assessment of housing and community development needs. This includes a broad range of economic development needs, infrastructure, facilities, and services typically provided by the local government or non-profit service providers. However, CDBG funds cannot be used to subsidize any type of project. All CDBG-funded activities must be an eligible use, as described in the federal regulations, and meet a national objective. Before describing the City's community development needs, this section will briefly describe eligible uses of CDBG and how the projects can meet a national objective.

### **Eligible Non-Housing Community Development Activities**

The CDBG program can be used to meet a variety of non-housing community development needs, including infrastructure, public facilities, public services, and economic development. Each need category is defined below.

#### **Infrastructure**

Public improvements that support existing or future community development that benefits an entire area or site (e.g., roads, curbs, gutters, sewer systems, street lighting, bridges).

#### **Public Facilities**

Construction or rehabilitation of structures or facilities for public use, except for the general conduct of government. These facilities include neighborhood centers, parks and recreational facilities, and facilities that serve a specific population such as the homeless. This category also includes improvements that provide accessibility improvements for persons who are physically disabled in order to meet Americans with Disabilities Act (ADA) requirements.

#### **Public Services**

Activities that provide services to individuals and/or households, such as elderly services, youth services, child care, job training, and graffiti removal.

#### **Economic Development**

Activities or improvements designed to support, increase, or stabilize business development, as well as to create or retain jobs, or expand the provision of goods and services. This category includes projects like small business incubators, commercial and industrial development, loans to for-profit businesses, infrastructure improvements specific to expanding or creating business development.

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### ***CDBG National Objectives***

CDBG-funded projects must also meet one of three national objectives. The primary objective of the program is to benefit low- and moderate-income persons and households. At least 70 percent of the City's expenditures must be used over a three year period to meet this national objective (although City uses a minimum 70% every year and does not average over three year period). Projects can also serve to prevent or eliminate slums or blighted areas or meet an urgent need. There are several ways to document compliance with national objectives. These are described below.

### **LMA - Area Benefit Activities**

CDBG funds can be used for activities that provide benefits to all residents in a particular area where at least 51 percent of the residents are low- and moderate-income persons. Typical area benefits include:

- Street Improvements
- Water and Sewer Lines
- Neighborhood Facilities
- Façade Improvements in Neighborhood Commercial Districts

### **LMC - Limited Clientele Activities**

CDBG funds can be used for activities that provide benefits to a specific group of persons of which at least 51 percent of the beneficiaries are low and moderate-income persons. Some groups are generally presumed to be principally low- and moderate-income, including abused children, battered spouses, elderly persons, adults who are severely disabled, homeless persons, illiterate adults, persons with AIDS, and migrant farm workers. Typical limited clientele activities include:

- Construction of a senior center
- Public services for the homeless
- Assistance to LM persons developing a microenterprise
- Meals on Wheels for the elderly
- Construction of job training facilities for severely disabled adults

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### **LMJ – Low Mod Job Activities**

CDBG funds can be used to for activities that create or retain permanent jobs. Activities that could be expected to create or retain jobs include:

- Construction by the grantee of a business incubator which is designed to offer both space and assistance to new, small businesses to help them survive and perhaps even expand
- Loans to help finance the expansion of a plant or factory
- Financial assistance to a business which has publicly announced its intention to close, and to help it update its machinery and equipment instead
- Improvement of public infrastructure as needed by a company to comply with environmental laws to avoid closure

### **SBS/SBA - Slum Blight Spot/Area Activities**

CDBG funds can be used for activities that prevent or eliminate blight on a spot basis or an area basis. Spot basis is used to address a specific property regardless of location. Area basis is used to address an area that has been identified by the City as blighted, such as a redevelopment area. Typical slum blight activities include:

- Demolition and clearance of a blighted property
- Environmental remediation of a brownfield property
- Rehabilitation of a property that poses a threat to public safety

### **URG - Urgent Need Activities**

CDBG funds can be used for activities that meet community development needs having a particular urgency. This national objective is typically used in response to a natural disaster such as a hurricane, tornado, flood, or earthquake.

### ***Needs Analysis***

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

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

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

## 2.1 Housing Needs

This section discusses the housing cost burden among households in Carson City, housing affordability, general housing characteristics of Carson City, and priority housing needs (See Table 2A).

The following table contains information on housing cost burden for Carson City households.

**Table 2-1**

| <b>Cost Burden</b>                   |                  |                   |                   |                       |
|--------------------------------------|------------------|-------------------|-------------------|-----------------------|
| <b>Cost Burden &gt; 30% (renter)</b> | <b>0-30% AMI</b> | <b>30-50% AMI</b> | <b>50-80% AMI</b> | <b>All Households</b> |
| Small Related                        | 570              | 640               | 230               | <b>1,565</b>          |
| Large Related                        | 75               | 65                | -                 | <b>140</b>            |
| Elderly                              | 230              | 169               | 140               | <b>574</b>            |
| Other                                | 740              | 315               | 370               | <b>1,510</b>          |
| Total Households by Income           | <b>1,855</b>     | <b>1,330</b>      | <b>1,630</b>      | <b>8,085</b>          |
| <b>Cost Burden &gt; 30% (owner)</b>  | <b>0-30% AMI</b> | <b>30-50% AMI</b> | <b>50-80% AMI</b> | <b>All Households</b> |
| Small Related                        | 190              | 195               | 310               | 1,655                 |
| Large Related                        | -                | 60                | 55                | 214                   |
| Elderly                              | 320              | 355               | 275               | 1,255                 |
| Other                                | 170              | 95                | 130               | 700                   |
| Total Households by Income           | <b>865</b>       | <b>1,265</b>      | <b>1,960</b>      | <b>13,380</b>         |
| <b>Cost Burden &gt; 50% (renter)</b> | <b>0-30% AMI</b> | <b>30-50% AMI</b> | <b>50-80% AMI</b> | <b>All Households</b> |
| Small Related                        | 555              | 205               | 10                | <b>770</b>            |
| Large Related                        | 75               | 40                | -                 | <b>115</b>            |

|                                     |                  |                   |                   |                       |
|-------------------------------------|------------------|-------------------|-------------------|-----------------------|
| Elderly                             | 200              | 75                | 45                | <b>320</b>            |
| Other                               | 705              | 85                | 25                | <b>815</b>            |
| Total Households by Income          | <b>1,855</b>     | <b>1,330</b>      | <b>1,630</b>      | <b>8,085</b>          |
| <b>Cost Burden &gt; 50% (owner)</b> | <b>0-30% AMI</b> | <b>30-50% AMI</b> | <b>50-80% AMI</b> | <b>All Households</b> |
| Small Related                       | 135              | 60                | 140               | <b>520</b>            |
| Large Related                       | -                | -                 | 15                | <b>35</b>             |
| Elderly                             | 245              | 185               | 85                | <b>610</b>            |
| Other                               | 160              | 50                | 65                | <b>350</b>            |
| Total Households by Income          | <b>865</b>       | <b>1,265</b>      | <b>1,960</b>      | <b>13,380</b>         |
| <i>Source: 2006-10 CHAS</i>         |                  |                   |                   |                       |

The housing cost burden tends to be most prevalent among small related households, elderly and other households which tend to be single with or without unrelated household members. The cost burden appears more prevalent among elderly households. Table 2-2 shows the overall number and percentage of renter households paying more than 30 percent of their income on housing. Just over 47 percent of renter households pay more than 30 percent of their income on housing.

**Table 2-2**  
**Gross Rent as a Percentage of Household Income: 2012**

|  |       |        |
|--|-------|--------|
| Occupied units paying rent (excluding units where GRAP cannot be computed) | 8,255 |        |
| Less than 15.0 percent   | 773   | 9.40%  |
| 15.0 to 19.9 percent   | 1,208 | 14.60% |
| 20.0 to 24.9 percent   | 1,392 | 16.90% |
| 25.0 to 29.9 percent   | 984   | 11.90% |
| 30.0 to 34.9 percent   | 552   | 6.70%  |
| 35.0 percent or more   | 3,346 | 40.50% |
| Not computed   | 546   | (X)    |

Source: American Community Survey, 2012 Estimates

## 2.2 Priority Housing Needs

Table 2A summarizes the priority needs based upon information in Table 2-1 and consultations with stakeholders, housing and service providers, and public input as well as housing data and current information gathered for the consortium area. The unmet need is derived from Table 2-1 and indicates the number of potential households that are facing a housing cost burden and would qualify for assistance. The total project goals are also identified in the Table 2A. Project goals represent the number of new housing units that can reasonably be expected to become available over the next five-year period. The goals do not include tenant based rental assistance provided by State Low Income Housing Trust funds or market rate affordable units.

The basis for assigning priorities in Table 2A is the income levels and the total number of households that need assistance. The information in Table 2A is augmented by additional research into the housing markets and feedback from stakeholders and service providers in Carson City, and continued demand from services already being offered. Carson City housing priorities can be broken into long and short term trends. Short-term reflect problems that exist as a result of the economic downturn. Long-term trends are expected to remain in place once the economic recession ends.

**Table 2A  
Priority Housing Needs**

| <b>PRIORITY HOUSING NEEDS<br/>(households)</b> |                      | <b>Priority Need<br/>Level<br/>High, Medium, Low</b> |       | <b>Unmet<br/>Need</b> | <b>Goals</b> |
|--|----------------------|--|-------|-----------------------|--------------|
| <b>Renter</b>                                  | <b>Small Related</b> | 0-30%  | H     | 1,125                 | 10-20        |
|  |                      | 31-50%   | H     | 845                   | 5            |
|  |                      | 51-80%   | M     | 240                   |              |
|  | <b>Large Related</b> | 0-30%  | M     | 150                   | 5-10         |
|  |                      | 31-50%   | H     | 105                   |              |
|  |                      | 51-80%   | M     | 0                     |              |
|  | <b>Elderly</b>       | 0-30%  | H     | 430                   | 10-15        |
|  |                      | 31-50%   | M     | 245                   |              |
|  |                      | 51-80%   | L     | 185                   |              |
|  | <b>All Other</b>     | 0-30%  | H     | 1,405                 | 10           |
|  |                      | 31-50%   | M     | 400                   |              |
|  |                      | 51-80%   | M     | 395                   |              |
| <b>Owner</b>                                   | 0-30%                | H  | 840   |                       |              |
|  | 31-50%               | H  | 1,000 |                       |              |
|  | 51-80%               | M  | 770   |                       |              |
| <b>Special Needs</b>                           |                      | 0-80%  | H     |                       | 10           |
| <b>Total Goals</b>                             |                      |  |       |                       | 50-70        |
| <b>Total 215 Goals</b>                         |                      |  |       |                       |              |
| <b>Total 215 Renter Goals</b>                  |                      |  |       |                       | 50-70        |
| <b>Total 215 Owner Goals</b>                   |                      |  |       |                       |              |

\*Does not include Section 8 Vouchers used in the Carson City area.

Table 2-3 shows the percentage of households in Carson City with housing problems. Overall, the housing cost burden is the greatest housing problem in Carson City. There is a limited amount of substandard housing and overcrowding.

**Table 2-3**

**Condition and Age of Housing and Units Suitable for Rehabilitation**

| <b>Households with one of the listed needs (renter)</b>   | <b>0-30%<br/>AMI</b> | <b>30-50%<br/>AMI</b> | <b>50-80%<br/>AMI</b> | <b>80-100%<br/>AMI</b> | <b>All<br/>Households</b> |
|---|----------------------|-----------------------|-----------------------|------------------------|---------------------------|
| Substandard Housing - Lacking complete plumbing or kitchen facilities   | 175                  | 50                    | 60                    | 4                      | <b>330</b>                |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)   | -                    | -                     | -                     | -                      | <b>10</b>                 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems)  | 90                   | 25                    | 45                    | 45                     | <b>245</b>                |
| Housing cost burden greater than 50% of income (and none of the above problems)   | 1,285                | 390                   | 65                    | -                      | <b>1,735</b>              |
| Housing cost burden greater than 30% of income (and none of the above problems)   | 80                   | 750                   | 655                   | 220                    | <b>1,730</b>              |
| Zero/negative Income (and none of the above problems)   | 45                   | -                     | -                     | -                      | <b>45</b>                 |
| <b>Households with one of the listed needs (owner)</b>  |                      |                       |                       |                        |                           |
| Substandard Housing - Lacking complete plumbing or kitchen facilities   | 15                   | 15                    | -                     | -                      | <b>110</b>                |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)   | -                    | 45                    | 15                    | -                      | <b>60</b>                 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems)  | -                    | 15                    | 20                    | 25                     | <b>150</b>                |
| Housing cost burden greater than 50% of income (and none of the above problems)   | 535                  | 295                   | 300                   | 175                    | <b>1,485</b>              |
| Housing cost burden greater than 30% of income (and none of the above problems)   | 125                  | 355                   | 450                   | 280                    | <b>2,210</b>              |
| Zero/negative Income (and none of the above problems)   | 60                   | -                     | -                     | -                      | <b>60</b>                 |
| <b>Households with one or more severe housing problem: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden (renter)</b> |                      |                       |                       |                        |                           |
| Having 1 or more of four housing problems   | 1,550                | 465                   | 170                   | 50                     | <b>2,325</b>              |
| Having none of four housing problems  | 265                  | 865                   | 1,460                 | 840                    | <b>5,715</b>              |
| Household has negative income, but none of the other housing problems   | 45                   | -                     | -                     | -                      | <b>45</b>                 |
| <b>Households with one or more severe housing problem: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden (Owner)</b>  |                      |                       |                       |                        |                           |
| Having 1 or more of four housing problems   | 550                  | 370                   | 340                   | 205                    | <b>1,810</b>              |
| Having none of four housing problems  | 255                  | 895                   | 1,620                 | 945                    | <b>11,510</b>             |
| Household has negative income, but none of the other housing problems   | 60                   | -                     | -                     | -                      | <b>60</b>                 |

*Source: 2006-10 CHAS*

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## Long-term Trends

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

## Short-Term Trends

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

Specifically, Carson City over the next five years will focus the majority on its resources on:

1. Homeowner Rehabilitation – Weatherization funds should be used with WNHC funds. NHD has received a substantial allocation of weatherization funding. Many of our rehabilitation projects require weatherization improvements as part of the overall rehabilitation project. Increasing coordination among providers is necessary to leverage funding sources.
2. Assistance to very low income – Continue to support efforts to move very low income households and homeless to independence to the extent funding is availability. Any trust funds becoming available should be directed towards households and persons who are threatened with homelessness or are the “economic homeless”.
3. Support affordable housing ownership opportunities through the acquisition of foreclosed homes (single-family detached and attached housing) that can be placed in a Land Trust.
4. Elderly and disabled households and assisting such households to gain access to permanent housing opportunities.

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## 2.3 Housing Market Analysis

### 2.3.1 General Housing Characteristics

The housing stock in Carson City is shown in Table 2-4. A large portion of the housing inventory in Carson City is multi-family housing structures.

**Table 2-4**

#### Carson City Units in Structure 2012

| Type of Unit        | Estimate | Percent |
|---------------------|----------|---------|
| Total:              | 23,525   | 100%    |
| 1, detached         | 13,142   | 55.9%   |
| 1, attached         | 1,177    | 5.0%    |
| 2                   | 333      | 1.4%    |
| 3 or 4              | 1,199    | 5.1%    |
| 5 to 9              | 884      | 3.8%    |
| 10 to 19            | 1,087    | 4.6%    |
| 20 to 49            | 1,463    | 6.2%    |
| 50 or more          | 1,341    | 5.7%    |
| Mobile home         | 2,899    | 12.3%   |
| Boat, RV, van, etc. | 0        | 0.0%    |

Source: U.S. Census Bureau, 2010-2012 American Community Survey

In terms of tenure and type of occupancy, Carson City maintains a fairly high proportion of renters. Almost 41 percent of all housing units in Carson City are renter occupied (Table 2-5).

**Table 2-5**  
**Housing Occupancy and Tenure – 2010**

|                                | Number | Percent |
|--------------------------------|--------|---------|
| <b>Total Housing Units</b>     | 23,534 | 100.0%  |
| Occupied Housing Units         | 21,427 | 91.0%   |
| Vacant Housing Units           | 2,107  | 9.0%    |
| For Rent                       | 1,216  | 5.2%    |
| Rented, not occupied           | 34     | 0.1%    |
| For Sale Only                  | 329    | 1.4%    |
| Sold, not occupied             | 25     | 0.1%    |
| For seasonal, recreation, occ. | 145    | 0.6%    |
| All Other Vacants              | 358    | 1.5%    |
| <b>Housing Tenure</b>          |        |         |
| Occupied Housing Units         | 21,427 | 100.0%  |
| Owner Occupied Housing Units   | 12,728 | 59.4%   |
| Average Household Size-Owners  | 2.40   | (x)     |
| Renter Occupied Housing Units  | 8,699  | 40.6%   |
| Average Household Size-Renters | 2.42   | (x)     |

Source: 2010 Census

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### 2.3.2 Cost of Housing in Carson City

#### For Sale Units

Table 2-6 contains a summary of housing sales in Carson City over 2013. Housing prices remain well below recent highs reached in 2006-2008.

**Table 2-6**  
**Homes Sold in Carson City: 2013**

| Type of Home           | Average Price | Median Price | High Price  | Low Price |
|------------------------|---------------|--------------|-------------|-----------|
| Single Family Detached | \$206,905     | \$176,000    | \$1,000,000 | \$55,000  |
| Condominium            | \$82,465      | \$70,375     | \$220,000   | \$24,270  |
| Duplex                 | \$171,716     | \$157,000    | \$434,900   | \$80,000  |

Source: Carson City Assessor's Office

#### Rental Units

The rental market in Carson City is extensive. Renter occupied homes account for over 41 percent of occupied households. Table 2-7 shows gross rents for Carson City. Nearly 30 percent of the rental housing stock has a gross rent above \$1,000 per month. Median rent was \$838

**Table 2-7**  
**Gross Rents Carson City: 2012**

| Gross Rent                 |       |        |
|----------------------------|-------|--------|
| Occupied units paying rent | 8,389 | 8,389  |
| Less than \$200            | 63    | 0.80%  |
| \$200 to \$299             | 97    | 1.20%  |
| \$300 to \$499             | 365   | 4.40%  |
| \$500 to \$749             | 2,962 | 35.30% |
| \$750 to \$999             | 1,912 | 22.80% |
| \$1,000 to \$1,499         | 2,435 | 29.00% |
| \$1,500 or more            | 555   | 6.60%  |
| Median (dollars)           | \$838 | (X)    |
| No rent paid               | 412   | (X)    |

Source: American Community Survey, 2012 estimate.

#### Demand for Housing Show Population Estimates and forecasts

Overall, demand for housing will track with population growth. The current vacancy rate is approximately 9 percent. Some of those units will be absorbed by population growth. Carson City can anticipate the need for 100 to 200 new units each year based upon population forecasts (Table 2-8).

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**Table 2-8****Population Forecasts: Carson City 2012-2032**

| Year | Population | Increase | New Units | Owner | Renter |
|------|------------|----------|-----------|-------|--------|
| 2012 | 55,441     |          |           |       |        |
| 2013 | 55,709     | 268      | 107       | 62    | 45     |
| 2014 | 55,990     | 281      | 112       | 65    | 47     |
| 2015 | 56,281     | 291      | 116       | 68    | 49     |
| 2016 | 56,558     | 277      | 111       | 64    | 47     |
| 2017 | 56,871     | 313      | 125       | 73    | 53     |
| 2018 | 57,232     | 361      | 144       | 84    | 61     |
| 2019 | 57,612     | 380      | 152       | 88    | 64     |
| 2020 | 58,024     | 412      | 165       | 96    | 69     |
| 2021 | 58,449     | 425      | 170       | 99    | 71     |
| 2022 | 58,909     | 460      | 184       | 107   | 77     |
| 2023 | 59,386     | 477      | 191       | 111   | 80     |
| 2024 | 59,879     | 493      | 197       | 114   | 83     |
| 2025 | 60,389     | 510      | 204       | 118   | 86     |
| 2026 | 60,916     | 527      | 211       | 122   | 89     |
| 2027 | 61,453     | 537      | 215       | 125   | 90     |
| 2028 | 61,984     | 531      | 212       | 123   | 89     |
| 2029 | 62,506     | 522      | 209       | 121   | 88     |
| 2030 | 63,015     | 509      | 204       | 118   | 86     |
| 2031 | 63,506     | 491      | 196       | 114   | 82     |
| 2032 | 63,982     | 476      | 190       | 110   | 80     |

Source: Nevada State Demographer Population Forecasts

**2.3.3 Age and Condition of Housing Stock**

Age of the housing stock in Carson City varies from newly built homes and apartments to older pre-1900 structures (Table 2-9). Much of the older housing stock is in fairly good condition as those neighborhoods are generally upper income areas located in central and western Carson City. Almost 20 percent of the housing stock is more than 45 years old.

**Table 2-9**  
**Year Structure Built Carson City: 2012**

|                       | Units  | Percent |
|-----------------------|--------|---------|
| Total housing units   | 23,525 | 100.0%  |
| Built 2010 or later   | 90     | 0.40%   |
| Built 2000 to 2009    | 2,856  | 12.10%  |
| Built 1990 to 1999    | 4,349  | 18.50%  |
| Built 1980 to 1989    | 4,765  | 20.30%  |
| Built 1970 to 1979    | 6,767  | 28.80%  |
| Built 1960 to 1969    | 2,814  | 12.00%  |
| Built 1950 to 1959    | 958    | 4.10%   |
| Built 1940 to 1949    | 501    | 2.10%   |
| Built 1939 or earlier | 425    | 1.80%   |

Source: U.S. Census Bureau, 2010-2012 American Community Survey

## 2.4 Public and Assisted Housing Needs and Strategy

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

### Public Housing and Assisted Housing Inventory

| Housing Development            | Units | Type                              |
|--------------------------------|-------|-----------------------------------|
| Autumn Village I and II        | 94    | Senior                            |
| Foothill Gardens Apartments-   | 100   | Family                            |
| Sierra Springs Apartments      | 90    | Family                            |
| Christina Court                | 40    | Senior                            |
| Sierra Place                   | 66    | Senior                            |
| Parkway Plaza Apartments       | 200   | Family                            |
| NRHA Carson City Projects      |       |                                   |
| Southgate Apartments           | 40    | Senior                            |
| Southgate I                    | 88    | Senior                            |
| Southgate II                   | 48    | Senior 55+                        |
| Frost Yasmer Estates           | 24    | Elderly/Disabled-Assisted Housing |
| Highland Manor                 | 52    | Family                            |
| Evergreen Mountain View Health |       |                                   |

### Loss of Subsidized and Public Housing

Within the next 5 year period (2014 – 2019) there are no HOME funded projects or USDA projects that will be lost from the inventory. There is one project (Foothill Garden Apts.) where the Section 8 contract will expire.

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## **Tenant Based Subsidy**

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

## **Nevada Rural Housing Authority Public Housing Agency (PHA) Plan**

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

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

Strategies identified in NRHA's 2014 annual plan include:

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

## **2.5 Specific Housing and Community Development Objectives-Strategic Plan**

Table 2C shows the priority needs table and the goals over the next five years to meet housing needs. The following summary provides justification for each proposed objectives based upon the analysis of housing market conditions.

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## **2.5.1 Rental Housing Objectives-Expand Multi-family Housing Opportunities**

### **Rental Housing Objective-Create Access to and Maintenance of Permanent Housing**

**Tenant Based Rental Assistance**-Additional tenant based assistance is provided to elderly housing (frail elderly) and disabled persons. There are limited housing units available for disabled persons, particularly those with physical disabilities. Tenant based assistance is also meant to target households that are in imminent danger of becoming homeless and disabled persons. Primary funding source is Section 8 Housing Choice Vouchers.

**Tenant Based Rental Assistance & Short-Term Emergency Housing**- Short-term Tenant Based Rental Assistance is provided to very low income households that are in imminent danger of homelessness, low income households are in jeopardy of losing housing, and homeless persons. Carson City and FISH utilize a variety of funding source to maintain housing and help move individuals and families to self-sufficiency and maintain permanent housing.

**Transitional and permanent housing for homeless and those in imminent danger of homelessness**- Carson City is planning to facilities to address transitional housing needs among homeless families and individuals. One facility will be dedicated to young adults.

**Housing Counseling/Case Management**-Indirectly Carson City will support housing counseling and other case management services. A combination of funding from Community Services Block Grant, ESG and State Trust funds will be utilized to help access needed services. The housing counseling and case management services provide an indirect benefit by strengthening the linkages between housing and human service providers.

## **2.5.2 Ownership Objectives: Create Access to Homeownership**

### **Ownership Objectives: Maintain/Sustain Existing Owners**

**Housing rehabilitation and weatherization**-Housing rehabilitation and energy assistance is primarily focused at elderly households who make up the largest share of low and moderate income homeowners. Elderly households are the largest group of owners facing a housing cost burden (See Table 2-1). Improvements will lower the cost of maintenance and energy thereby improving affordability and help sustain low and moderate income owners, particularly elderly owners. The Rural Nevada Development Corporation has been an active partner in housing and weatherization programs in the area. The Nevada Rural Housing Authority also provides rehabilitation and weatherization programs in the area. Funding sources used for this program include CDBG, and DOE-Weatherization.

**Table 2B  
Priority Community Development Needs**

| Priority Need                         | Priority Need Level                         | Unmet Priority Need | Dollars to Address Need | 5 Yr Goal Plan/Act | Annual Goal Plan/Act | Percent Goal Completed |
|---------------------------------------|---|---------------------|-------------------------|--------------------|----------------------|------------------------|
| Acquisition of Real Property          | Medium                                      |                     |                         |                    |                      |                        |
| Disposition                           | Low   |                     |                         |                    |                      |                        |
| Clearance and Demolition              | Low   |                     |                         |                    |                      |                        |
| Clearance of Contaminated Sites       | Low   |                     |                         |                    |                      |                        |
| Code Enforcement                      | Low   |                     |                         |                    |                      |                        |
| <b>Public Facility (General)</b>      | <b>Measures by # of Projects/Facilities</b> |                     |                         |                    |                      |                        |
| Senior Centers                        | Medium                                      |                     |                         |                    |                      |                        |
| Handicapped Centers                   | Medium                                      |                     |                         |                    |                      |                        |
| Homeless Facilities                   | High  | 1                   |                         | 1                  |                      |                        |
| Youth Centers                         | Medium                                      |                     |                         |                    |                      |                        |
| Neighborhood Facilities               | High  | 1                   |                         | 1                  |                      |                        |
| Child Care Centers                    | Medium                                      |                     |                         |                    |                      |                        |
| Health Facilities                     | Medium                                      |                     |                         |                    |                      |                        |
| Mental Health Facilities              | High  |                     |                         |                    |                      |                        |
| Parks and/or Recreation Facilities    | High  | 1                   |                         | 1                  |                      |                        |
| Parking Facilities                    | Medium                                      |                     |                         |                    |                      |                        |
| Tree Planting                         | Low   |                     |                         |                    |                      |                        |
| Fire Stations/Equipment               | Medium                                      |                     |                         |                    |                      |                        |
| Abused/Neglected Children Facilities  | High  | 1                   |                         | 1                  |                      |                        |
| Asbestos Removal                      | Low   |                     |                         |                    |                      |                        |
| Non-Residential Historic Preservation | Medium                                      |                     |                         |                    |                      |                        |
| Other Public Facility Needs           | Medium                                      |                     |                         |                    |                      |                        |
| <b>Infrastructure (General)</b>       | <b>Measured by # of Projects/Facilities</b> |                     |                         |                    |                      |                        |
| Water/Sewer Improvements              | Medium                                      |                     |                         |                    |                      |                        |
| Street Improvements                   | High  |                     |                         |                    |                      |                        |
| Sidewalks                             | High  | 5                   |                         | 5                  |                      |                        |
| Solid Waste Disposal Improvements     | Medium                                      |                     |                         |                    |                      |                        |
| Flood Drainage Improvements           | Medium                                      |                     |                         |                    |                      |                        |
| Other Infrastructure                  | Medium                                      |                     |                         |                    |                      |                        |
| <b>Public Services (General)</b>      | <b>Measured by # of Persons Served</b>      |                     |                         |                    |                      |                        |
| Senior Services                       | Medium                                      |                     |                         |                    |                      |                        |
| Handicapped Services                  | High  |                     |                         | 50                 |                      |                        |
| Legal Services                        | Medium                                      |                     |                         |                    |                      |                        |
| Youth Services                        | High  |                     |                         | 250                |                      |                        |
| Child Care Services                   | Medium                                      |                     |                         |                    |                      |                        |
| Transportation Services               | Medium                                      |                     |                         |                    |                      |                        |
| Substance Abuse Services              | High  |                     |                         | 300                |                      |                        |

|                                  |  |   |  |    |  |  |
|----------------------------------|--|---|--|----|--|--|
| Employment/Training Services     | Medium   |   |  |    |  |  |
| Health Services                  | Medium   |   |  |    |  |  |
| Lead Hazard Screening            | Medium   |   |  |    |  |  |
| Crime Awareness                  | Medium   |   |  |    |  |  |
| Fair Housing Activities          | High   | 1 |  | 50 |  |  |
| Tenant Landlord Counseling       | Medium   |   |  |    |  |  |
| Other Services                   | Medium   |   |  |    |  |  |
| Economic Development (General)   | Measured by Business Assisted and Jobs Created |   |  |    |  |  |
| C/I Land Acquisition/Disposition | Medium   |   |  |    |  |  |
| C/I Infrastructure Development   | Medium   |   |  |    |  |  |
| C/I Building Acq/Const/Rehab     | Medium   |   |  |    |  |  |
| Other C/I                        | Medium   |   |  |    |  |  |
| ED Assistance to For-Profit      | Low  |   |  |    |  |  |
| ED Technical Assistance          | Medium   |   |  |    |  |  |
| Micro-enterprise Assistance      | Low  |   |  |    |  |  |
| Other                            |  |   |  |    |  |  |
| Transit Oriented Development     | Medium   |   |  |    |  |  |
| Urban Agriculture                | Medium   |   |  |    |  |  |

### 2.5.3 Housing and Community Development Objectives

Table 2C summarizes the specific housing and community development objectives over the next five year period (2014-2019). Table 2C reflects those expected units that are supported in part or in combination with resources provided by Carson City. Table 2C does not include prior year allocated funds that remain unspent. The expected units in Table 2C are the number of units directly assisted by Carson City funding resources.

**Table 2C**

**Summary of Specific Housing/Community Development Objectives  
(Table 2A/2B Continuation Sheet): 2014-2019**

| <b>Obj #</b> | <b>Specific Objectives</b>   | <b>Performance Measure</b>  | <b>Expected Units</b> | <b>Actual Units</b> |
|--------------|--|-----------------------------|-----------------------|---------------------|
|              | <b>Rental Housing Objectives</b>   |                             |                       |                     |
| 1            | Provide tenant based emergency assistance for very low income households and those in imminent danger of losing housing. <b>*Objective cannot be met without ESG Funds.</b>  | Households Assisted         | 40-80                 |                     |
| 2            | Increase transitional and permanent supportive housing for families and those in imminent danger of homelessness. <b>*Objective dependent upon other sources of funding.</b> | Increase in units available | 20-30                 |                     |
|              | <b>Owner Housing Objectives</b>  |                             |                       |                     |
| 1            | Maintain/sustain adequate housing and reduce ownership costs through rehabilitation and weatherization programs.   | Units Assisted              | 10                    | 2                   |
|              | <b>Community Development Objectives</b>  |                             |                       |                     |
|              |  |                             |                       |                     |
|              | <b>Infrastructure Objectives</b>   |                             |                       |                     |
|              | ADA Sidewalk Improvements in low-income neighborhoods  | Facilities                  | 5                     |                     |
|              |  |                             |                       |                     |
|              | <b>Public Facilities Objectives</b>  |                             |                       |                     |
| 1            | ADA improvements city-wide   |                             |                       |                     |
| 2            | Recreational improvements, meeting ADA requirements in local parks in targeted areas.  |                             |                       |                     |
|              | <b>Public Services Objectives</b>  |                             |                       |                     |
| 1            | Medical and dental assistance  | Persons assisted            | 20                    |                     |
|              |  |                             |                       |                     |
|              | <b>Economic Development Objectives</b>   |                             |                       |                     |

**2.6 Disproportionate Need Among Racial/Ethnic Groups and Low Income Concentrations**

Disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial/ethnic group is at least 10 percent points higher than the percentage of persons in the category as a whole.

**Low-Income Concentrations**

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

| Area              | % Below Poverty |
|-------------------|-----------------|
| Census Tract 10.1 | 33.8%           |
| Census Tract 5.02 | 26.0%           |
| Census Tract 7.02 | 24.9%           |
| Census Tract 9.0  | 18.8%           |

Source: American Community Survey.

### Areas of Minority Concentrations

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

|                   |       |
|-------------------|-------|
| Census Tract 10.1 | 46.9% |
| Census Tract 5.02 | 32.6% |

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

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

### 2.7 Barriers to Affordable Housing

Few traditional barriers to affordable housing exist in Carson City. Extensive research was conducted by the Nevada Housing Division on the extent to which barriers to affordable housing, particularly barriers created by public policy, exist in Nevada Counties. Carson City does not maintain any type of exclusionary zoning. Building and development standards do not contribute significantly to the cost of housing. Land costs are relatively low and are not influenced by large lot parceling. High density residential development is available in Carson City. Availability of land and land costs have been the only barriers noted by developers. It is often difficult to find multi-family lands in communities. It should also be noted that Carson City maintains a relatively high percentage of rental and multi-family housing stock.

Carson City has a housing element contained within their master plan that identifies the needs for affordable housing and workforce housing. However, none of the communities are necessarily establishing proactive policies that assist in its creation. Current public policies for

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the development of affordable housing do not pose a significant barrier at this time. Land use controls, zoning ordinances, building codes, fees, and charges are fairly common for municipalities such as Carson City.

Strategies to eliminate barriers are difficult to evaluate due to the prevailing housing market conditions in the consortium area.

### **3.0 HOMELESS NEEDS ASSESSMENT**

#### **3.1 Homeless Needs**

##### **3.1.1 Nature and Extent of Homelessness**

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

##### **Sheltered and Unsheltered Count –Continuum of Care**

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

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

Carson City conducted a motel count and reported the following:

- A total of 431 people were living in motels at the time of the PIT Count in 2013. This is a major increase of 423 from the previous year's number of 8, and second highest number of people counted in the history of the PIT count for Carson City.

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- There were 83 male, 25 female, and 1 minor age six to seventeen individuals living in motels for less than a year at the time of the count. Another 109 were counted as families. This included 58 males, 29 females, 6 minor children ages zero five, and 16 minor children ages six to seventeen. In addition, ten seniors and two Veterans were counted.
  - There were 213 people living as long term residents of motels in 2013, compared to 8 in 2012.
  - Long term motel residents included 145 males, 55 females, 4 children ages zero to five and 9 children ages six to seventeen. Ninety-five seniors and seven Veterans were counted, one of which was female.

### **School Count**

Carson City recorded 359 children who were experiencing homelessness in 2013, a decrease of 70 since 2012. The majority of these children spent the previous night doubled-up (282). Children also spent the previous night in motels (15), in shelters (18), unsheltered (6) or were counted as other (38).

### **Summary of homelessness in Carson City**

- 152 homeless people in the street count, with the vast majority being single males.
- 8 chronically homeless in the street count.
- 413 people were living in local hotels,
- 109 people were in families and living in hotels short-term. There were 22 children under the age of 18 living in short-term in hotels.
- 213 persons lived in local motels long-term in 2013. There were 13 children under the age of 18.
- The school count indicates 359 children experience homelessness in 2013, most double up or live with friends and relatives.

Based upon national homeless demographics, the total number of person associated with homeless school children count is based upon the following

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

In 2003, children under the age of 18 accounted for 39% of the homeless population; 42% of these children were under the age of five (National Law Center on Homelessness and Poverty, 2004). This same study found that unaccompanied minors comprised 5% of the urban homeless population. However, in other cities and especially in rural areas, the numbers of children experiencing homelessness are much higher (National Coalition for the Homeless).

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Carson City population associated with homeless children:

- 359 School Age Children in Carson City
- 18 minor children not enrolled (5 percent of children not enrolled)
- 377 schooled age children
- 650 children ages 0-18, nationally 42% of children are under the age of 5.
- 325 homeless families with children, homeless families average 2 children per household.
- 260 single adults as heads of homeless families (80 percent are single parent families)
- 135 adults in two parent homeless families
- 1,045 people in homeless families with children enrolled in school.

Two trends are largely responsible for the rise in homelessness over the past 20-25 years: a growing shortage of affordable rental housing and a simultaneous increase in poverty. Persons living in poverty are most at risk of becoming homeless, and demographic groups who are more likely to experience poverty are also more likely to experience homelessness.

The number of homeless families with children has increased significantly over the past decade. Families with children are among the fastest growing segments of the homeless population. In its 2005 survey of 25 American cities, the U.S. Conference of Mayors found that families with children comprised 33% of the homeless population, a definite increase from previous years (U.S. Conference of Mayors, 2005). These proportions are likely to be higher in rural areas. Research indicates that families, single mothers, and children make up the largest group of people who are homeless in rural areas (Vissing, 1996).

Discussion with homeless providers in Carson City point to increasing needs and demands of homeless families and families threatened with homeless due to economic conditions. Other needs identified by homeless providers in Carson City were mental health, dental and medical services. There is also a growing concern of addiction related behaviors among the homeless population.

### **3.1.2 Households in Imminent Danger of Homelessness**

Extremely low-income single parent families are most threatened with homelessness in Carson City. Interviews with providers and data collected from the Continuum of Care and the Section 8 waiting list clearly points to extremely low-income families. Carson City School District counts for homeless children identifies 359 school age children who were homeless, which translates into more than 1,000 individuals in homeless families with children.

Table 1A provides a summary of homeless needs in Carson City. Table 1A does not include assistance provided with emergency shelter block grant and the State's low income housing trust funds.

**Table 1A Version 1**

**Homeless and Special Needs Populations**

**Continuum of Care: Housing Gap Analysis Chart**

|  |                              | Current Inventory | Under Development | Unmet Need/ Gap | Priority Need Level |
|--|------------------------------|-------------------|-------------------|-----------------|---------------------|
| <b>Individuals</b>                       |                              |                   |                   |                 |                     |
| <b>Example</b>                           | <b>Emergency Shelter</b>     | <b>100</b>        | <b>40</b>         | <b>26</b>       | <b>H,M,L</b>        |
| <b>Beds</b>                              | Emergency Shelter            | 16                | 0                 | 20              | M                   |
|  | Transitional Housing         | 35                | 0                 | 20              | H                   |
|  | Permanent Supportive Housing | 0                 | 0                 | 0               | L                   |
|  | <b>Total</b>                 | <b>51</b>         | <b>0</b>          | <b>40</b>       |                     |
| <b>Persons in Families With Children</b> |                              |                   |                   |                 |                     |
| <b>Beds</b>                              | Emergency Shelter            | 63                | 0                 | 0               | M                   |
|  | Transitional Housing         | 35                | 0                 | 20              | H                   |
|  | Permanent Supportive Housing | 0                 | 0                 | 0               | L                   |
|  | <b>Total</b>                 | <b>98</b>         | <b>0</b>          | <b>20</b>       |                     |

**Continuum of Care: Homeless Population and Subpopulations Chart**

| Part 1: Homeless Population  | Sheltered |              | Unsheltered | Total        | Priority Need Level |
|--|-----------|--------------|-------------|--------------|---------------------|
|  | Emergency | Transitional |             |              |                     |
| Number of Families with Children (Family Households):                      | 21        | 12           | 2           | 317          | H                   |
| 1. Number of Persons in Families with Children                             | 63        | 35           | 15          | 1,045        | H                   |
| 2. Number of Single Individuals and Persons in Households without children | 16        | 35           | 5           | 152          | M                   |
| <b>(Add Lines Numbered 1 &amp; 2 Total Persons)</b>                        | <b>99</b> | <b>35</b>    | <b>28</b>   | <b>1,197</b> |                     |
| Part 2: Homeless Subpopulations  | Sheltered |              | Unsheltered | Total        |                     |
| a. Chronically Homeless  | 13        |              | 9           | 22           | M                   |
| b. Seriously Mentally Ill  | NA        |              |             |              | H                   |
| c. Chronic Substance Abuse   | NA        |              |             |              | M                   |
| d. Veterans  | 4         |              |             |              | L                   |
| e. Persons with HIV/AIDS   | NA        |              |             |              | L                   |
| f. Victims of Domestic Violence  | 63        |              |             |              | M                   |
| g. Unaccompanied Youth (Under 18)  | 20        |              |             |              | H                   |

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## 3.2 Homeless Facility and Service Needs

### Shelters and Homeless Facilities in Carson City

- **Advocates to End Domestic Violence**

Advocates to End Domestic Violence operates a 51 bed shelter that is designed to provide temporary refuge for women in crisis. The priority is to provide shelter to battered women and their children that have no place else to go. Advocates operates a 24 hour Crisis Call line. Shelter availability typically falls into one of 4 categories:

- **Emergency 72 hour time-out** - This is a safety and cooling off period. During this time you and an Advocates staff member will meet to help you decide if shelter is the right option for you.
- **72 Hours to 2 weeks** - If you remain at shelter for this period a more comprehensive program is available for you. Assistance is offered in seeking other community assistance, employment opportunities are explored.
- **Long-Term Shelter** - If you remain at the shelter on a Long-Term program Advocates works with you to realize an abuse and violence free life. Advocates continue to work with you to obtain housing, employment, necessary training programs or whatever else is needed to leave the shelter on a fully-functioning basis. For those needing additional time, we offer a Transitional Housing program.
- **Transitional Housing** - Advocates maintains a 15 bed long-term housing program that can offer an additional 12 months of housing and shelter to clients that have successfully completed the Long-Term Shelter program.

- **Friends In Service Helping (FISH)**

Friends in Service Helping (FISH) is a neighborhood facility that provides food, shelter, medical, and referral services to homeless and low-income people and is funded in part by their thrift store.

- **Shelters**

F.I.S.H. provides temporary housing and shelters to men, women and families. In 2011 F.I.S.H. provided 16,274 nights of shelter to persons in Carson City. Two year-round emergency shelters are available in Carson City along with Interim housing (sliding scale rentals) for six families with dependent children to assist homeless or at-risk families achieve self-sufficiency.

F.I.S.H. operates FOCUS (Friends of Citizens Under Stress) House, one of two year-round, publicly accessible, emergency shelters in Carson City. The FOCUS House offers shelter nightly to 16 men. F.I.S.H. also operates the Wylie House, the second year-round shelter facility in Carson City. The Wylie House serves 12 single women and/or families nightly

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

- **Medical-Ross Clinic**

FISH strives to provide quality healthcare, testing and medication at no cost, to residents of the community who cannot pay for such services and who have no health insurance. The clinic is appointment only and appointments can be made through the F.I.S.H. Administrative Offices at 138 E Long Street. In 2009 F.I.S.H. treated 1,235 patients at the Ross Medical Clinic

- **Food**

F.I.S.H. meets the temporary and emergency needs of the hungry and homeless of our community by providing immediate food in the Family Dining Room in Carson City and through three foods banks in Carson City, Gardnerville and Mound House. Working to end food poverty and increase access to affordable, nutritious food for low-income families and individuals throughout Carson City, the **F.I.S.H. Food Bank's** initiatives focus on direct services and distribution of groceries.

- **Family Dining Room**

FISH dining room is a family oriented meal site that serves hot, nutritious and delicious food is located on E. Long St along with our Food Bank. FISH provides those in need with food and with fellowship, responding to all with humanity and respect. FISH meal site serves one meal to over 80 Carson City residents each day.

- **Emergency Housing Assistance**

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

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

- **Salvation Army Carson City**

The Carson City Corps offers a myriad of programs for adults and children, all within a safe, positive environment. The following services are provided:

- **Sunday Service**

Coffee: 9:30AM

Sunday School: 9:50AM

Sunday Morning Worship Service: 10:45AM

Sunday Fellowship 12:00 PM:

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- **Kids Klub 3:16**

Every Tuesday from 3:16 PM until 5:30 PM kids from ages 5 to 12 are invited to be part of this fun, biblically based afterschool program.

- **Wednesday Dinner and Bible Study**

Every Wednesday starting at 5:30 there is a home cooked dinner and a study through the Bible.

- **Fresh Foods Wednesdays**

Every Wednesday from 1PM-3PM families are invited to come for fresh fruits and vegetables, bread, dairy products, and meat.

- **Other Family Services:**

- SHARE (Southwest Gas utilities assistance)
- Food Assistance
- Transportation Assistance
- Target Shopping Spree
- Back to School Supplies
- Morning Latchkey (Before School Care)
- Thanksgiving Food Baskets and Turkeys
- Santa's Toy Shop
- Toys for Joy/Angel Tree
- Christmas Food baskets & Ham
- Easter Food Basket
- Summer Camp
- Summer Day Camp
- Music Camp
- Educational Programs

### **3.3 Homeless Strategic Plan and Coordination**

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

- A functioning homeless discharge plan with local agencies.
- Close coordination with homeless shelter providers in Carson City (FISH).
- Outreach efforts by FISH and the Carson City Sheriff's Department. The Sheriff's Department maintains a volunteer position to conduct outreach efforts in Carson City.
- Availability of a full range of housing resources for homeless. Carson City has emergency shelters, plans for transitional housing for homeless persons and young adults, and resources available to achieve permanent housing.

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- Access to mental health, substance abuse, health and dental services, employment and financial planning services. Carson City through its general fund resources supports health and dental services for homeless and those threaten with homelessness.
  - Active case management.
  - A host of secondary support resources such as food pantries, employment training, counseling services located in Carson City.
  - Non-profit and agency coordination through the Carson City Circles process.

During the Consolidated Plan period, Carson City is pursuing two projects directed at homeless and those threatened with homelessness. FISH, with support from the Nevada Housing Division, plans to develop housing facilities to help individuals and families transition to self-sufficiency. Another facility will be developed by Ventana Sierra for homeless and at risk young adults. In addition, both FISH and Carson City Health and Human services use housing resources to help homeless and those threatened with homelessness achieve self-sufficiency. Carson City recently initiated a new housing program with the Nevada Rural Housing Authority. The NRHA maintains vouchers for chronic homeless with disabilities.

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

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

### **3.4 Homeless Discharge Policy**

The Rural Nevada Continuum of Care (RNCOC) is working on several strategies to ensure that adequate discharge planning procedures and policies are in place across the Continuum and within the institutions in Nevada include the following:

#### **Foster Care**

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

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

The RNCOC is comprised of 15 small, rural and even frontier counties. Discharge planning is done by each jurisdiction or county rather than by the RNCOC. The Churchill County Social Services Department developed a joint MOU across health care, law enforcement, treatment, social services and juvenile probation. The document, which will be codified, is currently sitting in the District Attorney's Office for final sign off. Churchill County Social Services is a current RNCOC grantee and hopes to share their process and policy with other counties in the RNCOC for replication. Lyon County, another member of the RNCOC, has also taken this approach with their community partners (joint MOU across all segments).

### **Corrections**

The 2009 Legislature created a Statewide Prisoner Re-entry Coalition. No funding was allocated but the coalition can seek and secure funding into an account. This coalition is working to develop a statewide discharge policy. The Department of Corrections (DOC) provides referrals and information regarding permanent housing. Nearly all DOC sites are in the RNCOC and rural clinics administer the permanent housing for those with mental health issues in rural counties. The DOC has established the goal to develop a continuum of services and programs that will prepare the offender at specific stages of his/her sentence for re-entry and release into society. In addition, the DOC has a MOU with the Division of Mental Health and Disability Services (rural clinics) to provide services for inmates with mental health disorders to avoid discharging the individual without care that would prevent homelessness.

### **Mental Health**

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

### **Homeless Discharge Plan**

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

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## **4.0 SPECIAL NEEDS-NON HOMELESS**

### **4.1 Housing Stock for Persons with Disabilities including HIV/AIDS**

With the exception of assisted living for elderly persons and convalescent care, there is only one facility in Carson City that provides supportive living for persons with traumatic brain injury. A small number of vouchers are available for persons with severe mental illness. Carson City has drug and alcohol treatment facilities as well as facilities and services for those with developmental disabilities. The Northern Nevada Center for Independent Living operates in the region but does not provide any housing.

The Division of Mental Health has identified the need for additional housing resources and counseling services for the Severely Mentally Ill (SMI). Currently, the ability to serve additional clients is limited by housing and staff resources. The estimated total need for housing and care is approximately 70 additional placements, for a total of 90. Over the next several years the total demand for assistance is expected to range from 100 to 200 placements.

HOPWA funds are used to prevent and eliminate homelessness among people living with HIV/AIDS in Nevada. Services include, but are not limited to, the acquisition, rehabilitation, or new construction of housing units; costs for facility operations; rental assistance; and short-term payments to prevent homelessness.

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

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

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

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The mission of the Nevada Ryan White Comprehensive AIDS Resource Emergency (CARE) Part B Program is to provide life-saving medications, essential primary care, and support services for low-income, underinsured, and uninsured people living with HIV/AIDS in Nevada. The Ryan White Program fills gaps in care not covered by other sources and is a payer of last resort.

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

In 2012, the rate of new HIV infections in all other counties was only 2.1 cases per 100,000. The rate of persons living with HIV/AIDS was 116.9 per 100,000. (Source: Nevada HIV/AIDS Epidemiological Profile 2012 Update)

There are no facilities and services in Carson City specifically designated to assist people with HIV/AIDS. The closest facilities are associated with Northern Nevada Hopes in the Reno/Sparks area. New facilities are not anticipated with the limited infection rate among the local the population.

#### **4.2 Mental Health and Substance Abuse**

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

A lack of access to behavioral health resources and practitioners is seen as an urgent health care policy issue (Nevada Flex Program Advisory Committee, 2008).

Carson City has an annual average age-adjusted cirrhosis/liver disease mortality rate of 18.4 deaths per 100,000. This is higher than the 11.7 rate reported for Nevada and the 9.1 rate nationally. Seventy-five percent of Carson City high school students report they have had a drink of alcohol at least once, 54 percent agree or strongly agree that illegal drugs are a problem at their school, and 40 percent report they have used marijuana (Carson Tahoe Health Foundation, 2010).

The Health Division has identified the need for additional housing resources and counseling services for the SMI. Currently, the ability to serve additional clients is limited by housing and staff resources. There is a waiting list for the Shelter Plus Care program. The estimated total

need for housing and care is approximately 50-100 additional placements. Over the next 5 years the total demand for assistance is expected to range from 100 to 130 placements. There are several existing constraints to providing housing and care for the SMI such as access to supportive housing and auxiliary services (treatment facilities and employment opportunities). There is also a need to provide similar services to the dual diagnosed.

The Division has identified the need for additional housing placements in the following communities: five in Fallon, fifteen in Carson City, two in Elko, five in Ely, nine in Winnemucca and surrounding communities, six in Pahrump, eight in Douglas County, fifteen in Lyon County and three in Mesquite.

Table 1B and 1C shows priority needs of special needs subpopulations and specific homeless and special needs objectives.

**Table 1B  
Special Needs Subpopulations**

| <b>SPECIAL NEEDS SUBPOPULATIONS</b>      | <b>Priority Need Level<br/>High, Medium, Low,<br/>No Such Need</b> | <b>Unmet Need</b> | <b>Dollars to Address Unmet Need</b> | <b>Multi-Year Goals</b> | <b>Annual Goals</b> |
|--|--|-------------------|--------------------------------------|-------------------------|---------------------|
| Elderly                                  | High   | 50                | \$1,000,000                          | 5-10                    | 1-2                 |
| Frail Elderly                            | High   | 100               | \$2,000,000                          | 5-10                    | 1-2                 |
| Severe Mental Illness                    | Medium   | 20                | \$2,000,000                          | 0                       | 0                   |
| Developmentally Disabled                 | Low  | 0                 | \$0                                  | 0                       | 0                   |
| Physically Disabled                      | Medium   | 50                | \$125,000                            | 0                       | 0                   |
| Persons w/ Alcohol/Other Drug Addictions | Medium   | 0                 | \$0                                  | 0                       | 0                   |
| Persons w/HIV/AIDS                       | No such need   | 0                 | \$0                                  | 0                       | 0                   |
| Victims of Domestic Violence             | Medium   | 20                | \$2,000,000                          | 0                       | 0                   |
| Other                                    | No such need   | 0                 | \$0                                  | 0                       | 0                   |
|  |  |                   |                                      |                         |                     |
| <b>TOTAL</b>                             |  | <b>240</b>        | <b>\$7,125,000</b>                   | <b>10-20</b>            | <b>2-4</b>          |

**Table 1C**  
**Summary of Specific Homeless/Special Needs Objectives**  
**(Table 1A/1B Continuation Sheet): 2014-2019**

| Obj #                           | Specific Objectives   | Performance Measure | Expected Units | Actual Units |
|---------------------------------|---|---------------------|----------------|--------------|
| <b>Homeless Objectives</b>      |   |                     |                |              |
| 1                               | Expand transitional housing opportunities for families and individuals. <u>Objective dependent upon availability of State HOME funds.</u> | Beds Available      | 10-20 units    | 23           |
| 3                               | Maintain access to availability of health and dental services.  | Persons Served      |                |              |
| 4                               | Maintain suitable living environments for those in imminent danger of homelessness. <u>Objective dependent upon availability of ESG</u>   | Households Served   | 30/yr.         | 20           |
| 5                               | Expand transitional housing for young adults-Ventana Sierra Project   | Persons Served      | 10-20/yr.      |              |
| <b>Special Needs Objectives</b> |   |                     |                |              |
| 1                               | Sustain independent living opportunities for owners through rehabilitation and modification of existing structures.                       | Households Assisted | 1-2 per year   |              |
| 2                               | Encourage universal design in new construction of multi-family housing supported by Carson City.  | Units               | 10-20 units    | NA           |
| 3                               | Expand mental health counseling services.   | Persons Assisted    | unknown        | unknown      |
| 4                               | Maintain access to housing for person with disabilities through shelter plus care grant and COC.  | Persons Assisted    |                |              |

### 4.3 Special Needs Objectives-Strategic Plan

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

The City estimates that it will receive between \$1.7 and \$2.1 million dollars in CDBG funds over the course of the five year plan. This is a fraction of the amount needed to fully fund the potential projects that have a need for the funding. Quantitative data and consultations with local service providers, other city departments, and community development practitioners formed a large basis for setting priorities.

1. Community development priorities are based on input from consultations with local service providers and representatives from city departments.
2. Homeless priorities are based on consultation with Continuum of Care staff and data from Point In Time Homeless count.

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3. Special needs priorities are based on consultations with city departments, local housing providers, and service providers that cater to persons in need of supportive housing.
  4. Affordable housing priorities are based upon the housing market analysis and consultations with the public housing authority. When making its determinations, the City considered the severity of housing problems and needs of each income group and tenure type in accordance with 91.205.

The City will use the following general guidelines and priorities when selecting projects to fund with CDBG dollars:

1. The City has identified the following potential projects for receiving funds:
  - a. Infrastructure : Sidewalks in neighborhoods identified as low-moderate income by HUD
  - b. Housing Quality: Weatherization improvements for qualifying low-income households
  - c. Transitional and permanent housing: Expand transitional and permanent housing for at risk youth, families, individuals, and those in imminent danger of homelessness.
2. The City places a high priority on where the federal funds can make a long-term or permanent investment in the viability of the community. Good examples are the sidewalk improvements, neighborhood facility improvements, and housing improvements.
3. The City places a high priority on projects that proactively address community needs that can lower the costs of providing services in the future, such as mental health and substance abuse counseling.
4. The City places a medium priority on projects that will serve an identified need in the community but have other sources of available funding. The City will consider funding projects that meet a medium priority need when the CDBG funds can leverage significant sources of other funding.

## **5.0 OTHER STRATEGIC ACTIVITIES**

### **5.1 Lead Based Paint**

As seen in Table 2-9, the number of homes in Carson City built prior to 1979 is 11,463, approximately 49 percent of the housing stock. A significant number of older housing units are located on the western side of Carson City in areas which have relatively high incomes. Areas to the east of U.S. 395 have older homes and are located in areas with relatively lower household incomes. Carson City Health and Human Services has not received any reports of lead poisoning. Case managers for the department are trained in identifying lead hazards and

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inspect units prior to placing tenants under the ESG and the Low-income housing trust fund program.

Carson City will continue to test for lead paint hazards in any rehabilitation project undertaken. Additionally, the Carson City will monitor the Nevada Health Division to identify any new hazards that potentially emerge in the area and work with Carson City Health and Human services to address immediate needs. Carson City contacted the Nevada Health Division in efforts to determine the potential for health hazards from lead based paint. Housing rehabilitation projects in Carson City will continue testing for lead-based paint on all projects.

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

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

## **5.2 Anti-poverty Strategy**

Carson City has been successful at moving low and very low-income households in imminent danger of homelessness to permanent situations. The best combination to achieve these results is to stabilize the household with housing resources and then provide support to access available services that can ultimately lead to improved social and economic conditions. These efforts are largely possible with the following activities:

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

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

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## **Capital City Circles Initiative**

### **Mission**

The Capital City Circles Initiative (CCCI) is a cooperative community effort to elevate people out of poverty by intentionally creating relationships across class lines, and empowering people in poverty to chart their own course toward self-sufficiency."

### **Overview**

The Capital City Circles Initiative is a community-based program that assists families living in poverty (Circle Leaders) to achieve their goal of self-sufficiency through education and supportive friendships with allies from middle-class members of the community. After completing a 20-week "Getting Ahead" workshop, the families, thereafter referred to as Circle Leaders, are matched with 3-5 allies form a circle.

## **5.3 Fair Housing**

During the Consolidated Plan period, Carson City will undertake the following activities:

- Provide fair housing referral materials to property managers and on-site managers overseeing Carson City financed projects.
- Work with housing providers and Silver State Fair Housing Council to identify needed training.
- Periodically sponsor fair housing workshops to address compliance problems in Carson City.
- Encourage developers and others to incorporate universal design standards in housing and to increase the number of fully accessible units in Carson City.
- Review zoning codes and other development regulations for potential barriers to entry.
- Carson City Board of Supervisors adopted a Fair Housing Month by proclamation.
- Carson City Website will be updated regularly with information and referrals to fair housing information and resources.

## **5.4 Institutional Structure and Coordination**

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

There are few areas requiring additional coordination in Carson City. The service network is well established and active.