

Item #19

**City of Carson City
Agenda Report**

Date Submitted: April 28, 2009

Agenda Date Requested: May 7, 2009

Time Requested: 10 minutes

To: Board of Supervisors

From: Public Works – Planning Division

Subject Title: Action to recommend for approval the Carson City 2009-10 Annual Action Plan and 2009-2013 Consolidated Plan to implement Department of Housing and Urban Development (HUD) programs associated with the Community Development Block Grant (CDBG) Program and to forward the plan to HUD.

Staff Summary: The U.S. Department of Housing and Urban Development (HUD) is anticipated to award Carson City approximately \$436,000 in Community Development Block Grant Funds for the FY09 annual cycle. Fifteen percent (15%), or \$65,400, will be available for public services activities. Sixty-five percent (65%), or \$283,400, will be available for public facilities and improvements. The remaining twenty percent (20%), or \$87,200, will be allocated to planning, research, reports and administrative functions. A community-based application review workgroup oversaw the application review process and ranked the applications. At the March 5, 2009, Board of Supervisors meeting, the Board reviewed and approved the 2009-10 CDBG Public Services and Public Improvements funding recommendations. The recommendations were incorporated into the 2009-10 Draft Annual Action Plan. Availability of the plan for public review was noticed in the Nevada Appeal four times from March 12 through April 6, 2009, and hard copies of the plan were put on display at the City Manager's Office, the Carson City Public Library and in the Planning Division office.

Type of Action Requested:(check one)

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to recommend for approval the Carson City 2009-10 Annual Action Plan and 2009-2013 Consolidated Plan to implement Department of Housing and Urban Development programs associated with the Community Development Block Grant Program and to forward the plan to HUD.

Applicable Statue, Code, Policy, Rule or Regulation: Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383 as amended; 42 U.S.C.-5301 *et seq.*

Supporting Material: 1) FY 2009-10 CDBG Annual Action Plan
2) FY 2009-13 CDBG Consolidated Plan

Prepared By: Janice Brod, Management Assistant V/CDBG Coordinator

Reviewed By: Jessy Pruitt Date: 4-28-09
(Planning Division Director)
[Signature] Date: 4-28-09
(Public Works Director)
[Signature] Date: 4-28-09
(City Manager)
Melanie Burketta Date: 4-28-09
(District Attorney's Office)

Board Action Taken:

Motion: _____

1) _____	Aye/Nay
2) _____	_____

Abstentions: _____

(Vote Recorded By)



First Program Year Action Plan

The CPMP First Annual Action Plan includes the SF 424 and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

Carson City begins its first year of its Consolidated Plan on July 1, 2009, and anticipates that it will receive a new allocation of \$436,345 of Community Development Block Grant (CDBG) funds.¹ The City also has funds from prior years that may be reallocated. Funded projects will help create a more **suitable living environment** by making needed services and public facilities more **accessible** and more **affordable** for low to moderate income residents. FY2009-funded projects are as follows:

Project	Amount	Objective	Outcome	Goal
Reach Up	\$31,452	Suitable Living Environment	Availability	100 persons
Meth Treatment	\$34,000	Suitable Living Environment	Availability	45 persons
ADA Sidewalk Improvements	\$171,526	Suitable Living Environment	Accessibility	4,400 persons
ADA Improvements to Community Center	\$104,498	Suitable Living Environment	Accessibility	4,387 persons
CASA Facility Improvements	\$7,600	Suitable Living Environment	Accessibility	
Planning & Administration	\$87,269	Not Applicable	Not Applicable	Not Applicable
Contingency (Unprogrammed)	\$0			

¹ Based on estimate received from HUD in early 2009. The actual amount may be slightly less. If less, Project Reach Up, ADA Improvements, and Planning/Administration will be reduced in accordance with CDBG regulations regarding public service and planning obligations.

2009-2010 Proposed Projects

- **Reach Up: \$31,452**

Carson City youth are dangerously underserved when it comes to mental health services and counseling dealing with issues such as family crisis, drug, alcohol and sexual abuse. The Ron Woods Family Resource Center's Reach Up program will provide individual counseling sessions and support groups for ongoing support and follow-up. Reach Up will offer bilingual services to insure outreach to the Hispanic community as well.

- **Methamphetamine Treatment Project: \$34,000**

Through consultation with local service providers, the City has identified an on-going need to provide supportive services for persons struggling with drug abuse. In recent years, the Community Counseling Center has reported significant drops in the use of methamphetamine as a primary drug and credits the CDBG-funded program as a key component in realizing that goal. CDBG funds will be used by the Community Counseling Center to provide case management to these clients through a unique recovery process, thereby reducing recidivism in the methamphetamine-addicted population.

- **ADA Sidewalk Improvement – Empire Elementary School area: \$171,526**

There are streets in the neighborhood surrounding the Empire Elementary School without adequate sidewalks or that do not comply with Americans with Disabilities Act (ADA) standards. This presents a safety issue since the neighborhood children walk to school and do not have bus service. The project will also construct ADA compliant corner curb ramps. Disabled persons will benefit from increased accessibility in the neighborhood. The City will contribute by designing the improvements, managing the construction project, and inspecting the improvements.

- **ADA Improvements – Community Center: \$104,498**

The 40-year old Community Center is in need of ADA compliant restroom facilities in order to provide equal access and amenities to City residents with disabilities. The current restroom facilities do not comply with Americans with Disabilities Act (ADA) standards. Disabled persons will benefit from increased accessibility in the Community Center.

- **CASA Facility Improvements: \$7,600**

The CASA program in Carson City provides advocacy services to children in foster care and the juvenile probation system. When the children come into care of the State, they are placed in a shelter or a foster home with few or no possessions. This project will make improvements to a secured space at the court complex to provide a clothes closet for the children.

- **Program Administration: \$87,269**

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

Past Performance

Carson City has accomplished much in the first five years of its CDBG funding. While some funded projects did not realize their initial goals, the overall accomplishments of the program have been impressive. Of the 22 projects funded to date, the City has completed sixteen while four remain underway and one remains budgeted (no funds expended). One project, Deer Run Sidewalk Improvements, has been cancelled due to lack of availability of other funding sources.

Public Facilities				
Activity Name	Year	Award	Accomplishments	Status
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	Underway
ADA Sidewalks - Empire School Area	2007	\$52,984	12 Curb Cuts	Completed
ADA Sidewalks - Downtown Area	2008	\$306,466*	54 Curb Cuts	Budgeted

Public Services				
Activity Name	Year	Award	Accomplishments	Status
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	Underway
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	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*	100 Persons	Underway
* Budgeted Amounts listed for Underway activities				

General Narrative Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

General Narrative Questions response:

In program year 2009, the City will administer five projects. Only one of the five has a geographic target area. Four projects will serve a specific type of client, including at-risk youth, persons with drug addictions, and persons with disabilities.

The Sidewalk/ADA Improvements will take place in the residential neighborhood surrounding Empire Elementary School. The City will construct new sidewalks and add corner curb cut ramps in an effort to improve pedestrian safety and ADA-compliant accessibility. This target area is bounded by the following streets Fairview Drive, Desatoya Drive, Airport Road, and Woodside Drive. This area was identified in the Consolidated Plan as a low-income area where infrastructure improvements can improve pedestrian safety and create a more suitable living environment.

The Community Center is located at 851 E. William Street and serves the entire City. The improvements to the facility will focus on the bathrooms to ensure compliance with the Americans with Disabilities Act (ADA) and will therefore primarily benefit residents with disabilities. This project will help meet the high priority need for public facilities that meet ADA standards identified in the Consolidated Plan.

The Ron Wood Family Resource Center will administer the Reach Up program at 212 Winnie Lane. The program will benefit at-risk youth and their families who utilize the service. This program will help meet the high priority need for improved services for at-risk youth identified in the Consolidated Plan.

The Community Counseling Center will administer the Methamphetamine Treatment program at 205 S. Pratt Avenue. This program will benefit persons struggling with drug addiction. This program will help meet the high priority need for supportive services for persons struggling with drug abuse identified in the Consolidated Plan.

The CASA Facility is located at 1545 E Fifth Street. The project will improve the services provided to children who are in foster care or juvenile probation. This program will help meet the high priority need for improved services for at-risk youth identified in the Consolidated Plan.

In its Consolidated Plan, the City identified limited funding and staff capacity as its two main obstacles to meeting underserved needs. To overcome the lack of funding, the City will apply for grants and other funding opportunities as they become available throughout the year. Potential funding sources include Lead Hazard Reduction (HUD), Brownfield (HUD and EPA), Section 108

Loan Guarantee (HUD), and Homeless Prevention Funds (HUD). To address the issue of limited capacity, the City will support the development and increases in capacity of its partner organizations, including technical assistance and the provisions of certificates of consistency. The City will provide a portion of its administrative and planning funds to the Continuum of Care to strengthen its capacity and support its grant writing.

Potential Funding Sources

Funding Source	Type of Funds	Administrator	Available
CDBG 2008 Allocation	Federal	Carson City	\$436,345
CDBG Reprogrammed Funds	Federal	Carson City	\$0
CDBG Other (Program Income, Section 108)	Federal	Carson City	\$0
Western Nevada HOME Consortium	Federal	Lyon County	\$557,241
State of Nevada HOME	Federal	State Housing Div	\$3,000,000
State of Nevada ESG	Federal	State Housing Div	\$287,755
State of Nevada HOPWA	Federal	State Housing Div	\$228,000
Rural Nevada Continuum of Care (RNCC) Shelter Plus Care Program - City	Federal	RNCC	\$98,280
Low Income Housing Tax Credit	Federal	State Housing Div	\$9,100,000
Section 8 Vouchers	Federal	NRHA	\$300,000
Community Services Block Grant	Federal	City	\$90,000
Low-Income Housing Trust Fund	State	State Housing Div	\$20,000

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Managing the Process response:

The Planning Department is now the lead agency for the City and is responsible for administering the Consolidated Plan and its funded projects. Janice Brod is the primary contact for questions related to the Consolidated Plan and the CDBG Program and may be reached at (775) 887-2180 x 30069.

When developing this plan, the City took several actions to include input from the community as a whole and key stakeholders:

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- The City mailed a Request for Proposals (RFP) to non-profit agencies in the community. Proposals were due by February 2, 2009.
 - The City posted a notice in the Nevada Appeal on December 26, 30 and January 2 advertising the availability of funds and the opportunity to participate in the development of the plan.
 - The City held two public workshops on January 10 and 11 to explain the availability of funds and to review the funding application for interested participants.
 - On February 5, the City consulted with representatives from City Departments on how CDBG funds could have the most beneficial community impact. This consultation included several departments, such as Planning, Public Works, Library, Health and Human Services and Parks and Recreation.
 - An Application Evaluation Workgroup, including five community members, held a kick-off meeting on February 5 and a public meeting on February 13 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 action plan available for public comment for 30 days, beginning March ## and ending April ##, 2009. 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 March 16, March 30, April 6, and April 13.
 - The City will hold two more public hearings to receive public comments and to receive final approval for the plan and funding recommendations. The Planning Commission will hold a hearing on March 25 and the Board of Supervisors will receive comments on May 7, 2009.

To enhance coordination and communication with service providers and other public agencies, City staff will continue to hold periodic meetings, workgroups, and consultations with partners and community stakeholders including but not limited to:

- Western Nevada HOME Consortium (WNHC)
- Rural Nevada Continuum of Care (RNCC)
- Nevada Rural Housing Authority (NRHA)
- Mental Health Coalition
- Local affordable housing developers
- City Health and Human Services Department
- CDBG applicants

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

Citizen Participation response:

The citizen participation process is described above under "Managing the Process". To date, no citizen comments have been received. If any comments are received before the final approved plan is submitted to HUD for review, the City will include and respond those comments in the final version of the plan.

Institutional Structure

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

Institutional Structure response:

For 2009, the City has identified three areas to improve its institutional structure. First, the City will work with Western Nevada HOME Consortium and other partners to increase the capacity of non-profit housing developers. One of the few local Community Housing Development Organizations (CHDO) recently went out of business. Second, the City will work with the Continuum of Care to strengthen coordination in the delivery of homeless services. And lastly, the City's Health Department will coordinate with other agencies in the state to address the threat of lead-based paint. The City hopes to build its capacity to identify lead-based paint hazards in the community.

Monitoring

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

Monitoring response:

Carson City compiles and maintains files of all funded projects and activities undertaken for each project year. The records provide a full description of each activity assisted (or being assisted) with CDBG funds, including its location (if the activity has a geographical locus), the amount of CDBG funds budgeted, obligated and expended for the activity, and the provision under which it is eligible.

The City's CDBG subrecipient contract explicitly details the federal and local requirements for the project, including quarterly reports and final project benefits reports. The reports will be reviewed by staff to ensure that activities are being undertaken and funds are being expended according to CDBG guidelines. Each grantee will be monitored on-site at least once during the life cycle of the grant. Technical assistance will be provided on a continual basis.

Lead-based Paint

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

Lead-based Paint response:

The National Health and Nutrition Examination Survey (NHANES) found that children in low-income households were eight times as likely to be lead poisoned. As many as 5,200 homes in the City could contain lead-based paint. 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 by 2010. Currently, the City does not have a lead poisoning surveillance and testing system in place. Over the course of the Consolidated Plan, the City will purchase testing equipment and implement a plan to screen at-risk children within the City. Where elevated levels of lead is detected, the City will address the lead exposure through rehabilitation. Carson City has three trained, certified inspectors from the Planning and Community Development Department to conduct lead-based paint inspections and risk assessments.

In 2009, the City will not carry out any CDBG-funded housing activities. However, the City participates in the Western Nevada HOME Consortium (WNHC) which administers HOME-funded housing programs on behalf of the City. Lead-based paint testing is part of the WNHC housing rehabilitation program. WNHC is working with HUD to provide training on housing rehabilitation training and lead paint hazard assessment for agencies operating in the Consortium area.

HOUSING

Housing Objectives

*Please also refer to the Housing Needs Table

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Housing Objectives response:

In 2009, the City will continue its Disability Rental Assistance Program, first funded in 2005. While no additional CDBG funds will be used for housing projects, the City will work with local partner agencies and organizations, such as the WNHC, in order to increase and improve the affordable housing stock with other funding sources available. Starting in 2010, the City plans to implement three new housing programs, including a housing counseling/rental assistance program, a minor housing repair program, and lead paint inspection/remediation program. The City also expects to partner with NRHA to build a new senior development. However, this project is still in the planning phase.

The table below details the City's five year affordable housing goals and objectives and other affordable housing programs available to City residents.

5 Year Strategic Plan Specific Housing Objectives – CDBG FUNDED				
Objective	5 Year Goal	To Date	2009 Goal	Source
Partner with Nevada Rural Housing Authority to develop 10-unit apartment complex that provides affordable rental units for seniors.	10 Units	0	0	CDBG NRHA
Provide emergency repair services and preventative minor repair for low income homeowners.	10 Units	0	0	CDBG
Identify and correct lead-paint hazards in homes occupied by low and moderate income persons.	10 Units	0	0	CDBG
Provide case management and rental assistance to households facing foreclosure or eviction that will lead to homelessness.	500 Households	0	10	CDBG TBD

5 Year Strategic Plan Specific Housing Objectives – NON CDBG FUNDED				
Objective	5 Year Goal	To Date	2009 Goal	Source
Downpayment Assistance for low income families	150	0	10	WNHC NRHA
Section 8 Rental Assistance	1,100	0	500	NRHA

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Public Housing Strategy response:

The Nevada Rural Housing Authority (NRHA) is the public housing authority for Carson City and all areas in Nevada except for Clark County and Washoe County. While NRHA does not manage any properties in Carson City, approximately 520 Section 8 vouchers are used for elderly and low-income families in Carson City. According to NRHA there are over 700 Carson City households on the Sec 8 Housing Choice Voucher Waiting List. NRHA has not been identified as a troubled agency by HUD. In 2009-2010, the City will work with NRHA to promote its Section 8 homeownership program.

Barriers to Affordable Housing

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

Barriers to Affordable Housing response:

The City did not identify any current public policies related to the development of affordable housing in Carson City do not create a significant regulatory barrier to the development of such housing. The Planning Department completed a HUD survey regarding regulatory barriers to affordable housing. The survey identified the following areas where improvements could be made to lower the cost of affordable housing:

- The City does not provide waivers for impact and other significant fees related to affordable housing development.
- The City has not modified infrastructure standards and or authorized the use of new infrastructure technologies (i.e. water, sewer, street width) to significantly reduce the cost of housing.
- The City does not give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes units as an incentive.
- The City does not provide for expedited permitting and approvals for affordable housing projects.
- The City does not have an explicit policy that adjusts or waives existing parking requirements for affordable housing developments.
- The City allows accessory apartments in residential districts zoned for single-family housing, but does not allow rentals.

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

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

HOME / American Dream Down payment Initiative (ADDI)

HOME/ADDI response:

Not Applicable. Carson City does not directly receive HOME / ADDI Funds from HUD. Instead, the City participates as a member of the Western Nevada HOME Consortium (WNHC). The lead agency of the WNHC, Lyon County, prepares a separate annual action plan to describe the use of these funds. The WNHC provides various affordable housing programs, including:

- land or development loans to build new low-income rental units
- tenant-based rental & deposit assistance, and
- Down-payment assistance for first-time homebuyers.

For more information on WHNC programs, contact the Lyon County Comptroller's Office (27 S. Main Street, Yerington, NV 89447; Phone: (775) 463-6510) or visit their website at: <http://www.lyon-county.org/index.asp?NID=631>

HOMELESS

Homeless Objectives

*Please also refer to the Homeless Needs Table

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.
5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Homeless Objectives Response:

Sources of Funds

Funding sources for various homeless activities include:

- Emergency Shelter Grant (State of Nevada)
- Community Services Block Grant (CSBG)
- Continuum of Care (SHP and SRO)
- Shelter Plus Care (SPC)
- Projects for Assistance in Transition from Homelessness (PATH)
- Prior Year CDBG funds (budgeted to Disability Rental Assistance Program)
- Low-Income Housing Trust Fund (Nevada)

Carson City has been awarded a Shelter Plus Care (SPC) for \$192,580, spread out over 5 years. It is intended to help approximately eight single individuals each year.

Carson City Human Services was granted \$20,000 from the State of Nevada through the Low-Income Housing Trust Fund to assist with emergency assistance to households and persons who are in imminent danger of losing housing. The City will continue its Disability Rental Assistance Program to provide ongoing rental assistance to those individuals who are pending approval for Disability benefits.

Strategic Plan Objectives

The City has set two homeless objectives as part of its Strategic Plan. The first goal is to partner with local service providers and the Rural Nevada Continuum of Care (RNCoC) to fund case management and other essential services to move homeless families and persons into permanent housing. The second goal is to develop permanent supportive housing through the redevelopment of a downtown motel or other suitable property. In 2009, both of these efforts are in the planning stages.

Carson City is an active member in the RNCoC through its Health and Human Services office. The RNCoC is a fifteen-county organization that broadly defines the needs of the homeless throughout much of Nevada.

Chronic Homelessness

The RNCoC is currently working on a 10-year plan to end chronic homelessness that started in March 2006. Carson City adopted the plan in June 2006 and is actively involved with Churchill, Douglas, and Lyon counties to implement the 10-year plan.

The RNCoC is working to develop a permanent housing plan through a working group that includes bankers, developers, schools, the Veterans Administration and the business community. The Continuum's primary goal to address chronically homeless persons is the creation of additional permanent supportive housing units. The lack of rental units affordable to very low income households makes it difficult to transition out of the shelter system. The City will explore the potential redevelopment of a motel property into rental housing for very low income households. The City will work with the Continuum of Care to ensure the units are available to persons transitioning into permanent housing and residents have access to necessary supportive services.

Homeless Prevention

The best method for addressing homelessness is to prevent the household from losing their housing in the first place. The risk of homelessness is prevalent as a result of today's economic conditions and housing market. Households that lost jobs in the sagging construction, landscaping and real estate industries and who have not been able to secure full-time employment are among those facing homelessness. The City will coordinate with the RNCoC to provide counseling services and financial assistance to households facing homelessness. The City will also work with the Continuum to monitor the success of the discharge policies in place (discussed below).

Carson City Human Services was granted \$20,000 from the Nevada Low-Income Housing Trust Fund to assist with emergency assistance to households and persons who are in imminent danger of losing housing. The agency also has been providing ongoing rental assistance to those individuals who are pending approval for Disability benefits until they have received their approval and, in some cases, an appeal on their decision.

Discharge Policies

The RNCoC has three discharge policies in place to ensure that persons leaving institutional care do not become homeless, including Foster Care, Mental Health, and Corrections. A fourth protocol regarding Health Care discharge, is still in development.

The Foster Care protocol is in place and has been implemented statewide. The policy is to identify youth who are aging out of the foster care system prior to discharge. Those youth are eligible for a stipend of \$250-\$1,000 through the Nevada Partnership for Homeless Youth. They also provide critical needs funds, up to \$1,000 per year, for former foster care youth up to age 21 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.

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

The Corrections discharge protocol is followed by the Department of Corrections (DOC) and provides referrals and information regarding permanent housing. The DOC provides services and programs that will prepare the offender at specific stages of his/her sentence for re-entry and release into society. In addition, the DOC has a MOU with the Division of Mental Health and Disability Services (rural clinics) to provide services for inmates with mental health disorders to avoid discharging the individual without care.

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

Emergency Shelter Grants (ESG)

ESG response:

Not Applicable. Carson City does not directly receive Emergency Shelter Grant (ESG) funds from HUD. However, ESG funds are available to Carson City through the Nevada Housing Division. Please refer to the section above for information on homeless services.

COMMUNITY DEVELOPMENT

Community Development Objectives

* Please also refer to the Community Development Table

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

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

Community Development Objectives response:

Carson City will focus its CDBG funds on meeting the community's non-housing community development needs. In the 2009-2010 program year, the City will fund the following projects.

- **Reach Up: \$31,452**

Carson City youth are dangerously underserved when it comes to mental health services and counseling dealing with issues such as family crisis, drug, alcohol and sexual abuse. The Ron Woods Family Resource Center's Reach Up program will provide individual counseling sessions and support groups for ongoing support and follow-up. Reach Up will offer bilingual services to insure outreach to the Hispanic community as well.

- **Methamphetamine Treatment Project: \$34,000**

Through consultation with local service providers, the City has identified an on-going need to provide supportive services for persons struggling with drug abuse. In recent years, the Community Counseling Center has reported significant drops in the use of methamphetamine as a primary drug and credits the CDBG-funded program as a key component in realizing that goal. CDBG funds will be used by the Community Counseling Center to provide case management to these clients through a unique recovery process, thereby reducing recidivism in the methamphetamine-addicted population.

- **ADA Sidewalk Improvement – Empire Elementary School area: \$171,526**

There are streets in the neighborhood surrounding the Empire Elementary School without adequate sidewalks or that do not comply with Americans with Disabilities Act (ADA) standards. This presents a safety issue since the neighborhood children walk to school and do not have bus service. The project will also construct ADA compliant corner curb ramps. Disabled persons will benefit from increased accessibility in the neighborhood. The City will contribute by designing the improvements, managing the construction project, and inspecting the improvements.

- **ADA Improvements – Community Center: \$104,498**

The 40-year old Community Center is in need of ADA compliant restroom facilities in order to provide equal access and amenities to City residents with disabilities. The current restroom facilities do not comply with Americans with Disabilities Act (ADA) standards. Disabled persons will benefit from increased accessibility in the Community Center.

- **CASA Facility Improvements: \$7,600**

The CASA program in Carson City provides advocacy services to children in foster care and the juvenile probation system. When the children come into care of the State, they are placed in a shelter or a foster home with few or no possessions. This project will make improvements to a secured space at the court complex to provide a clothes closet for the children.

- **Program Administration: \$87,269**

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

Anti-poverty Strategy

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

Anti-poverty Strategy response:

As part of the Consolidated Plan, the City is required to devise a strategy to reduce the number of poverty-level families within its jurisdiction. According to the 2007 American Community Survey, conducted by the U.S. Census, an estimated 10.8 percent of Carson City residents were below the Federal poverty level.

The largest assistance programs available to households in poverty are coordinated by the State and include Temporary Assistance for Needy Families (TANF), Supplemental Nutrition Assistance Program (Food Stamps), Employment and Supportive Services (E&SS), Child Care Development Fund (CCDF), Medicaid, and Energy Assistance Program (EAP).

The City will coordinate with these state programs to ensure that the programs administered by the City are complementary to the existing state programs and do not overlap. The City will also coordinate with the United Way and other service providers to ensure that working poor families taking advantage of programs like the Earned Income Tax Credit to help build self-sufficiency.

The City will increase coordination among housing and human services providers to enable them to serve poverty level households more effectively with case management/housing counseling services. WNHC resources have been targeted toward providing opportunities for permanent housing using deposit assistance, short-term emergency housing, tenant-based support, and supportive transitional housing, which provides the adequate flexibility to meet the needs of poverty-level households while accessing additional resources such as counseling, job training, education, financial and living skills. Consortium members have identified stabilization and access to existing services as the most effective approach to meeting the needs of poverty-level households.

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

SPECIAL NEEDS

Special Needs (91.220 (c) and (e))

* Please also refer to the Non-homeless Special Needs Table

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

Special Needs Objectives response:

Special Needs include the housing and supportive service needs of persons who are not homeless but who may require supportive housing. These populations include elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, and persons with HIV/AIDS and their families.

In the Strategic Plan, the City set three special needs objectives. The first goal is the development of a vacant city property into a ten unit supportive rental housing development for elderly households. The City will partner with NRHA to locate additional funding sources. This project remains in the planning stages.

The second goal is to provide short-term rental assistance to disabled persons who have filed but have not yet received disability benefits. The City will continue to operate its Disability Rental Assistance Program with prior year CDBG funds to keep these households in their homes and prevent homelessness.

The third goal is to provide case management and counseling services to persons suffering from drug addiction, especially methamphetamines. The City will continue to fund the Community Counseling Center's counseling program to meet this need.

In addition, HOME Consortium funds will help meet supportive housing needs by increasing the availability of rental housing for elderly and frail elderly through the rehabilitation of existing housing, rental vouchers, and homeowner rehabilitation programs. An example of recent funding is the construction of 49 HOME units in Phase II of the Seasons Senior Housing development. Seasons Phase II is rental housing available to senior households with incomes ranging from 30% to 60% of area median income.

The NRHA also administers the Section 8 certificate and voucher program, and a significant number of the 520 vouchers will continue to be used in Carson City for the elderly.

Housing Opportunities for People with AIDS (HOPWA)

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

- Emergency Housing and Emergency Transitional Housing;
- Utility Payment Assistance;
- Transitional Housing;
- Day and Respite Care;

-
- Other Supportive Services; and,
 - Health Services and Assessment

For more information, please contact the Health Division:

Cherrill Cristman
505 E. King St., Room 304
Carson City, NV 89701-3701
Phone: 775-684-4247

Other Narrative

Not Applicable

Consolidated Plan Table of Contents

Sections

- I. Executive Summary
- II. Planning Process
- III. Community Profile
- IV. Community Development Needs Assessment
- V. Housing Market Analysis
- VI. Strategic Plan

Appendices

- Appendix A. Citizen Participation Plan
- Appendix B: Summary of Citizen Comments Received
- Appendix C: HUD Prescribed Tables
- Appendix D: CDBG Eligible Target Areas

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 a suitable living environment, 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 \$1.9 and \$2.3 million dollars in CDBG funds over the course of the five year plan. The Consolidated Plan will help the City how to best use those funds to meet its community development needs.

The City will finish its first five-year plan on June 30, 2009. While some funded projects did not realize their initial goals, the overall accomplishments of the program have been impressive. Of the 22 projects funded to date, the City has completed sixteen while four remain underway and one remains budgeted (no funds expended). One project 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 2004-2008

CDBG Public Facility Projects 2004-2008				
Project Name	Year	Amount	Accomplishments	Status
ADA Improvements (3 areas)	2004, 2007, 2008	\$439,250	73 Curb Cuts	Underway
Highway 50 East Waterline Project	2004	\$214,000	1 Facility	Complete
Fritsch Elementary Track & Par Course	2004	\$45,000	1 Facility	Complete
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	Underway
CDBG Public Service Projects 2004-2008				
Project Name	Year	Amount	Accomplishments	Status
RSVP Elder Law Program	2004	\$35,000	657 Persons	Complete
Boys & Girls Club Kids On The Go	2004-05	\$46,566	2,331 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	Underway
Methamphetamine Counselor	2005-08	\$148,656	644 Persons	Underway
Access To Health Care For The Uninsured	2006	\$30,202	1,167 Persons	Complete
Project Reach Up Youth Counseling	2007-2008	\$41,502	200 Persons	Underway

This Consolidated Plan will begin on July 1st 2009 and end on June 30th, 2014. The plan includes three main sections:

Section I: The Planning Process describes the actions taken by the City to develop the plan, including the citizen participation process and the consultations with other community stakeholders and community development partners.

The City began the planning process in the fall of 2008. In December 2008, the City advertised the availability of funds and announced the opportunity to participate in the development of the plan. Two public workshops were held in January to review the availability of funds to interested participants. The City consulted with representatives from other city departments and partner organizations in the community to determine priority needs. On February 13, the City held a public meeting to review projects with applicants before making final funding recommendations for the Board of Supervisors.

A draft of the consolidated plan was made available for public comment from March 12 to April 30. The City will hold two more public hearings to receive public comments and to make final approval upon the plan and funding recommendations. The Planning Commission will hold a hearing on March 25 and the Board of Supervisors will receive comments on May 7, 2009.

Section II: Needs Assessment analyzes the affordable housing and community development needs of the City. This includes a community profile, a housing market analysis, and the results of the citizen participation and consultation process.

Staff analyzed the local housing market in general and the needs of specific housing sub-markets, including homeless facilities, supportive housing and services for persons with special needs, and publicly subsidized housing. Based on the information reviewed, the City's highest priority housing need is decent, affordable rental units for extremely low-income households. Consultation with code enforcement officials indicate that a small, targeted minor repair program may be able to generate a high return on a limited investment.

Staff examined the needs of the regional homeless population based on information obtained through the regional homeless organization, the Balance of State Continuum of Care. The Continuum's primary needs are permanent, supportive housing units for households transitioning out of the shelter system and employment-related supportive services.

The City evaluated its public facility and infrastructure needs internally through consultation with representatives from all of the City departments. Staff determined that CDBG could best be used to provide needed infrastructure improvements in low and moderate income areas and to satisfy ADA requirements in public facilities that serve the city.

The City consulted with its internal departments that provide social services, such as the Health Department, and local non-profit service providers to assess the needs for public services in the community. Based on this review, at-risk youth and persons suffering from substance abuse ranked as the highest need.

The Office of Business Development (formerly the Redevelopment Authority) provided input on the economic development needs of the community. While there is existing programs to serve the economic development needs of the community, it was determined CDBG may be used to supplement some of the existing programs to leverage additional value.

Section III. Strategic Plan sets forth the City's goals, objectives, and expected outcomes to meet its highest priority needs over the term of the five year plan. 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 will use the 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.

TABLE I-2: Five Year Strategic Plan Summary

Community Development Objectives	Goal
Infrastructure: Sidewalks/ ADA Improvements	3 Neighborhoods
Infrastructure: Public Facilities/ADA Improvements	2 Facilities
Public Facilities: Library Improvements	1 Facility
Public Services: Youth services	750 At-risk Youth
Public Services: Health services	500 Persons
Homeless Objectives	
Prevention: Provide counseling and financial assistance	500 Households
Permanent Housing: Development of Supportive Housing	30 Rental Units*
Enhance capacity and support Continuum of Care	N/A
Special Needs Objectives	
Services for Substance Abuse	750 Persons
Supportive Elderly Housing	10 Rental Units
Housing Objectives	
Rental Housing: Development of Low-Income Rental Housing	30 Rental Units*
Rental Housing: Rental Assistance	100 Households
Owner-Occupied Housing: Minor Rehabilitation	30 Owner Units
Owner-Occupied Housing: Lead-based Paint Testing / Abatement	20 Owner Units

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

Basis for Assigning Priorities

1. Community development priorities are based on consultations with local service providers and representatives from city departments.
2. Homeless priorities are based on consultation with Continuum of Care staff and data from Point In Time Homeless count.
3. Special needs priorities are based on consultations with city departments, local housing providers, and service providers that cater to persons in need of supportive housing.
4. Affordable housing priorities are based upon the housing market analysis and consultations with the public housing authority. When making its determinations, the City considered the severity of housing problems and needs of each income group and tenure type in accordance with 91.205.

Community Development Objectives

Sidewalk/ADA Improvements

The City has determined that a need exists for better pedestrian access in low-income neighborhoods. By providing ADA-compliant sidewalks, the City will increase the safety of these neighborhoods and create a more suitable living environment.

Goal: 3 Low-income neighborhoods, serving approximately 4,400 residents

Objective: Suitable Living Environment **Outcome:** Increased Availability / Accessibility

Public Facilities/ADA Improvements

The City has determined that a number of public facilities within the City do not comply with the American Disabilities Act (ADA). The City will make the necessary modifications to bring two facilities into compliance with ADA in an effort to make facilities equally accessible to all residents.

Goal: 2 Facilities, serving approximately 4,300 residents with disabilities

Objective: Suitable Living Environment **Outcome:** Increased Availability / Accessibility

Public Facilities – Library Improvements

The City has determined that a need exists for a new library facility. The City feels the new facility will serve as a focal point and leverage economic renewal and sustainable development of a more vibrant and livable downtown area. CDBG will only contribute a small portion of the overall budget.

Goal: 1 New Facility

Objective: Suitable Living Environment **Outcome:** Increased Availability / Accessibility

Public Services – Youth Services

The City has determined that there is a shortage of mental health counseling and support group services for troubled youth. The City will work with local service providers to ensure that mental health counseling and support group services are available to the young adult population in the community.

Goal: 750 At-risk youth

Objective: Suitable Living Environment **Outcome:** Increased Availability / Accessibility

Public Services - Health Services

The number of persons without adequate health insurance continues to rise. Carson City recognizes the need for low-cost health services as a high priority. The City's goal is to provide new health care access to at least 500 uninsured children and adults through participation in Nevada Check-up, Medicaid, and PAP-Rx.

Goal: 500 Persons

Objective: Suitable Living Environment **Outcome:** Increased Availability / Accessibility

Homeless Objectives

Homeless Prevention

The risk of homelessness is prevalent as a result of today's economic conditions and housing market. The City will coordinate with the Nevada Balance-of-State Continuum of Care to provide counseling services and financial assistance to households facing homelessness.

Goal: 500 Households

Objective: Decent, Affordable Housing **Outcome:** Increased Affordability

Outreach

Outreach is the crucial first step in the movement from homelessness toward permanent independent living. It is a key component to ensuring homeless persons are aware of the services and resources available. The City will provide support to the Continuum of Care and help coordinate and review outreach activities within the City. One of the current goals of the Continuum of Care is to decrease the number of homeless households with children. The City will work with the School District to outreach to the approximately 303 homeless children in the district.

Emergency Shelter & Transitional Housing

Emergency shelters and transitional housing form the core of the continuum of the homeless service system. The City currently has two shelters, FISH and Advocates to End Domestic Violence, that provide emergency and transitional housing. While higher priority will be given to homeless prevention and the development of permanent supportive housing, the City will continue to partner and support these existing shelters.

Permanent Supportive Housing

The Continuum's primary goal to address chronically homeless persons is the creation of additional permanent supportive housing units. The City will work with the Continuum of Care to ensure the units are available to persons transitioning into permanent housing and residents have access to necessary supportive services.

This is the same goal listed under the Affordable Renting Housing section below.

Goal: 30 Rental Housing Units Developed for Very Low Income Households

Objective: Decent, Affordable Housing **Outcome:** Increased Affordability

Supportive Services

The Continuum identified an increase of employment as a primary goal. In the last Point-In-Time Homeless Count, 53% of respondents identified unemployment or job loss as the reason for homelessness. The City will work with the Continuum to ensure that employment counseling and job training is available to homeless persons.

Special Needs Objectives

Special Needs include the housing and supportive service needs of persons who are not homeless but who may or may not require supportive housing. These populations include elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, and persons with HIV/AIDS and their families.

Supportive Services – Persons with Drug Addiction

Through consultation with local service providers, the City has identified the continued need for supportive services for persons struggling with drug abuse. The Community Counseling Center has reported significant drops in the use of methamphetamine as a primary drug and credits the expanded CDBG-funded program as a key component in realizing that goal.

Goal: 750 Persons

Objective: Suitable Living Environment **Outcome:** Increased Availability / Accessibility

Supportive Housing – Elderly

Through consultation with local service providers and assisted housing providers and an analysis of the population trends, the City has identified the need for additional supportive housing for elderly households. The City will work with NRHA and non-profit developers to identify and develop properties to meet this growing need.

Goal: 10 Rental Housing Units Developed for Very Low Income Seniors

Objective: Decent, Affordable Housing **Outcome:** Increased Affordability

Affordable Housing Objectives

Rental Housing

The City has identified the shortage of affordable rental housing for very low income households as its greatest need. The most compelling evidence of this need is the number of households using motels as a permanent residence. Many of these households are unable to save funds for security deposits and other expenses to move into a suitable rental unit. The City will explore the potential redevelopment of one of the motels in the downtown area into a rental residential property. Two properties, the Downtowner Motel and the Frontier Motel, recently faced foreclosure and represent potential opportunities for redevelopment.

The City has also identified supportive, rental housing for very low income seniors as a high priority need. This need is discussed under Special Needs.

Goals: 30 Rental Housing Units Developed for Very Low Income Households

100 Rent/Security Deposit Assistance for Very Low Income Households

Objective: Decent, Affordable Housing **Outcome:** Increased Affordability

Owner-occupied Housing

The City has identified lead-based paint and minor rehabilitation as two priority needs that can be significantly addressed with limited resources available. The City does not currently have a system in place for testing and addressing lead-based paint hazards. The Code Enforcement Department and the Fire Department identified older manufactured homes as a high risk for fires due to aged wiring. While both programs will be available to all income-qualified homeowners, the City will target the minor repair program to long-term residents of the mobile home parks and the lead-based paint removal in the older residential neighborhoods.

Goals: 30 Housing Units Rehabilitated to meet safety violations
 20 Housing Units Rehabilitated to abate lead-based paint hazard

Objective: Decent, Affordable Housing **Outcome:** Increased Affordability

Other Objectives

As part of the Consolidated Plan, the City is required to undertake planning and administrative initiatives, including the removal of regulatory barriers to affordable housing, reduction of lead-based paint hazards, reduction of poverty, and the improvement of the local institutional structure and coordination among local agencies. These strategies are fully described in the Strategic Plan section of this document.

I. Planning Process

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 key stakeholders:

- The City mailed a Request for Proposals (RFP) to non-profit agencies in the community. Proposals were due by February 2, 2009.
- The City posted six notices in the Nevada Appeal in December and January advertising the availability of funds and the opportunity to participate in the development of the plan.
- The City held two public workshops on January 6 and 13 to explain the availability of funds and to review the funding application for interested participants.
- 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, Library, Health and Human Services and Parks and Recreation.
- An Application Evaluation Workgroup, including five community members, held a public meeting on February 12 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 March 12 to April 30, 2009. 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 March 16, 30 April 6 and 13. All written comments should be addressed to:

Janice Brod
Carson City Planning Division
2621 Northgate Lane, Suite 62
Carson City, NV 89706

- The City will hold two more public hearings to receive public comments and to make final approval upon the plan and funding recommendations. The Planning Commission will hold a hearing on March 25 and the Board of Supervisors will receive comments on May 7, 2009.
- The City met with the Nevada Rural Housing Authority (NRHA) on February 6, 2009 to discuss coordination with their public housing activities within the city. The NRHA acts as the public housing authority for the city.

- The City submitted drafts of the Consolidated Plan to adjacent government entities and organizations with regional planning responsibilities, including the Nevada Balance-of-State Continuum of Care, the Western Nevada HOME Consortium, the Nevada Commission on Economic Development, and to Douglas, Lyon, and Washoe County.
- The City’s Health Department is 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. The City is looking to expand its efforts.

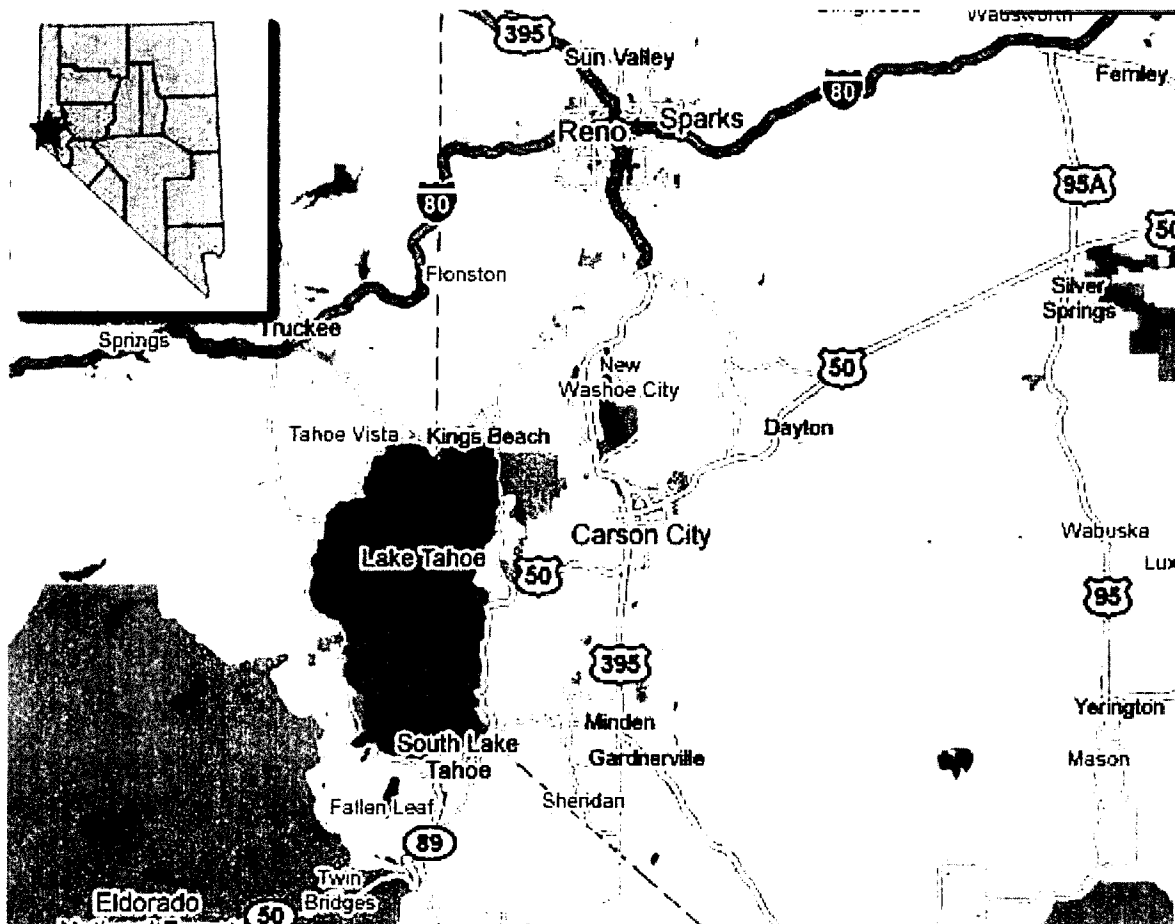
Consultations

Assisted Housing Providers	Health Service Providers
Nevada Rural Housing Authority (NRHA)	Nevada Health Centers
	Community Counseling Center
	HealthSmart
	Home Health Services of Nevada
	City Health and Human Services Department
Fair Housing Services	Elderly Services
Nevada Fair Housing Center, Inc.	Retired Senior Volunteer Program (RSVP)
Consumer Credit Counseling Service	Carson City Senior Center
Nevada Legal Services, Inc.	
Services for Homeless Persons	Youth Services
FISH	Boys and Girls Club of Western Nevada
Food for Thought	CASA of Carson City
Advocates to End Domestic Violence	Community Council on Youth
Salvation Army	Ron Wood Family Resource Center
Services for Persons with Disabilities	Other City Departments / Public Agencies
Ormsby Association for Retarded Citizens	City Parks and Recreation Department
Rural Center for Independent Living	City Fire Department
	Library
Other Social Services	Western Nevada HOME Consortium
Comite de Padres Latinos	Balance of State Continuum of Care
United Way	
University of Nevada Cooperative Extension	
Nevada Hispanic Services	
First United Methodist Church	

Community Profile

Carson City, Nevada's state capital, is located along the western border of Nevada east of the Sierra Nevada within Eagle Valley. The City was founded in 1858 and consolidated with Ormsby County in 1969. While the city encompasses 146 square miles, less than ten percent of the total land area is currently developed. Almost three quarters of the land is held by the U.S. Forest Service, the Bureau of Land Management, and the State of Nevada. The City is adjacent to Washoe County on the north, Douglas County on the south, Lyon County on the east, and the eastern shore of Lake Tahoe along the City's western edge.

MAP III-1: Carson City and Vicinity



Population

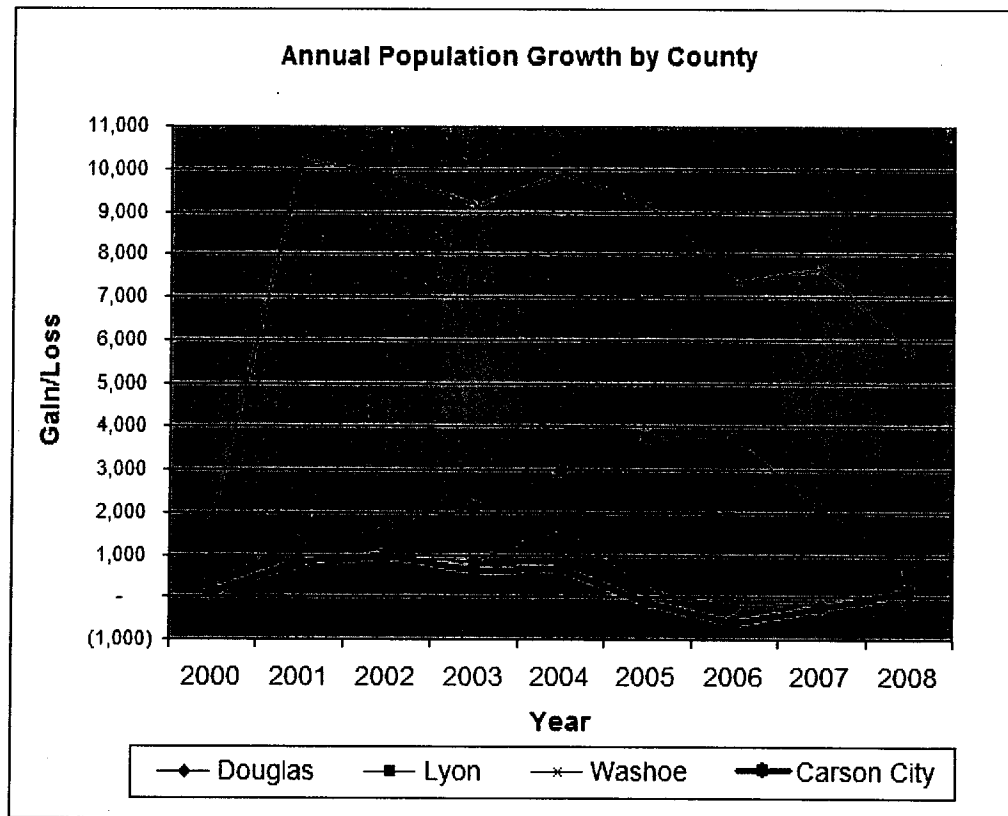
The 2008 estimate from the U.S. Census indicates Carson City’s population is approximately 54,867, while the Nevada State Demographer’s Office estimates the population to be slightly higher at 57,723. According to the Census figures, the population grew by 4.4% since 2000. In comparison, the state population skyrocketed by 28.8%. Lyon and Washoe County also posted significant growth.

Population growth is largely being driven by in-migration associated with employment growth and business development, as well as relocation of retirees to western Nevada communities. Another factor that may increase population and employment growth is the limitations on residential housing permits recently approved through a local voter initiative in Douglas County.

The City’s growth was by no means steady. In fact, the population shrank in 2005, 2006, and 2007. The most recent projections available show that the slight population decline will continue until 2011. Whereas the State Demographer’s Office initially thought the City’s population would reach 78,000 persons by 2024, the estimates have been significantly lowered to 61,000 to reflect current economic conditions.

CHART III-1: Annual Population Growth by County: 2000-2008

Source: US Census Estimates

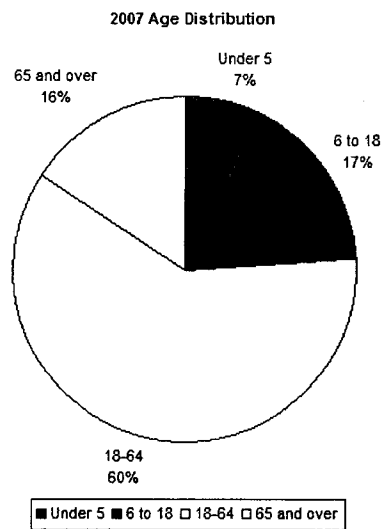
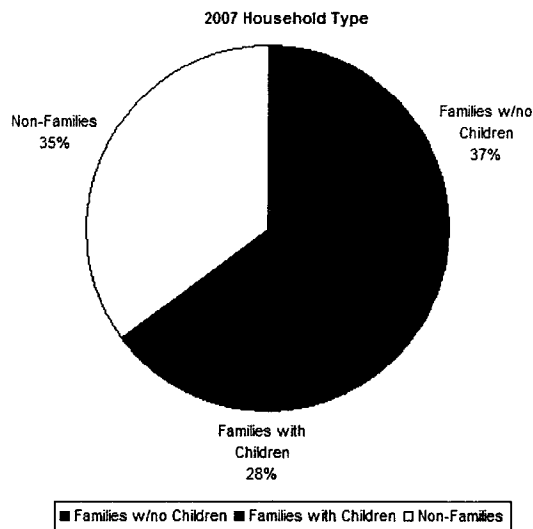


Demographic Trends

Overall, demographic conditions in Carson City are very similar to those of the U.S. as a whole. The demographics in Carson City have not significantly changed over the last ten years, with the exception of growth the Hispanic population and minor increases in the elderly population. About two-thirds of Carson City’s households are families. The percentage of families with children is slightly decreasing, indicating a shift to older couples with adult children who have moved out “empty-nesters”. Interestingly enough, the latest estimates show a higher average household size and a higher percentage of the population under 18. This would indicate that the families with children are larger in size. The percentage of non-family households has also increased. The majority of non-family households are single person households (81 percent).

TABLE III-1: Selected Demographics Over Time

	1990	2000	2005-07
Population	40,443	52,546	54,724
Households	15,895	20,171	21,330
Avg. Household Size	2.39	2.44	2.55
Age Distribution			
Under 5	6.7%	6.3%	7.3%
Under 18	22.3%	23.4%	23.8%
18-64	62.8%	61.7%	60.4%
65 and over	14.9%	14.9%	15.8%
Median Age	37.7	38.7	40.8
Household Type			
Families	67.8%	65.7%	64.6%
Families with Children	30.2%	29.8%	28.4%
Non-Families	32.2%	34.3%	35.4%



Minority Populations

Carson City has a small but growing minority population. In 2000, non-white households accounted for 9.9% of the total. The latest census estimates that the minority population has increased by 12% since 2000. The largest two non-white racial categories was "other" and multi-racial. These two categories are often selected by Hispanic households who do not identify with any of the other choices offered. The Hispanic population has increased at a rapid rate of 42 percent, from 7,535 persons in 2000 to 10,708 in 2007.

TABLE III-2: Households by Race and Tenure

Source: 2000 US Census

	Owner	Renter	Total	% of Total
White	11,796	6,376	18,172	90.1%
Black	13	77	90	0.4%
Native American	214	161	375	1.9%
Asian	191	144	335	1.7%
Pacific Islander	9	0	9	0.0%
Other Race	337	457	794	3.9%
Multiracial	167	229	396	2.0%
Total:	12,727	7,444	20,171	
Minority	931	1,068	1,999	9.9%

CHART III-4: Households by Race

Source: 2000 US Census

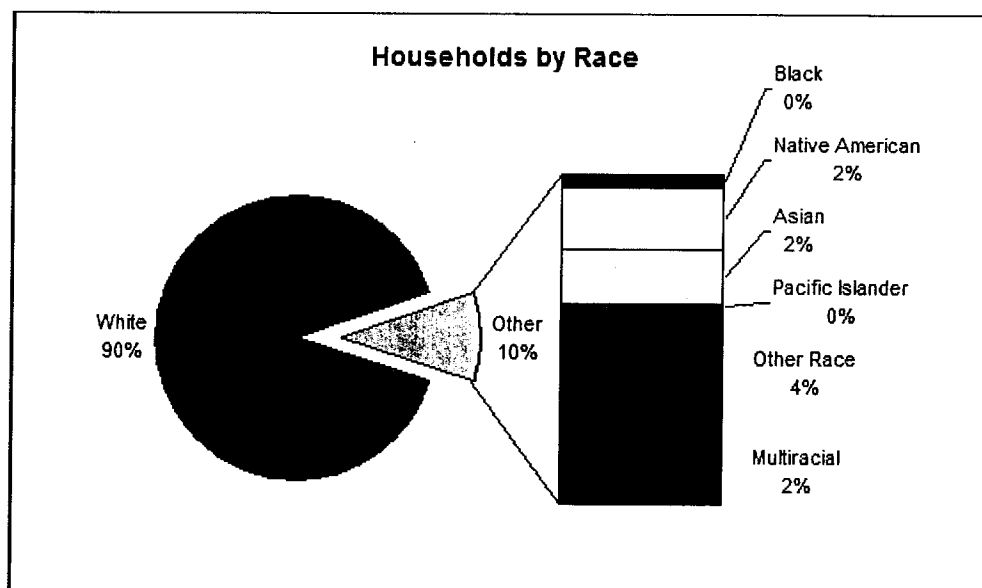
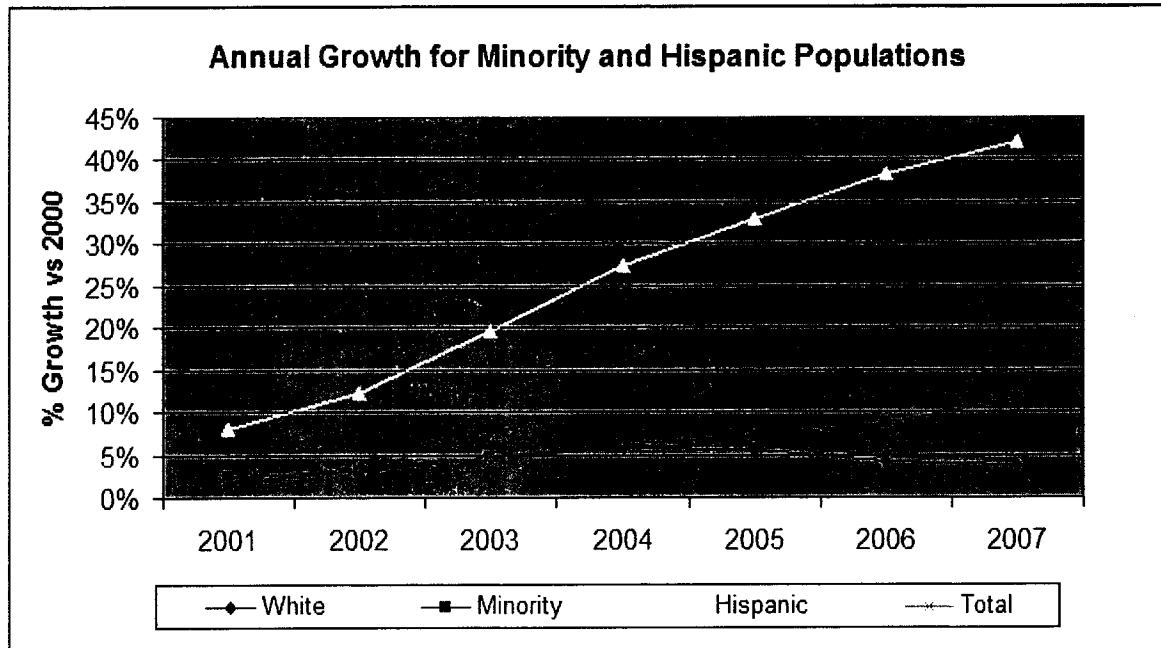


CHART III-5: Growth Rate by Race and Ethnicity*Source: US Census Estimates***Minority Concentrations**

Minority households are relatively equitably distributed throughout the City. TABLE III-3 displays the distribution of minority populations and Hispanic populations by census tract.

There are two ways to define areas of minority concentration. The first is to consider the percentage of households in a census tract that are minority. TABLE III-4 displays the racial and ethnic composition of each census tract. For example, 19% of households in census tract 10 are Hispanic.

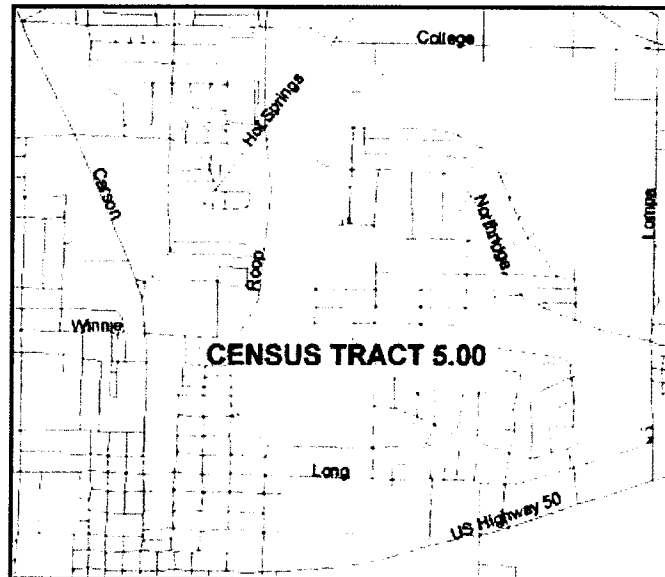
The second way to define minority concentration is to consider the percentage of the City's minority households who live within a census tract. TABLE III-5 displays the percent of the City's race or ethnic population who live in each census tract. For example, 29% of the City's Hispanic households reside in census tract 10.

Under both methodologies, census tracts 5 and 10 have the highest relative minority concentration within the City:

- Census tract 10 has the highest percentage of minority households (17%) and highest percentage of Hispanic households (19%). Twenty three percent of the City's minority households and 29 percent of the City's Hispanic households reside in this area, as opposed to only 12% of the City's white households.
- Census tract 10 spans the entire eastern portion of the City. However, most of the minorities within the census tract live in block group 1 and 2.

- Census tract 5 had the second highest percentage of minority households (14%) and second highest percentage of Hispanic households (12%). Twenty four percent of the City's minority households and 23 percent of the City's Hispanic households reside in this area, as opposed to 16% of the City's white households.
- When taken together, 47% of the City's minority households and more than half (52%) of the City's Hispanic households live in these two areas, as opposed to 28% of the City's white households.

MAP III-2: Area of Minority Concentration Census Tract 5.00



MAP III-3: Area of Minority Concentration Census Tract 10.00 BG 1 & 2

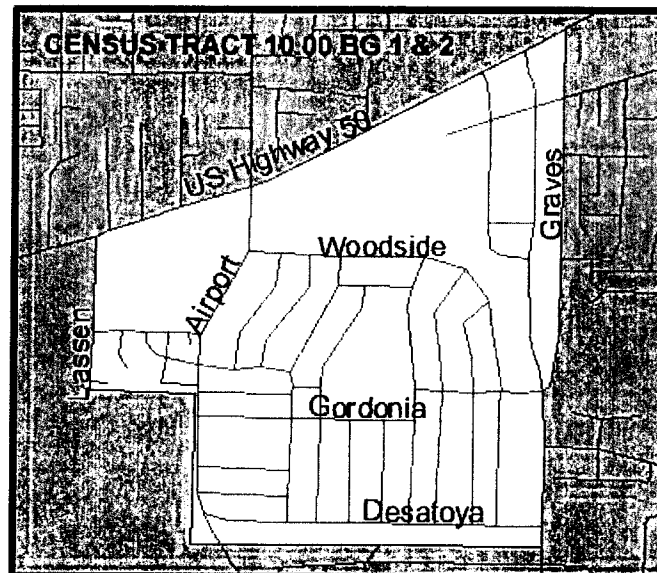


TABLE III-3: Households by Race, Ethnicity and Census Tract

Census Tract	White	Black	Native American	Asian	Pacific Islander	Other	Multi racial	Hispanic	Non-Hispanic	Non-White
1	1,481	4	30	13	-	12	21	61	1,500	80
2	1,465	8	16	23	1	17	23	71	1,482	88
3	1,339	4	93	17	3	19	17	48	1,444	153
4	1,369	8	17	24	1	36	19	115	1,359	105
5	2,841	29	78	62	3	227	67	413	2,894	466
6	1,880	20	25	30	2	63	34	190	1,864	174
7	2,719	12	33	60	6	48	40	167	2,751	199
8	947	5	66	8	-	18	18	50	1,012	115
9	1,928	6	41	11	-	61	27	133	1,941	146
10	2,232	18	35	36	4	302	49	512	2,164	444
Total	18,201	114	434	284	20	803	315	1,760	18,411	1,970

TABLE III-4: Census Tract Composition by Race and Ethnicity

Census Tract	White	Black	Native American	Asian	Pacific Islander	Other	Multiracial	Hispanic	Non-Hispanic	Non-White
1	95%	0%	2%	1%	0%	1%	1%	4%	96%	5%
2	94%	1%	1%	1%	0%	1%	1%	5%	95%	6%
3	90%	0%	6%	1%	0%	1%	1%	3%	97%	10%
4	93%	1%	1%	2%	0%	2%	1%	8%	92%	7%
5	86%	1%	2%	2%	0%	7%	2%	12%	88%	14%
6	92%	1%	1%	1%	0%	3%	2%	9%	91%	8%
7	93%	0%	1%	2%	0%	2%	1%	6%	94%	7%
8	89%	0%	6%	1%	0%	2%	2%	5%	95%	11%
9	93%	0%	2%	1%	0%	3%	1%	6%	94%	7%
10	83%	1%	1%	1%	0%	11%	2%	19%	81%	17%

TABLE III-5: Percent of City's Racial and Ethnic Populations by Census Tract

Census Tract	White	Black	Native American	Asian	Pacific Islander	Other	Multiracial	Hispanic	Non-Hispanic	Non-White
1	8%	4%	7%	5%	0%	1%	7%	3%	8%	4%
2	8%	7%	4%	8%	5%	2%	7%	4%	8%	4%
3	7%	4%	21%	6%	15%	2%	5%	3%	8%	8%
4	8%	7%	4%	8%	5%	4%	6%	7%	7%	5%
5	16%	25%	18%	22%	15%	28%	21%	23%	16%	24%
6	10%	18%	6%	11%	10%	8%	11%	11%	10%	9%
7	15%	11%	8%	21%	30%	6%	13%	9%	15%	10%
8	5%	4%	15%	3%	0%	2%	6%	3%	5%	6%
9	11%	5%	9%	4%	0%	8%	9%	8%	11%	7%
10	12%	16%	8%	13%	20%	38%	16%	29%	12%	23%

Low and Moderate Income Population

The CDBG program's primary goal is to benefit persons and households earning less than 80 percent of the area's median income. In 2008, the estimated median income for Carson City was \$63,100. Collectively, the CDBG program defines this segment of the population as "low- and moderate-income". This population is further divided into three subsets:

- Extremely Low Income: Households earning less than 30% of the area median income
- Low Income: Households earning between 30% and 50% of the area median income
- Moderate Income: Households earning between 50% and 80% of the area median income

Persons and households that fall within these income ranges are eligible to receive CDBG assistance. The limits for each of these income categories is based on the household size. The table below provides a sense of the income limits for each household size. It is incorrect to assume that low- and moderate-income correlates with poverty levels. Low- and moderate-income includes a much larger percentage of the population (39%) than poverty (10%).

TABLE III-6: 2008 Income Limits by Household Size

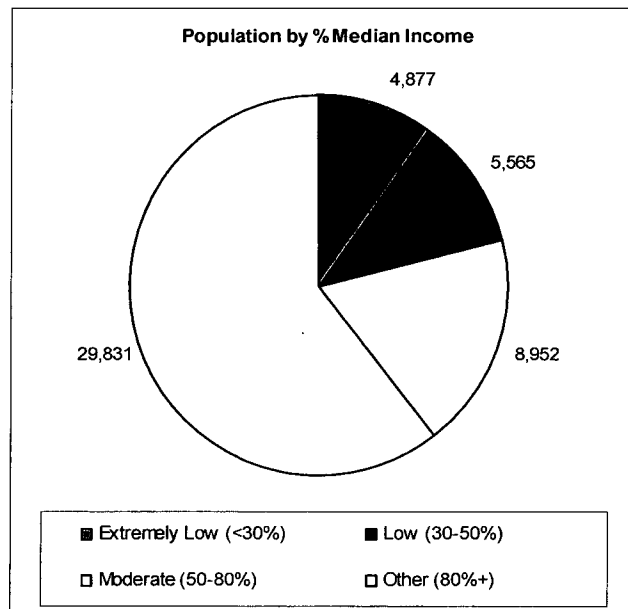
Income Category	Size of Household				
	1 Person	2 Person	3 Person	4 Person	5 Person
Extremely Low (30%)	\$13,250	\$15,150	\$17,050	\$18,950	\$20,450
Low (50%)	\$22,100	\$25,250	\$28,400	\$31,550	\$34,050
Moderate (80%)	\$35,350	\$40,400	\$45,450	\$50,500	\$54,550

TABLE III-7 displays the number of families, persons, and households included in each of the categories. There are three times as many low- and moderate-income persons in family households than in non-family households.

TABLE III-7: Low and Moderate Income Populations by Household Type

	Very Low	Low	Moderate	Total	Non Low Mod	Total
Family Households						
# of Persons	3,210	4,176	7,442	14,828	24,573	39,401
# of Households	1,020	1,328	2,432	4,780	8,476	13,256
Non-Family Households						
# of Persons	1,667	1,389	1,510	4,566	5,267	9,833
# of Households	1,401	1,180	1,247	3,828	3,087	6,915
Total Households						
# of Persons	4,877	5,565	8,952	19,394	29,840	49,234
# of Households	2,421	2,508	3,679	8,608	11,563	20,171

CHART III-6: Population by Percent of Median Income



Low and Moderate Income Areas

Neighborhoods are eligible to receive CDBG assistance when more than 51% of the population is considered to low- and moderate-income. TABLE III-8 lists all of the census block groups within the City, from the highest percent of low and moderate income to the lowest. The block groups shaded green are those that are eligible to receive CDBG assistance. TABLE III-8 also includes data regarding the percentage of the City’s low and moderate income population to reside in each block group. Maps of all of the City’s proposed CDBG eligible areas are included in Appendix D.

TABLE III-8: Low and Moderate Income Populations by Census Block Group

Census Tract	Block Group	Low Mod Population	Low Mod Universe	Low Mod Percent	% of City's Low Mod Population
9	5	389	531	73%	2%
3	2	528	810	65%	3%
5	2	631	992	64%	3%
9	1	480	776	62%	2%
5	6	458	757	61%	2%
5	5	557	943	59%	3%
10	2	740	1,277	58%	4%
6	1	610	1,084	56%	3%
10	1	1,736	3,128	56%	9%
5	4	722	1,334	54%	4%
4	3	803	1,498	54%	4%
6	4	954	1,811	53%	5%
9	4	480	976	49%	2%
5	1	360	747	48%	2%
9	3	385	810	48%	2%
6	2	588	1,362	43%	3%
7	1	598	1,386	43%	3%
5	3	1,385	3,282	42%	7%
1	1	492	1,271	39%	3%
1	2	335	875	38%	2%
1	3	394	1,052	38%	2%
8	1	593	1,591	37%	3%
7	2	343	975	35%	2%
9	2	633	1,805	35%	3%
4	2	274	856	32%	1%
2	3	291	914	32%	2%
2	1	420	1,480	28%	2%
2	2	256	959	27%	1%
7	4	459	1,767	26%	2%
10	3	822	3,342	25%	4%
7	3	787	3,304	24%	4%
4	1	286	1,316	22%	1%
8	2	218	1,076	20%	1%
6	3	83	449	19%	0%
3	1	304	2,689	11%	2%
TOTAL		19,394	49,225		

Extent of Poverty

As part of the Consolidated Plan, the City is required to devise a strategy to reduce the number of poverty-level families within its jurisdiction. According to the 2007 American Community Survey, conducted by the U.S. Census, an estimated 10.8 percent of Carson City residents were below the Federal poverty level. Certain groups in Carson City are more likely to be in poverty and/or receive public assistance:

- Approximately 1,641 persons (12%) live in households that receive supplemental income assistance. 44% of persons receiving assistance live in single-mother families.
- Sixty-five percent of all families in poverty (745) were headed by single-mothers. 73% of all single-mother families in the City receive public assistance.
- Of the families in poverty, 61% live in rental units and 39% are homeowners. Only five percent of homeowners are in poverty while 17% of renters are in poverty.
- 17% of persons without high school degree were below the poverty level, compared to 7% with a bachelor's degree.
- The poverty rate is significantly higher for Spanish-speaking households (16.4%) compared to all households (10.8%).
- Only 1% of persons in poverty worked full-time, year-round. 44% worked less than full time, and the remaining 56% did not work.
- Most families in poverty (60%) contain 3 or 4 family members. 35% of families with seven or more persons live in poverty.
- The median income of households receiving food stamps in 2007 was \$11,561.

Table III-9: Poverty by Level of Employment

	Below Poverty	Above Poverty
Worked full-time, year-round	16	4,095
Worked less than full-time, year-round	923	1,815
Did not work	1,176	2,585
Subtotal	2,115	8,495
Total:		10,610

Local Economy

Carson City's economy has mirrored that of the state and the nation as a whole. According to the National Bureau of Economic Research, the U.S. entered into a recession in December 2007. According to a recent FDIC study, this downturn is one of the longest and most severe since World War III. As of March 2009, the downturn marked has lasted 16 months, making it equal to the longest period of uninterrupted contraction in the U.S. economy since the 1930s.

Those areas that benefited most in the overheated housing market leading up to the recession, including Carson City and Nevada as a whole, will feel the effects of the downturn to a greater degree than most areas. In the 1980s and 1990s, growth rates in Nevada ranged from two to four times the national rate. From 2004 to 2007, Nevada ranked as one of the fastest growing states in the nation. Favorable weather and relatively affordable housing are two factors that attracted retirees as well as younger families to Nevada.

The recession is based on a review of employment, real personal income, industrial production as well as wholesale and retail sales. For the nation, these measures peaked in late 2007 and have fallen or stagnated since. The City examined similar measures in an examination of the local economy.

Base Industries

The City is fortunate to have a diverse base for its economy. As the state's capital, the economy is anchored by its large public administration sector. This sector accounts for 23.6% of employment in the City. The sector is also the best paying sectors with a median hourly rate of \$24.69. Other large sectors include Education and Health Services (16.4%), Trade, Transportation, and Utilities (14.5%), Leisure and Hospitality (13.1%), and Manufacturing (11.0%).

TABLE III-10: Largest Industries by Employment

Source: Nevada Workforce Informer 2008

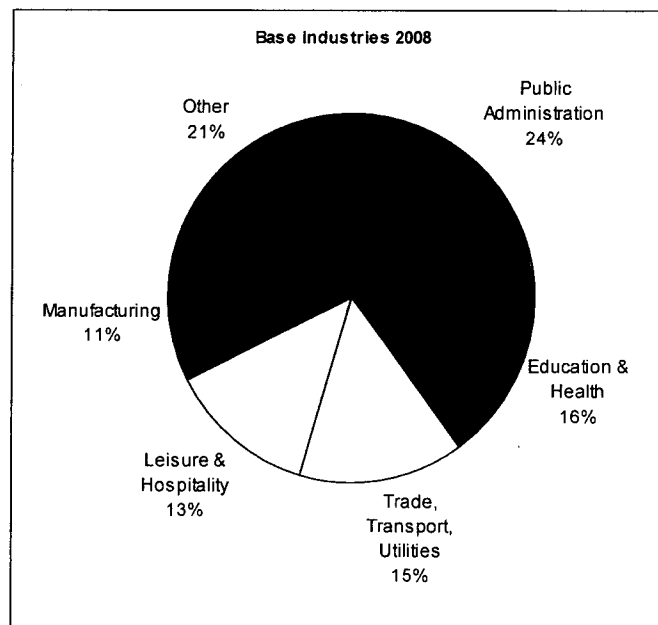
Industry	Employment	Percent
Public Administration	7,310	23.6%
Education and Health Services	5,110	16.4%
Trade, Transportation, and Utilities	4,520	14.5%
Leisure and Hospitality	4,070	13.1%
Manufacturing	3,420	11.0%

TABLE III-11: Best Paying Industries

Source: Nevada Workforce Informer 2008

Industry	Employment	Median Wage
Public Administration	7,310	\$24.69
Construction	1,910	\$20.00
Education and Health Services	5,110	\$16.97
Information	300	\$15.76
Manufacturing	3,420	\$15.27

CHART III-7: Base Industries by Size of Workforce



Employment

In March, Nevada’s unemployment rate pushed to 10.4% and is fast approaching the record high of 10.7% set in 1982. Carson City’s unemployment rate is the highest in the state at 11.3%. This is the highest rate in sixteen years (March 1993). The rate was only 7.6% in September 2008. This is an increase of 1,100 unemployed persons in six months.

The City’s labor force is approximately 30,000 persons. Roughly a third of the jobs within the City are held by persons living in Douglas, Washoe, or Lyon County. Approximately 76% of the Carson’s workforce is employed within Carson. 13% commute to Washoe County and additional 9% commute to Douglas and Lyon County.

TABLE III-12: Employment and Unemployment for Carson City

Source: Bureau of Labor Statistics

Labor Force Category	Sept 2008	Oct 2008	Nov 2008	Dec 2008	Jan 2009	Feb 2009 (2)
Civilian Labor Force (1)	29.8	29.8	29.5	29.5	29.3	29.7
Employed (1)	27.6	27.5	27.1	26.8	26	26.3
Unemployed (1)	2.3	2.2	2.3	2.6	3.3	3.4
Unemployment Rate	7.6	7.5	7.9	9	11.2	11.3

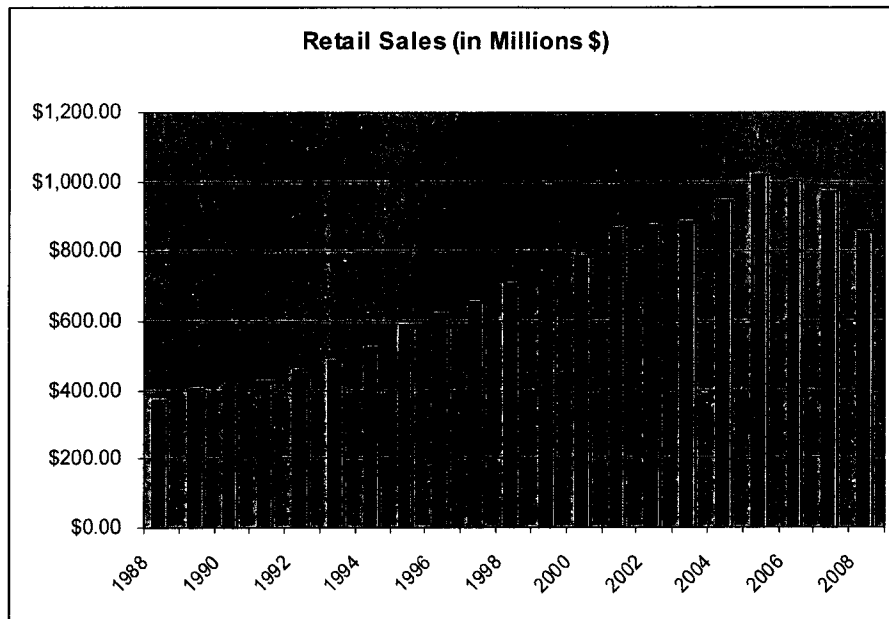
(1) Number of persons, in thousands, not seasonally adjusted. (2) Preliminary

Retail Sales & Gaming Revenue

Retail sales and taxable sales are two strong indicators of the health of an economy. Retail sales for Carson City peaked in 2005 at \$1.02 billion. Since then, from 2005 to 2008, sales have declined 16% to \$855 million. According to the Nevada Workforce Informer, taxable sales are off by 13.4 percent in Carson City for fiscal year 2008. Gaming revenues are an indicator of the health of the tourism, leisure, and hospitality sector. Gaming revenues for the Carson area are down 7.8% from February 2008 to February 2009.

CHART III-8: Retail Sales in Carson City by Year

Source: Nevada Workforce Informer



Total Wages

The total wages earned in Carson City is a reflection of the health of the economy. The most recent data (preliminary figures for the third quarter of 2008) shows that total wages for Carson remain stable and have slightly increased from previous years. However, these figures do not include the large number of layoffs since the third quarter of 2008. Additionally, there is a good chance that these figures will be revised downward.

TABLE III-14: Wages by Quarter (in \$1,000s)

Source: Quarterly Census of Employment and Wages

Year	Qtr1	Qtr2	Qtr3	Qtr4	Annual
2003	\$ 264,691	\$ 266,704	\$ 271,568	\$ 277,162	\$ 1,080,124
2004	\$ 272,498	\$ 275,926	\$ 296,395	\$ 317,662	\$ 1,162,481
2005	\$ 280,915	\$ 294,158	\$ 323,244	\$ 330,945	\$ 1,229,262
2006	\$ 303,509	\$ 314,152	\$ 315,940	\$ 342,530	\$ 1,276,131
2007	\$ 315,604	\$ 334,798	\$ 326,336	\$ 362,974	\$ 1,339,713
2008(P)	\$ 315,780	\$ 335,232	\$ 332,784		

Footnote: P: Preliminary

Community Development Needs Assessment

Consolidated Plan regulations require an assessment of non-housing 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.

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

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. In addition, staff relied on existing plans, studies, and surveys to gauge levels of needs. These include the updated City Comprehensive Master Plan, the 2007-2012 Capital Improvement Plan, the Continuum of Care NOFA application.

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.

TABLE IV-1: Priority Community Development Needs (HUD 2B)

Priority Need	Priority	Number of Projects	Number of Units	Number of Jobs	Number of Jobs	Number of Jobs
Acquisition of Real Property	Medium					
Disposition	Low					
Clearance and Demolition	Medium					
Clearance of Contaminated Sites	Medium					
Code Enforcement	Medium					
Public Facilities	Measures to Address Public Facilities					
Public Facilities - General	High	2		2		
Senior Centers	Medium					
Handicapped Centers	Medium					
Homeless Facilities	Medium					
Youth Centers	Medium					
Neighborhood Facilities	High	1		1		
Child Care Centers	Medium					
Health Facilities	Medium					
Mental Health Facilities	Medium					
Parks and/or Recreation Facilities	High	1		1		
Parking Facilities	Medium					
Tree Planting	Low					
Fire Stations/Equipment	Medium					
Abused/Neglected Children Facilities	High	1		1		
Asbestos Removal	Low					
Non-Residential Historic Preservation	Medium					
Other Public Facility Needs	Medium					
Infrastructure	Measures to Address Infrastructure					
Water/Sewer Improvements	Medium					
Street Improvements	Medium					
Sidewalks	High	3		3		
Solid Waste Disposal Improvements	Medium					
Flood Drainage Improvements	Medium					
Other Infrastructure	Medium					

Program/Service	Priority	2009-2010	2011-2012	2013-2014	2009-2014	2009-2014
Public Services						
Senior Services	Medium					
Handicapped Services	High			50		
Legal Services	Medium					
Youth Services	High			750		
Child Care Services	Medium					
Transportation Services	Medium					
Substance Abuse Services	High			500		
Employment/Training Services	High			100		
Health Services	High			1,000		
Lead Hazard Screening	High			1,000		
Crime Awareness	Medium					
Fair Housing Activities	Medium					
Tenant Landlord Counseling	High			500		
Other Services: Subsistence	High			100		
Community Development						
C/I Land Acquisition/Disposition	Medium					
C/I Infrastructure Development	Medium					
C/I Building Acq/Const/Rehab	Medium					
Other C/I	Medium					
ED Assistance to For-Profit	Medium					
ED Technical Assistance	Medium					
Micro-enterprise Assistance	Medium					
Other	Medium					

Housing Market Analysis

The housing market is at the center of the current economic and financial crisis. After years of rapid increases, house prices have dropped significantly and new development is at a standstill. Staff analyzed the local housing market in general and the needs of specific housing sub-markets, including homeless facilities, supportive housing and services for persons with special needs, and publicly subsidized housing. Based on the information reviewed, the City's highest priority housing need is decent, affordable rental units for extremely low-income households. Consultation with code enforcement officials indicate that a small, targeted minor repair program may be able to generate a high return on a limited investment.

Housing Supply

The 2005-2007 American Community Survey estimates that Carson City's current housing stock contains 22,759 units. This represents a healthy increase of seven percent, or 1,476 units, since the 2000 Census. However, due to the current economic and housing market, growth has slowed considerably since 2005.

New subdivision work has come to a standstill in Carson City. The 10 subdivisions the city approved since 2005 make up about 1,150 of the 1,900 empty home lots in the city. Little activity has occurred in any of the projects approved in the last three years. Only 15 home construction permits were issued in 2008, compared to 42 in 2007 and 111 in 2006.

The largest undeveloped subdivision in the city, the 521-home Schulz Ranch, lost its managing partner, Lennar Communities, to foreclosure this summer when it defaulted on a \$26 million loan. Reynen & Bardis defaulted on a \$3 million loan from Bank of the West.

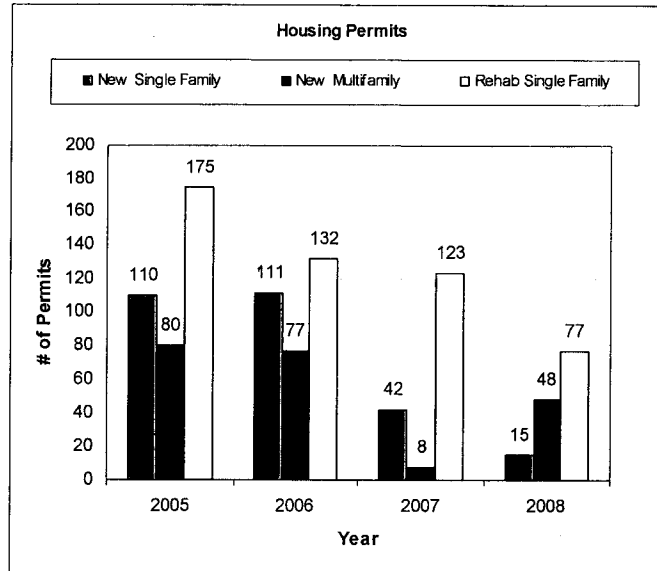
TABLE V-1: Permit Activity 2005-2008

Source: US Census

	2005		2006			2007			2008		
	#	%	#	%	Annual Change	#	%	Annual Change	#	%	Annual Change
Total Permits	365		320		-14.1%	173		-85.0%	140		-23.6%
New Multifamily	80	21.9%	77	24.1%	-3.9%	8	4.6%	-862.5%	48	34.3%	83.3%
New Single Family	110	30.1%	111	34.7%	0.9%	42	24.3%	-164.3%	15	10.7%	-180.0%
Rehab Single Family	175	47.9%	132	41.3%	-32.6%	123	71.1%	-7.3%	77	55.0%	-59.7%

CHART V-1: Housing Permits 2005-2008

Source: US Census



Tenure

At 63%, the City’s homeownership rate is slightly above the state as a whole but below the national rate of 66%. Some neighboring counties have significantly higher rates, including Douglas (75%), Lyon (76%), and Storey (80%). According to the American Community Survey estimates, the City’s rate increased to 64%. Current mortgage interest rates are at historic lows and will give potential homeowners with good credit more buying power. However, lenders are requiring larger down payments and better credit scores.

TABLE V-2: Tenure in 1990, 2000, and 2005

Source: US Census

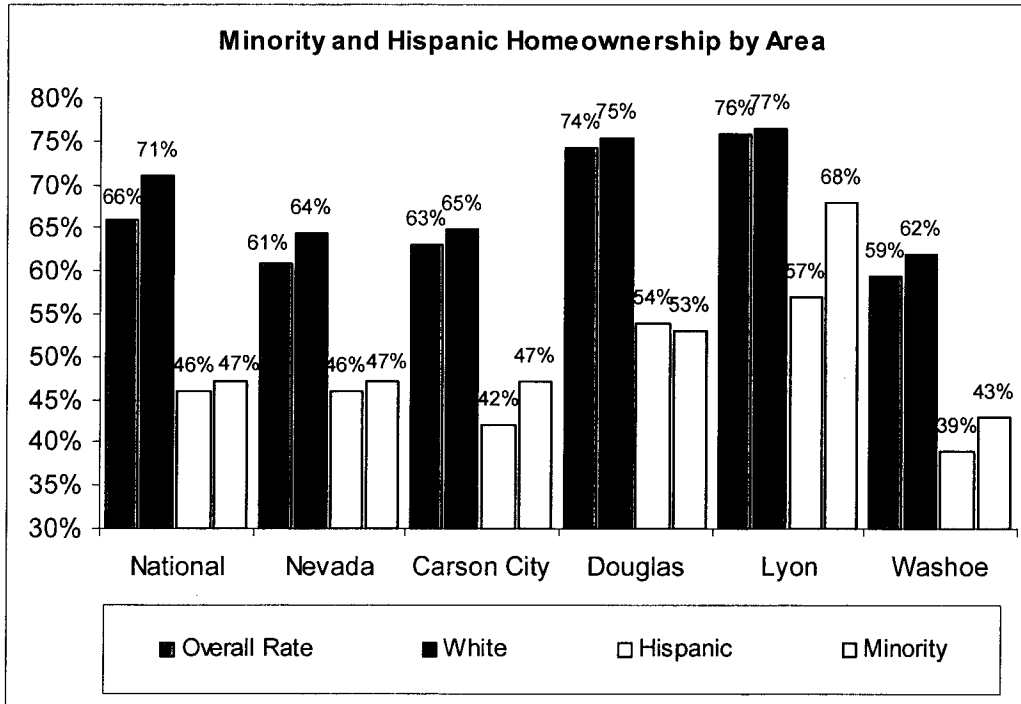
Tenure	1990		2000		2005		Annualized Growth Rate	
	#	%	#	%	#	%	1990-2000	2000-05
Renter	6,313	40%	7,444	37%	7,756	36%	1.8%	0.8%
Owner	9,582	60%	12,727	63%	13,574	64%	3.3%	1.3%
Vacant	733		1,112		1,429			
Total	16,628		21,283		22,759		2.7%	1.1%

Minority Homeownership

Minorities in Carson City have a homeownership rate (47%) comparable to the rates for Nevada and the nation as a whole. Hispanic households have a slightly lower rate (42%) when compared to Nevada (46%), the nation (46%).

CHART V-2: Minority and Hispanic Homeownership Rates

Source: American Community Survey 2005-2007



Structure Type

Sixty two percent of the City’s housing stock is single family housing (attached and detached). The remaining stock is made up of multifamily units (24%) and mobile homes (14%). The majority of the multifamily units is rental. There are only 197 units of multifamily owner occupied units in the City. On the other hand, the vast majority of mobile homes (2,383 units) are owner-occupied.

There are three mobile home parks within the City, Camp N Town, Comstock Country RV, and Gold Dust West.

CHART V-4 displays rental units by structure type. Renters have a variety of housing to choose from, including a large number of single-family homes. In fact, more renters reside in single-family homes (33%) than in large developments with 20 or more units (23%).

CHART V-3: Units in Structure by Tenure

Source: American Community Survey 2007

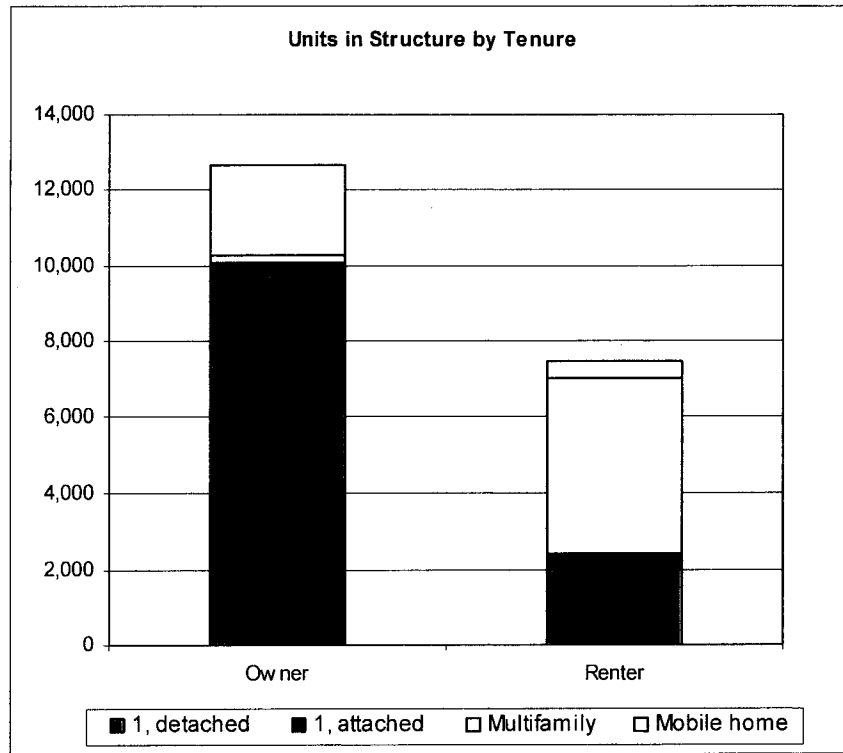
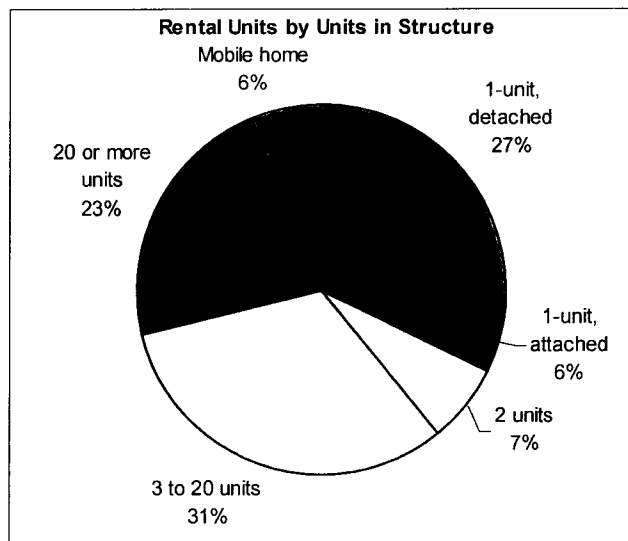


CHART V-4: Rental Units by Structure Type

Source: American Community Survey 2007



Age of Housing Stock

It is important to review the age of housing stock for a number of reasons. Utility and maintenance costs are typically higher with older homes and major rehabilitation projects are more common. Approximately one-third (32%) of the housing stock is relatively new and has been built in the last twenty years. 46% of units are thirty years old or older.

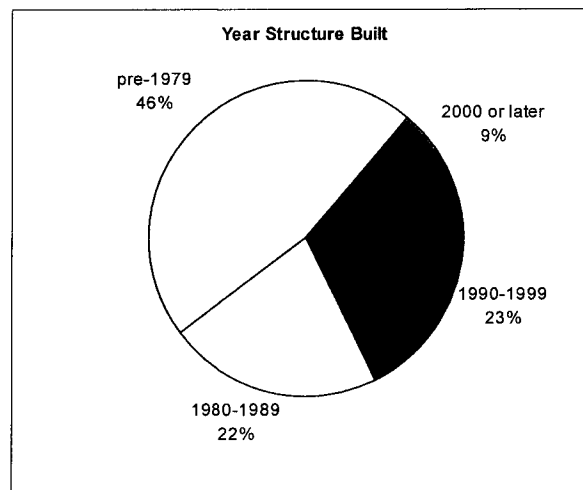
TABLE V-3: Age of Housing Stock

Source: American Community Survey 2005-2007

Year Structure Built	# of Units
Built 2005 or later	201
Built 2000 to 2004	1,749
Built 1990 to 1999	5,270
Built 1980 to 1989	4,977
Built 1970 to 1979	6,304
Built 1960 to 1969	2,551
Built 1950 to 1959	942
Built 1940 to 1949	362
Built 1939 or earlier	403
Total housing units	22,759

CHART V-5: Age of Housing Stock

Source: American Community Survey 2005-2007



Housing built before 1979 may contain lead based paint. As many as 5,200 homes in the City could contain lead-based paint. The National Health and Nutrition Examination Survey (NHANES) found that children in low-income households were eight times as likely to be lead poisoned. TABLE V-4 displays the number of poverty-level households by the age of unit they occupy. Poverty-level households are more likely to live in older units. Approximately 1,130 households in poverty live in housing built in or before 1979.

TABLE V-4: Households in Poverty by Age of Unit

Source: 2000 Census

Year Unit Built	Households in Poverty	Rate
Built 1999 to March 2000	33	8%
Built 1995 to 1998	202	9%
Built 1990 to 1994	151	6%
Built 1980 to 1989	282	7%
Built 1970 to 1979	619	10%
Built 1960 to 1969	247	8%
Built 1950 to 1959	162	19%
Built 1940 to 1949	52	16%
Built 1939 or earlier	50	12%
Total	1798	9%

Housing Problems

HUD received a special tabulation of data from the U.S. Census Bureau specifically designed to help jurisdictions with the Consolidated Planning process. HUD also uses some of these data in allocation formulas for distributing funds to local jurisdictions. Part of this data set addresses quality of housing stock and estimates the number of units that have "housing problems". HUD considers units to have a housing problem if it meets one of the following criteria:

- **Overcrowded:** Units that have more than 1.01 more persons per room is considered overcrowded.
- **Cost Burdened:** Units where the household pays more than 30% of their income on housing costs has a cost burden. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
- **Without complete kitchen or plumbing facilities**

CHART V-6: Housing Problems for Owner-Occupied Units by Income

Source: CHAS Data Set

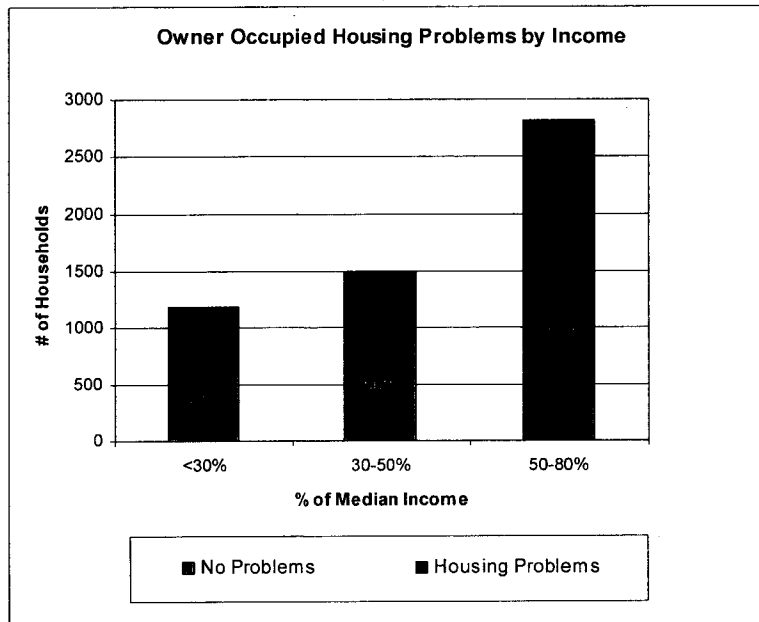


CHART V-7: Housing Problems for Rental Units by Income

Source: CHAS Data Set

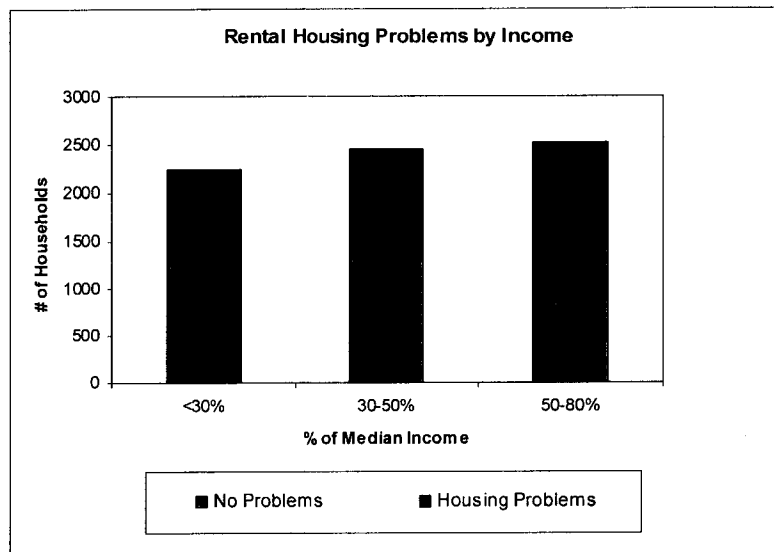
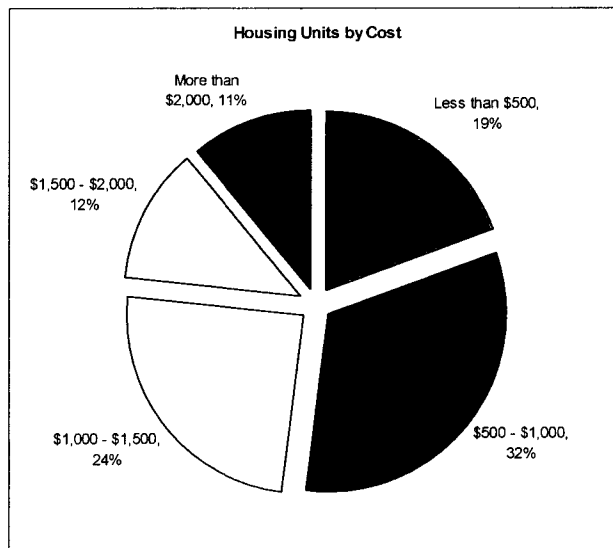


CHART V-8: Housing Units by Monthly Cost

Source: American Community Survey 2007



Housing Demand

Overall housing demand is based on local economic opportunities, quality of life, and the housing stock available in neighboring communities. The major indicator in strength of demand is the price of housing. Demand for different types of housing will follow demographic trends such as household composition and the age of the population.

Owner Demand

Based on the historical relationship between house prices and rents, house prices appear to be still well above their long-run trends.

TABLE V-5: Sales Data by Unit Type 2004-2008

Source: Carson City Assessors Office

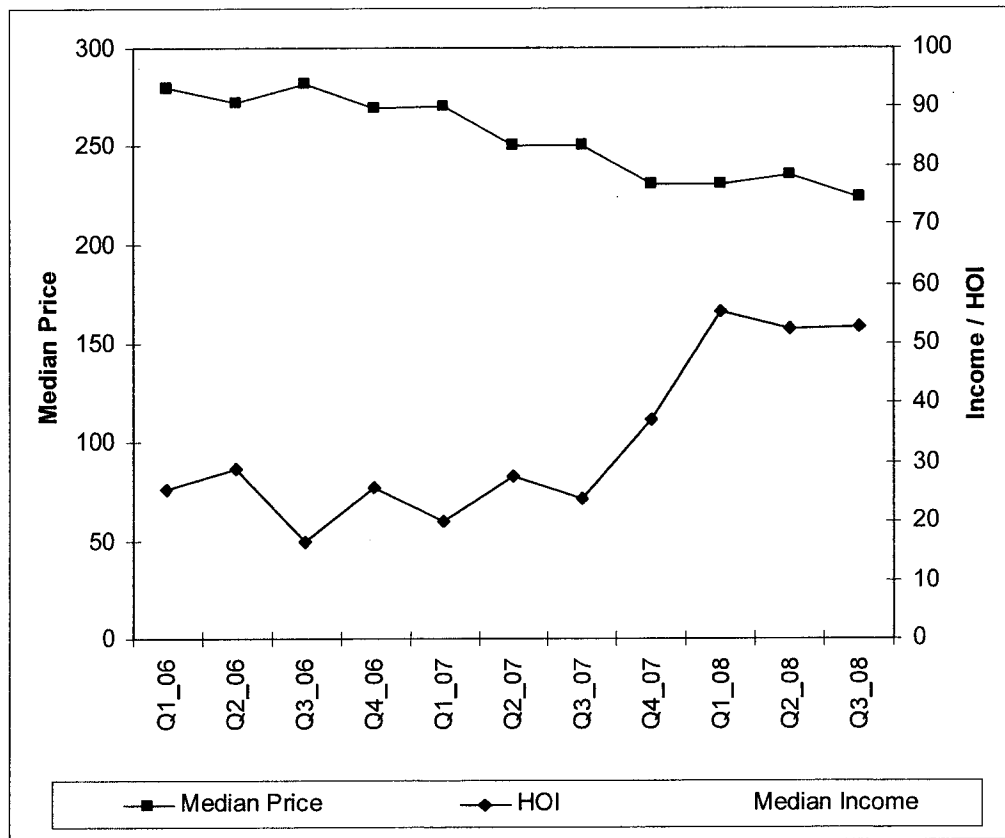
	2004	2005	2006	2007	2008
Single Family					
Sales	1,078	931	644	477	294
Average Sales Price	283,166	339,826	345,518	326,985	307,145
Median Sales Price	250,000	305,000	310,000	275,000	267,000
Manufactured Homes					
Sales	122	98	83	60	29
Average Sales Price	124,156	148,263	163,018	164,325	134,164
Median Sales Price	128,000	147,000	159,000	165,000	115,000
Condos And Townhomes					
Sales	112	146	122	109	19
Average Sales Price	141,629	168,049	173,164	200,232	126,852
Median Sales Price	146,500	160,000	170,000	207,000	140,000
All Categories					
Sales	1,312	1,175	849	646	342
Average Sales Price	256,624	306,268	303,460	290,742	283,548
Median Sales Price	236,000	285,000	278,000	250,000	245,000

Housing Opportunity Index

The National Association of Home Builders' (NAHB) Housing Opportunity Index (HOI) for a given area is defined as the share of homes sold in that area that would have been affordable to a family earning the local median income based on standard mortgage underwriting criteria. For income, NAHB uses the annual median family income estimates for metropolitan areas published by the Department of Housing and Urban Development. NAHB assumes that a family can afford to spend 28 percent of its gross income on housing; this is a conventional assumption in the lending industry. Based on principal and interest that an owner would pay is based on the assumption of a 30 year fixed rate mortgage, with a loan for 90 percent of the sales price (i.e., 10 percent downpayment).

CHART V-9: NAHB Index for Carson City MSA

Source: NAHB



Rental Demand

Fair Market Rents (FMR) are gross rent estimates. They include the shelter rent plus the cost of all utilities, except telephones. These rents are determined by HUD to equal the 40th percentile rent (the dollar amount at which 40 percent of the standard-quality rental housing units can be rented). For example, 40% of the 2-bedroom units in the area can be rented for \$869 or less. Fair Market Rents for the Carson City area have been steadily increasing (CHART V-9) and reflect an increasing demand for rental units. These estimates are a good indication of the actual stock available and trend slightly higher than rates advertised in local papers (TABLE V-6).

TABLE V-5: Fair Market Rents 2005-2009

Source: HUD

Year	# of Bedrooms				
	0	1	2	3	4
2005	\$511	\$616	\$742	\$1,081	\$1,304
2006	\$528	\$637	\$767	\$1,118	\$1,348
2007	\$547	\$659	\$794	\$1,157	\$1,395
2008	\$567	\$683	\$823	\$1,199	\$1,446
2009	\$599	\$721	\$869	\$1,266	\$1,527

CHART V-9: Fair Market Rents 2005-2009

Source: HUD

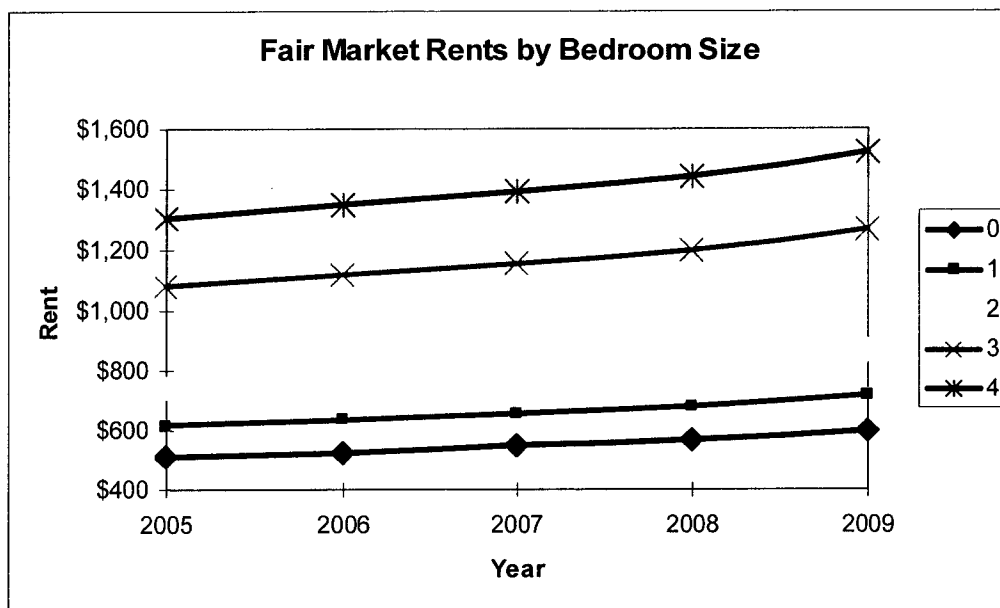


TABLE V-6: Rental Unit Survey*Source: Nevada Appeal December 2008 - January 2009*

Unit Size	Count	Average	Median	Range
1 BR	14	\$504	\$525	\$195 to \$700
2 BR	30	\$741	\$725	\$575 to \$1,250
3 BR	29	\$1,043	\$1,095	\$600 to \$1,500
4 + BR	2	\$1,350	\$1,350	\$1,200 to \$1,500
Total	75	\$841	\$850	

TABLE V-7: Vacancies*Source: US Postal Service*

Census Tract	Total Units	Vacant Units	Rate	Average Days Vacant	Units by Length of Vacancy in Months				
					0-3	3-6	6-12	12-24	24-36
1.00	1,680	64	3.8%	299	28	7	13	6	10
2.00	1,538	23	1.5%	311	8	4	5	3	3
3.00	1,779	41	2.3%	464	16	0	8	5	12
4.00	1,832	48	2.6%	249	25	7	3	7	6
5.00	4,126	104	2.5%	333	8	48	19	15	14
6.00	2,558	59	2.3%	266	33	8	3	4	11
7.00	3,213	62	1.9%	335	18	9	18	6	11
8.00	1,233	33	2.7%	488	6	2	7	8	10
9.00	2,485	76	3.1%	403	7	17	20	17	15
10.00	3,286	112	3.4%	210	50	24	22	7	9
Total	23,730	622	2.6%		199	126	118	78	101
Percent					32%	20%	19%	13%	16%

Public and Assisted Housing

The Nevada Rural Housing Authority (NRHA) serves as the public housing authority (PHA) for the City. NRHA does not manage any public housing developments within the City. NRHA does provide approximately 500 Section 8 rental subsidies to households in Carson. Of those, 390 are used for elderly and disabled households. A listing of other publicly assisted housing developments with affordable units is below.

Section 8 Subsidized Properties

Foothill Garden Apartments

Frost Yasmer Estates

Southgate Apartments

HUD Insured Mortgages

Evergreen Mountain View Health

Highland Manor

Low Income Housing Tax Credit Properties

Sierra Springs Apartments

Parkway Plaza

Seasons/Autumn Village I

Homeless Facilities

Carson City participates in the Rural Nevada Continuum of Care (RNCC) through its Human Services office. The RNCC is a fifteen-county organization that broadly defines the needs of the homeless throughout much of Nevada. Many of the homeless needs identified in the Continuum reflect the needs in Carson City, such as transitional housing and permanent housing opportunities for the homeless. In Carson City, facilities for homeless include the following:

- FISH Men's Shelter – 12 beds
- FISH Family Shelter- 32 beds
- FISH Transitional Housing – 12 units
- Advocates to End Domestic Violence – 15 beds transitional housing
- Advocates to End Domestic Violence – 52-bed shelter
- The Do Drop In – Daytime Day Shelter

Special Need Facilities and Services

Special needs housing includes housing facilities and services that assist persons who are not homeless but who require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing. Special needs housing includes persons with disabilities and persons with AIDS. For persons with disabilities and AIDS, available housing, especially supportive housing, situations are limited. However, the demand for housing from persons with HIV/AIDS does not appear to be critical in Carson City, according to the Nevada State Health Division. There is not an overwhelming number of persons at this time seeking assistance for housing. HUD Table 1B provides estimates of special housing needs for Carson City over the next several years. Housing for persons with disabilities is also limited. According to discussions with various service providers in Carson City, there is a need for additional supportive housing arrangements for the severely mentally ill (SMI) and those with physical disabilities. Carson City is one of the few areas outside the urban communities that provide any type of supportive housing. As a result, the demand for assisted housing in Carson City also tends to be driven by surrounding communities.

TABLE V-8: Special Needs Facilities

Facility/Owner Name	Address	Beds/Units	Type of Facility
Accessible Space		24 beds	Assisted Care-TBI
Whispering Heights	2397 Empire Ranch Rd.	6 beds	Adult Group Care
Wade's Family Care Home	2320 Meadow Brook Ln.	5 beds	Adult Group Care
Nevada Cares For Seniors	2907 N. Mountain St.	72 beds	Adult Group Care
Nevada Cares for Seniors 3	2765 Mountain St.	46 beds	Adult Group Care
Eagle Valley Children's Home	2300 Eagle Valley Ranch	15 Beds	Intermediate Care for mentally retarded
Carson Detoxification Center	105 S. Roop St.	8 beds	Alcohol and Drug Abuse
Sierra Place	11 W. College Parkway	76 units	Assisted care
First Care of Nevada	N. Roop St.	40 units	Assisted Care
JWB Development Corp.	N. Roop St.	124 beds	Skilled nursing Facility
Prestige Care Inc.	3883 Eagle Station Lane	44 units	Assisted Care
		3 duplexes	Independent Living
		16 beds	Alzheimer's

Barriers to Affordable Housing

As part of the plan, the City is required to examine the adverse effects of regulatory policies and procedures on the cost of housing or the incentives to develop, maintain, or improve affordable housing in the jurisdiction. This policies, known as regulatory barriers to affordable housing, can

include tax policies, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.

In Carson City, current public policies do not pose a significant barrier to the development of affordable housing. Land use controls, zoning ordinances, building codes, fees and charges are in line with those of comparable jurisdictions. Carson City maintains a fairly broad mix of housing options, including multi-family, mobile home, single-family attached and single-family detached unit development. Some of Carson City's policies that promote housing affordability include:

- high density multi-family and single-family residential zoning up to 36 units per acre.
- zero lot lines (in certain cases)
- clustered development

The Carson City Planning Department completed a HUD survey regarding regulatory barriers to affordable housing. With respect to potential constraints to affordable housing, the results of the survey indicated that Carson City:

- Does not provide waivers for impact and other significant fees related to affordable housing development.
- Has not modified infrastructure standards and or authorized the use of new infrastructure technologies (i.e. water, sewer, street width) to significantly reduce the cost of housing.
- Does not give "as-of-right" density bonuses sufficient to offset the cost of building below market units as an incentive for any market rate residential development that includes units as an incentive.
- Does not provide for expedited permitting and approvals for affordable housing projects.
- Does not have an explicit policy that adjusts or waives existing parking requirements for affordable housing developments.
- Allows accessory apartments in residential districts zoned for single-family housing, but no rentals allowed.

The largest potential barrier to the affordability of housing is the City's growth limits. These limits help to ensure that local infrastructure demands can keep pace with development. Over the last 20 years, since the ordinance has been enacted, growth limits have only been imposed once in Carson City. It is unlikely that the growth ordinance has negatively affected housing affordability in any significant way.

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 as 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.

Community Development Objectives
Infrastructure: Sidewalks/ ADA Improvements
Infrastructure: Public Facilities/ADA Improvements
Public Facilities: Library Improvements
Public Services: Youth services
Public Services: Health services
Homeless Objectives
Prevention: Provide counseling and financial assistance
Prevention: Implementation of discharge policy
Outreach: Enhance capacity and support Continuum of Care
Emergency Shelter: Support existing service providers
Transitional Shelter: Support existing service providers
Permanent Housing: Development of Supportive Housing
Supportive Services: Employment Assistance
Special Needs Objectives
Services for Substance Abuse
Supportive Elderly Housing
Housing Objectives
Rental Housing: Development of Low-Income Rental Housing
Rental Housing: Rental Assistance
Owner-Occupied Housing: Minor Rehabilitation
Owner-Occupied Housing: Lead-based Paint Testing / Abatement

Basis for Assigning Priorities

The City estimates that it will receive between \$1.9 and \$2.3 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 consultations with local service providers and representatives from city departments.
2. Homeless priorities are based on consultation with Continuum of Care staff and data from Point In Time Homeless count.
3. Special needs priorities are based on consultations with city departments, local housing providers, and service providers that cater to persons in need of supportive housing.
4. Affordable housing priorities are based upon the housing market analysis and consultations with the public housing authority. When making its determinations, the City considered the severity of housing problems and needs of each income group and tenure type in accordance with 91.205.

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 target areas for receiving funds:
 - a. Infrastructure : Empire Elementary School and other neighborhoods identified as low-moderate income by HUD
 - b. Housing Quality: Mobile Home Parks and older residential neighborhoods
 - c. Economic Development and Infrastructure: Downtown Area, commercial corridors of US 395 and Hwy. 50 East
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 purchase of the Long Street Homeless Shelter, Fire Engine, and Boys & Girls Club Playing Fields.
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.
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.

Community Development Objectives

Please refer to Table 2A to see a list of all CDBG eligible community development activities and their assigned priority.

Sidewalk/ADA Improvements

The City has determined that a need exists for better pedestrian access in low-income neighborhoods. There are several areas that do not comply with the American Disabilities Act (ADA) and there are sections of streets that do not have sidewalks. This is particularly dangerous near schools where children walk to school. By providing ADA-compliant sidewalks, the City will increase the safety of these neighborhoods and create a more suitable living environment. The City has identified the neighborhood surrounding Empire Elementary School as a high priority and will address the need in this area within the first year of the plan. There are not enough CDBG funds to meet the need entirely. The City expects that CDBG funds will leverage the additional funds needed to serve three neighborhoods.

Goal: 3 Low-income neighborhoods, serving approximately 4,400 residents

Timeframe: Five Years

Public Facilities/ADA Improvements

The City has determined that a number of public facilities within the City do not comply with the American Disabilities Act (ADA). The City will make the necessary modifications to bring two facilities into compliance with ADA in an effort to make facilities equally accessible to all residents.

Goal: 2 Facilities, serving approximately 4,300 residents with disabilities

Timeframe: Five Years

Public Facilities – Library Improvements

The City has determined that a need exists for a new library facility. The City feels the new facility will serve as a focal point and leverage economic renewal and sustainable development of a more vibrant and livable downtown area. The new facility will serve as a resource center for those seeking literacy services, job seekers, and small businesses.

The total cost of the new facility is unknown at this point as the project is still in its conceptual stage. The majority of funds will come from non-CDBG funding sources. If CDBG funds are utilized, they will be targeted to a specific portion of the new facility reserved for CDBG eligible activities.

Goal: 1 New Facility

Timeframe: Five Years

Public Services – Youth Services

The City has determined that there is a shortage of mental health counseling and support group services for troubled youth. An un-served teen who is unable to cope with emotional trauma can result in long-term behavioral problems, drug abuse, criminal activity, and poor performance in school. The City will work with local service providers to ensure that mental health counseling and support group services are available to the young adult population in the community.

Goal: 750 At-risk youth

Timeframe: Five Years

Public Services - Health Services

In 2005, Carson City established its own Health Department. It now manages a public health clinic and is expanding its activities and services through additional grants and other funding. As the number of uninsured continues to rise, Carson City recognized the need for low-cost services was a high priority. The City's goal is to provide new health care access to at least 500 uninsured children and adults through participation in Nevada Check-up, Medicaid, and PAP-Rx. This will result in fewer visits to emergency rooms and a healthier population.

Goal: 500 Persons

Timeframe: Five Years

Homeless Objectives

Please refer to Table 1A for the Continuum of Care Gaps Analysis Chart.

Homeless Prevention

The risk of homelessness is prevalent as a result of today's economic conditions and housing market. Households that lost jobs in the sagging construction, landscaping and real estate industries and who have not been able to secure "full time" employment are among those facing homelessness. The best method for addressing homelessness is to prevent the household from losing their housing in the first place. The City will coordinate with the Nevada Balance-of-State Continuum of Care to provide counseling services and financial assistance to households facing homelessness. The City will also work with the Continuum to monitor the success of the discharge policies in place.

Goal: 500 Households

Timeframe: Five Years

Outreach

Outreach is the crucial first step in the movement from homelessness toward permanent independent living. It is a key component to ensuring homeless persons are aware of the services and resources available. The City will provide support to the Continuum of Care and help

coordinate and review outreach activities within the City. One of the current goals of the Continuum of Care is to decrease the number of homeless households with children. The City will work with the School District to outreach to the approximately 303 homeless children in the district.

Emergency Shelter & Transitional Housing

Emergency shelters and transitional housing form the core of the continuum of the homeless service system. The City currently has two shelters, FISH and Advocates to End Domestic Violence, that provide emergency and transitional housing. While higher priority will be given to homeless prevention and the development of permanent supportive housing, the City will continue to partner and support these existing shelters.

Permanent Supportive Housing

The Continuum's primary goal to address chronically homeless persons is the creation of additional permanent supportive housing units. The lack of rental units affordable to very low income households makes it difficult to transition out of the shelter system. As described in the Affordable Rental Housing section below, the City will explore the potential redevelopment of a motel property into rental housing for very low income households. The City will work with the Continuum of Care to ensure the units are available to persons transitioning into permanent housing and residents have access to necessary supportive services.

This is the same goal listed under the Affordable Renting Housing section below.

Goals: 30 Rental Housing Units Developed for Very Low Income Households

Timeframe: Five Years

Supportive Services

The Continuum identified an increase of employment as a primary goal. In the last Point-In-Time Homeless Count, 53% of respondents identified unemployment or job loss as the reason for homelessness. The City will work with the Continuum to ensure that employment counseling and job training is available to homeless persons.

Special Needs Objectives

Please refer to Table 1B to see a summary of Special Needs goals.

Special Needs include the housing and supportive service needs of persons who are not homeless but who may or may not require supportive housing. These populations include elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, and persons with HIV/AIDS and their families.

Supportive Services – Persons with Drug Addiction

Through consultation with local service providers, the City has identified the continued need for supportive services for persons struggling with drug abuse. The Community Counseling Center has reported significant drops in the use of methamphetamine as a primary drug and credits the expanded CDBG-funded program as a key component in realizing that goal.

Goals: 750 Persons

Timeframe: Five Years

Supportive Housing – Elderly

Through consultation with local service providers and assisted housing providers and an analysis of the population trends, the City has identified the need for additional supportive housing for elderly households. The City will work with NRHA and non-profit developers to identify and develop properties to meet this growing need.

Goals: 10 Rental Housing Units Developed for Very Low Income Seniors

Timeframe: Five Years

Affordable Housing Objectives

Please refer to Table 2A to see a summary of Affordable Housing goals.

Rental Housing

The City has identified the shortage of affordable rental housing for very low income households as its greatest need. The most compelling evidence of this need is the number of households using motels as a permanent residence. Many of these households are unable to save funds for security deposits and other expenses to move into a suitable rental unit. The City will explore the potential redevelopment of one of the motels in the downtown area into a rental residential property. Two properties, the Downtowner Motel and the Frontier Motel, recently faced foreclosure and represent potential opportunities for redevelopment.

The City has also identified supportive, rental housing for very low income seniors as a high priority need. This need is discussed under Special Needs.

Goals: 30 Rental Housing Units Developed for Very Low Income Households

100 Rent/Security Deposit Assistance for Very Low Income Households

Timeframe: Five Years

Owner-occupied Housing

The City has identified lead-based paint and minor rehabilitation as two priority needs that can be significantly addressed with limited resources available. The City does not currently have a system in place for testing and addressing lead-based paint hazards. The Code Enforcement Department and the Fire Department identified older manufactured homes as a high risk for fires due to aged wiring. While both programs will be available to all income-qualified homeowners, the City will target the minor repair program to long-term residents of the mobile home parks and the lead-based paint removal in the older residential neighborhoods.

Goals: 30 Housing Units Rehabilitated to meet safety violations

20 Housing Units Rehabilitated to abate lead-based paint hazard

Timeframe: Five Years

Other Objectives

These objectives are planning and administrative initiatives that the City will undertake in conjunction with its funded projects described above. These include actions to remove regulatory barriers to affordable housing, reduce the threat of lead-based paint hazards, reduce the number of households living in poverty, and improve the local institutional structure and coordination among local agencies.

Regulatory Barriers to Affordable Housing

The consolidated plan must describe the jurisdiction's strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing. The largest potential regulatory barrier to affordable housing is the City's growth management ordinance which limits the number of residential permits per year. However, the City has not come close to reaching that limit in the last twenty years. One of the basic principles of the City's updated Master Plan is to provide livable neighborhoods and activity centers. Under this principle, new higher density housing will be encouraged as part of the overall land use mix. The City is promoting higher residential densities in existing neighborhoods and mixed-use zoning in the downtown area.

Public Housing Coordination

The Nevada Rural Housing Authority (NRHA) serves as the public housing authority (PHA) for the City. NRHA does not manage any public housing developments within the City. NRHA does provide approximately 500 Section 8 rental subsidies to households in Carson. Of those, 390 are used for elderly and disabled households. NRHA does administer a homeownership program for Section 8 voucher holders. Currently, only one voucher holder in Carson City is participating in this program. The City will sponsor workshops that discuss homeownership and financial management targeted toward public housing residents and other income eligible households. The City will encourage these families to participate in homeownership programs available, including participation in the Western Nevada HOME Consortium.

Removal of Lead-based Paint Hazards

The National Health and Nutrition Examination Survey (NHANES) found that children in low-income households were eight times as likely to be lead poisoned. As many as 5,200 homes in the City could contain lead-based paint. 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 by 2010. Currently, the City does not have a lead poisoning surveillance and testing system in place. Over the course of the Consolidated Plan, the City will purchase testing equipment and implement a plan to screen at-risk children within the City. Where elevated levels of lead is detected, the City will address the lead exposure through rehabilitation.

Anti-poverty Strategy

As part of the Consolidated Plan, the City is required to devise a strategy to reduce the number of poverty-level families within its jurisdiction. According to the 2007 American Community Survey, conducted by the U.S. Census, an estimated 10.8 percent of Carson City residents were below the Federal poverty level. Certain groups in Carson City are more likely to be in poverty and/or receive public assistance:

- Approximately 1,641 persons (12%) live in households that receive supplemental income assistance. 44% of persons receiving assistance live in single-mother families.
- Sixty-five percent of all families in poverty (745) were headed by single-mothers. 73% of all single-mother families in the City receive public assistance.
- Of the families in poverty, 61% live in rental units and 39% are homeowners. Only five percent of homeowners are in poverty while 17% of renters are in poverty.
- 17% of persons without high school degree were below the poverty level, compared to 7% with a bachelor's degree.
- The poverty rate is significantly higher for Spanish-speaking households (16.4%) compared to all households (10.8%).
- Only 1% of persons in poverty worked full-time, year-round. 44% worked less than full time, and the remaining 56% did not work.
- Most families in poverty (60%) contain 3 or 4 family members. 35% of families with seven or more persons live in poverty.
- The median income of households receiving food stamps in 2007 was \$11,561.

The largest assistance programs available to households in poverty are coordinated by the State and include:

- Temporary Assistance for Needy Families (TANF)
- Supplemental Nutrition Assistance Program (Food Stamps)
- Employment and Supportive Services (E&SS)
- Child Care Development Fund (CCDF)
- Medicaid
- Energy Assistance Program (EAP)

The City will coordinate with these state programs to ensure that the programs administered by the City are complementary to the existing state programs and do not overlap. The City will also coordinate with the United Way and other service providers to ensure that working families receive the Earned Income Tax Credit.

Improve Institutional Structure and Coordination

The City's Planning Division is the lead agency for the development of the Consolidated Plan and the administration of the CDBG program. However, the Planning Division does not directly administer any of the funded projects. Instead, the City relies on a strong network of other city departments, non-profit partners, and other organizations to deliver programs and projects. The City's key partners are:

- Balance-of-State Continuum of Care
- Western Nevada HOME Consortium

- Carson Agency Action Network (C.A.A.N.), comprised of approximately 10-12 community agencies working together to identify gaps, issues and barriers to services for this community.
- Carson City School District
- City Housing Advisory Committee.

One of the key gaps in the community's infrastructure is the lack of qualified non-profit housing developers. The City will work with the HOME consortium to support the development of new organizations to meet this need.

When requested, the City will review federal applications to ensure the proposed project is consistent with the Consolidated Plan's documented needs and strategic plan. If the City finds that the proposed project is not consistent with the Consolidated Plan, the City will provide the reasons for the denial when it fails to provide a certification of consistency in a timely manner.

Appendix A: Citizen Participation Plan

Introduction

As a recipient of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD), Carson City is required to adopt a plan that sets policies and procedures for citizen participation in the development and administration of its consolidated plan. The citizen participation plan must provide for and encourage citizens to participate in the development of the consolidated plan, the annual action plan, any substantial amendments to the consolidated plan, and the annual performance report. The plan is designed especially to encourage participation by low- and moderate-income persons, particularly:

- those living in slum and blighted areas,
- in areas where CDBG funds are proposed to be used,
- residents of predominantly low- and moderate-income neighborhoods,
- residents of public and assisted housing developments, and
- residents of targeted revitalization areas in which the developments are located.

The City must follow its citizen participation plan. The requirements for citizen participation do not restrict the responsibility or authority of the City for the development and execution of its consolidated plan. The City must provide citizens with a reasonable opportunity to comment on the original citizen participation plan and on amendments to the citizen participation plan, and must make the citizen participation plan public. The citizen participation plan must be in a format accessible to persons with disabilities, upon request.

The City Planning Division is the point of contact for all questions, comments, complaints, and requests for technical assistance. The Planning Division can be contacted by telephone at 847/781-2660. Please address all correspondence to:

Carson City Planning Division
ATTN: CDBG Coordinator
2621 Northgate Lane, Suite 62
Carson City, NV 89706

The City will maintain a CDBG mailing list to keep interested parties informed with updates regarding the CDBG program. To be added to the mailing list call (775) 887-2180.

The Consolidated Plan & Annual Action Plan

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

Public Notice & Publication

The City will publish a public notice in the *Nevada Appeal* a minimum of two weeks before each hearing and public comment period. The notice will include a summary of the plan, the amount of assistance the City expects to receive, the estimated amount that will benefit persons of low- and moderate-income, activities that may be undertaken, and a list of the locations where copies of the entire plan may be examined. The City will also send the notice to all members of the CDBG mailing list.

The City is required to publish each proposed plan in a manner that affords citizens, public agencies, and other interested parties a reasonable opportunity to examine its contents and to submit comments. Copies of each plan will be available for review at the City Hall and on the City website. The City will provide a reasonable number of free copies of the plan to citizens and groups that request it.

Appendix A: Citizen Participation Plan

Public Hearings

The City will hold at least one public hearing per year during the development of the consolidated plan/annual action plan. The purpose of the public hearings is to obtain citizens' views, respond to proposals, and answer questions. The hearings will address housing and community development needs, proposed activities, and review of program performance. At least one of these hearings is held before the proposed plan is published for comment. Upon request, the City will provide for translation services to meet the needs of non-English speaking residents. The City will also take whatever actions are appropriate to serve the needs of persons with disabilities.

Public Comments

The City will provide a period of at least 30 days to receive comments from citizens on each proposed plan. The City will consider any comments or views of citizens received in writing, or orally at the public hearings, in preparing the final adopted plan. A summary of these comments or views, and a summary of any comments or views not accepted and the reasons therefore, shall be attached to the final adopted plan.

Plan Amendments

In the course of administering the CDBG program, the City may need to amend the consolidated plan or an annual action plan. When the amendment is significant and meets the criteria set forth below, the change will be considered a substantial amendment and the City will undertake additional actions to ensure citizens have an opportunity to comment. Records of all amendments will be maintained at the City for public review and will be fully described in the annual performance report submitted to HUD.

Criteria for Substantial Amendments

If a plan amendment meets any of the following criteria, the City will consider the amendment to be substantial and undertake the additional steps described in this section to ensure public participation:

- a change in funding allocation priorities described in the consolidated plan,
- a new activity not previously described in an annual action plan,
- a change in the use of CDBG funds from one eligible activity to another, or
- a budget amendment of more than \$50,000.00.

Public Notice & Publication

In the case of any proposed substantial amendment, the City will publish a public notice in the *Nevada Appeal* a minimum of two weeks before each public hearing and public comment period. The notice will include a summary of the amendment and a list of the locations where copies of the amendment may be examined. The City will also maintain a mailing list of interested parties and send information regarding the amendment to all members of the mailing list.

Public Comments

The City will provide a period of at least 30 days to receive comments on the substantial amendment before the amendment is implemented. The City will consider any comments or views of citizens received in writing, or orally at public hearings, if any, when adopting the amendment. The City will attach a summary of these comments and the City's response to the final adopted amendment.

Appendix A: Citizen Participation Plan

Performance Reports

Each year the City must submit a Consolidated Annual Performance and Evaluation Report (CAPER) to HUD. This report is due 90 days after the close of the program year. To ensure public participation in the review of the performance report, the City will hold a public hearing, accept public comment, and issue public notices.

Public Notice & Publication

The City will publish a public notice in the *Nevada Appeal* a minimum of two weeks before each hearing and public comment period. The City will also maintain a mailing list of interested parties and send information to all members of the mailing list. Copies of the performance report will be available for review at the City Hall and on the City website.

Public Hearings

The City will hold at least one public hearing per year during the preparation of the annual report. The purpose of the public hearings is to obtain citizens' views, answer questions, address housing and community development needs, and review program performance. Upon request, the City will provide for translation services to meet the needs of non-English speaking residents. The City will also take whatever actions are appropriate to serve the needs of persons with disabilities.

Public Comments

The City will provide a period of at least 15 days to receive comments on the annual report before the report is submitted to HUD. The City will consider any comments or views of citizens received in writing, or orally at public hearings, if any, when preparing the final report. The City will attach a summary of these comments and the City's response to the final annual report.

Access to Meetings and Records

In addition to providing participation in the development of plans and the review of the annual report, the City must provide citizens, public agencies, and other interested parties with reasonable and timely access to information and records relating to the consolidated plan and the use of CDBG funds. The City will provide access to records for the current program year and previous five program years. These records include, but are not limited to, the citizen participation plan, the consolidated plan as adopted, annual action plans, performance reports, and any substantial amendments. The City will make these records available in a form accessible to persons with disabilities, upon request. Records are maintained in the Planning Division at the address given in the Introduction.

The City will also provide citizens with reasonable and timely access to local meetings held in regard to the consolidated plan and the activities undertaken as part of the consolidated plan.

Technical Assistance

The City must provide for technical assistance to groups representative of persons of low- and moderate-income that request such assistance in developing proposals for funding assistance under any of the programs covered by the consolidated plan. To request technical assistance, contact the Planning Division at the address given in the Introduction.

Complaints

The City will maintain a file that documents all citizen complaints and the City's response for any complaints related to the consolidated plan, amendments, and performance report. The City will provide a substantive written response to every written citizen complaint within 15 working days of the receipt of the complaint. In addition, the City will consider these complaints when evaluating program performance as part of the annual report to HUD. Address all complaints to the Planning Division address given in the Introduction.

Appendix A: Citizen Participation Plan

Displacement

Displacement occurs when an individual, family, partnership, association, corporation, or organization moves from their home, business, or farm, or moves their personal property as a direct result of a federally-funded acquisition, demolition or rehabilitation. Generally, displacement does not include persons displaced temporarily from their dwelling for less than 12 months while it is being rehabilitated. Displaced persons and entities are eligible for relocation assistance under federal law.

As a part of this plan, the City is required to describe its plans to minimize displacement of persons and to specify the types and levels of assistance the City will make available to persons displaced. To minimize displacement, the City will not acquire or demolish occupied structures. When displacement is necessary and unavoidable, the City will offer the following types of assistance.

For Residential Displacements

- Provide relocation advisory services to displaced tenants and owner occupants
- Provide a minimum 90 days written notice to vacate prior to requiring possession
- Reimburse for moving expenses
- Provide payments for the added cost of renting or purchasing comparable replacement housing

For Nonresidential Displacements (businesses, farms, and nonprofit organizations)

- Provide relocation advisory services
- Provide a minimum 90 days written notice to vacate prior to requiring possession
- Reimburse for moving and re-establishment expenses

HUD TABLE 1 A

Continuum of Care: Housing Gap Analysis Chart

Individuals	Current Inventory (Beds)	Under Development (Beds)	Unmet Need/Gap (Beds)
Emergency Shelter	35	0	235
Transitional Housing	66	0	555
Permanent Supportive Housing	40	11	106
Total	141	11	896
Persons in Families with Children	Current Inventory (Beds)	Under Development (Beds)	Unmet Need/Gap (Beds)
Emergency Shelter	151	0	10
Transitional Housing	86	0	51
Permanent Supportive Housing	10	12	174
Total	247	12	235

Part 1: Homeless Population	Sheltered		Not Sheltered	Total
	Emergency	Transitional		
Families with Children	32	24	7	63
Persons in Families with Children	68	77	39	184
Single Individuals and Persons in Households without children	61	48	37	146
Total Persons	129	125	76	330

Part 2: Homeless Subpopulations	Sheltered	Not Sheltered	Total
a. Chronically Homeless	50	63	113
b. Seriously Mentally Ill	18	6	24
c. Chronic Substance Abuse	24	2	26
d. Veterans	11	0	11
e. Persons with HIV/AIDS	0	0	0
f. Victims of Domestic Violence	24	5	29
g. Unaccompanied Youth (Under 18)	0	0	0

Source: Nevada Balance of State Continuum of Care 2008 Application

**HUD TABLE 1B
Supportive Housing**

	Priority Need	Unmet Need	Funds Needed	Five Year Goal	Annual Goal
Elderly	High	250	\$ 12,500,000	10	0
Frail Elderly	High	285	\$ 14,250,000	0	0
Severe Mental Illness	Medium	360	\$ 2,160,000	0	0
Developmentally Disabled	Medium	330	\$ 16,500,000	0	0
Physically Disabled	Medium	200	\$ 10,000,000	0	0
Persons w/ Alcohol/Other Drug Addictions	Medium	300	\$ 15,000,000	0	0
Persons w/HIV/AIDS	Low	-	\$ -	0	0
Victims of Domestic Violence	Medium	120	\$ 1,152,000	0	0
Other					
TOTAL		1,845	71,562,000	10	0

Supportive Services

	Priority Need	Unmet Need	Funds Needed	Five Year Goal	Annual Goal
Elderly	High	250	\$ 625,000	200	0
Frail Elderly	High	285	\$ 2,850,000	200	0
Severe Mental Illness	Medium	360	\$ 900,000	0	0
Developmentally Disabled	Medium	330	\$ 825,000	0	0
Physically Disabled	High	200	\$ 500,000	50	10
Persons w/ Alcohol/Other Drug Addictions	High	500	\$ 250,000	500	100
Persons w/HIV/AIDS	Low	5	\$ -	0	0
Victims of Domestic Violence	Medium	360	\$ 900,000	0	0
Other					
TOTAL		2,290	6,850,000	950	110

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

HOUSING NEEDS by # of households	Income Level	Priority	Unmet Need
Renter			
Small Related	0-30%	High	364
	31-50%	High	395
	51-80%	High	360
Large Related	0-30%	Medium	78
	31-50%	Medium	153
	51-80%	Medium	134
Elderly	0-30%	High	240
	31-50%	High	249
	51-80%	High	148
All Other	0-30%	High	309
	31-50%	High	349
	51-80%	High	214
TOTAL			2,993
Owner			
Small Related	0-30%	High	130
	31-50%	High	155
	51-80%	High	330
Large Related	0-30%	Medium	39
	31-50%	Medium	24
	51-80%	Medium	138
Elderly	0-30%	High	224
	31-50%	High	289
	51-80%	High	294
All Other	0-30%	Medium	85
	31-50%	Medium	65
	51-80%	Medium	145
TOTAL			1,918
Special Needs			
Elderly	0-80%	High	250
Frail Elderly	0-80%	High	285
Severe Mental Illness	0-80%	Medium	360
Physical Disability	0-80%	Medium	514
Developmental Disability	0-80%	Medium	330
Alcohol/Drug Abuse	0-80%	Medium	300
HIV/AIDS	0-80%	Low	-
Victims of Domestic Violence	0-80%	Medium	120

Unmet Need Data based on State of Cities Data/CHAS provided by HUD and local consultations with service providers

HUD TABLE 2A.3
Priority Housing Activities

	TOTAL		Year 1		Year 2		Year 3		Year 4		Year 5	
			2009		2010		2011		2012		2013	
	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual
CDBG												
Acquisition of existing rental units												
Production of new rental units	10		0		0		10		0		0	
Rehabilitation of existing rental units												
Rental assistance	50		10		10		10		10		10	
Acquisition of existing owner units												
Production of new owner units												
Rehabilitation of existing owner units	20		0		5		10		5		0	
Homeownership assistance												
HOME (WHNC)												
HOPWA												
Other	30		0		0		30		0		0	

Homeless Objectives (Table 1C/3A)

#	Specific Objectives	Source of Funds	Performance Indicators	5 Year Goal	Annual Goal	Annual Actual	Actual All Years	Outcome/Objective
1	Partner with local homeless service providers to fund case management and other essential services to move homeless families and persons into permanent housing.	CDBG, Non-CDBG	Persons	50	0	0	0	DH-1
2	Acquire and redevelop motel for use as permanent supportive housing for homeless and at-risk individuals.	Non-CDBG	Housing Units	30	0	0	0	DH-1

Comment [01]: Dept. of Health and Human Services, Rental Assistance Program as part of continuum of care

Comment [02]: Assumption: Downowner, Frontier, or motels on Stewart Street, CDBG could pay for portion of conversion

Outcome/Objective Codes	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Special Needs Objectives (Table 1C/3A)

#	Specific Objectives	Source of Funds	Performance Indicators	5 Year Goal	Annual Goal	Annual Actual	Actual All Years	Outcome/ Objective
	Partner with Nevada Rural Housing Authority to develop 10-unit apartment complex that provides affordable rental units for seniors.	CDBG, Sec. 202	Housing Units	10	0	0	0	DH-2
	Provide short-term rental assistance to disabled households to prevent homelessness. Continuation of existing program.	CDBG	Households	50	10	0	0	DH-2
	Provide case management and counseling services to persons suffering from substance abuse, especially methamphetamines.	CDBG	Persons	500	100	0	0	SL-1

Comment [03]: Project that we spoke to Lynn about.

Comment [04]: Meth Treatment

Outcome/Objective Codes	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Housing Objectives (Table 2C/3A)

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

Comment [05]: Project that we spoke to Lynn about.

Comment [06]: New program to provide small one time grants to homeowners with emergency repairs. I believe Janice has received a few of these calls. Also could be used to install smoke detectors in units with high risk of fire, like trailer parks.

Comment [07]: This would be a small pilot project to repair and paint over lead paint threats in homes of children identified through the screening process.

Comment [08]: Health and Human Services program that was not funded this year (may get funding next year???)

Outcome/Objective Codes	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Community Development Objectives (Table 2C/3A)

#	Specific Objectives	Source of Funds	Performance Indicators	5 Year Goal	Annual Goal	Annual Actual	Actual All Years	Outcome/Objective
	Provide ADA-compliant sidewalks in low-income areas to create a safer, more suitable living environment.	CDBG, Non-CDBG	Facilities	3	1	0	0	SL-1
	Build a new library in the downtown area of the City.	Non-CDBG	Facilities	1	0	0	0	SL-1
	Increase the enrollment of underinsured persons in available health programs.	CDBG	Persons	1,000	0	0	0	SL-1
	Provide lead-based paint hazard screening for at-risk children who live in housing built before 1978.	CDBG	Persons	1,000	0	0	0	DH-1
	Provide counseling, case management and other needed services for at-risk youth.	CDBG	Persons	750	150	0	0	SL-1

Comment [09]: Empire School ADA plus 2 others??

Comment [10]: This was mentioned in the meeting with the department heads that it would save city money if more persons were enrolled in Medicare etc.

Comment [11]: Project Reach-up, other youth services

Outcome/Objective Codes	Availability/Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Table 2B: Priority Community Development Needs

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

Priority Need	Priority	Unmet Need	Funds Needed	5 Yr Goal	Annual Goal	Percent Completed
Public Services						
Measured by # of Persons Served						
Senior Services	Medium					
Handicapped Services	High			50		
Legal Services	Medium					
Youth Services	High			750		
Child Care Services	Medium					
Transportation Services	Medium					
Substance Abuse Services	High			500		
Employment/Training Services	High			100		
Health Services	High			1,000		
Lead Hazard Screening	High			1,000		
Crime Awareness	Medium					
Fair Housing Activities	Medium					
Tenant Landlord Counseling	High			500		
Other Services: Subsistence	High			100		
Economic Development						
Measured by Businesses 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	Medium					
ED Technical Assistance	Medium					
Micro-enterprise Assistance	Medium					
Other	Medium					

Target Area 1

Empire Elementary School Area

Population:	4,405
LM Income:	2,476
LM %:	56%

Census Tract 10
Block Groups 1 & 2



Target Area 2
 bounded by
 Carson Street
 E. 5th Street
 Saliman Road
 and
 Fairview

Population:	1,811
LM Income:	954
LM %:	52.7%



Census Tract 6
 Block Group 4

Target Area 3

bounded by
Palo Verde Drive
N. Roop Street
N. Carson Meadow
and
E. 5th Street

Population:	1,084
LM Income:	610
LM %:	56.3%



Census Tract 6
Block Group 1

Target Area 4

bounded by
N. Carson Street,
Arrowhead Drive,
Northgate,
E. College Parkway
and
Hot Springs Road

Population:	3,237
LM Income:	1,794
LM %:	55%

Census Tract 5
Block Groups 1 & 2
and
Census Tract 4
Block Group 3

