

Executive Summary

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

1. Introduction

The City of Sparks, Nevada FY 2026–2027 Annual Action Plan (AAP) represents the second year of implementation of the 2025–2029 Five-Year Consolidated Plan. This AAP identifies the specific activities and funding allocations the City will undertake during the program year to address priority housing and community development needs, consistent with the goals and objectives established in the Consolidated Plan.

The City will utilize its Community Development Block Grant (CDBG) entitlement allocation, HOME Investment Partnerships Program (HOME) funds received through the Washoe County HOME Consortium (WCHC), and local resources, including potential General Fund contributions, to carry out eligible activities. As a Participating Jurisdiction in the WCHC, with the City of Reno serving as the Lead Agency, the City of Sparks will continue to support the development and preservation of affordable housing for low- and moderate-income (LMI) households on a regional basis.

The FY 2026–2027 AAP advances HUD statutory objectives by funding activities that provide decent housing, establish a suitable living environment, and expand economic opportunities, principally for LMI persons. Activities funded during this program year are designed to address the priority needs identified through the Consolidated Plan and ongoing consultation with regional partners, including Washoe County, the Reno Housing Authority, the Northern Nevada Continuum of Care Leadership Council, and other public and private stakeholders.

In accordance with the City’s Citizen Participation Plan and HUD requirements, the City solicited input from residents and stakeholders to inform funding priorities and project selection for the program year.

For FY 2026–2027, CDBG and HOME-funded activities include, but are not limited to:

- Administration and planning activities in compliance with program requirements;
- Support for fair housing activities;
- Public services, including shelter operations and supportive services for homeless populations, including youth;
- Housing activities, including emergency home repair programs for LMI households;
- Public facilities and infrastructure improvements to enhance accessibility and public safety; and
- Neighborhood and pedestrian improvements in eligible LMI areas.

Through the implementation of this AAP, the City of Sparks will continue to carry out the priorities established in the PY 2025–2029 Consolidated Plan and ensure compliance with applicable HUD regulations and national objectives.

2. Summarize the objectives and outcomes identified in the Plan

As identified in the 2025-2029 Consolidated Plan, the City of Sparks' priorities are:

1. Priority - Community Infrastructure and Facilities Improvements
 - a. Goal – Improve Public Infrastructure
 - b. Goal – Improve Public Facilities
2. Priority – Community Revitalization
 - a. Goal – Neighborhood Preservation
3. Priority – Community Assistance
 - a. Goal – Public Services to Low and Moderate Income and vulnerable households
4. Priority –Affordable Housing
 - a. Goal – Preserve and Develop Affordable Housing
 - b. Goal – Homeownership Preservation

In Program Year (PY) 2 (FY 2026-2027), the City of Sparks remains committed to judiciously expending allocated funds from the U. S. Department of Housing and Urban Development (HUD) to improve the quality of life in the Sparks community and address the needs of low-and-moderate income (LMI) persons and households.

The priorities and goals identified in the Consolidated Plan are accomplished through the activities in the Annual Action Plan. The City of Sparks anticipates the total amount of funding available for the FY 2026-2027 Annual Action Plan as \$1,637,764. The CDBG 2025-2026 Annual Action Plan outlines the activities the City of Sparks plans to undertake in PY 2 of the City's FY 2025-2029 Consolidated Plan. Each activity presented within the Annual Action Plan meets the community's needs as presented in the proposed FY 2025-2029 Consolidated Plan. The proposed activities, associated goals, and funding levels are listed below:

Goal	Activity	Activity Description	Funding
1A. Improve Public Infrastructure	Pedestrian Improvements	Repair and/or replace structures associated with degraded pedestrian infrastructure.	CDBG: \$958,970
1B. Improve Public Facilities	Facility Improvements	Remove existing and install new play structures at City parks located in LMI neighborhoods.	CDBG-CV: \$218,866
3A. Public Services to LMI and Vulnerable Households	Fair Housing	Support the operations of nonprofits that provide education, guidance, and advocacy on housing discrimination and fair housing rights in Washoe County.	CDBG: \$20,000

3A. Public Services to LMI and Vulnerable Households	Services and Support Youth Experiencing Homelessness	Assist nonprofits supporting self-sufficiency, shelter, and services to youth experiencing homelessness in Washoe County.	CDBG: \$87,913
4B. Homeownership Preservation	Homeowner Emergency Repair Grant	Homeowner emergency repairs up to \$10,000 addressing health and safety concerns.	CDBG: \$50,000
4B. Homeownership Preservation	Homeowner Rehabilitation Deferred Loan Program	Support City of Sparks LMI homeowners with essential repairs to their homes through the deferred loan grant program.	Revolving Loan: \$103,129
4B. Homeownership Preservation	Housing Administration	Staff salaries and costs (lead-based paint testing, title report, etc.) to administer the Homeowner Emergency Repair Grant and Homeowner Rehabilitation Deferred Loan programs.	CDBG \$55,000
1A. Improve Public Infrastructure 3A. Public Services to LMI Income and Vulnerable Persons 4B. Homeownership Preservation	Program Administration	Support staff salaries, planning, and general administration of the CDBG program FY2026-2027 (PY2).	CDBG: \$143,885

3. Evaluation of past performance

The City of Sparks made a concerted collaborative effort with local jurisdictions and stakeholders which included: appropriation of funding for the support of fair housing activities; provision of funding to support the operations of non-profits providing shelter and services to youth experiencing homelessness; provision of loans and grants to income-eligible households for housing rehabilitation efforts through City-administered Single Family, Owner-Occupied Housing Rehabilitation Loan and Emergency Grant programs; improvements to parks in low-income neighborhoods; and, the capital improvement initiative of replacing a play structure in an eligible LMI neighborhood.

4. Summary of Citizen Participation Process and consultation process

Following is a summary of citizen participation meetings and process implemented:

- A 30-day public comment period for the draft Annual Action Plan (AAP) began on April 10, 2026; and
- A public meeting presentation was held on April 21, 2026; and
- A deadline for submission of public comments was May 26, 2026, and
- A public hearing concluded on May 26, 2026, during the Sparks City Council Meeting

The Annual Action Plan was made available for a 30-day comment period, which was announced in the *Reno Gazette Journal*, the local newspaper of largest circulation serving the Reno/Sparks community. The notification also included the notice of public meeting and presentation which was held on April 21, 2026, and a public hearing will be held on May 26, 2026, during the Sparks City Council Meeting.

5. Summary of public comments

No comments were received through conclusion of the 30-day public comment period.

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

None

7. Summary

All comments that were submitted during the development of the AAP PY 2, FY 2026-2027 and 30-day comment period will be incorporated into the final AAP. Any comments received will be conveyed to the Sparks City Council at the public hearing scheduled for May 26, 2026.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Sparks	Community Services Department
HOME Administrator	Reno	Washoe County HOME Consortium

Table 1 – Responsible Agencies

Narrative (optional)

The City of Sparks is an entitlement community and receives a direct funding allocation of Community Development Block Grants (CDBG) from the Department of Housing and Urban Development (HUD). Additionally, the City of Sparks is a Participating Jurisdiction of the Washoe County HOME Consortium (WCHC). The WCHC is a consortium of local jurisdictions comprised of Washoe County, City of Reno and City of Sparks for the purpose of receiving and administering HOME funds. The City of Reno is the Lead Agency of the WCHC.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

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

The City of Sparks coordinates with regional entities and stakeholders to address homelessness and affordable housing needs in Washoe County. The Northern Nevada Continuum of Care Leadership Council (NNCLC) serves as the governing body for the Northern Nevada Continuum of Care (CoC) and is responsible for oversight, strategic planning, and formal decision-making to advance the CoC’s mission to end homelessness. The NNCLC provides direction to working groups, establishes regional priorities, and addresses administrative and policy matters.

The NNCLC is comprised of representatives from the City of Reno, the City of Sparks, and Washoe County, as well as stakeholders representing homeless youth providers, the private sector, the U.S. Department of Veterans Affairs, faith-based organizations, emergency shelter providers, CoC-funded agencies, the Washoe County School District, substance abuse and mental health service providers, the local housing authority, law enforcement, coordinated entry, domestic violence service providers, healthcare providers, and individuals with lived experience of homelessness. Washoe County serves as the CoC Collaborative Applicant and Lead Agency, providing administrative and coordination support.

The NNCLC supports the Regional Alliance to End Homelessness (RAH), a monthly stakeholder forum that facilitates coordination among service providers and community partners. The RAH provides input on emerging needs and system gaps, which are communicated to the NNCLC for consideration and action.

The Reno Housing Authority and Two Hearts Development participate in the NNCLC and contribute to regional discussions on affordable housing development and preservation.

The Community Homelessness Advisory Board (CHAB), established in 2011, is comprised of elected officials from the City of Reno, City of Sparks, and Washoe County. CHAB provides policy guidance, regional coordination, and recommendations related to homelessness and serves as a lead entity for advancing regional strategies.

In 2020, Washoe County, in partnership with the City of Reno, the City of Sparks, and multiple community organizations, joined Built for Zero, an initiative to end homelessness. Participation in Built for Zero has supported system improvements, including increased participation in the Homeless Management Information System (HMIS), enhanced data quality, improved service coordination, and strengthened policies and procedures.

The City of Sparks also participates in the Technical Review Committee (TRC) for the Washoe County HOME Consortium (WCHC). The TRC includes representatives from the three participating jurisdictions and community members with expertise in affordable housing development and social services. The TRC reviews project applications and provides funding recommendations for HOME-assisted affordable housing projects within Washoe County.

In addition, the City collaborates with the Reno Housing Authority in the administration of housing programs, rental assistance, and the development of affordable housing projects to support low- and moderate-income households.

Through these coordinated efforts, the City of Sparks ensures alignment with regional strategies and compliance with HUD requirements for consultation and collaboration in addressing homelessness and housing needs.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Sparks is an active participant in the Northern Nevada Continuum of Care (CoC) (NNCLC), whose mission is to ensure homelessness is rare, brief, and non-recurring. Through the annual CoC funding competition, the NNCLC evaluates new project proposals, assesses renewal project performance, and recommends funding priorities consistent with HUD requirements and CoC objectives.

The Rating and Ranking Committee, a subcommittee of the NNCLC, reviews project applications and establishes funding priorities. City of Sparks staff participate in this committee annually.

Standing CoC committees include:

- HMIS: Oversees data collection, system administration, and technical standards.
- Point-in-Time (PIT) Planning: Coordinates and validates the annual PIT count, including street and sheltered counts.
- Statewide CoC Coordination: Aligns regional efforts and supports consistent statewide implementation.
- Rating and Ranking: Evaluates project performance and recommends funding prioritization.
- Regional Alliance to End Homelessness (RAH): Facilitates regional coordination and stakeholder engagement.

Ad hoc workgroups include Advocacy, Coordinated Entry, Diversion, Data, Youth, and Veteran committees, which address system planning, compliance, data quality, and targeted population needs.

The City of Sparks allocates Community Development Block Grant (CDBG) public service funds to Eddy House, the central intake and assessment provider for youth experiencing homelessness in Washoe County. Eddy House delivers coordinated services including shelter, case management, behavioral and physical health support, education and employment assistance, and transitional housing, with the goal of ending youth homelessness.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate Emergency Solutions Grant (ESG) funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of Homeless Management Information System (HMIS)

The City of Sparks does not receive Emergency Solution Grant (ESG) funds; however, the City of Reno receives a direct allocation. The use of ESG funds is directed by the Reno City Council. As stated above, the NNCLC is responsible for setting the policies and procedures for the administration and compliance of HMIS and maintains a standing

subcommittee to ensure the CoC's service providers are kept up to date regarding technical services and data collection. This subcommittee also recommends data and technical standards to the Continuum. Updates to the policies and procedures are presented to the NNCLC and voted on as needed. The policies and procedures related to Coordinated Entry (HMIS) are available on the NNCLC website, maintained by Washoe County government.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Volunteers of America (VOA)
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
2	Agency/Group/Organization	Nevada Housing Division (NHD)
	Agency/Group/Organization Type	Housing Other government – State
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
3	Agency/Group/Organization	Eddy House
	Agency/Group/Organization Type	Services – Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Unaccompanied youth Homeless Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
4	Agency/Group/Organization	Ulysses Development Company LLC
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
6	Agency/Group/Organization	Washoe County government
	Agency/Group/Organization Type	Housing Services – Housing Services – Children Services – Elderly Persons Services – Persons with Disabilities Services – Homeless Child Welfare Agency Other government – County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Homeless Strategy Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
7	Agency/Group/Organization	Community Services Agency (CSA)
	Agency/Group/Organization Type	Services – Housing Services – Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
8	Agency/Group/Organization	Lived Experience Advisory Board Northern Nevada
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically homeless Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
9	Agency/Group/Organization	Molina Healthcare
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Homeless Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
10	Agency/Group/Organization	PacWest Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.

11	Agency/Group/Organization	US Senator Cortez Masto
	Agency/Group/Organization Type	Other government – State Other – State Senator
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Homeless Strategy Non-Homeless Special Needs Market Analysis Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
12	Agency/Group/Organization	Veterans Administration (VA)
	Agency/Group/Organization Type	Services – Housing Services – Homeless Services – Health Other Government – Federal
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness – Veterans Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
13	Agency/Group/Organization	Be Who You Needed
	Agency/Group/Organization Type	Services – Housing Services – Elderly Persons Services – Persons with Disabilities Services – homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Homeless Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.

	improved coordination?	
14	Agency/Group/Organization	The Empowerment Center
	Agency/Group/Organization Type	Housing Services – Housing Services – Health Other – Treatment Program for Women
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
15	Agency/Group/Organization	Inland Group
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
16	Agency/Group/Organization	Hosanna Home
	Agency/Group/Organization Type	Services – Housing Services – Homeless Services – Health Other – Treatment Program for Women
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
17	Agency/Group/Organization	Life Changes Inc
	Agency/Group/Organization Type	Housing Services – Housing Services – Homeless Services - Health
	What section of the Plan was	Housing Needs Assessment

	addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan.
18	Agency/Group/Organization	Reno Housing Authority
	Agency/Group/Organization Type	Housing PHA Services – Housing Services – Children Services – Elderly Persons Services – Persons with Disabilities Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through email and telephone to help determine the community and housing development needs in the Consolidated Plan.
19	Agency/Group/Organization	Continuum of Care (CoC)
	Agency/Group/Organization Type	Services – Housing Services – Homeless Other government – County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied youth Homeless Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through a stakeholder survey to help determine the community and housing development needs in the Consolidated Plan. Washoe County government is the lead entity.
20	Agency/Group/Organization	City of Sparks
	Agency/Group/Organization Type	Other government – local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Sparks staff were consulted to assist in the drafting of the City's Consolidated Plan and member of the WCHC.
21	Agency/Group/Organization	City of Reno
	Agency/Group/Organization Type	Services – Housing Other government – local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Reno is the lead entity for the WCHC and drafting of the Consolidated Plan.
22	Agency/Group/Organization	Silver State Fair Housing Council
	Agency/Group/Organization Type	Services – Housing Services – Persons with Disabilities Services – Education Services – Fair Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This organization consulted through telephone to help determine the community and housing development needs and barriers to affordable housing in the Consolidated Plan.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

None.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care (CoC)	Northern Nevada CoC Leadership Council (NNCLC)	The Northern Nevada Continuum of Care (CoC) Leadership Council (NNCLC) is the official board acting on behalf of the Northern Nevada CoC. NNCLC supports the development of affordable housing and supports LMI and vulnerable individuals.
City of Sparks Affordable Housing Audit	City of Sparks/ ECO Northwest	The City of Sparks contracted with ECONorthwest to conduct a housing affordability audit that was completed in January 2026. This audit included a review of Sparks' current housing conditions, market dynamics, land availability, and regulatory landscape. It also incorporated best practices research, developer interviews and a robust feasibility analysis of various housing types under different policy scenarios. The goal of the audit was to identify tools and policies that can help the City of Sparks more effectively meet its housing needs over the next two decades. Ultimately, the Sparks City Council considered the final recommendations of the Affordable Housing Audit Report and provided direction to staff to bring forward a future zoning code amendment that will better support the production of small lot detached single-family housing, middle housing products, accessory dwelling units, multi-family housing products that are three stories and above, and manufactured and factory-built homes.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2020-2025 Comprehensive Economic Development Strategy	Western Nevada Development District	City of Sparks staff reviewed this document to support data related to the Market Analysis.

Table 3 – Other local / regional / federal planning efforts

AP-12 Participation – 91.105, 91.200

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Staff works regularly with partnering government agencies and community stakeholders to ensure that the objectives and actions implemented through this plan remain closely aligned with the community’s needs, as assessed in the Five-Year Consolidated Plan for 2025-2029. During the 30-day public input period, City staff held a public meeting and presentation, as well as a public hearing before the City of Sparks – City Council to solicit community input.

- A 30-day public comment period for the Draft AAP began on April 10, 2026; and
- A public meeting and presentation were held on April 21, 2026; and
- A deadline for submission of public comments was May 26, 2026; and
- A public hearing concluded on May 26, 2026, during the Sparks City Council Meeting.

The AAP was made available for a 30-day comment period, which was announced in the *Reno Gazette Journal*, the local newspaper of largest circulation serving the Reno/Sparks community. The notification also included the notice of public meeting and presentation which was held on April 21, 2026, and a public hearing on May 26, 2026, during the Sparks City Council Meeting.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	No responses were received from advertisement.	A 30-day public comment period for the draft AAP began on April 10, 2026		
2	Public Hearing	Non-targeted/broad community	No responses were received during public comment period.	A 30-day public comment period for the draft AAP began on April 10, 2026		

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Sparks is committed to implementing all available resources towards accomplishing the local and regional goals and objectives outlined in the Five-Year Consolidated Plan of FY 2025 - 2029. Accomplishment of said goals will be a joint effort of local jurisdictions as well as local public/private stakeholders and contributors. The City's CDBG entitlement allocation, HOME Partnership funding allocation of the WCHC and designated matching funds of the City's General Fund will be the primary resources of implementing and accomplishing the goals.

This will be both a concerted individual and collaborative effort, which includes:

- Appropriation of funding for the support of Fair Housing Activities.
- Provision of funding to supplement the operation of the services and shelter for homeless youth.
- Provision of Pedestrian Improvement efforts in eligible low to moderate income census tract neighborhoods.
- Emergency Repair Grant benefiting LMI households.
- Homeowner Rehabilitation Deferred Loan program benefitting LMI households.
- Public infrastructure and facility improvements to increase accessibility and public safety.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	719,425.00	103,129.00	739,006.00	1,561,560.00	2,217,019.00	The City of Sparks will allocate the CDBG entitlement funds to Community Infrastructure and Facilities Improvements; Community Revitalization; Community Assistance; Affordable Housing; and program delivery costs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	0.00	0.00	0.00	0.00	0.00	

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Sparks will use local, state, and federal funds to support public facility and infrastructure improvements. The city will continue to identify private and state funding resources to support CDBG activities.

The Washoe County HOME Consortium (WCHC), a partnership between Washoe County government and the cities of Reno and Sparks, receives an allocation of HOME Funds each year. The HOME allocation will collectively be applied to specific affordable housing developments in the region, recommended by the WCHC Technical Review Committee (TRC) and approved by the County and City Managers from the three local jurisdictions.

The City of Sparks received FY 2024 Community Project Funding (CPF) in the amount of \$4,000,000 for the Oddie Project. The Oddie Project will use the CPF to develop a multi-faceted regional community center located in an LMI neighborhood in the City of Sparks. The community center named The Oddie Project, will offer licensed childcare/early learning center; workforce training and job placement; culinary workforce training; commercial grade production kitchen; community resource hub; wraparound case management; community food pantry market; and multi-purpose classroom/training and meeting space. The Oddie Project will use Federal, State, local and private donations to develop the project.

The City of Sparks received a second award of FY 2024 CPF in the amount of \$1,372,000 for pedestrian improvements in the neighborhoods surrounding Kate Smith Elementary School. This project was completed using Federal and city Capital Improvement Plan (CIP) funding.

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

The State of Nevada appropriated \$500 million dollars toward the development of affordable housing throughout the State. The City of Sparks was awarded \$2,781,000 to purchase vacant land for the future development of affordable housing. The city acquired two parcels. The city released Requests for Proposals for both sites to solicit affordable housing projects and the Sparks City Council selected developers to construct affordable multi-family projects on both sites. The Sparks City Council also entered into development agreements with both developers to guide the development of affordable housing that must serve households earning 60% and below AMI and must remain affordable for 50 years. One project will include 12 affordable housing units and the other will include 40 affordable housing units.

Discussion

See above comments.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A. Improve Public Infrastructure	2025	2029	Non-Housing Community Development	City of Sparks	Community Infrastructure/Facilities Improvements	CDBG: \$958,970.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted
2	1B. Improve Public Facilities (CDBG-CV)	2025	2029	Non-Housing Community Development	City of Sparks	Community Infrastructure/Facilities Improvements	CDBG: \$218,866	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3200 Persons Assisted
3	3A. Public Services to LMI / Vulnerable Households	2025	2029	Affordable Housing Homeless	City of Sparks	Community Assistance	CDBG: \$107,913.00	Public service activities other than Low/Moderate Income Housing Benefit: 134 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	4B. Homeownership Preservation	2025	2029	Affordable Housing	City of Sparks	Affordable Housing	CDBG: \$50,000.00	Homeowner Housing Rehabilitated: 5 Household Housing Unit
5	Administration	2025	2029	Administration	City of Sparks	Community Infrastructure/Facilities Improvements Community Revitalization Community Assistance Affordable Housing Administration	CDBG: \$198,885	Other: 4000 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	1A. Improve Public Infrastructure
	Goal Description	Installation or improvement of curbs, gutter, sidewalks, accessibility modifications and/or installation of cross walk signals in LMI neighborhoods.
2	Goal Name	1B. Improve Public Facilities (CDBG-CV)
	Goal Description	Installation or improvements to city owned public facilities and city owned parks located in LMI neighborhoods or facilities serving LMI individuals or families utilizing CDBG-CV funds.
3	Goal Name	3A. Public Services to LMI / Vulnerable Households
	Goal Description	Support organizations and nonprofits that provided services to vulnerable and LMI people were identified. Support individuals that may be experiencing homelessness, food insecurity, housing insecurity, fair housing discrimination, domestic violence, and childcare needs.
4	Goal Name	4B. Homeownership Preservation
	Goal Description	Support City of Sparks homeowners with essential repairs to their homes through the deferred loan/ emergency repair grant programs.

5	Goal Name	Administration
	Goal Description	Administration of the CDBG programs, implementation, and requirements and administration of the Homeowner Preservation activities and associated costs.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Sparks is committed to directing all available resources toward accomplishing the local and regional goals and objectives outlined in the FY 2026-2027 Annual Action Plan. Public Service activities will be funded utilizing 15% of the city's annual award and administrative costs will be funded utilizing 20% of the city's annual award.

Projects

#	Project Name
1	Pedestrian Improvements (03K)
2	Public Facilities Improvements (03F)
3	Fair Housing Activities (05J)
4	Services and Support Youth Experiencing Homelessness (05Z)
5	Emergency Home Repair Grant (14A)
6	Homeowner Rehabilitation Deferred Loan Program (14A)
7	Housing Administration (14H)
8	CDBG Program Administration (21A)

Table 7 - Project Information

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

City staff assessed the goals of the Five-year Consolidated Plan FY 2025-2029 and identified activities for PY2, FY 2026-2027.

The city will utilize CDBG funds to improve LMI neighborhoods through Pedestrian Improvement projects, providing the replacement of curbs, gutters, sidewalks. and the installation of ADA modifications.

The city will allocate the remaining CDBG-CV funds toward the replacement of the play structure at Deer Park, located in a LMI neighborhood.

Fair housing has been identified as a priority, specifically, barriers to affordable housing, which included

discrimination in the rental markets, such as discriminatory actions related to terms and conditions in rental leases, failure to make reasonable accommodations, noncompliance with design and construction, and a lack of a comprehensive first-time homebuyer program.

The city identified supporting nonprofits that provide public services to LMI persons as a priority. During FY 2026-2027 (PY2), the city will support nonprofits that provide supporting self-sufficiency to youth experiencing homelessness in Washoe County.

The city will support LIM homeowners through the Emergency Home Repair Grant program that assists with minor emergencies in their home that they otherwise cannot afford to repair and through the Homeowner Rehabilitation Deferred Loan program that assists homeowners with more substantial repairs in their homes such as water heater replacements, roof replacements, ADA modifications, furnace replacement and window replacement, to list a few.

AP-38 Project Summary

Project Summary Information

1	Project Name	Pedestrian Improvements (03K)
	Target Area	City of Sparks
	Goals Supported	1A. Improve Public Infrastructure
	Needs Addressed	Community Infrastructure/Facilities Improvements
	Funding	CDBG: \$958,970.00
	Description	Installation or improvement of curbs, gutter, sidewalks, accessibility modifications and/ or installation of cross walk signals in LMI neighborhoods.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 1,000 LMI households will be the primary beneficiaries of capital improvement and infrastructure initiatives.
	Location Description	City-wide
	Planned Activities	Installation or improvement of curbs, gutter, sidewalks, accessibility modifications and/or installation of cross walk signals in LMI neighborhoods.

2	Project Name	Public Facilities Improvements (03F)
	Target Area	City of Sparks
	Goals Supported	1B. Improve Public Facilities (CDBG-CV)
	Needs Addressed	Community Infrastructure/Facilities Improvements
	Funding	CDBG: \$218,866.00
	Description	Removal and installation of new play structure at City parks located in a LMI Neighborhood
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An approximate 3,200 LMI households will benefit from this goal.
	Location Description	City of Sparks
	Planned Activities	Removal and installation of new play structure at Deer Park located in a LMI Neighborhood
3	Project Name	Fair Housing Activities (05J)
	Target Area	City of Sparks
	Goals Supported	3A. Public Services to LMI / Vulnerable Households
	Needs Addressed	Community Assistance
	Funding	CDBG: \$20,000.00
	Description	Support organizations and nonprofits that provided services to vulnerable and LMI people were identified. Support individuals that may be experiencing homelessness, food insecurity, housing insecurity, fair housing discrimination, domestic violence and childcare needs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 84 LMI individuals or LMI families will benefit through this activity.
	Location Description	City-wide

	Planned Activities	Support the operations of nonprofits that provide education, guidance and advocacy on housing discrimination and fair housing rights in Washoe County.
4	Project Name	Services and Support Youth Experiencing Homelessness (05Z)
	Target Area	City of Sparks
	Goals Supported	3A. Public Services to LMI / Vulnerable Households
	Needs Addressed	Community Assistance
	Funding	CDBG: \$87,913.00
	Description	Assist nonprofits supporting self-sufficiency, shelter, and services to youth experiencing homelessness in Washoe County.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 youth will be provided case management and resources supporting self-sufficiency.
	Location Description	City-wide
	Planned Activities	Assist nonprofits supporting self-sufficiency, shelter and services among youth experiencing homelessness in Washoe County.
5	Project Name	Emergency Home Repair Grant (14A)
	Target Area	City of Sparks
	Goals Supported	4B. Homeownership Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$50,000.00
	Description	Support City of Sparks LMI homeowners with essential repairs to their homes through the deferred loan/ emergency repair grant programs.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	The city estimates 5 LMI homeowners will benefit from this activity.
	Location Description	City-wide
	Planned Activities	Homeowner emergency repairs up to \$10,000 addressing health and safety concerns.
6	Project Name	Homeowner Rehabilitation Deferred Loan Program (14A)
	Target Area	City of Sparks
	Goals Supported	4B. Homeownership Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$103,129.00
	Description	Support City of Sparks LMI homeowners with essential repairs to their homes through the deferred loan/emergency repair grant programs.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Homeowner repairs up to \$25,000 deferred loan to address health and safety concerns.
	Location Description	City-wide
	Planned Activities	The city estimates 3 LMI homeowners will benefit from this activity.
7	Project Name	Housing Administration (14H)
	Target Area	City of Sparks
	Goals Supported	4B. Homeownership Preservation
	Needs Addressed	Affordable Housing
	Funding	CDBG: \$55,000.00
	Description	Support staff salaries and costs associated with the administration of the Homeowner Emergency Repair Grant and Homeowner Rehabilitation Deferred Loan programs.

	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The city estimates 8 LMI homeowners will benefit from Homeowner Emergency Repair Grant and Homeowner Rehabilitation Deferred Loan programs.
	Location Description	City-wide
	Planned Activities	Staff salaries and costs (lead-based paint testing, title report, etc.) to the administration of the Homeowner Emergency Repair Grant and Homeowner Rehabilitation Deferred Loan programs.
8	Project Name	CDBG Program Administration (21A)
	Target Area	City of Sparks
	Goals Supported	1A. Improve Public Infrastructure 1B. Improve Public Facilities (CDBG-CV) 3A. Public Services to LMI / Vulnerable Households 4B. Homeownership Preservation Administration
	Needs Addressed	Community Infrastructure/Facilities Improvements Community Assistance Affordable Housing Administration
	Funding	CDBG: \$143,885
	Description	Support staff salaries, planning and general administration of the CDBG program FY2026-2027 (PY2).
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City-wide
	Planned Activities	Staff salaries, planning and general program administration.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Sparks will prioritize the use of CDBG funds based on need, supporting LMI households and persons. Specifically, the Homeownership Rehabilitation Deferred Loan and Emergency Repair Grant activities will be disbursed city-wide to homeowners earning 80% and below the current HUD published AMI for Washoe County. The Pedestrian Improvement activities, including improvements to curbs, gutters, sidewalks, and ADA improvements will be carried out in LMI neighborhoods throughout the City of Sparks with the greatest need. These neighborhoods are primarily located in West Sparks.

The city will support nonprofit organizations providing public services to LMI and vulnerable persons. These activities will be carried out throughout Washoe County, specifically, the city has identified education and advocacy on fair housing rights as a priority. The city will partner with a nonprofit that provides training and resources to the community on identifying housing discrimination and their rights. The city has also identified supporting nonprofits that provide shelter and services to youth experiencing homelessness in Washoe County.

Geographic Distribution

Target Area	Percentage of Funds
City of Sparks	85

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Projects are distributed throughout the community and serve a broad population of households. Projects undertaken in low-income neighborhoods are intended to improve the quality of life through reinvestment in and removal of blighted conditions and enhance quality living opportunities. Although numerous needs were identified within the community, limited financial resources make it necessary to prioritize affordable housing, community assistance and community infrastructure and facilities improvements.

Discussion

None

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	8
Special-Needs	0
Total	58

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	8
Acquisition of Existing Units	0
Total	8

Table 10 - One Year Goals for Affordable Housing by Support Type

Discussion

The city anticipates assisting three households through the Homeowner Rehabilitation Deferred Loan program and five households through the Homeowner Emergency Repair Grant program during FY 2026-2027 (PY2), providing rehabilitation of approximately eight existing units.

The city anticipates assisting approximately 50 youth experiencing homeless and approximately eight non-homeless households during the FY 2026-2027 (PY2) Annual Action Plan.

AP-60 Public Housing – 91.220(h)

Introduction

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

As with the majority of the nation's public housing stock, RHA's public housing is aging and in need of significant capital improvements. Two of RHA's seven complexes were constructed in the 1960's, four in the early 1980's and the remaining site was constructed in the mid 1990's. Although in overall fair to good condition through excellent stewardship by the housing authority, all units require some level of rehabilitation to modernize and preserve the life of the units as affordable housing.

RHA's former public housing site, Silverada Manor, closed financing in 2023 utilizing a combination of the Rental Assistance Demonstration (RAD) and Section 18 Demolition/Disposition repositioning tools. Through this effort, all 144 units were converted from public housing to the Housing Choice Voucher program. The project has advanced into Phase II, with substantial rehabilitation construction having begun in December 2025. RHA is in the process of utilizing HUD's Section 18 Demolition/Disposition tool to dispose and demolish 99 units of public housing that were determined to be obsolete under the public housing program due to extensive capital needs that exceed the cost of rehabilitation. Hawk View Apartments closed financing in November 2024 which removed all 99 units from the public housing program at that time. The site is being redeveloped utilizing Low Income Housing Tax Credits. RHA will add 100 units to this site and all 199 newly constructed units will carry a Project Based Voucher. Phase one of this project is anticipated to be completed in October 2026 and phase two to be completed in July 2027.

In addition to repositioning Silverada Manor and Hawk View Apartments, RHA completed significant rehabilitation at two other public housing complexes, Stead Manor and McGraw Court. RHA utilized American Rescue Plan Act (ARPA) funds provided through the Nevada Housing Division (NHD) to perform the rehabilitation. The scope of work conducted at these sites ensured the preservation of affordability of the combined 102 units of public housing by addressing all capital needs identified by AEI in addition to other modernization and energy efficiency improvements.

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

The Reno Housing Authority (RHA) has a long history of providing self-sufficiency services to clients. The RHA has renamed and restructured the Family Self Sufficiency program to the Workforce Development program. RHA works with participants by providing workshops and training to achieve their goals, including employment, self-sufficiency, and in some cases home ownership. RHA staff work with the entire family, including the youth. The city actively collaborates with RHA to continue to explore additional affordable housing development opportunities.

RHA promotes ongoing resident activities, including year-round youth programs at the family sites and regular Resident Council meetings at all public housing sites. RHA solicits input from residents at each of

the Resident Council meetings regarding improvements within their complex and future resident activities. Resident service contracts are executed with residents to help maintain certain aspects of their complex.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable.

Discussion

Please see above discussions.

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

Introduction

The City of Sparks is an active member of the Northern Nevada Continuum of Care Leadership Council (NNCLC) and the Reno Area Alliance Against Homelessness (RAAH). Community stakeholders that participate in both the NNCLC and RAAH meetings conduct outreach to individuals experiencing homelessness. These agencies include the Veterans Administration, Washoe County Housing and Homeless Services, the HOPE Team through the Washoe County Sheriff's Department, City of Sparks HOPE Team and the MOST Team through the Reno Police Department, as well as numerous nonprofit organizations. The Eddy House conducts outreach to youth experiencing homelessness in Washoe County.

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

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

The City of Sparks created the Homeless Outreach Proactive Engagement (HOPE) team in 2020. The HOPE team's primary objective is to offer services and assist those experiencing homelessness through a boots-on-the-ground approach. The HOPE team assesses the individual's needs and aligns them with several field-based services and local Medicaid resource partnerships.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Nevada Cares Campus emergency shelter opened in May 2021, replacing the existing Community Assistance Center (CAC). The Nevada Cares Campus provides 600 beds for men and couples. Also located on the Nevada Cares Campus is the Safe Camp providing 40 pods to house individuals not wishing to move into the congregate shelter. Women are referred to Our Place, the women and family shelter. Our Place provides shelter and wrap-around services for 138 women, 38 families and 28 seniors.

The Eddy House provides shelter and services for youth experiencing homelessness in Washoe County. The Eddy House provides overnight shelter beds, a six-month residential Community Living program offering intensive case management toward sustainable independence, a transitional living program, and an aftercare program. Additionally, the Eddy House developed 36 units of transitional housing to serve youth transitioning to independent living. This program is supported, in part, through funding allocated from the City of Sparks' CDBG entitlement funds. Along with their shelter and housing programs, the Eddy House provides a drop-in center, meals, pantry bags, showers, clothing, therapy,

and life skills.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In 2021, Washoe County government assumed the administration of the Nevada Cares Campus and continues to expand the resources available on site. The Resource Center provides meals, restroom, showers, laundry, case management, electronic device charging, and mail service. The Welcome Center opened in December 2023, adding on-site community partners, including WellCare Health, Mobile One Docs, Food Bank of Northern Nevada, Vitality, Catholic Charities of Northern Nevada, Alcoholics Anonymous, and Bristlecone Recovery Center. The Welcome Center serves as the initial intake location and provides training space, case management, therapy, dining hall and on-site staff offices. Future phases of the expansion of the Nevada Cares Campus will include 170 units of Permanent Supportive Housing.

As part of the effort to combat homelessness, the NNCLC has adopted HUD's policy of Coordinated Entry. Coordinated Entry aims to provide housing to those individuals most in need through a cohesive process involving multiple community partners. Agencies with HUD funded rapid rehousing and permanent supportive housing have been tasked to utilize Coordinated Entry within their programs to ensure homeless individuals and families in Northern Nevada have fair and equal access to housing.

The goal of Coordinated Entry for the Northern Nevada CoC is not only to identify those individuals who most need housing, but to bring agency resources together to help the community in an efficient manner. A successful Coordinated Entry process will meet the needs of those who need it most and identify areas where the needs of those most vulnerable in the community are not being met.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The Eddy House provides shelter and services to youth experiencing homelessness in Washoe County. The Eddy House provides overnight shelter beds, a six-month residential Community Living program offering intensive case management toward sustainable independence, a transitional living program, and an aftercare program. Additionally, the Eddy House developed 36 units of transitional

housing to serve youth transitioning to independent living. Along with their shelter and housing programs, the Eddy House provides the following: drop-in center, meals, pantry bags, showers, clothing, therapy, and life skills.

The Nevada Cares Campus emergency shelter provides 600 beds for men and couples. Safe Camp, also located on the campus, provides 40 pods to house individuals not wishing to move into the congregate shelter. Our Place is the women and family shelter and provides shelter and wrap around services for 138 women, 38 families and 28 seniors.

The Nevada Cares Campus continues to expand, new resources include the Resource Center and the Welcome Center. Future phases of the expansion will include 220 units of Permanent Supportive Housing.

In 2024 the Northern Nevada Continuum of Care (CoC) awarded \$1,730,005 for Permanent Supportive Housing (PSH) programs and \$802,607 for Rapid Rehousing (RRH) programs. Individuals are referred to a program based on their Community Housing Assessment Tool (CHAT) score in Homeless Management Information System (HMIS).

Eligibility requirements for the RRH program include:

- Staying in a shelter or a place not meant for human habitation.
- Fleeing or attempting to flee domestic violence.
- In an institution where they resided for 90 days or less if in a shelter or place not meant for human habitation immediately prior.

Requirements for PSH include:

- Permanent Supportive Housing projects not dedicated for use by the chronically homeless may serve an individual or family that meets both the following criteria:
 - A family member must have a qualifying disability, and be:
 - Staying in a shelter or place not meant for human habitation; or
 - Staying in Transitional Housing if in a shelter, place not meant for human habitation; or
 - Fleeing or attempting to flee domestic violence immediately prior; or
 - In an institution where they resided for 90 days or less if in a shelter or place not meant for human habitation immediately prior.
- Permanent Supportive Housing projects that are dedicated for use by chronically homeless individuals and families may serve:
 - An individual who:
 - Has a qualifying disability; and
 - Staying in a shelter or place not meant for human habitation; and

- Has been doing so continuously for 12+ months or has had 4+ episodes of homelessness in the last 3 years for a period that adds up to at least 12 months; or
- An individual in an institution (e.g., jail, hospital, rehab facility, etc.) for 90 days or less who met all of the above criteria before entering the institution; or
- An individual participating in a Rapid Rehousing project who met all of the above criteria before entering the project; or
- A family with a Head of Household who meets all of the above criteria.

Washoe County government is listed under SP-40 Institutional Delivery Structure. Washoe County government is the entity responsible for the administration and management of the Nevada Cares Campus, Safe Camp, Our Place and the Resource Center. Additionally, Washoe County government is the lead agency in the administration and oversight of the Northern Nevada CoC, supporting the CoC funded programs, the NNCCLC, and Reno Alliance to end Homelessness (RAH).

Discussion

None

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

Introduction:

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

The City of Sparks contracted with ECONorthwest to conduct a housing affordability audit that was completed in January 2026. This audit included a review of Sparks' current housing conditions, market dynamics, land availability, and regulatory landscape. It also incorporated best practices research, developer interviews and a robust feasibility analysis of various housing types under different policy scenarios. The goal of the audit was to identify tools and policies that can help the City of Sparks more effectively meet its housing needs over the next two decades. Ultimately, the Sparks City Council considered the final recommendations of the Affordable Housing Audit Report and provided direction to staff to bring forward a future zoning code amendment that will better support the production of small lot detached single-family housing, middle housing products, accessory dwelling units, multi-family housing products that are three stories and above, and manufactured and factory-built homes.

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

As a participating jurisdiction of the WCHC and member of the NNCLC, the City of Sparks will continue to coordinate housing and service provision for the region. City staff will work closely with NNCLC, the CARES Campus and Our Place to develop programming, expand client resources and inform city leaders on the housing and community development needs in the region. Collaboration with non-profit service providers will continue to be a priority in identifying and meeting underserved needs.

Actions planned to foster and maintain affordable housing

Projects that support the creation and preservation of affordable housing in the region will continue to be a priority. During FY 2026-2027 (PY2), HOME funds will be used to support the development of two new affordable housing projects located in the City of Reno, serving families and seniors.

The Nevada Housing Division continues to play a significant role in the identification of housing trends, needs, and mechanisms to develop and maintain affordable housing opportunities based on annual reporting provided by the local jurisdictions. The City of Sparks was awarded \$2,871,000 in ARPA funds through the Nevada Housing Division to purchase vacant or blighted parcels of land located in the City of Sparks for the use of affordable housing development. The City of Sparks utilized these funds to acquire two parcels located at 2026 I Street and 306 10th Street. The City subsequently received a proposal from the Reno Housing Authority to develop 12 affordable housing units at the I Street site, and a proposal from the Northern Nevada Community Housing Resource Board to develop 40 affordable housing units at the 10th Street site. The City currently maintains active development agreements with both organizations to advance these projects. Additionally, the City of Sparks intends to apply for funding through the Nevada Attainable Housing Account (NAHA) Local Government Matching Grant program. If awarded, these funds will be used to offset building and impact fees for affordable housing developments and/or to support the acquisition of vacant properties for future affordable housing development.

Actions planned to reduce lead-based paint hazards

The City of Reno, City of Sparks, and the WCHC will continue to ensure that all housing projects funded with CDBG and HOME funds will comply with the revised Federal guidelines regarding notification and abatement requirements. WCHC requests for funding will require developers to sign Lead-Based Paint (LBP) Certifications and Assurances and that renovation firms be certified under the Environmental Protection Agency's (EPA) Renovation, Repair, and Painting Rule and trained in lead-safe work practices.

The City of Sparks Community Services Department is responsible for compliance with lead-based paint regulations when CDBG funds are awarded. The city will follow the procedures outlined in the City of

Sparks, Community Development Block Grant Policies and Procedures specifically to lead based paint hazards.

City of Sparks staff evaluate each CDBG activity to determine if lead-based paint hazards may be present. If the structure in which CDBG funds will be awarded was built prior to 1978, the city will hire a third-party consultant to conduct lead-based paint testing prior to any work taking place. The city will follow the procedures outlined in the City of Sparks, Community Development Block Grant Policies and Procedures. Residents will be provided copies of “Protect Your Family from Lead Hazards and “The Lead-Safe Certified Guide to Renovate Right.”

Actions planned to reduce the number of poverty-level families

The city will continue to utilize CDBG Public Service funds to support LMI and vulnerable individuals in the community. The city conducted a public survey during the drafting of the FY 2025-2029 CDBG Consolidated Plan. Through the community survey conducted by the City of Sparks, community members identified domestic violence resources, mental health services, senior services and youth services as the highest priorities. Through the direction of City of Sparks leadership, city staff will partner with local nonprofits to support community needs.

The city will support LMI homeowners through the Emergency Repair Grant and Deferred Loan programs with repairs so they can remain in their homes.

Actions planned to develop institutional structure

The City of Reno, City of Sparks, and Washoe County government are members of the NNCLC and are working closely, along with community nonprofits to implement policies and procedures to ensure effective and efficient use of CoC to support persons experiencing homelessness in Washoe County. The Community Homeless Advisory Board (CHAB) is made up of elected officials from each of the three jurisdictions. The CHAB meets as needed to address community needs related to homelessness.

The City of Reno, City of Sparks and Washoe County government are participating jurisdictions of the WCHC. The three jurisdictions, along with appointed community members, make up the Technical Review Committee that ensures the efficient use of the annual award of HOME funds. The WCHC TRC reviews the applications for HOME funds and awards the funds to the projects that will best provide affordable housing for the region.

The City of Sparks supports the regional efforts and programs administered by the Reno Housing Authority.

Actions planned to enhance coordination between public and private housing and social

service agencies

The City of Sparks will continue to participate in the NNCLC, WCHC, and support the region's nonprofits that provide essential resources to LMI and vulnerable populations. Through input from community members and direction from the City of Sparks leadership, city staff will partner with local nonprofits to support community needs utilizing CDBG Public Service funds.

Discussion:

None

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	82,424
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	82,424

Other CDBG Requirements

1. The amount of urgent need activities	70
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

Attachments

Citizen Participation Comments

Grantee Unique Appendices

Grantee SF-424's and Certification(s)