



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: November 18, 2025

DATE: Wednesday, October 15, 2025

TO: Board of County Commissioners

FROM: Ryan Gustafson, Director, Human Services Agency
(775) 785-8600, RGustafson@washoecounty.gov

THROUGH: Kate Thomas, Assistant County Manager

SUBJECT: Recommendation to accept a Supportive Housing Development Fund award amendment #1 from the State of Nevada Housing Division for the period of June 17, 2025 through June 30, 2031 to provide clinical services, support services, operations, training and administration activities at the Nevada Cares Campus, Permanent Supportive Housing building; authorize the Purchasing and Contracts Manager to execute grant award amendment documents. (All Commission Districts.) FOR POSSIBLE ACTION

SUMMARY

Recommendation to accept a Supportive Housing Development Fund award amendment #1 from the State of Nevada Housing Division for the period of June 17, 2025 through June 30, 2031 to provide clinical services, support services, operations, training and administration activities at the Nevada Cares Campus, Permanent Supportive Housing building; authorize the Purchasing and Contracts Manager to execute grant award amendment documents.

This amendment will permit the Human Services Agency the flexibility to complete reallocations between budget categories that do not exceed ten percent (10%) of the amount allocated to each affected category shall not require prior approval, provided that the overall purpose of the budget and funded activities remain unchanged.

Washoe County Strategic Objective supported by this item: Vulnerable Populations

PREVIOUS ACTION

On June 17, 2025, the Board approved item 11 the Department's request to accept the Supportive Housing Development Fund award from the State of Nevada Housing Division in the amount of [\$5,595,378.00; \$3,857,360.68 in-kind match] for the period of June 17, 2025 through June 30, 2031 to provide clinical services, support services, operations, training and administration activities at the Nevada Cares Campus, Permanent Supportive Housing building.

AGENDA ITEM # _____

On August 22, 2023, the Board approved item 17 the Department's request to accept the Home Means Nevada Initiative Funds grant from the State of Nevada Department of Business & Industry Housing Division to be used for the construction of a 50-unit project providing Supportive Housing on the Nevada Cares Campus; in the amount of [\$21,900,000.00, no county match] with funds required to be obligated by December 31, 2024, and expended by December 31, 2026.

On April 11, 2023, the Board approved Clark/Sullivan Constructors Inc., doing business as, Clark Sullivan Construction as the Construction Manager-At-Risk (CMAR) and approved Guaranteed maximum Price (GMP) Agreement 2 for Phase 3 to construct an Intake Center to provide diversion services, a security check point, nurses station, case management/counseling/staff offices, break room, warming kitchen, indoor and outdoor dining facilities, and security offices, remodel of existing storage building to include a Resource Center with capacity for overflow sleeping provisions including restrooms, shower and laundry facilities, storage and facilities management space, fencing, additional work will include site work, landscaping, fencing, roadway and parking lots, and utilities infrastructure for the NV Cares Phase 3 Project, located at 1800 Threlkel Street [in the amount of \$28,274,566.00] and commencing on April 12, 2023.

On December 20, 2022, the Board approved the acceptance of a Nevada Cares Campus Charitable Fund Grant from the Community Foundation of Northern Nevada to support Nevada Cares Campus Capital Improvement Project in the amount of [\$1,669,180.00, no match] retroactively effective November 23, 2022-June 30, 2024.

On May 10, 2022, the Board approved Clark/Sullivan Constructors Inc., doing business as, Clark Sullivan Construction as the Construction Manager-At-Risk (CMAR) and approved Guaranteed Maximum Price (GMP) Agreement 1 for Phase 2 to construct restroom, shower & laundry facilities, concrete floor sealing in the sprung structure and provide and install personal living cubicles for the NV Cares Improvement Project, located at 1800 Threlkel Street [in the amount of \$12,148,912] and commencing May 10, 2022.

On May 10, 2022, the Board approved amended allocations of American Rescue Plan Act (ARPA) funds through the Coronavirus State Recovery Fund and Coronavirus Local Fiscal Recover Fund (SLFRF) for the Safe Camp Capital Project, Our Place Enhancements project, and the Our Place Community Garden Fencing project. On December 14, 2021, the Board approved allocation of American Rescue Plan Act funds through the Coronavirus Local Fiscal Recovery Fund in a total amount of \$40,201,764.00, to support 23 projects, including funding for the Cares Campus – Washoe County Cares Campus Capital.

At a concurrent meeting held August 30, 2021, Amendment No. 2, and Extension of Interlocal Cooperative Agreement for Shelter Operation and Other Homeless Services Among the City of Reno, Washoe County and the City of Sparks was approved revising the roles and responsibilities of the entities, including transferring the administrative and financial responsibility for the operation of homeless shelters from City of Reno to Washoe County.

On December 14, 2021, the Board approved allocation of American Rescue Plan Act funds through the Coronavirus Local Fiscal Recovery Fund in a total amount of \$40,201,764.00, to support 23 projects, including funding for the Cares Campus – Washoe County Cares Campus Capital.

On January 13, 2021, direction was provided by the Board to include pursuing an expanded role in addressing the regional issue of homelessness in the Strategic Plan.

On November 18, 2020, the parties entered into an Interlocal Cooperative Agreement for Shelter Operation and Other Homeless Services Among the City of Reno, Washoe County and the City of Sparks which established duties, roles and responsibilities of the parties in regard to the provision of services to the homeless in the Cities and County, including Washoe County Commission Meeting of August 22, 2023 agreeing to acquire and cost share three parcels on East 4th Street for the purpose of expanding shelter capacity in the region to assist people experiencing homelessness.

BACKGROUND

As part of the American Rescue Plan Act of 2021, the US Department of the Treasury allocated \$350 Billion in Coronavirus State and Local Fiscal Recovery Funds (SLFRF) directly to States, U.S. Territories, local governments, and Indian tribes to support their response to and recovery from the COVID-19 public health emergency. The State of Nevada received \$2,738,837,228.70 and committed \$500,000,000.00 of this allocation to addressing affordable housing needs through the Home Means Nevada Initiative administered by the Nevada Housing Division.

As part of its ongoing commitment to expand and improve homeless services in the region, including at the Nevada Cares Campus, Washoe County was awarded a Home Means Nevada Initiative grant to build an affordable 50-unit supportive housing building in the community. Supportive housing combines affordable housing with services for homeless households who face complex medical, mental health and/or substance use issues that are co-occurring. Supportive housing is an innovative and cost-effective approach to addressing chronic homelessness. The 50-unit project was completed in April of 2025.

The Supportive Housing Development Fund grant provides funding for operations and services for the Supportive Housing building at the Nevada Cares Campus. Clinical services will be provided for the tenants at the Supportive Housing Building. The tenants will be high system utilizers who have high costs to the community due to being unhoused. This grant award will fund up to 65-beds within the Permanent Supportive Housing program and will utilize the Assertive Community Treatment (ACT) team model. This award has funding budgeted to contract for the staffing needed to ensure that caseloads will be less than the recommended 1:10 ratio to ensure clients can receive the intensive support and services that are the hallmark of an ACT-adherent program. True to the ACT model, staff will be assigned to provide services 7 days a week and there will be after-hours coverage to provide support to clients who may be in crisis. As a project-based program, the staff members from our ACT team will be onsite, utilizing the offices in the Permanent Supportive Housing building. Additionally, the Permanent Supportive

Housing staff will focus on community integration with our clients, including a focus on improving their functioning in attending their Instrumental Activities of Daily Living. To maximize funding, our plan is to utilize a combination of County and contracted staff positions. In addition to contracting for staffing, this award has funding for a contract with a community agency to supervise the day-to-day operations of the housing program, which includes a 24/7 “resident assistant” on-site. The Human Services Agency has formalized partnerships with community medical providers including Nevada HOPES, WC Health, and CHA that will be leveraged to provide residents with appropriate medical care. Finally, we have an onsite medical provider who can triage medical needs and guide residents to the appropriate level of care in the community.

GRANT AWARD SUMMARY

Project/Program Name: Supportive Housing Development Fund

Scope of the Project: Funding to assist with the Permanent Supportive Housing building’s operations and supportive services for chronically homeless or at risk of homelessness individuals with an income at or below 30% of the Area Median Income and have a complex and disabling medical or behavioral health need.

Benefit to Washoe County Residents: This project helps to address the severe lack of supportive housing available to extremely low-income and chronically homeless households in Washoe County.

On-Going Program Support: WCHSA will continue to work with the State of Nevada Housing Division to identify potential ongoing funding as well as seek ongoing support through other funding sources. If funding is reduced or eliminated, WCHSA would seek alternate funding sources or reduce or eliminate this program.

Award Amount: \$5,595,378.00

Grant Period: June 17, 2025 through June 30, 2031

Funding Source: State of Nevada, Business and Industry Department,
Housing Division

Pass Through Entity: None

Assistance Listing #/CFDA: None

Grant ID Number: SHDF-25R1-OS05

Match Amount and Type: In-Kind Match of \$3,857,360.68

Sub-Awards and Contracts: The Human Services Agency complies with the Washoe County Procurement Policy, Grants Manual and federal grant procurement guidelines as defined by 2 CFR 200 – Uniform Guidance.

FISCAL IMPACT

Should the board accept this grant award amendment, Human Services Agency's Homelessness Fund (223) FY26 adopted budget will not be changed and there is no fiscal impact. The grant award amendment will permit the Human Services Agency the flexibility to complete reallocations between budget categories that do not exceed ten percent (10%) of the amount allocated to each affected category shall not require prior approval, provided that the overall purpose of the budget and funded activities remain unchanged.

RECOMMENDATION

Recommendation to accept a Supportive Housing Development Fund award amendment #1 from the State of Nevada Housing Division for the period of June 17, 2025 through June 30, 2031 to provide clinical services, support services, operations, training and administration activities at the Nevada Cares Campus, Permanent Supportive Housing building; authorize the Purchasing and Contracts Manager to execute grant award amendment documents.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

"Move to accept a Supportive Housing Development Fund award amendment #1 from the State of Nevada Housing Division for the period of June 17, 2025 through June 30, 2031 to provide clinical services, support services, operations, training and administration activities at the Nevada Cares Campus, Permanent Supportive Housing building; authorize the Purchasing and Contracts Manager to execute grant award amendment documents."