

### Special Populations and Accessibility Data

NVHousingSearch.org registration forms for landlords present property providers with an optional form that asks them if they would like to be connected to agencies serving various special needs populations:

Figure 1. Picture of Special Needs Populations Form

**Special Needs Populations: (private)**

Help Your Community - Your Rentals Can Make a Difference

Selecting box(es) below will connect you with local agencies that serve individuals and families who may be facing housing barriers. This information is NOT publicly displayed and will only be available to authorized case workers with special search access.

Although the Fair Housing Act applies to ALL prospective tenants, selecting these categories may help you lease units faster and offer rewarding opportunities to work with area programs and tenants.

<input type="checkbox"/> Blind or Visually Impaired	<input type="checkbox"/> Homeless	<input type="checkbox"/> Refugees
<input type="checkbox"/> Deaf or Hard of Hearing	<input type="checkbox"/> Homeowners Impacted By Foreclosure	<input type="checkbox"/> Shelter Plus Care [?]
<input type="checkbox"/> Domestic Violence	<input type="checkbox"/> Mental Health Consumers	<input type="checkbox"/> Sponsored Tenants [?]
<input type="checkbox"/> Drug and/or Alcohol Recovery	<input type="checkbox"/> Natural Disaster Victims	<input type="checkbox"/> Students
<input type="checkbox"/> Ex-Offenders	<input type="checkbox"/> Persons with Developmental Disabilities	<input type="checkbox"/> Transitional Age Youth [?]
<input type="checkbox"/> Frail and Elderly	<input type="checkbox"/> Persons with Physical Disabilities	<input type="checkbox"/> Veterans
<input type="checkbox"/> HIV/AIDS	<input type="checkbox"/> Previous Evictions	<input type="checkbox"/> All

This information is not available publicly, except in the case of veterans. However, agency staff who desire access to this information may obtain it if they apply through the housing division and take the necessary training.

Figure 2 gives the number of available units in the properties whose landlords said they wanted to be connected to a given special population listed in the form as of April 2017. Figure 3 is the “vacancy rate” for each special population, that is, available units over total units listed. Data is aggregated for the entire state.

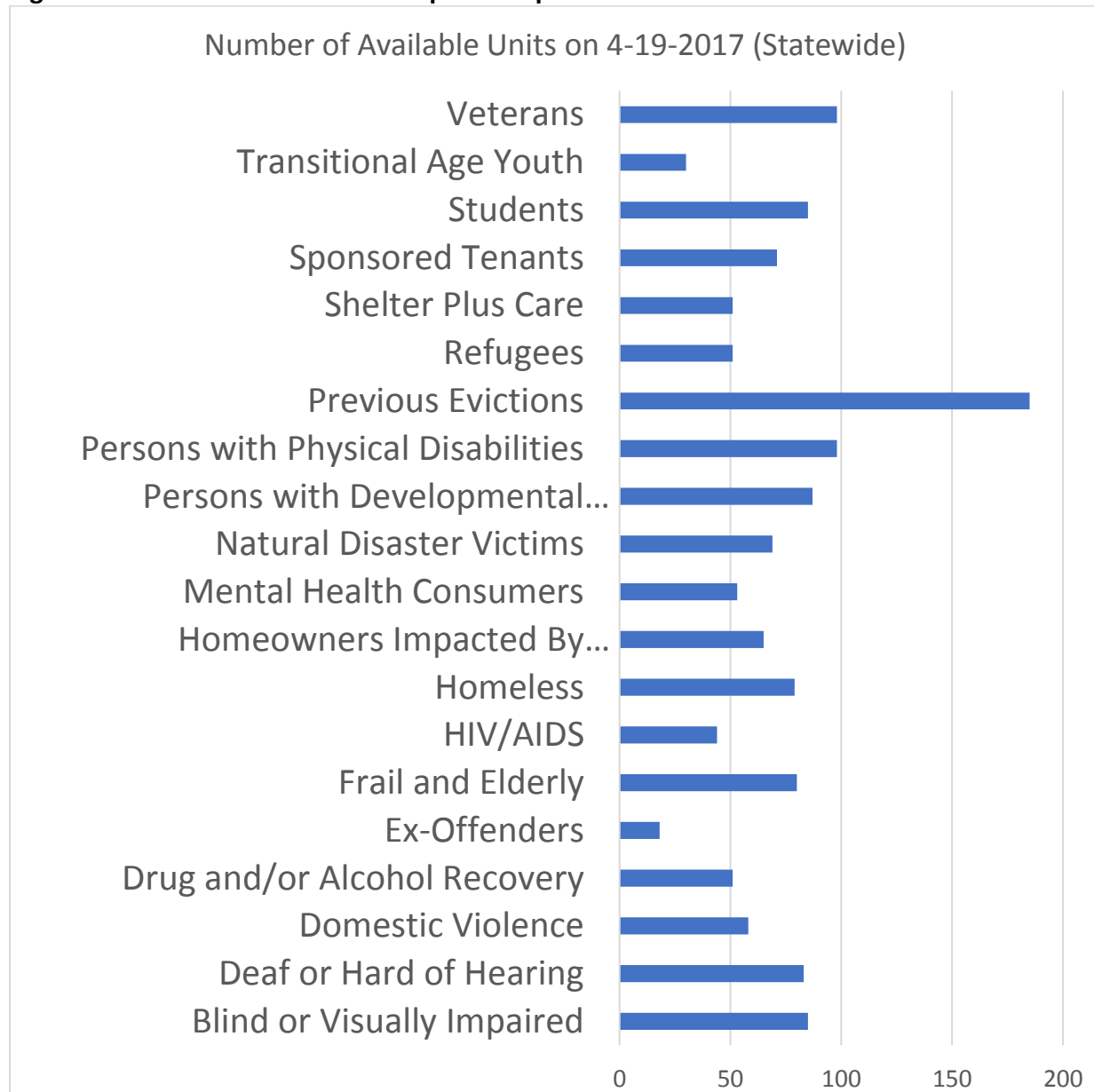
Potential available units in properties where the property provider has indicated interest in special needs populations ranged from 18 units for ex-offenders to 185 units for households with previous evictions. The units are associated with management interested in working with the special population indicated; however, interested agencies and tenants must still go through the application process with the property manager as would any prospective tenant and may or may not qualify for the housing unit.

All categories experienced an increase in total units listed with an average increase of 8% over December 2016. All categories except for homeless and students suffered a decrease in *available* units over the period from December 2016 to April 2017 despite these increases however, with an average decrease of 9%. This reflects lower vacancy rates in the locator listings and in the general rental market for housing in Nevada. Already low vacancy rates amongst the properties willing to work with agencies for special populations (1.3% in December of 2016) decreased

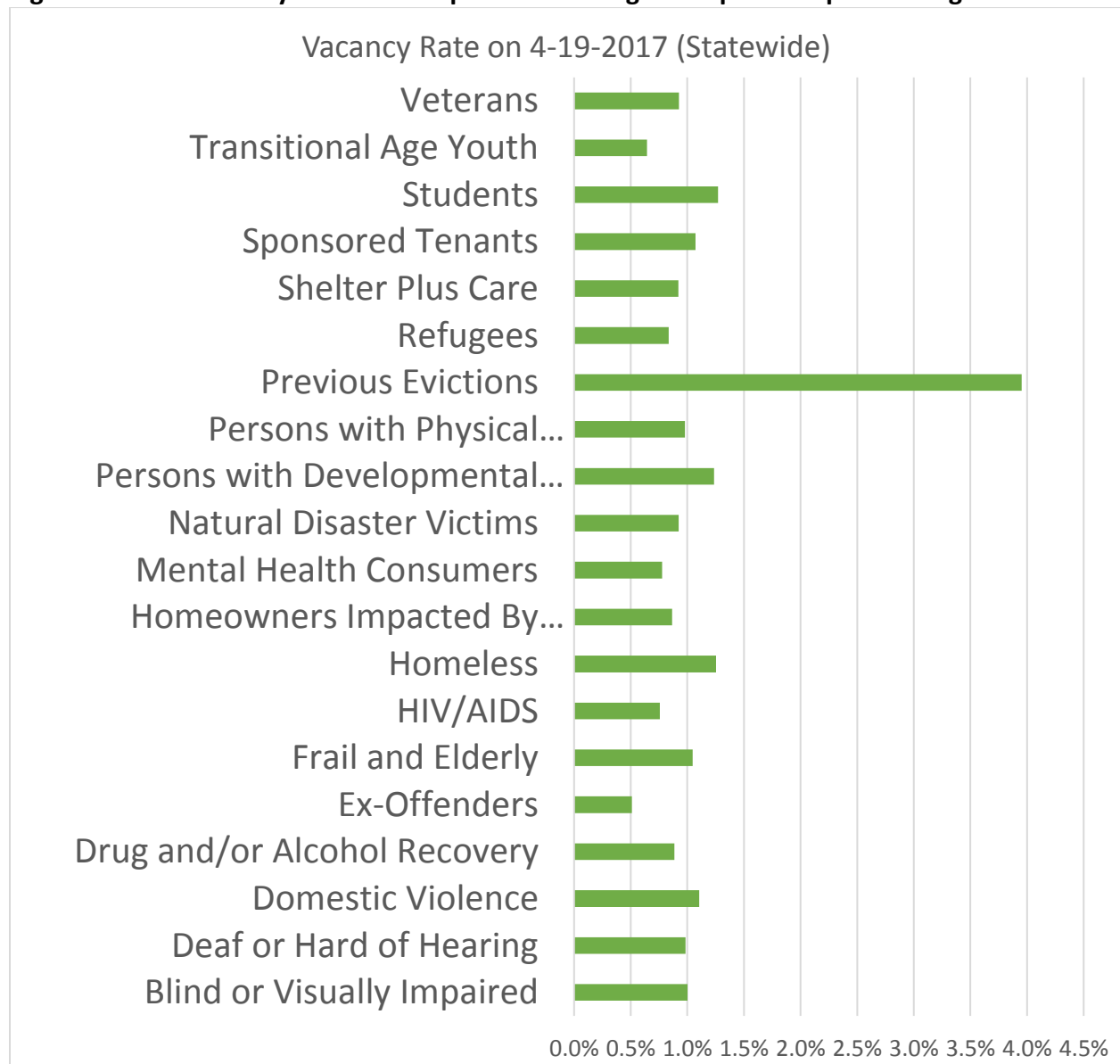
slightly to 1.1%. The vacancy rates ranged from 0.5% for properties willing to work with agencies for ex-offenders to 4% for properties willing to work with agencies helping households with previous evictions.

The reader is cautioned that the data collected from NVHousingSearch.org is first and foremost used for communication between landlords and tenants. Because its primary use is not collecting information on vacancy rates, it may suffer from some inadequacies when used for that purpose, for example, when landlords do not report the correct total units or total vacant units.

**Figure 2. NVHS Available Units for Special Populations**



**Figure 3. NVHS Vacancy Rates for Properties Working with Special Population Agencies**



**Accessibility Features Data**

The Nevada Housing Division receives a quarterly report on 20 accessibility features that landlords may use to describe their housing units. Although landlords are encouraged to detail accessibility features, filling out the 20 accessibility features fields is voluntary. In other words, there may be units that have one or more of the accessible features that are listed and available because the property provider did not fill out the accessible features portion of the listing form.

Number of available units with a given feature ranged from 0 available for accessible carbon monoxide detector and TTY or amplified phone to 331 available units with wide doors (Figure 4).

The statistics given are for the entire state. Similar data by city or county is available upon request.

**Figure 4. NVHS Available Units with Various Accessibility Features**

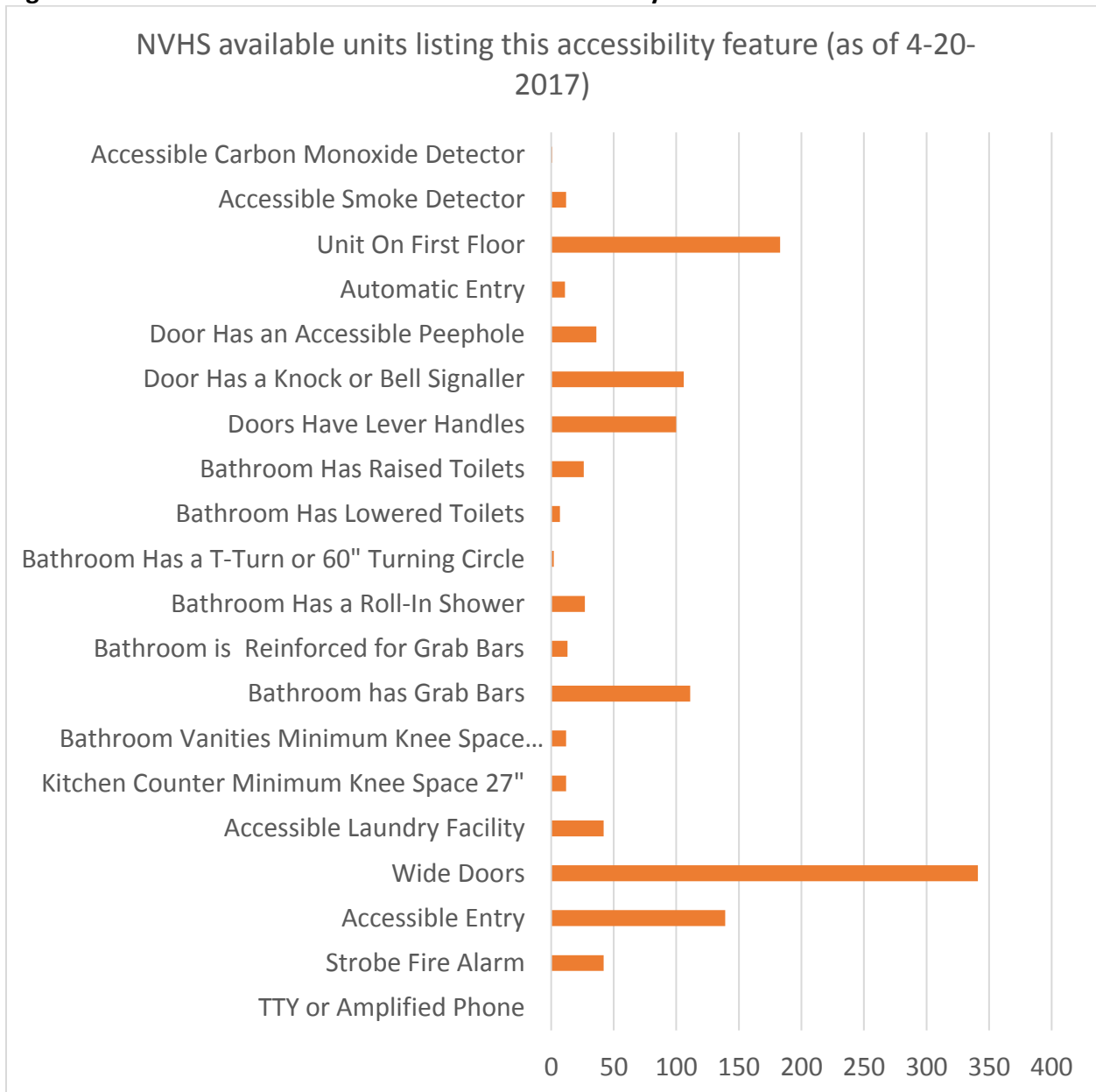


Figure 5 shows the percentage of total listings that report a given accessible feature, regardless of whether there is an available unit with the feature. The range was from 0% of listings reporting a TTY or amplified phone to 55% of listings reporting wide doors (32 inch or wider).

**Figure 5. Percent of NVHS Listings with Accessibility Feature Reported, April 2017**

