

Accessible Features in Nevada LIHTC Housing

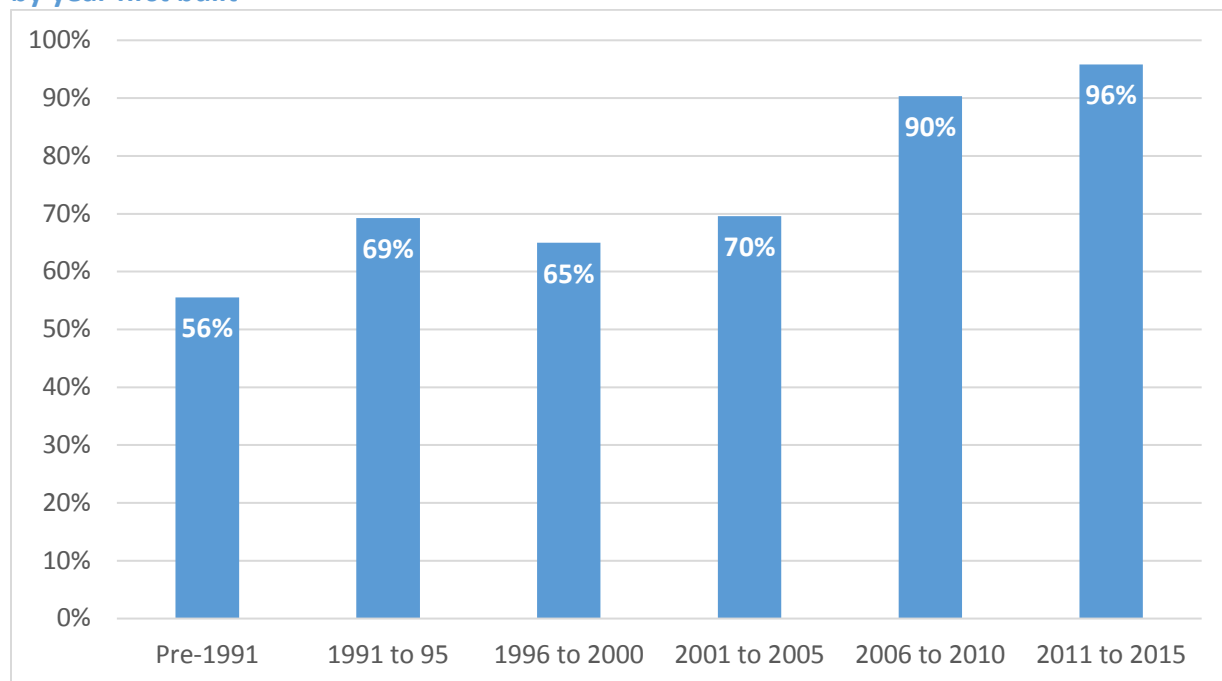
Newer properties are more likely to contain units with special accessibility features

In order to find out more about the number of accessible units and their characteristics, this year's survey included several questions on accessible units. Respondents were first asked:

Do any of your units have special accessibility characteristics such as roll-in showers, grab bars, smoke detector with strobe light, etc.?

Seventy-three percent of the 190 properties in the final sample answered that they do have units with special accessibility characteristics. Accessible units were reported to be more common in senior units with 88% having them, as compared with family properties (58%). The more recently a property was first built, the more likely it was to have accessible units (See Figure 17).

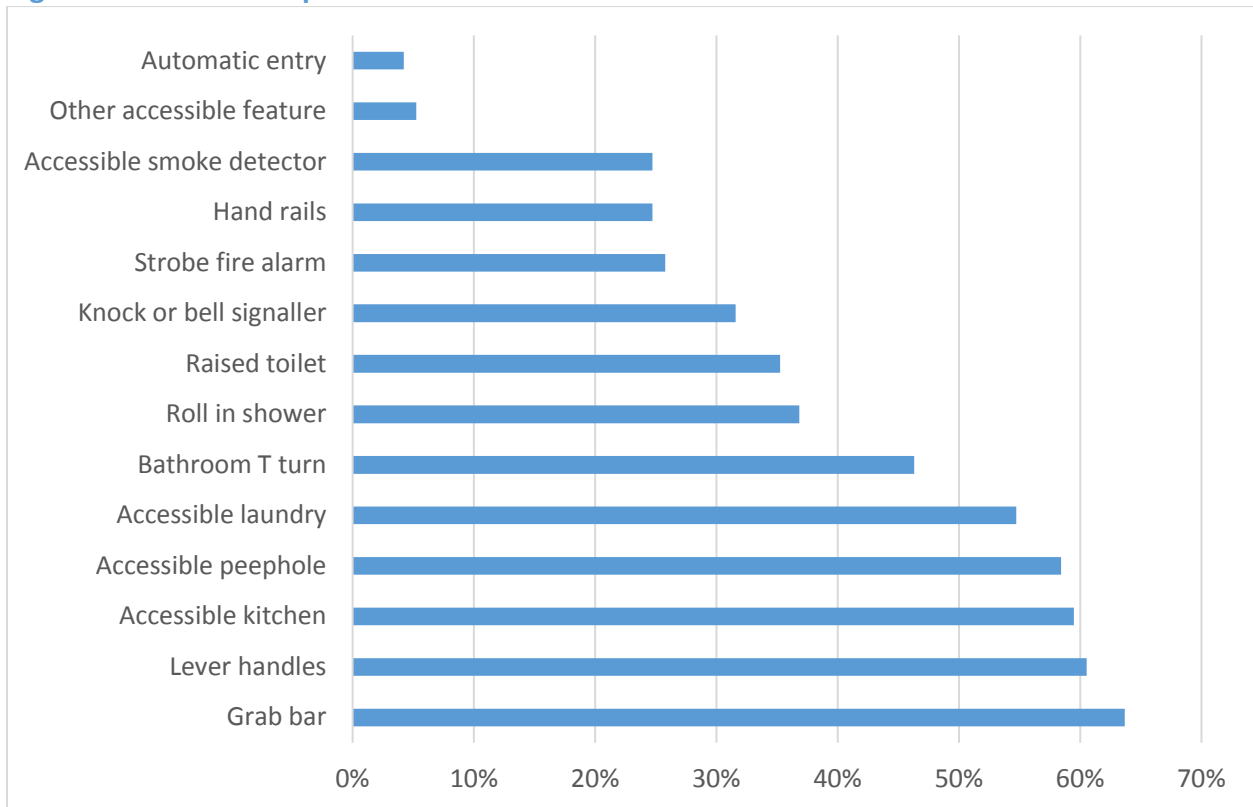
Figure 17. Percent of properties with at least one unit containing special accessibility features by year first built



Grab bars, lever door handles and easy-access kitchens are most common accessibility features

Respondents were then asked to report which types of accessibility characteristics the units have. Results are reported in Figure 18. Of properties reporting at least one unit with special accessibility characteristics, grab bars in the bathroom were the most commonly reported with 64% of properties reporting this feature. The least commonly reported feature was automatic entry with only 4% reporting this feature. Other features not listed in the question but reported in the 'other' category included a built-in seat in the shower, emergency signal systems or pull cords, electrical outlets higher up on the wall, doorbell with lights and stove knobs on the front of the stove. All other features and results are given in Figure 18.

Figure 18. Percent of special units with accessible feature



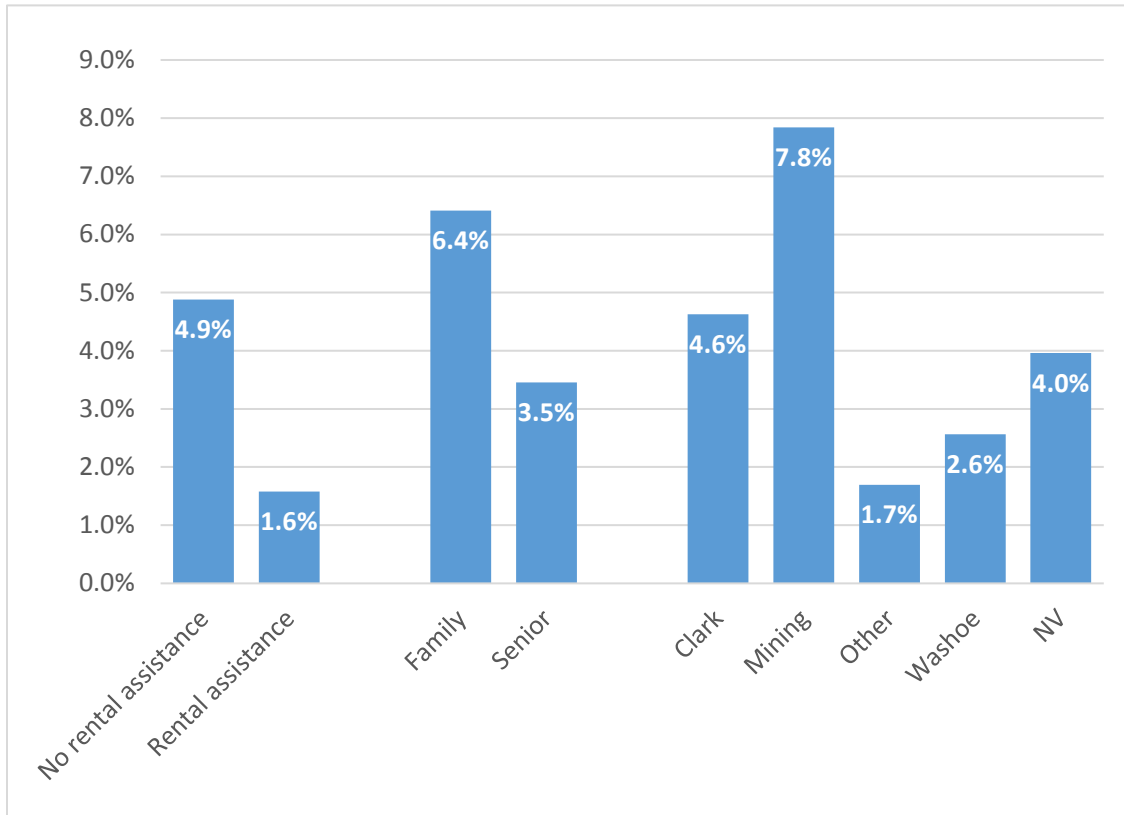
A total of 1,363 units with special accessibility features reported in Nevada’s LIHTC housing

Respondents were also asked to report the number of units in their property with special accessibility features. A total of 1,363 units or 6.5% of total affordable units were reported to have special accessibility features. Family properties reported far fewer with only 1.8% of units reported as accessible units. In contrast, 13.8% of units in senior properties were reported to be accessible units. Properties with property based rental assistance were more likely to have accessible units, with 15.3% of units reported to have special accessibility features as compared to 5.3% of properties without rental assistance. Properties built with 4% tax credits and tax exempt bonds also reported fewer accessible units as compared to properties built with 9% tax credits (3.8% versus 9.9%).

Vacancy rates in accessible units mirror vacancies in regular affordable units

A question on vacant units allowed for calculation of vacancy rates for the accessible units. The pattern of vacancies followed that of affordable units generally with lower vacancy rates for units with property based rental assistance, senior units, and units in Washoe County or non-mining rural counties (Figure 19).

Figure 19. Vacancy rates for accessible units



Over sixty percent of accessible units are rented by households that need them

Another item of interest is how often accessible units go to households with one or more individuals who need the special features. To find out more about this issue a final question on accessible units was added:

How many of these special accessible units are currently rented to disabled tenants who need one or more of the accessible characteristics of the unit?

For the 1,363 units with accessible features, a total of 865 units, or 63.5%, were reported to be filled with a household needing the features. Fifty-four were reported to be vacant at the time of the survey, while 444 were rented but to households not needing the special features.

Figure 20. Percent of accessible units occupied by a household with disabled individual

