

NVHousingSearch.org Special Populations and Accessibility Data

Nevada Housing Division receives regular summary reports on special needs and accessibility listings for NVHousingSearch.org from Emphasys Software.

Special Populations 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

This information is not available publicly, except in the case of veterans or if a landlord is interested in being connected to all of the area programs and tenants. However, agency staff who desire access to this information may obtain it if they apply through the Housing Division and take the necessary training. All units remain searchable to the public.

Figure 2 gives the number of available units in properties whose landlords wanted to be promoted to agencies serving a given special population as of June 2020. 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.

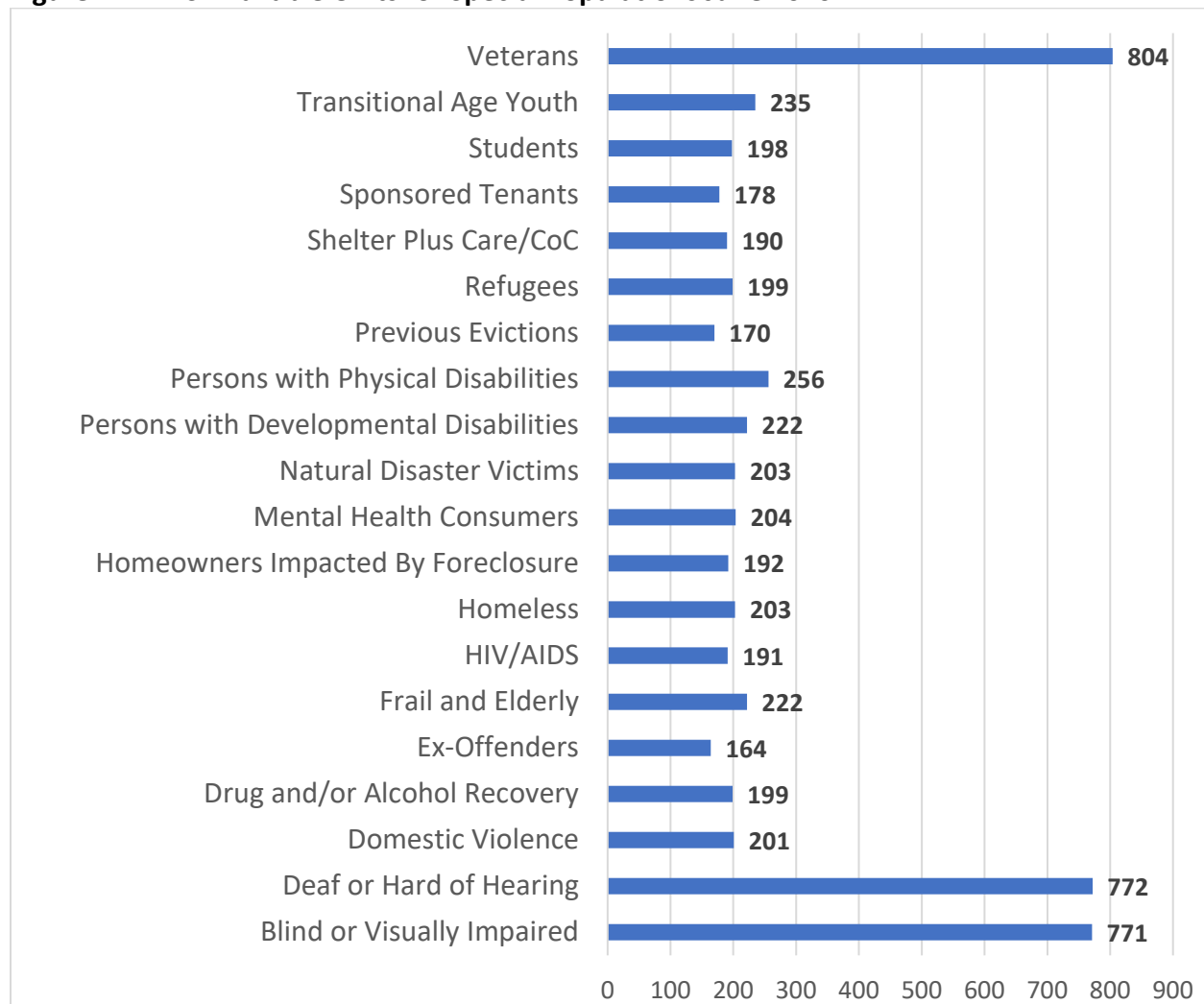
Potential available units where the property provider has indicated interest in special needs populations ranged from 164 units for ex-offender programs to 804 units for veterans. Note that there can be overlap between these units (a landlord may be willing to work with multiple special populations). 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.

Most special population categories experienced an increase in total units listed with an average

increase of 6% more properties with 21% more units participating compared to June 2019. The overall growth in listed units for NVHousingSearch.org as a whole over the same period was 5%.

There was also an increase in *available* units amongst the properties willing to work with agencies serving special populations. This may reflect a slightly higher vacancy rate in the locator listings and participation of property managers of new properties or updates or the populations form. The very low vacancy rates amongst the properties willing to work with agencies for special populations (1.3% in June of 2019) increased to 2.9% in June 2020. All categories of special populations increased in number of units available in properties with landlords willing to be connected to those agencies. The vacancy rates ranged from 1.8% for properties willing to work with agencies for the physically disabled to 5.7% for properties willing to work with agencies for the deaf or hard of hearing.

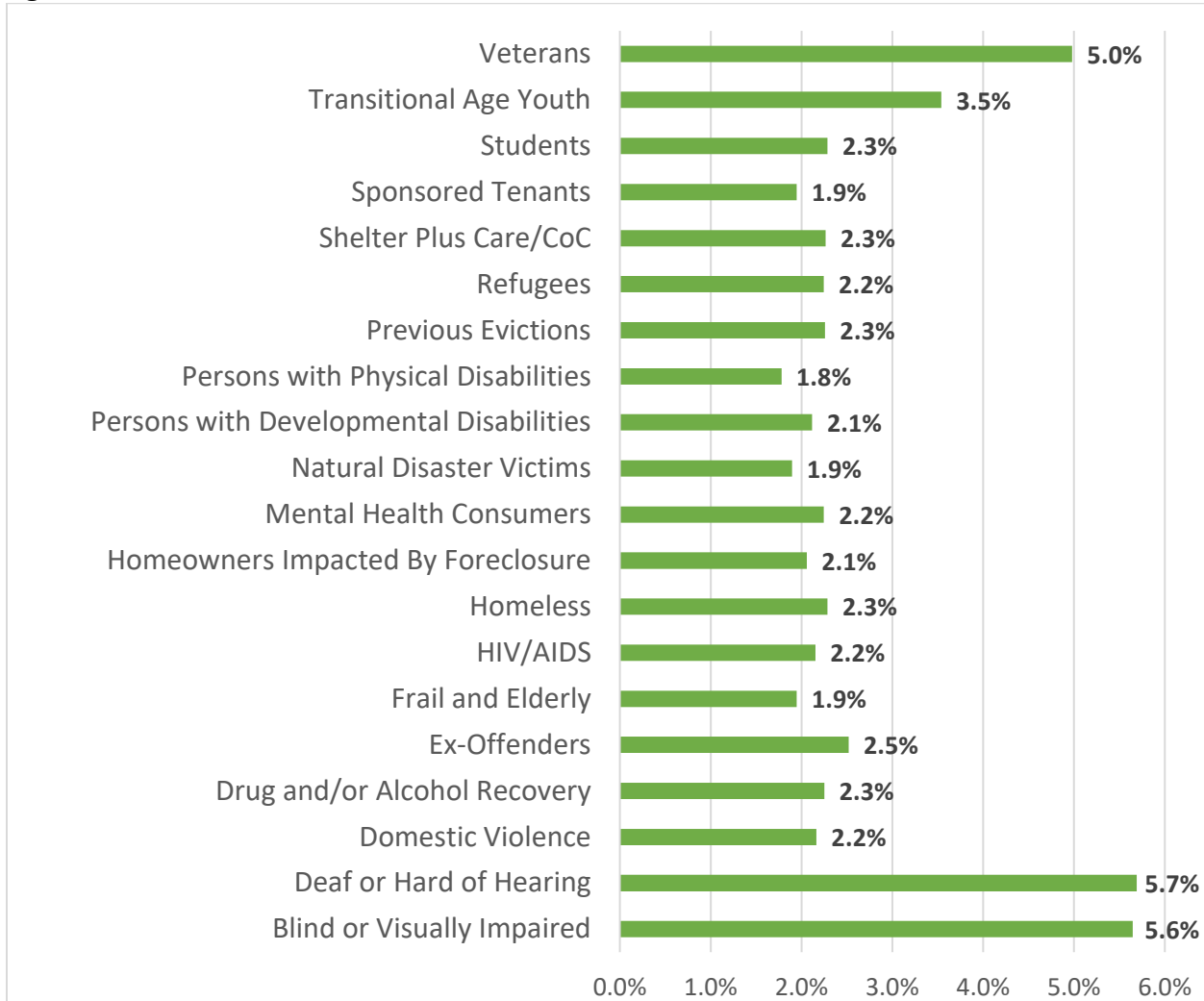
Figure 2. NVHS Available Units for Special Populations June 2020



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 3. NVHS Statewide Vacancy Rates for Properties Working with Special Population Agencies, June 2020



Accessibility Features Data

The Nevada Housing Division receives a report on 32 accessibility features that landlords may use to describe their housing units. Although landlords are encouraged to detail accessibility features, filling out the 32 accessibility features fields is voluntary. Thus, there may be some units available which have accessible features but which are not included in the report below.

Number of available units with a given feature ranged from 0 available for TTY or amplified phone and accessible door thresholds to 728 available units with doors with knock or bell signaller (Figure 4). The statistics given are for the entire state. Similar data by city or county is available upon request.

Figure 4. NVHS June 2020 Available Units with Various Accessibility Features

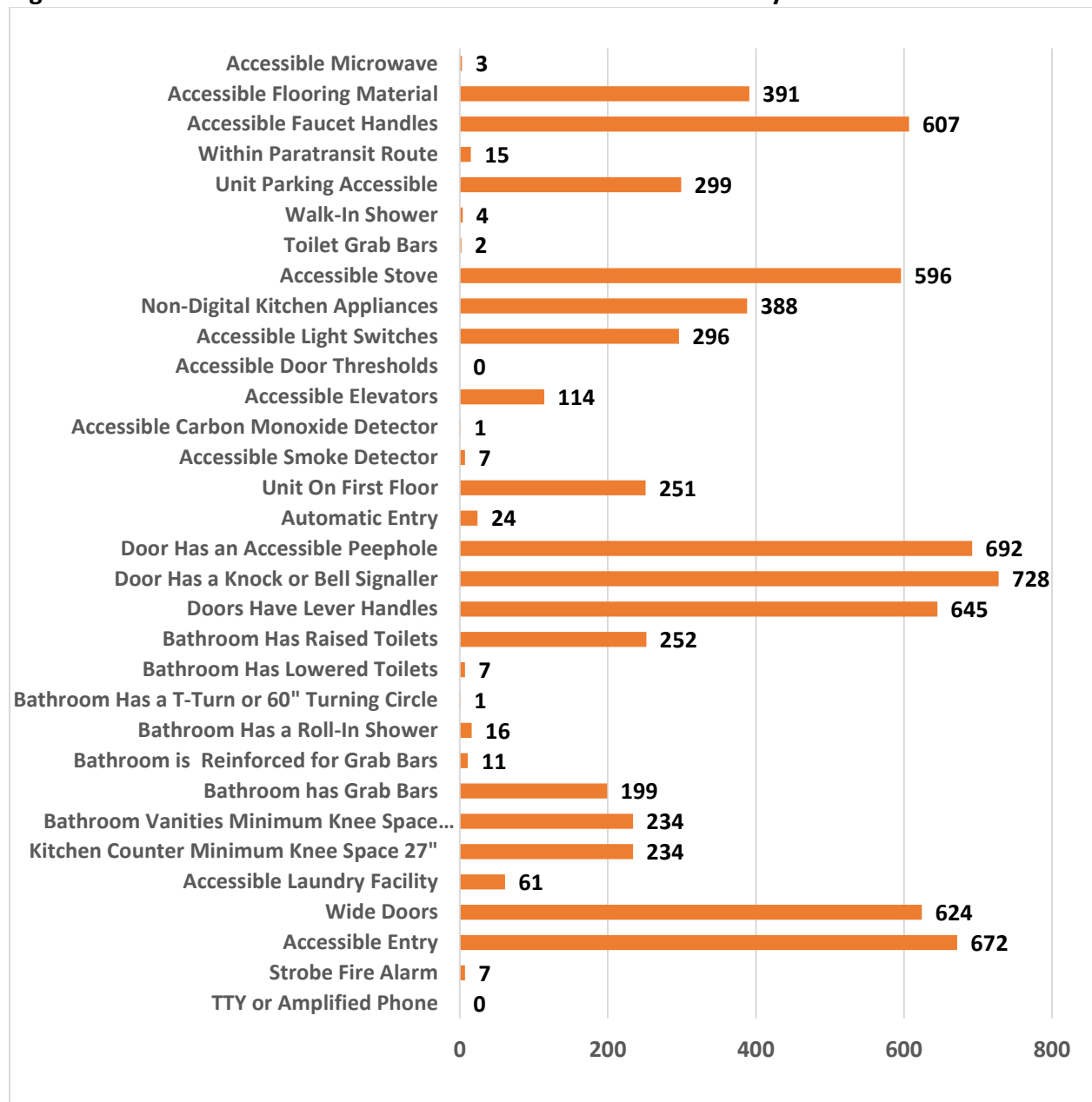


Figure 5 shows the percentage of total listings that report a given accessible feature, regardless of whether there is an available unit with the feature. The range was from 0% of listings reporting a TTY or amplified phone, or accessible threshold to 55% of listings reporting accessible flooring material.

Figure 5. Percent of NVHS Listings with Accessibility Feature Reported, June 2020

