

### NVHousingSearch.org 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

Select boxes to promote listings to local agencies and housing programs. This may help lease units faster and offer rewarding opportunities to work with area programs and tenants. This information will only be viewable by authorized support workers.

Remember that Fair Housing and local regulations apply to all tenants!

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

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The below populations may search on their own and see your listings publicly

Veterans

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All of the Above

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 properties whose landlords wanted to be promoted to agencies serving a given special population as of April 2018. 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 43 units for ex-offenders and those with previous evictions to 93 units for frail and elderly. 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.

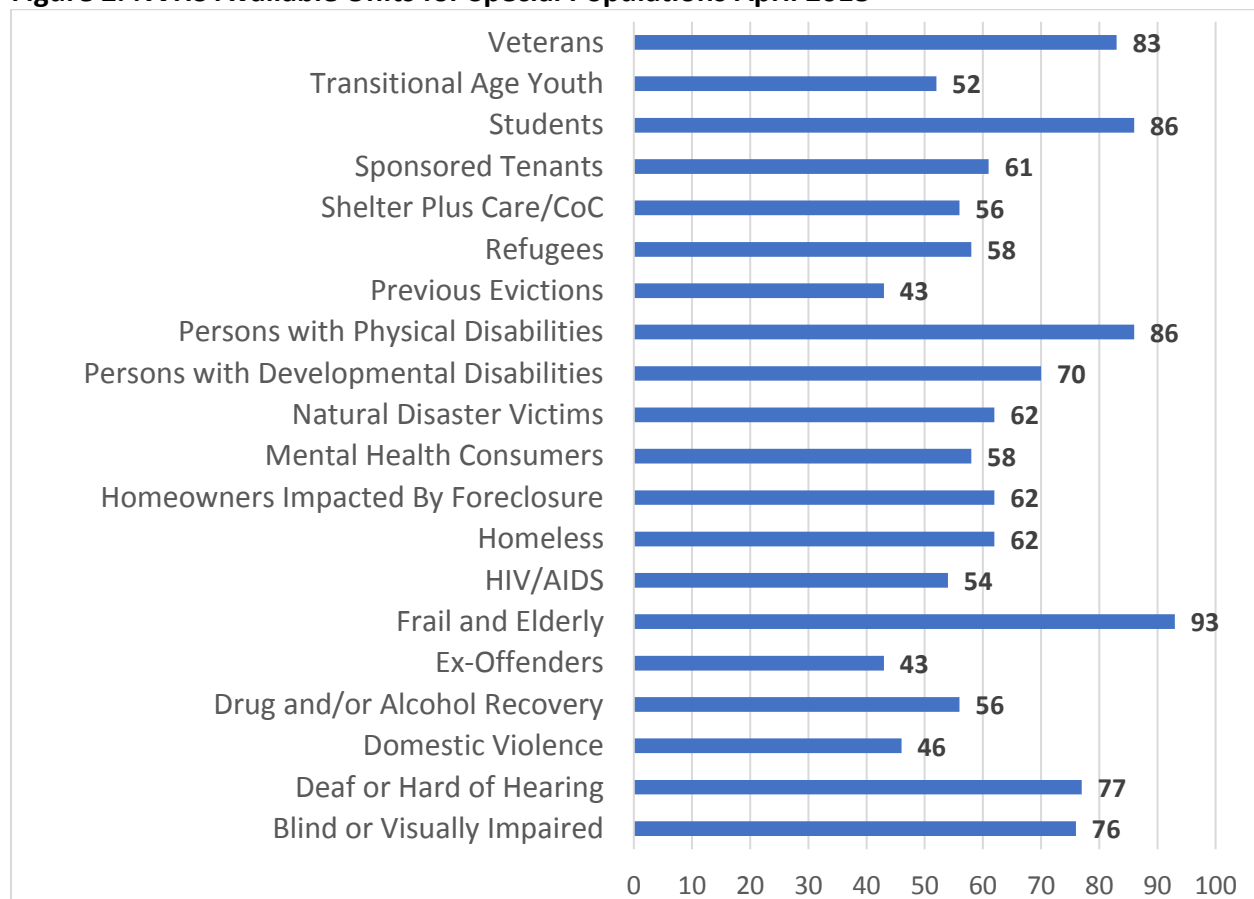
All special population categories experienced an increase in total units listed with an average increase of 28% over April 2017. This is remarkable considering that the overall growth in units over the same period was only 4%. A summit hosted by Clark County was held September 25<sup>th</sup>,

2017 to introduce property providers to Continuum of Care programs in hopes of increasing inventory available to special needs clients. It is possible that this was influential.

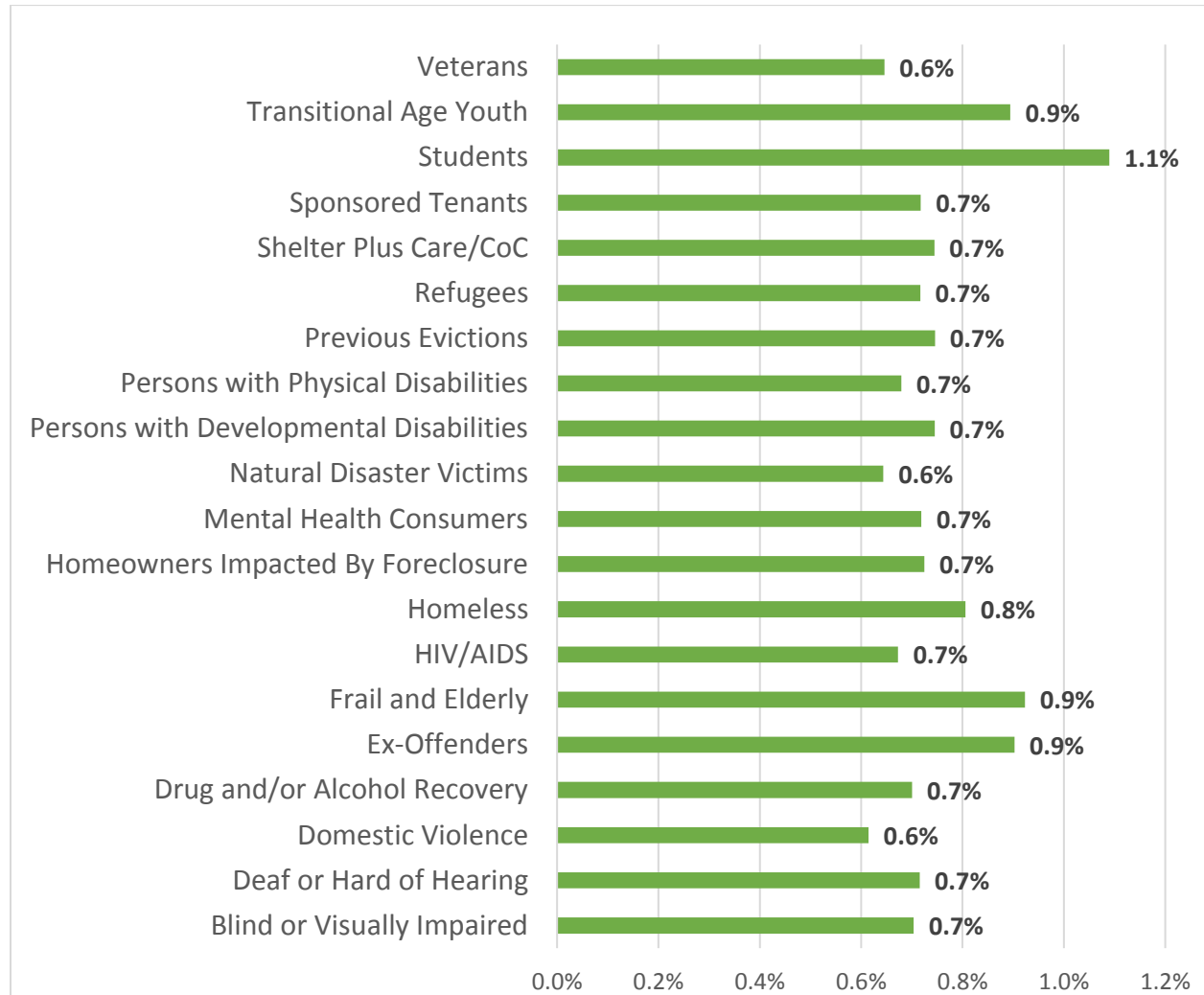
There was however an average decrease in *available* units amongst the properties willing to work with agencies serving special populations. This reflects lower vacancy rates in the locator listings and in the general rental market for housing in Nevada. Already low vacancy rates amongst the properties willing to work with agencies for special populations (1.1% in April of 2017) decreased to 0.7%. However, it was again remarkable that the special population categories of drug or alcohol recovery, ex-offenders, mental health consumers, refugees, Shelter Plus Care, students and transitional age youth all had an increase in number of units available in properties with landlords willing to be connected to those agencies. The vacancy rates ranged from 0.6% for properties willing to work with agencies for domestic violence survivors, veterans and natural disaster victims to 1.1% for properties willing to work with agencies helping students.

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 April 2018**



**Figure 3. NVHS Vacancy Rates for Properties Working with Special Population Agencies, April 2018**



**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 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 accessible carbon monoxide detector and TTY or amplified phone to 255 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**

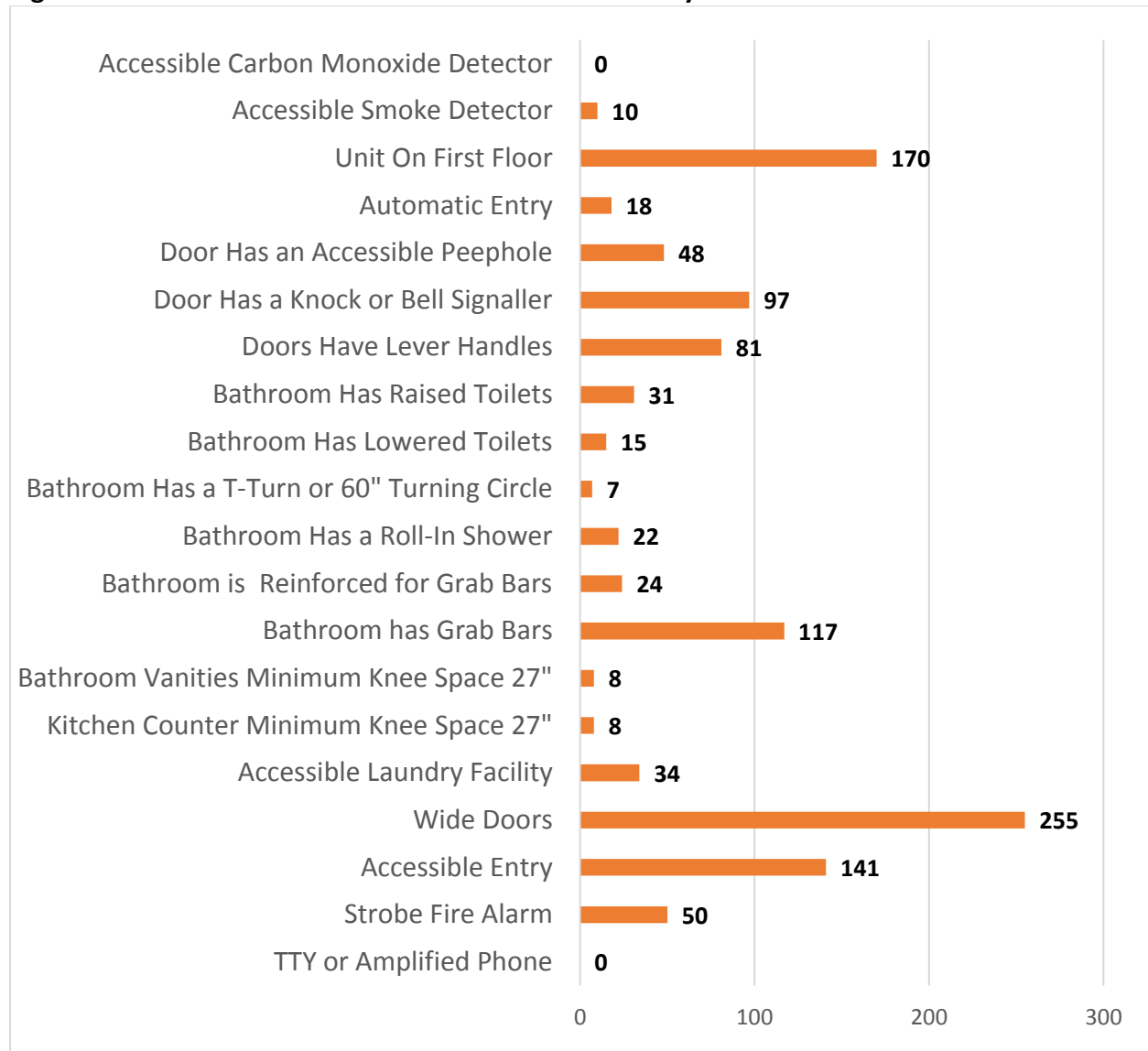


Figure 5 shows the percentage of total listings that report a given accessible feature, regardless of whether there is an available unit with the feature. The range was from 0% of listings reporting a TTY or amplified phone to 52% of listings reporting wide doors (32 inch or wider). For units reporting accessible features the vacancy rate was 0.9% as compared to 1.7% for NVHS listings in general, indicating availability was even less for those types of units than for an average unit. The caveats mentioned above about vacancies calculated with listings data apply in this case also.

**Figure 5. Percent of NVHS Listings with Accessibility Feature Reported, April 2018**

