

# Report for Interagency Council on Homelessness

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# NRS 319.143 “state-wide low-income housing database”

## Low income housing supply and demand

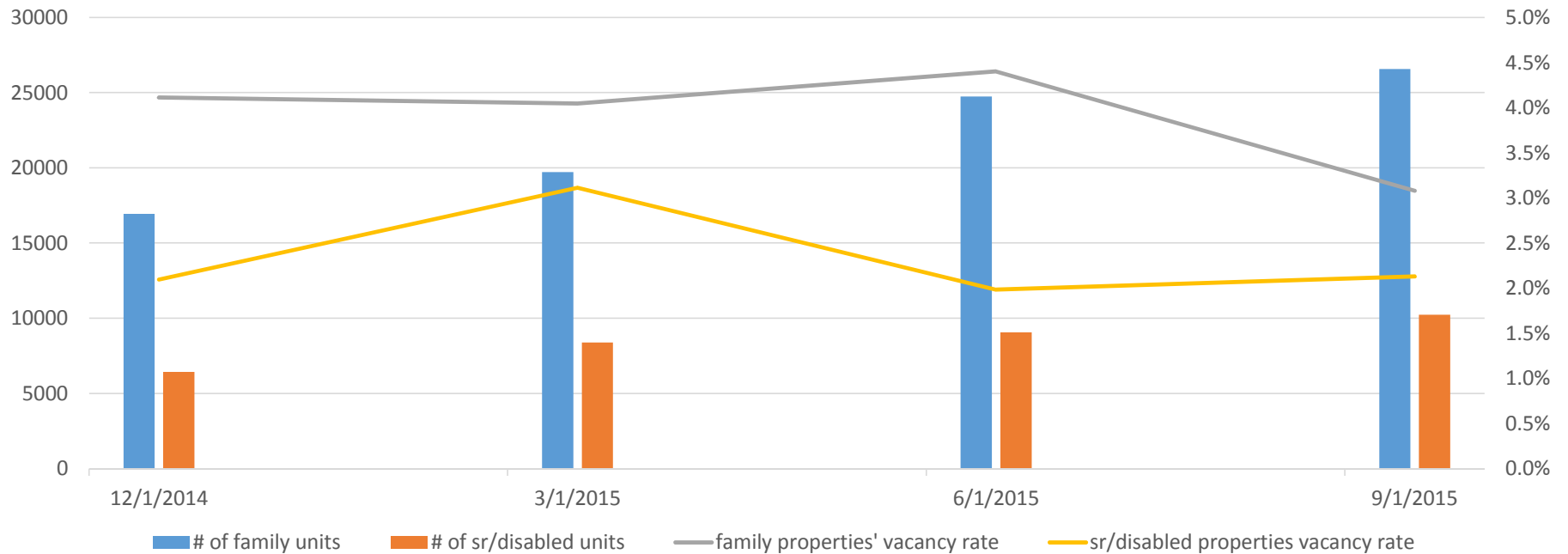
- **NRS 319.143 Division required to create and maintain statewide low-income housing database.**
- 1. The Division shall create and maintain a statewide low-income housing database.
- 2. The database must include, without limitation, the compilation and analysis of demographic, economic and housing data from a variety of sources that:
  - (a) Provides for an annual assessment of the affordable housing market at the city and county level, including data relating to housing units, age of housing, rental rates and rental vacancy rates, new home sales and resale of homes, new construction permits, mobile homes, lots available for mobile homes and conversions of multifamily condominiums;
  - (b) Addresses the housing needs of various population groups in Nevada, such as households that rent, homeowners, elderly households, veterans, persons with disabilities or special needs, **homeless persons**, recovering drug abusers, persons suffering from mental health ailments and victims of domestic violence, with each group distinguished to show the percentage of the population group at different income levels, and a determination of the number of households within each special-needs group experiencing housing costs greater than 50 percent of their income, overcrowding or substandard housing;
  - (c) Contains an estimate of the number and condition of subsidized and other low-income housing units at the county level and the identification of any subsidized units that are forecast to convert to market-rate units within a 2-year planning period;
  - (d) Provides a demographic and economic overview by local and county jurisdiction, if feasible, for the population of Nevada, including age, race and ethnicity, household size, migration, current and forecast employment, household income and a summary relating to the effects of demographics and economic factors on housing demand;
  - (e) Provides the number of housing units available to a victim of domestic violence from any housing authority, as defined in [NRS 315.021](#), and from participation in the program of housing assistance pursuant to section 8 of the United States Housing Act of 1937, 42 U.S.C. § 1437f; and
  - (f) Provides the number of terminations of victims of domestic violence in this State from the program of housing assistance pursuant to section 8 of the United States Housing Act of 1937, 42 U.S.C. § 1437f.

# NRS Related Projects

1. NVHousingSearch.org (includes ~37,000 units of private market and affordable or assisted properties, in 14 of 17 counties)
  - a. Monthly listings report with rent and vacancy information
    - i. Accessibility characteristics reported by landlords
    - ii. Special populations report
  - b. Bi-monthly search report
2. Annual rent and vacancy survey of all tax credit properties statewide (about 75% of all affordable/assisted housing)
3. Annual Housing Progress Report – Washoe and Clark jurisdictions (NRS 278.235)
4. Database reports
  - a) all subsidized housing in Nevada (~60% of these list in NVHousingSearch.org)

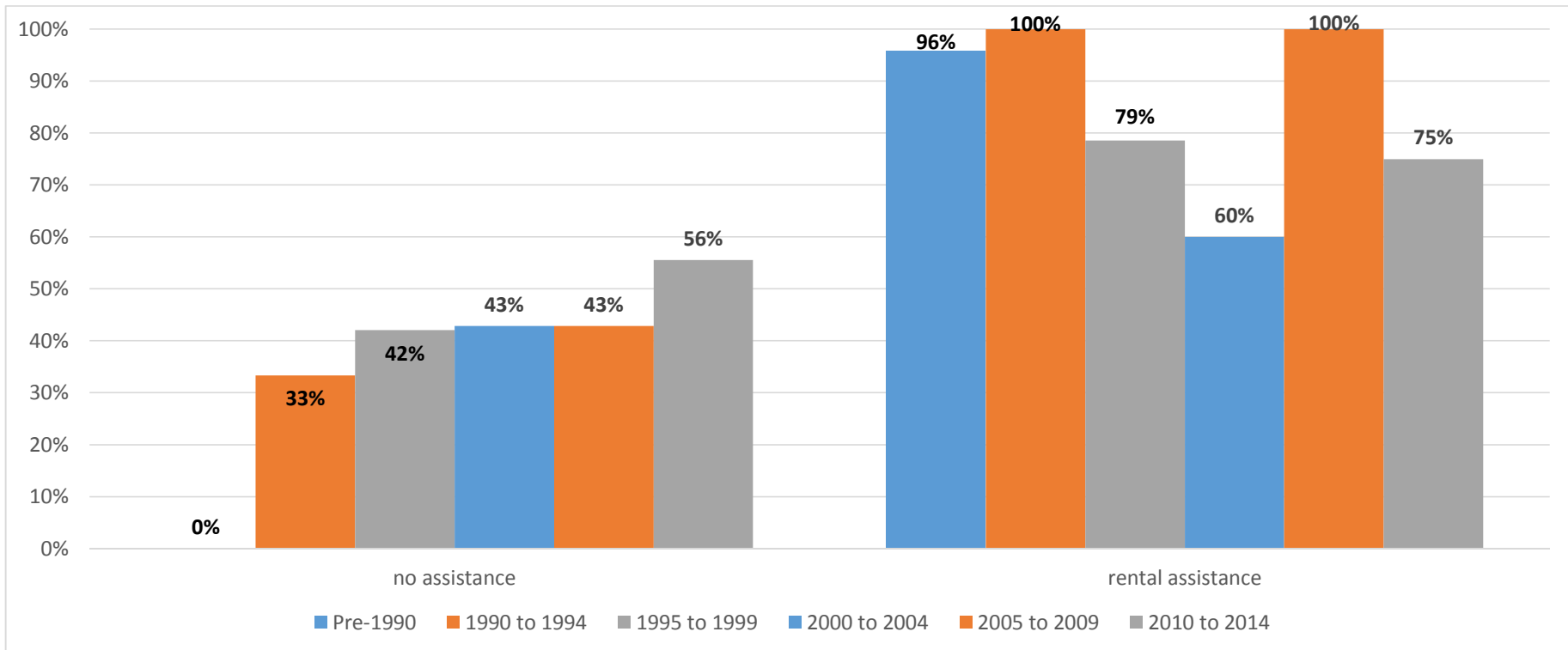
# Sample – NVHousingSearch.org:

NVHS vacancy rates and total units in listings: Nevada



Includes private market properties. Data used is "as is" landlord listings from NVHousingSearch.org.

# Sample – 2014 Annual Rent and Vacancy Survey:



**Figure 9. Properties with a waiting list by presence of rental assistance and by year first built  
Includes tax credit properties statewide (85% of properties returned a survey last year).**

# Sample – 2014 Annual Rent and Vacancy Survey:

**Table 6. Nevada 4<sup>th</sup> quarter LIHTC vacancy rates by unit set-aside rate**

Set aside	Vacancy rate
30 to 35% AMI	3.6%
40 to 45% AMI	2.5%
50 to 55% AMI	3.3%
60% or other AMI	5.8%

**Includes tax credit properties statewide (85% of properties returned a survey).**

## Sample – 2014 Annual Housing Progress Report:

Category of housing unit or assistance	Total units or households (includes all nine jurisdictions)*
Single family rehabilitation for rent	45
Single family rehabilitation for owner or for resale	186
Multi-family rehabilitation completed	126
Multi-family project funded or under construction	1,515
New multi-family project completed	474
Single family purchase assistance	358
Tenant based rental assistance	207
Support services, homeless services, other tenant based assistance	295
<b>Total units or households</b>	<b>3,206</b>
<b>Percentage very low income units/households</b>	<b>61%</b>

Jurisdictions required to report are Clark and Washoe County, Cities of Boulder City, Henderson, Mesquite, Las Vegas, North Las Vegas, Reno and Sparks.

## Sample – Database reports “mothership”:

- MixedList12\_10\_2015.accdb – 374 properties on 2015 list
- Where does this come from?
  - LIHTC lists from Nevada Housing Division
  - Public Housing and associated properties
  - HUD private and non-profit housing with rental assistance
  - USDA Rural Development properties
  - City of Reno and Clark County lists of subsidized housing
- Please ask me – will be glad to share four appendices and accompanying lists
- Currently includes transitional housing or supportive housing only if from top four sources listed above – do not always know about supportive aspect of housing

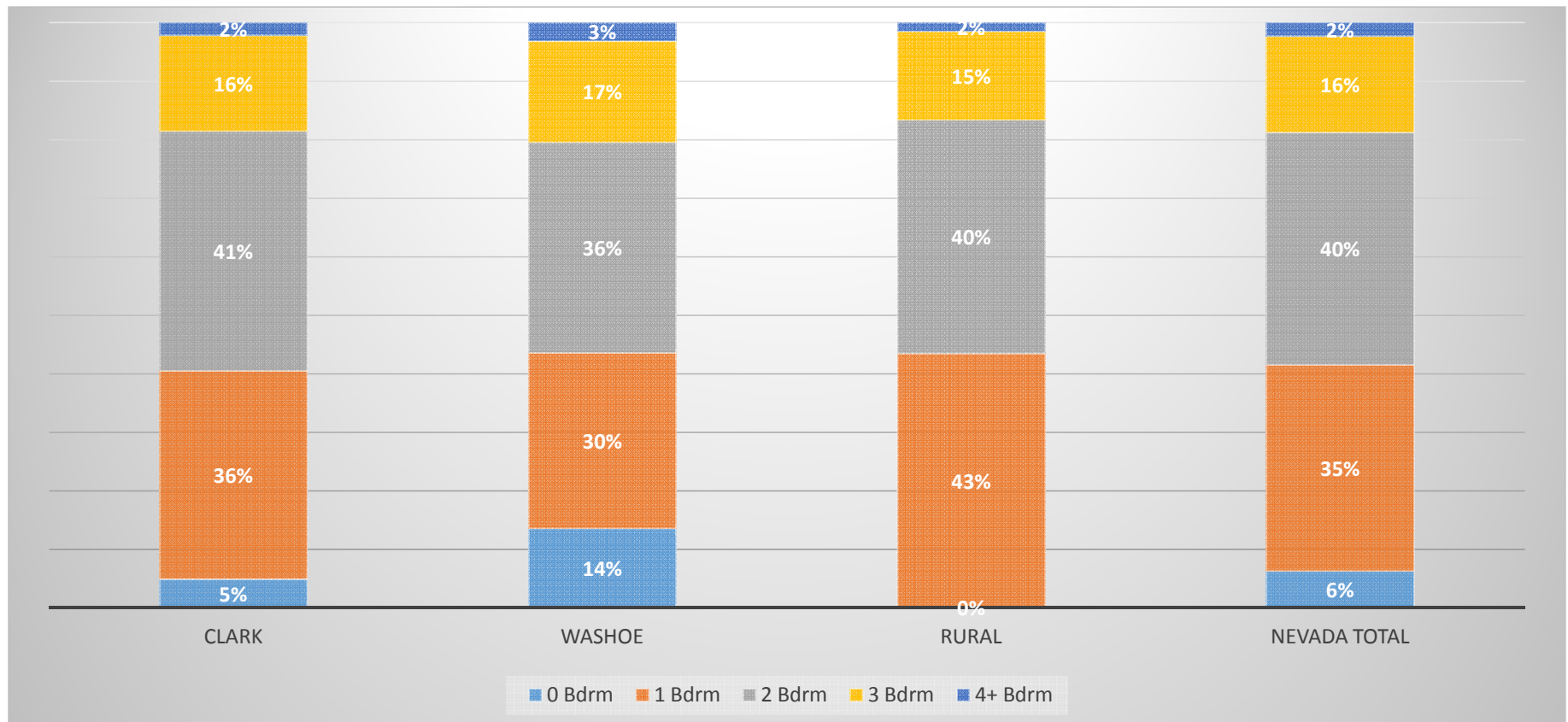


## Sample – Database reports “motherhood”:

County	Project Count	Total # of units	# of units with restricted rents	# of units with rental assistance
Carson City	11	874	844	271
Churchill	11	376	144	288
Clark	194	21,644	15,919	5,596
Douglas	10	349	224	73
Elko	19	648	470	347
Eureka	1	12	12	12
Humboldt	10	305	284	173
Lander	3	68	44	50
Lincoln	4	82	-	82
Lyon	15	379	253	202
Mineral	1	8		7
Nye	9	309	194	178
Pershing	4	112	112	72
Washoe	79	7,417	5,896	2,032
White Pine	3	128	60	125
<b>Nevada Total</b>	<b>374</b>	<b>32,711</b>	<b>24,456</b>	<b>9,508</b>

**Table 1. Subsidized Units by County (from Mixed List)**

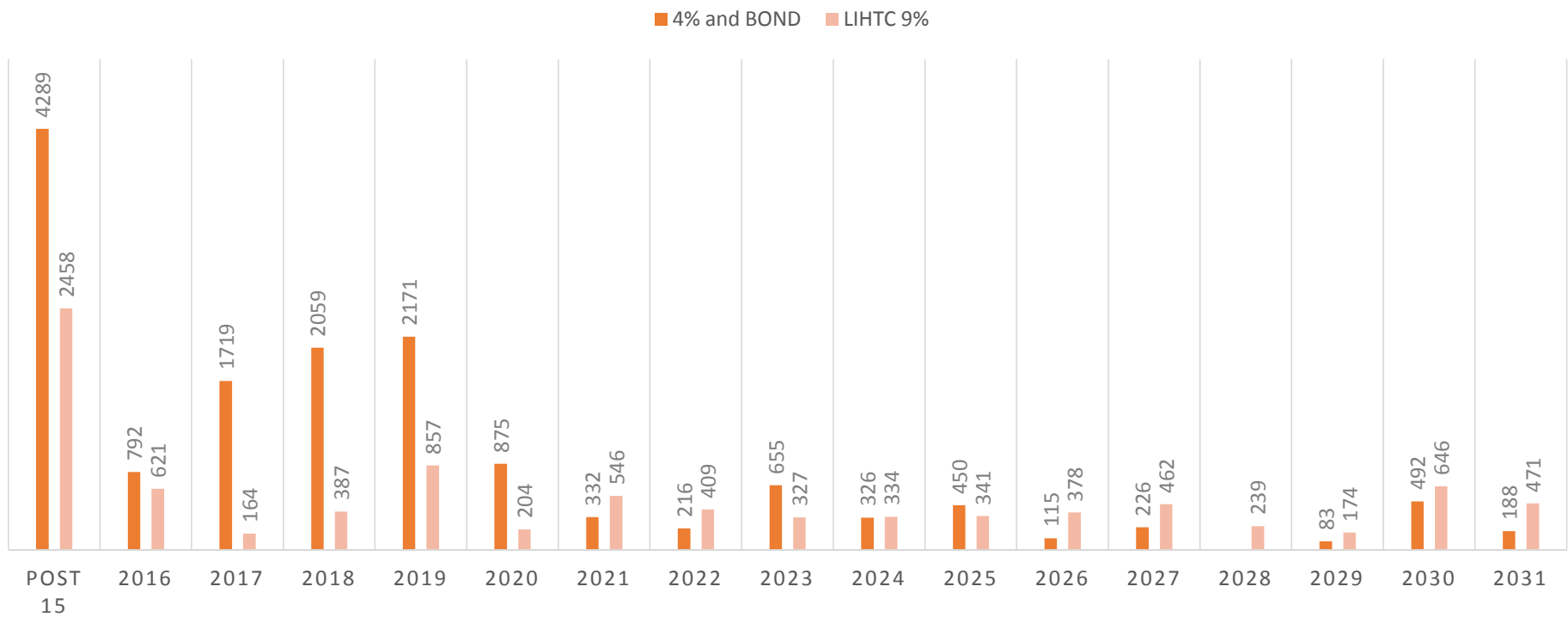
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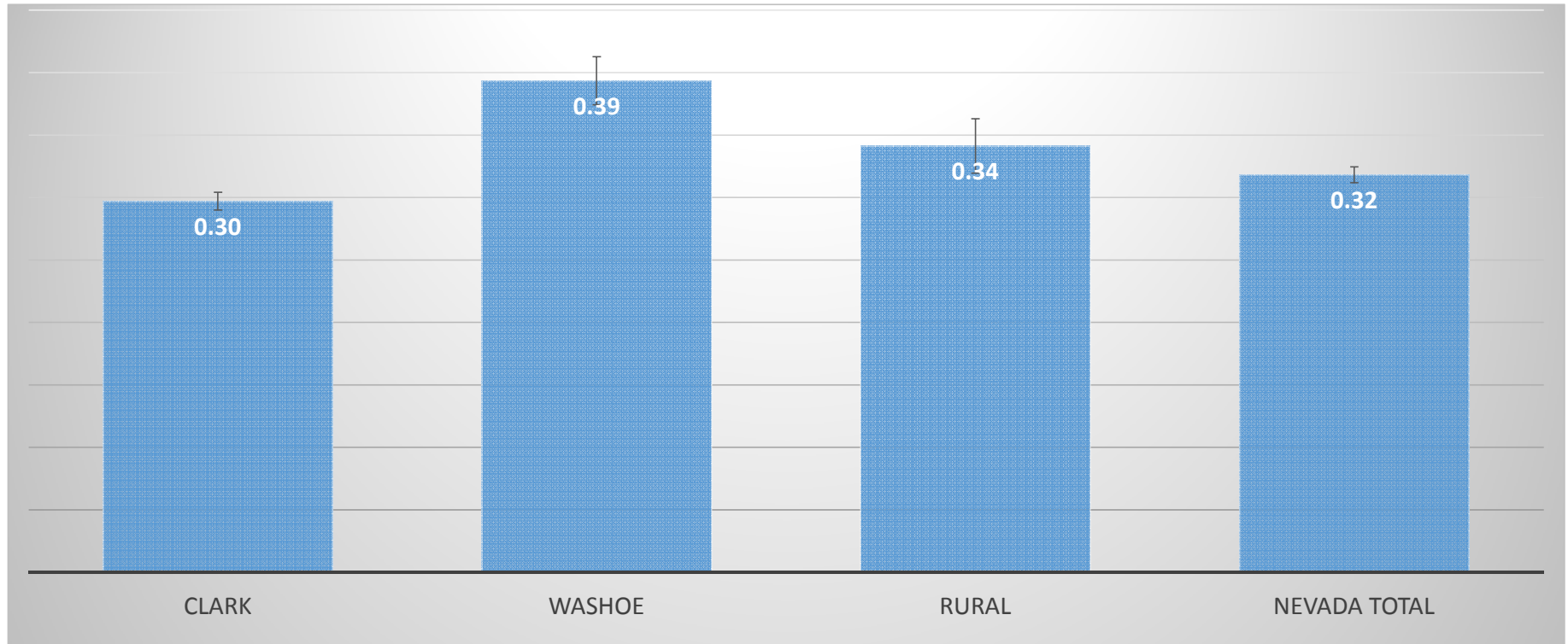
**Figure 8. Subsidized housing units by floor plan by region (from Mixed List)**

# Sample – Database reports “mothership”:

TOTAL UNITS BY PIS DATE PLUS 15 YEARS



## Sample – Database reports “mothership”:



**Figure 5 Ratio of subsidized units and vouchers to EL and VL households with severe housing problem**  
- Uses data on subsidized units from “Mixed List”, voucher data, and CHAS special tabulations of the American Community Survey 2008 to 2012.