

# Affordable Housing for Seniors

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# Nevada's rental housing locator, NVHousingSearch.org

- Statewide service helping landlords and tenants find each other
- Free to search and list all types of rental housing: market properties, tax credit housing, single family, multi-family, mobile homes, rooms for rent
- Available online 24-7 and also supported by a toll-free, bilingual call center, M-F, 6 a.m. to 5 p.m. PDT to reach live assistance 1-877-428-8844
- New tax credit properties required to list in NVHousingSearch.org – often in blog
- Print off custom lists
- Rack cards, one-hour webinars available for agencies

# NVHousingSearch.org

- About 30% of the listings in NVHousingSearch.org are for senior only or senior and qualified disabled properties
- Of the total 47,228 units in the NVHousingSearch.org inventory, 15,083 are senior only or senior and qualified disabled units.
- Statewide, there were 546 units open and available to seniors as of the end of December.
- Most senior properties use a 55 and up definition of senior but some are 62 and up, others are 50 and up. These categories can be used in the search filter.
- Many senior agencies use the website to help their clients

# Low income housing inventory

- Of 427 developments state-wide, 174 have all units restricted to senior households (or qualified disabled). Most are for 55+ although a minority restrict to 62+.
- 143 of these senior properties are listed in NVHousingSearch
- Most properties have a waiting list
- Properties usually restrict to 2 1/2 times the rent, require credit check and good rental history

# Rent burden for Nevada's seniors

- 6,000 Washoe County senior households below 50% AMI that are paying more than 50% of their income for housing plus utilities(renters and owners); Clark has 23,000
- To serve all severely housing burdened very low income seniors we need roughly three to four times as many units as we have now
- Subset of above who are under 30% AMI: ~3,000 in Washoe, 12,000 in Clark Co.
- Trends: increasing elder population, increasing rent burden, increasing rents