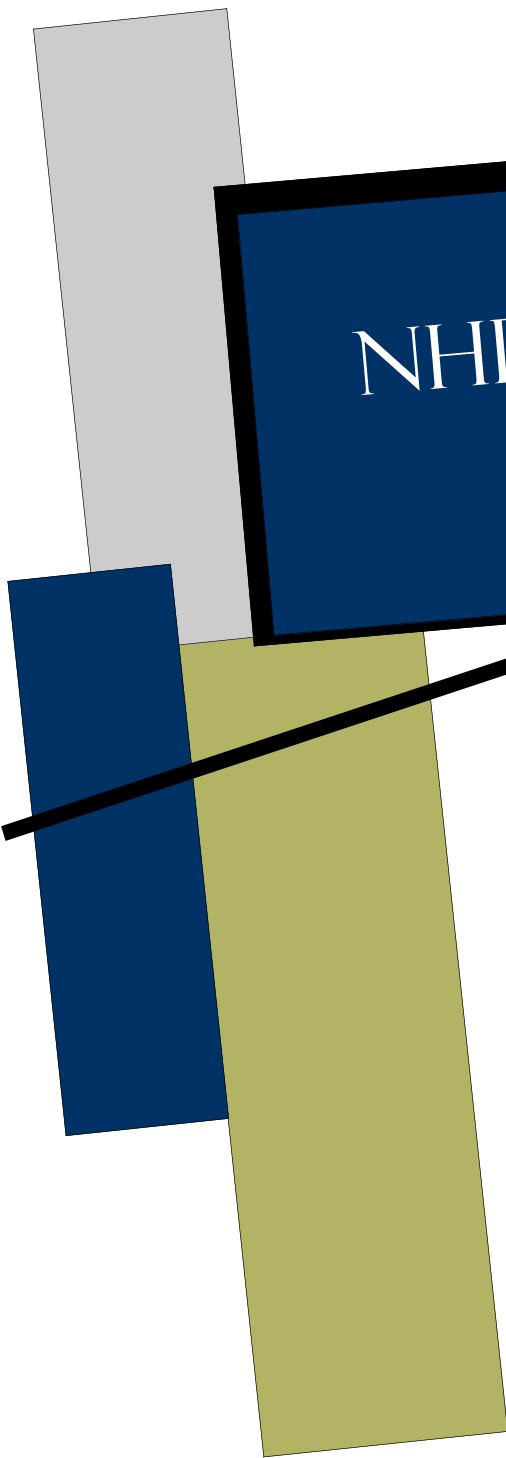


# NEVADA HOUSING DIVISION



## NHD APARTMENT FACTS

Second Quarter 2004

**Greater Las Vegas  
Valley**

**Greater Reno/  
Sparks Area**



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**Final Report**

**2nd Quarter 2004**

**Point In Time Apartment Survey**

**Section I — Greater Las Vegas Valley**

**Section II — Greater Reno/Sparks Area**

**Section III — Group Homes/Assisted Living Facilities in Nevada**

# NHD Apartment Facts

**Prepared by:**

STATE OF NEVADA  
DEPARTMENT OF BUSINESS & INDUSTRY  
Sydney H. Wickliffe, Director

## **HOUSING DIVISION**

Charles L. Horsey, Administrator

### **Southern Nevada Office**

1771 East Flamingo Road, Suite 206-B

Las Vegas, Nevada 89119

Tel. (702) 486-7220

Fax. (702) 486-7227

E-mail: lvdeputy@nvhousing.state.nv.us

### **Northern Nevada Office**

1802 North Carson Street, Suite 154

Carson City, Nevada 89701

Tel. (775) 687-4258

Tel. (800) 227-4960

Fax. (775) 687-4040

E-mail: nhd@nvhousing.state.nv.us

**Web Site:**

[www.nvhousing.state.nv.us](http://www.nvhousing.state.nv.us)

NHD Apartment Facts is an annual report published by the Nevada Housing Division, free of taxpayer expense, and as a service to our partners in providing affordable housing.

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## From The Administrator



Charles L. Horsey

### NHD's Annual Multi-Family Survey

It is with great pleasure that the Housing Division is presenting its findings for the second quarter 2004 multi-family housing survey.

Research through mail questionnaires and telephone interviews help the Division each year to systematically identify and compare for analysis the multi-family housing market in the Greater Las Vegas Valley and the Greater Reno/Sparks Area.

The survey information has proven to be invaluable in the Division's decision making process in the planning and financing of apartment complexes throughout the State.

This year, in addition to the market-rate apartment data, the Division has expanded demographic data for group homes/assisted living facilities in Nevada. The State's aging population and migrant retirees, many on fixed incomes, is necessitating the Division's closer look at the State's availability of housing units for this population and this housing's affordability.

Through the surveys, the Division is able to evaluate the effectiveness of its financings and

to identify housing gaps for serving the housing needs of targeted and special-needs populations.

To date, the Division has financed more than 25,000 multi-family units statewide, many of which are units targeted for the 55+ age group and for those populations with special needs.

*Charles L. Horsey*



*The newly constructed City Center apartments in downtown Las Vegas provides housing for seniors and families with retail space available on the first floor.*



*Vintage at Seven Hills in Henderson has become the first Nevada Housing Division financed affordable senior's apartment project to meet or exceed the Energy Star® efficiency levels.*

---

# The Survey

## Goals and Objectives

The Division's goals for the NHD Apartment Report survey is to assist governmental planners and multi-family market place participants in their short-term and long-range planning processes.

The Division, through this data collection, documents new multi-family units and tracks vacancies and rental rates for existing multi-family housing units in the Greater Las Vegas Valley.

The primary reasons the Housing Division continues this task are to:

- ? Create a comprehensive data base of rental properties;
- ? Give interested parties planning tools to target funding; and
- ? Create long-range, monitoring devices to identify emerging and changing trends in the rental property market.

## Methodology

The scope of work used in this study consisted of the following tasks:

- ? Design and administration of a mail survey to all identified apartment projects in the Greater Las Vegas Valley and the Greater Reno/Sparks Area.
- ? Follow-up data collection by a telephone interview, for those apartment complexes that did not respond to the mail survey.
- ? Implementation of the collection of primary housing data. Data collected was focused on specific housing related questions:
  1. total number of housing units in the multi-family housing complex,
  2. address of the property,
  3. year property built,
  4. number of vacancies,
  5. number of vacancies by apartment type,
  6. breakdown of total housing units by unit

sizes,

7. rental rates (low to high range) for unit sizes,
8. percentage of apartment units rented to the 55+ age group,
9. location of housing for the 55+ age group,
10. special needs assessment of persons residing in group homes and assisted living complexes,
11. rental rates of group homes and assisted living housing,
12. location in the Greater Las Vegas Valley and Greater Reno/Sparks Area of new multi-family development,
13. housing density of multi-family development in both areas.

- ? Analysis of data collected through the mail survey and telephone interviews. A final report prepared outlining in table and graph formats findings of the survey.

## Data:

All data is based upon primary data collection of the Housing Division. From this data collection, 866 apartment complexes were identified in the Greater Las Vegas Valley representing 156,404 apartment units.

In the Greater Reno/Sparks Area, 228 apartment complexes were identified representing 31,558 apartment units.

Survey data analysis is based upon a 94% response rate for the Greater Las Vegas Valley and a 95% response rate for the Greater Reno/Sparks Area.<sup>1</sup>

All data for the multi-family analysis is based upon market rate rents; subsidized and public housing rental properties are not included.

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<sup>1</sup>Response rate is based upon response rate of unit count and not response rate of apartment complexes. Typically, larger complexes, representing more apartment units, have a sophisticated management structure, have on-site management, and, therefore, are more likely to respond to questionnaires.



---

## **Section I**

# **Greater Las Vegas Valley**

# Greater Las Vegas Valley Apartment Survey Study

## Key Points

Key findings from the 2nd Quarter 2004 survey reflect the following:

- ? The two-bedroom size apartments continue to remain the most popular unit type.
- ? The two-bedroom size apartments comprise 48% of the identified multi-family housing units.
- ? The average apartment complex shows a decrease in size, averaging 227 units per apartment project compared to an average of 244+ units per apartment project during the 1985-1999 time period. This may reflect the recent jump in land costs.
- ? Data reflects an overall vacancy rate of 5.3%, a -2.3% change in vacancy rate from the 2003 point-in-time survey data.
- ? Three- and four-bedroom size units reflect the highest vacancy rates.
- ? Vacancy rates are higher in older areas of the Valley and in areas where newer projects are concentrated.
- ? Five zip codes, located in the central part of the Valley, house nearly 1/3 of all multi-family units.
- ? Location of 2004 new construction of multi-family units varied significantly from 2003's location of new units constructed.
- ? Nearly 70% of 2004's new multi family construction has occurred in the outlying areas of the Valley and in the City of Las Vegas' downtown area.
- ? Since 2000, data reflects a downward trend of multi-family construction.
- ? Since 2000, construction rate of the three-bedroom size units has decreased.
- ? The second quarter 2004 mean rental rates show higher increases than seen in 2003.
- ? The greatest rental rate change since 2003 occurred in the studio size apartments with a 3.28% increase in rental rates.
- ? The lowest rental rate change since 2003 occurred in the one-bedroom size apartment with a +.57% increase in rental rates.
- ? Affordable units rental rates<sup>1</sup> from studio to three-bedroom size units are 18.2% to 19.8% lower than market units rental rates for comparable size units.

"The Greater Las Vegas Valley rental market shows a 5.3% vacancy rate. Rental rates over the 2003 period increased by an average of 2.15%."

- ? The one-bedroom size unit continues to be the most popular size unit for the 55+ age group.
- ? Nearly 60% percent of multi-family construction that house the 55+ age group has been built since 1990.
- ? Six zip code areas house the majority of the 55+ age group who rent.
- ? The zip codes that house most of the 55+ age group who rent are areas close to shopping, medical services, public transportation, and gaming.
- ? Vacancy rates for those apartments that house the 55+ age group total 7.12%, which compares to a 5.3% vacancy rate for the Area's total market.
- ? The lowest monthly rental rate for senior housing (55+ population) is located in the City of Las Vegas' downtown area, centrally located and older residential areas of Clark County, and in the older sections in the City of North Las Vegas.
- ? Monthly rental rates for assisted-living units average \$1,358 as a base minimum charge to \$2,250 a month as a base maximum charge, each level of care would be an additional \$300 a month.
- ? The mean monthly rental rate for apartment units located in assisted living facilities range from \$1,784 a month for a Single Room Occupancy to \$3,241 a month for a two-bedroom size unit.
- ? In assisted living facilities, the vacancy rate for facilities with 18+ beds is 17.3%; for group homes with 3 to 10 beds, the vacancy rate is 26.9%.

<sup>1</sup>Affordable rents are those rents provided to individuals or families in which 1/3 of those families' income is 60% or less of area median income.

## Distribution of Apartments by Type of Unit

The split of unit types shows that the two-bedroom size remains the most popular type and reflects a consistent trend of comprising nearly half of apartment units in the Greater Las Vegas Valley.

**TABLE 1**  
**Number of Apartments by Type of Unit**  
June 1997-2004

	Total Units	SRO <sup>2</sup>	Studios	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
June 1997	121,509	na	9,314	44,754	57,481	9,804	156
June 1998	131,754	na	8,837	49,180	62,515	11,044	156
June 1999	143,163	na	10,173	52,395	67,808	12,526	261
June 2000	148,904	989	8,625	54,063	71,197	13,772	258
June 2001	151,582	1,474	7,509	55,548	72,784	14,009	258
June 2002	160,083	1,459	8,804	56,920	76,996	15,633	271
June 2003	158,433 <sup>1</sup>	1,653	9,155	55,198	76,255	15,892	280
June 2004	156,404 <sup>1</sup>	1,360	9,693	53,781	75,703	15,589	278

<sup>1</sup> Due to demolitions, conversion to condominiums, and refusal to participate in survey total units in database is less.

<sup>2</sup> Single Room Occupancy.

na - not available.

NOTE: For June 2004, the following table outlines total database identified:

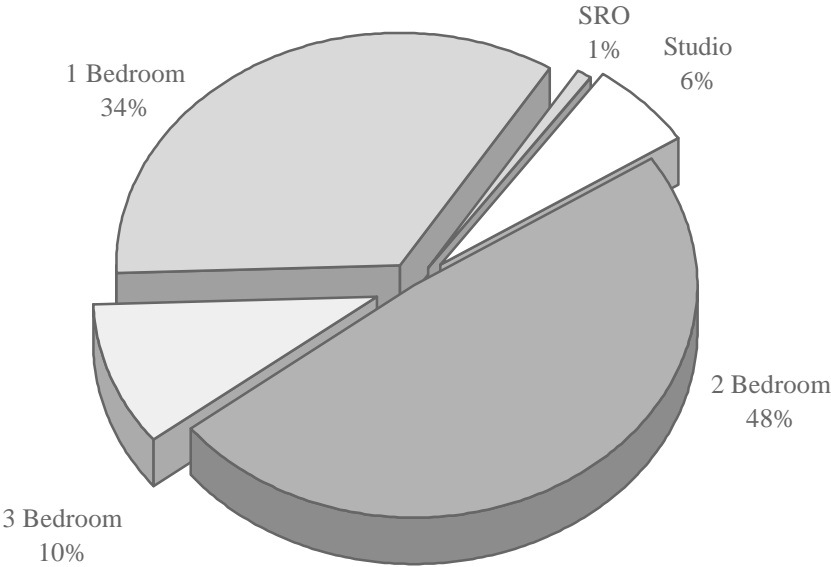
### June 2004 Database

Total # of apartment complexes identified	866
Total # of apartment units identified	165,649
# of units identified to be demolished	346
# of units identified converted from apartment rental units to condominiums	3,800
# of units identified as special needs	322
# of units sold, could not locate owner and/or manager	48
# of identified rental units where there was no response, or owners and/or managers refused to participate	3,081
# of identified rental areas where mail was returned, in those cases rental complexes are too small to have on-site management office	404
# of rental units identified as under construction with targeted completion dates later in 2004 or in 2005	1,244
Total # of rental units validated for 2004 database	156,404

# Distribution of Apartments by Type of Unit

Graph 1 clearly shows the high percentage of apartment units that are two-bedroom in size. The single room occupancy (SRO) maintains the lowest percentage of unit type.

**GRAPH 1**  
**Distribution of Apartment Units by Size**  
June 2004

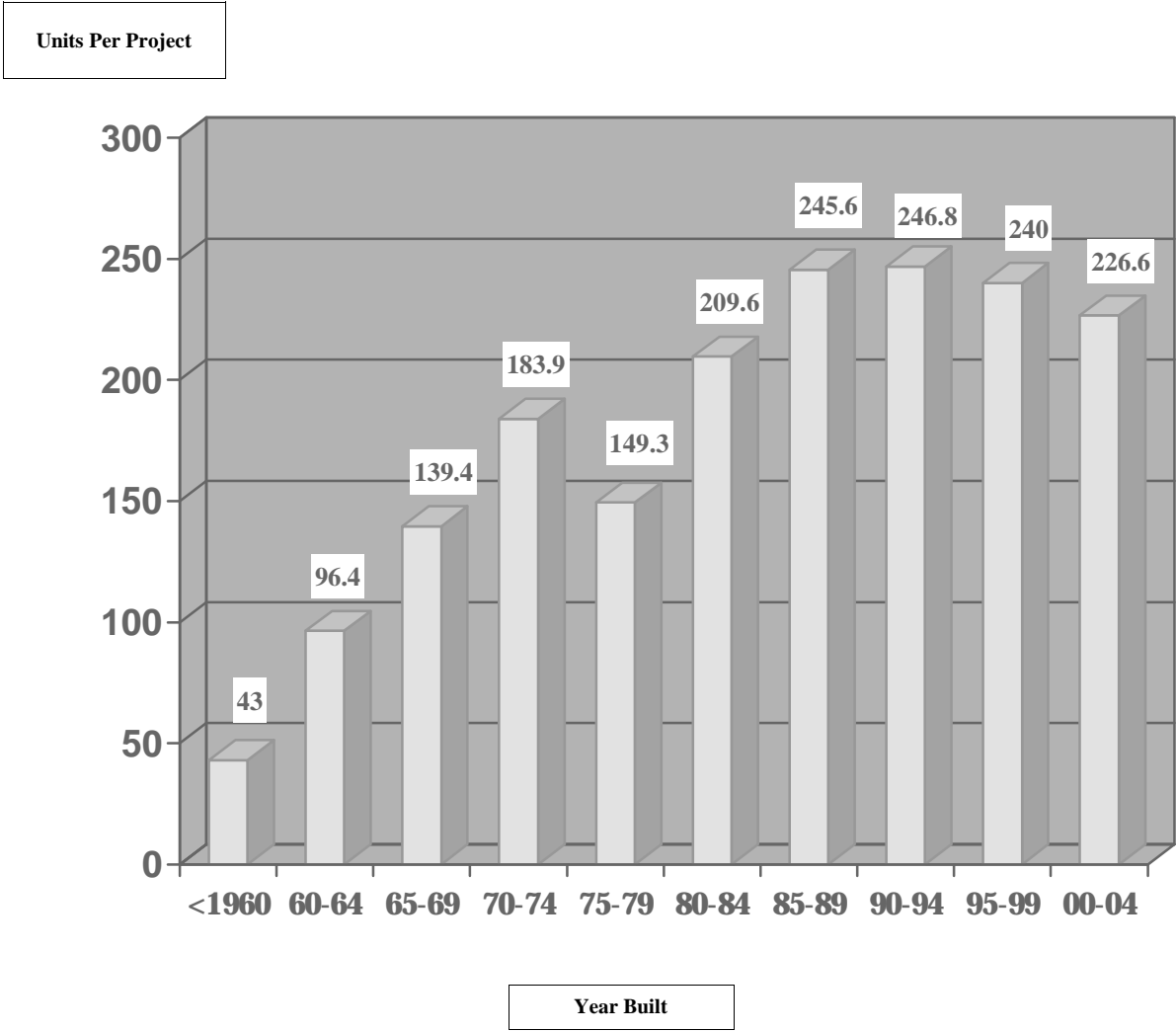


Note: Four-Bedroom size units represent less than 1% of the total number of apartment units in the Greater Las Vegas Valley; therefore, that number is not shown in Graph 1.

# Growth in Average Apartment Project Size

The average apartment complex size has shown a continuous increase for the Greater Las Vegas Valley. Data reflects apartment complexes consisting of more than 240 units per complex beginning in 1985. Since 2000, there has been a downward-trend in size of complexes. This may reflect the cost run up in land costs seen throughout the survey region.

**GRAPH 2**  
**Average Apartment Project Size by 5 year Increments**  
<1960 to 2004



## Vacancy Rates

The vacancy rates in the Division's second quarter 2004 survey reflect a decrease for the Greater Las Vegas Valley. The 2004 data shows a vacancy rate of 5.3%, a -2.3% change from the second quarter 2003 point-in-time survey data.

**TABLE 2**  
**Vacancy Rates**  
(Data by Year Project was Built)

Date Units Built	2nd Qtr. 2004 # Responding to vacancy question Projects Units		2nd Qtr. 2004 # of Reported Vacant Units	Vacancy Rate 6/30/04	Vacancy Rate 6/30/03	Vacancy Rate 6/30/02	Vacancy Rate* 6/30/01	Vacancy Rate 6/30/00	Vacancy Rate* 6/30/99	Vacancy Rate 6/30/98	Vacancy Rate 6/30/97
2004 only	10	2,480	**	**	na	na	na	na	na	na	na
2003 only	8	1,717	**	**	**	**	na	na	na	na	na
2000-2002	67	15,012	1,060	7.1%	8.1%	na	na	na	na	na	na
1995-1999	133	32,018	1,493	4.7%	6.6%	6.8%	5.0%	4.5%	5.7%	na	na
1990-1994	88	20,532	708	3.4%	7.8%	5.7%	4.1%	4.6%	4.2%	5.6%	6.6%
1985-1989	129	29,898	1,486	5.0%	7.9%	6.5%	4.0%	4.6%	4.2%	6.0%	4.6%
1980-1984	73	15,395	828	5.4%	7.0%	6.8%	5.8%	4.7%	5.0%	5.8%	4.7%
1975-1979	77	11,677	551	4.7%	8.6%	7.0%	5.3%	5.6%	4.6%	6.4%	5.0%
1970-1974	45	8,105	582	7.2%	9.6%	7.2%	5.8%	5.4%	7.5%	6.2%	8.4%
Pre-1970	91	8,306	690	8.3%	7.6%	7.3%	5.0%	4.6%	4.5%	5.3%	4.2%
known pre- 2004 construc- tion, but specific date unknown	12	518	35	.06%	16.8%	12.0%	9.5%	7.4%	5.0%	5.9%	na
	715	141,461	7,433	5.3%	7.6%	6.9%	4.9%	4.9%	4.8%	5.8%	5.9%

\*Vacancy data is derived from a 90% survey response rate to the specific vacancy rate question.

\*\* 2004 units are under construction or in first phase of renting. 2004 and 2003 data is not included in determining the Valley's overall vacancy rate; an 18-month rent-up time is allowed prior to determining vacancy rates of the Greater Las Vegas Valley.  
na - not applicable.

Note: Totals do not include assisted living or group homes nor subsidized or special needs housing units.

---

## Vacancy Rates

Table 3 reflects that in the Greater Las Vegas Valley, the three- and four-bedroom size apartments experience the highest vacancy rate. The one- and two-bedroom size units provide the highest number of units available to rent.

**TABLE 3**  
**Reported Vacancies By Type of Unit**  
**for All Reporting Apartment Complexes**  
**2004**

Apartment Type	Number of Units in Sample <sup>1</sup>	Vacancies by Unit Type	Vacancy Rate
Single Room Occupancy (SRO)	1,360	39	2.9%
Studio Apartments	6,525	346	5.3%
1-Bedroom Size Apartments	33,704	1,664	4.9%
2-Bedroom Size Apartments	50,322	2,399	4.8%
3-Bedroom Size Apartments	9,970	617	6.2%
4-Bedroom Size Apartments	194	13	6.7%

<sup>1</sup>Number of units in sample was derived from the responses of apartment complexes that provided a breakdown of number of vacancies by apartment type.

## Housing Units and Vacancy Rate by Zip Code

Zip Code	Total Number of Apartment Units in Zip Code Area 6/30/04	Vacancy Rate (%) By Zip Code Area for those Apartment Units Reporting Vacancies 6/30/04	Vacancy Rate (%) By Zip Code Area for those Apartment Units Reporting Vacancies 6/30/03
89005	291	2.1%	5.2%
89012	3,188	4.8%	7.7%
89014	7,469	4.4%	7.9%
89015	2,188	4.2%	6.1%
89030	2,294	8.3%	9.1%
89031	1,738	2.5%	4.3%
89032	1,566	17.5%	16.9%
89036	248	2.4%	38.3%
89052	2,252	7.0%	11.9%
89074	1,102	2.0%	4.8%
89101	6,929	6.2%	7.5%
89102	8,522	4.7%	6.8%
89103	9,908	5.1%	6.3%
89104	4,944	6.6%	9.2%
89106	2,811	5.6%	11.7%
89107	2,838	5.3%	7.0%
89108	7,023	4.9%	6.2%
89109	14,067	5.8%	9.5%
89110	3,229	2.6%	5.2%
89113	1,073	5.0%	5.5%
89115	6,361	5.9%	9.6%
89117	9,568	3.0%	4.9%
89118	3,707	5.0%	5.8%
89119	11,936	5.3%	7.9%
89120	1,705	1.4%	8.3%
89121	8,163	5.1%	9.2%
89122	3,089	4.0%	7.0%
89123	6,696	6.3%	5.9%
89128	3,778	6.6%	6.3%
89129	2,214	6.8%	9.9%
89130	1,393	2.0%	1.9%
89131	272	3.3%	2.9%
89134	288	na	na
89135	654	5.2%	1.0%
89139	749	2.8%	na
89141	340	na	na
89142	1,744	2.1%	5.1%
89144	722	4.7%	5.5%
89145	548	7.5%	10.9%
89146	2,940	5.4%	6.5%
89147	3,317	6.3%	10.1%
89148	1,384	5.6%	na
89149	376	na	na
89156	780	5.9%	9.4%
Total Units	156,404		

**TABLE 4**

**Total Number of Housing Units and Vacancy Rate by Zip Code**

na-not applicable or is in rent-up phase.



## Distribution of Rental Units by Zip Code

Zip Code	Total Number of Apartment Units in Zip Code Area	Percent	Cumulative
89109	14,067	9.0%	9.0%
89119	11,936	7.6%	16.6%
89103	9,908	6.3%	22.9%
89117	9,568	6.1%	29.0%
89102	8,522	5.4%	34.4%
89121	8,163	5.2%	39.6%
89014	7,469	4.8%	44.4%
89108	7,023	4.5%	48.9%
89101	6,929	4.4%	53.3%
89123	6,696	4.3%	57.6%
89115	6,361	4.1%	61.7%
89104	4,944	3.2%	64.9%
89128	3,778	2.4%	67.3%
89118	3,707	2.4%	69.7%
89147	3,317	2.1%	71.8%
89110	3,229	2.1%	73.9%
89012	3,188	2.0%	75.9%
89122	3,089	2.0%	77.9%
89146	2,940	1.8%	79.7%
89107	2,838	1.8%	81.5%
89106	2,811	1.8%	83.3%
89030	2,294	1.5%	84.8%
89052	2,252	1.4%	86.2%
89129	2,214	1.4%	87.6%
89015	2,188	1.4%	89.0%
89142	1,744	1.1%	90.1%
89031	1,738	1.1%	91.2%
89120	1,705	1.1%	92.3%
89032	1,566	1.0%	93.3%
89130	1,393	.9%	94.2%
89148	1,384	.9%	95.1%
89074	1,102	.7%	95.8%
89113	1,073	.7%	96.5%
89156	780	.5%	97.0%
89139	749	.5%	97.5%
89144	722	.5%	98.0%
89135	654	.4%	98.4%
89145	548	.4%	98.8%
89149	376	.2%	99.0%
89141	340	.2%	99.2%
89005	291	.2%	99.4%
89134	288	.2%	99.6%
89131	272	.2%	99.8%
89036	248	.2%	100.0%
Total	156,404		

**TABLE 5**

**Total Number of Apartment Units by Zip Code**

June 2004

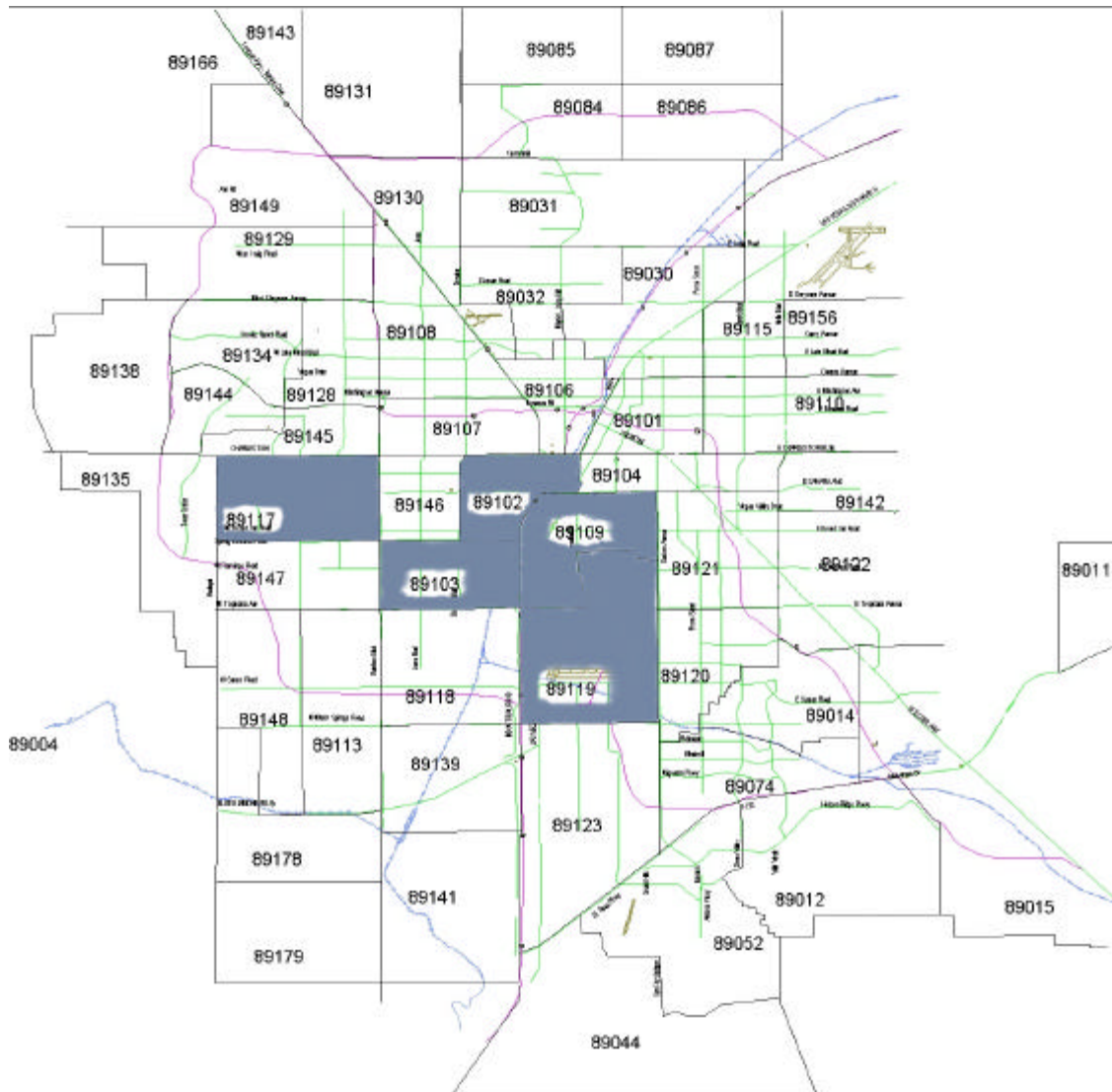
**Five Zip Codes house 1/3 of all multi-family units in the Greater Las Vegas Valley. (See Map 1)**

- ? 89109
- ? 89119
- ? 89103
- ? 89117
- ? 89102

## Zip Code Map of the Greater Las Vegas Valley

Nearly 1/3 of all multi-family housing units are located within five zip codes, 89102, 89103, 89109, 89117, and 89119; these areas of the Valley are centrally located to shopping, medical, education, and gaming facilities.

**MAP 1**  
**High Density Zip Code Areas of Multi-Family Housing**



Shaded area denotes multi-family high density area.

## Growth Zip Codes

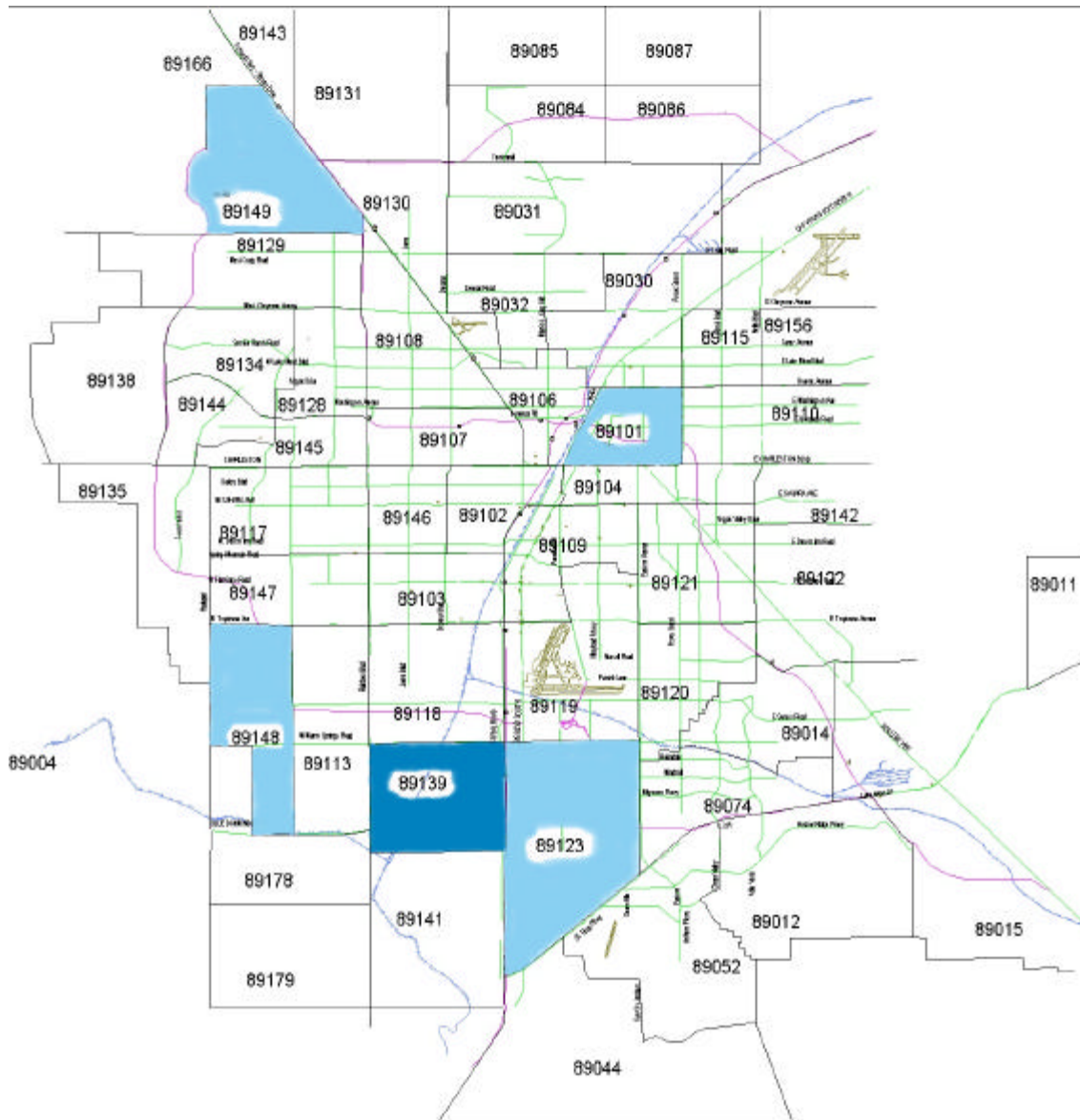
In 2004, nearly 70% of all new multi-family construction was located in the four zip code areas -- 89101, 89123, 89148 and 89149. (See Map 2.) In 2003, almost 44% of all multi-family construction was located in one zip code -- 89139.


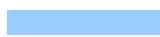
**TABLE 6**  
**New Construction of Multi-Family Housing**  
 During 2003 and First 6 Months of 2004

2003			2004		
Zip Code	New Units Recorded for Calendar Year 2003	% of new construction	Zip Code	New Units as of 6/30/04	% of new construction
89030	70	4.1%	89014	234	9.4%
89106	100	5.8%	89052	244	9.8%
89122	200	11.6%	89101	400	16.1%
89139	749	43.6%	89107	96	3.9%
89141	340	19.8%	89115	196	7.9%
89147	72	4.2%	89123	556	22.4%
89148	186	10.8%	89148	378	15.2%
			89149	376	15.2%
Total	1,717		Total	2,480	

## Growth Zip Codes

**MAP 2**  
**Highest New Construction Activity of Multi-Family Housing**  
2003 and First 6 Months of 2004

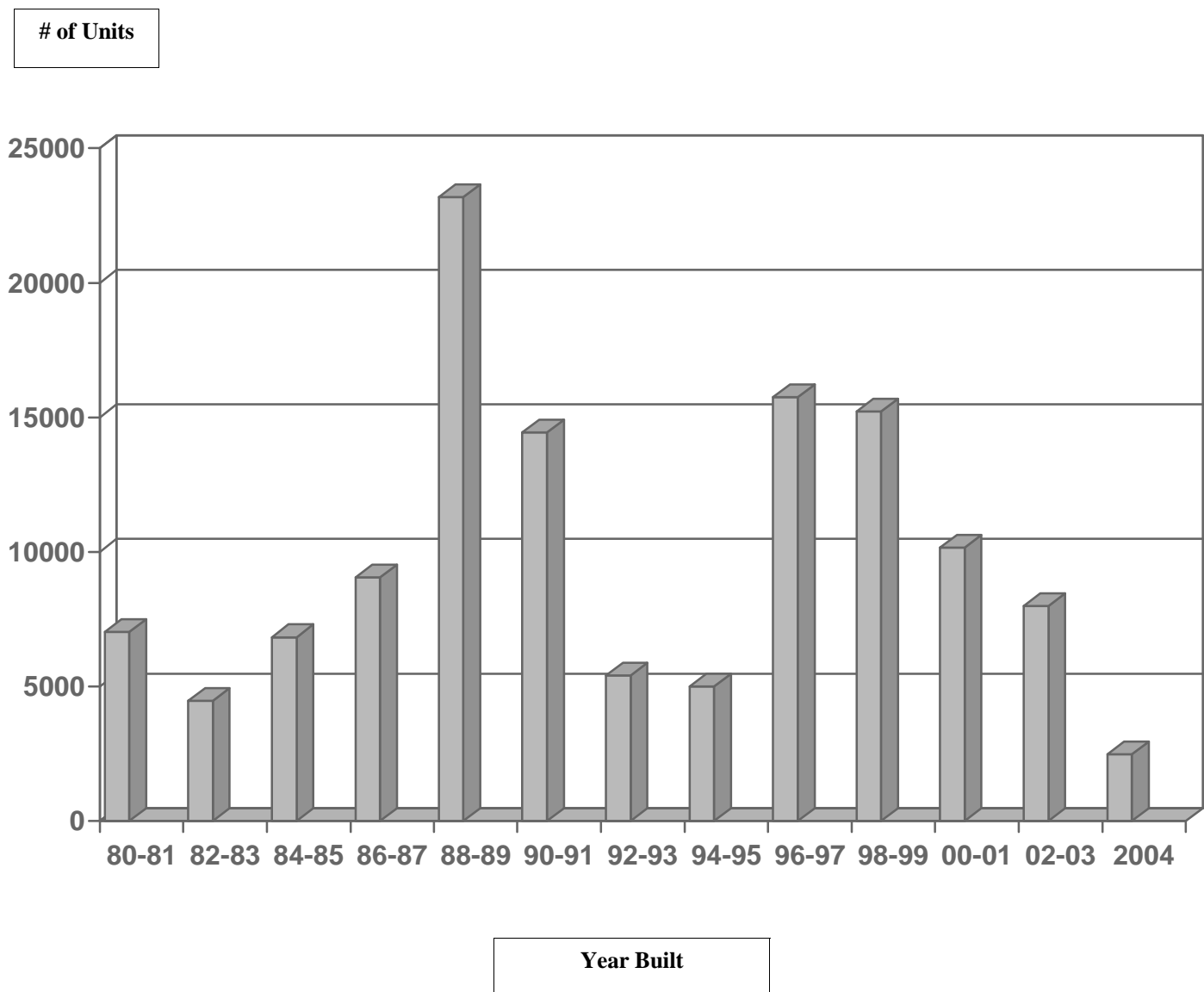


-  Denotes area with highest new multi-family units constructed during 2003.
-  Denotes area with highest new multi-family units constructed during first 6 months of 2004.

# Number of Apartment Units By Year Built Since 1980

Years 1988 and 1989 saw the greatest number of new apartment units produced in the Greater Las Vegas Valley. Since 2000, data reflects a continuous downward trend in number of rental multi-family housing units being added to the housing inventory.

**GRAPH 3**  
**Multi-Family Units By Year Built Since 1980**  
1980-2004



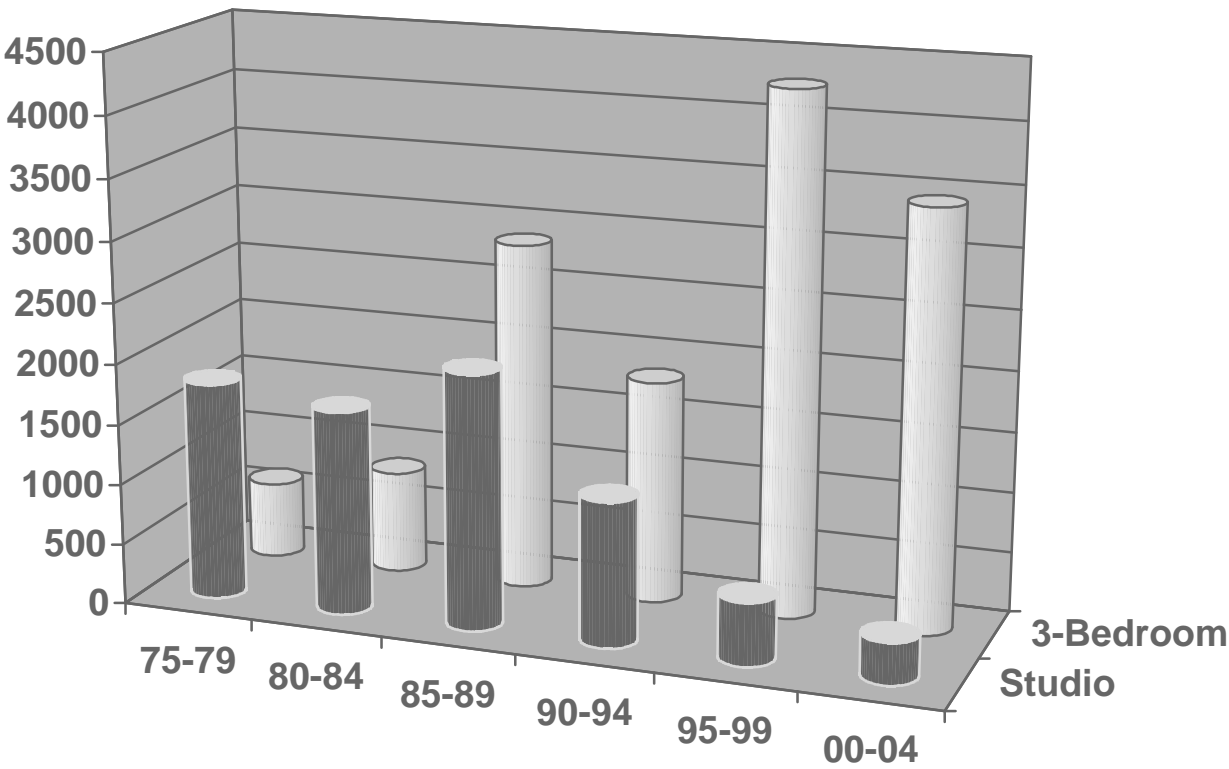
Note: 2004 data represents apartments coming on-line during the first 6 months of the year.

# Mix of Apartment Unit Types By Year Built

Studio-size apartment construction equaled or outpaced the larger three-bedroom size from 1975 through 1984. Beginning in 1985, the three-bedroom size apartments gained in popularity, continuing to outpace the smaller-size studio units. Significant increases are reflected in the 1995 to 2004 data when the construction of the three-bedroom size unit far exceeded studio units developed.

**GRAPH 4**  
**Apartment Unit Types by Year Built**  
1975-2004

# of Units by Type



Year Built

## Distribution of Rents by Apartment Size

Rental rates, as of June 2004, reflect an overall increase for all size units. The greatest change occurred in the studio size apartments with a 3.28% increase in rental rates. Overall, rental rate increases show an escalating rate of increase, with an exception of the one-bedroom size unit which reflects a slight rental rate increase at +.57%. Table 8 reflects much lower monthly rental rates for units offered to income restricted residents.

**TABLE 7**  
**Mean Rental Rates By Apartment Sizes**  
June 1997-2004

Date	Studio	1-Bedroom	2-Bedroom	3-Bedroom
June 1997	\$446.79	\$540.10	\$643.43	\$783.22
June 1998	\$460.75	\$561.81	\$675.67	\$826.83
% change 97-98	+3.1%	+4.0%	+5.0%	+5.6%
June 1999	\$ 444.97	\$ 556.80	\$673.19	\$838.72
% change 98-99	-3.5%	-.9%	-.4%	+1.4%
June 2000	\$454.00	\$573.41	\$692.24	\$861.66
% change 99-00	+1.99%	+2.9%	+2.8%	+2.7%
June 2001	\$459.38	\$588.14	\$714.05	\$883.56
%change 00-01	+1.17%	+2.51%	+3.05%	+2.48%
June 2002	\$489.00	\$599.29	\$726.48	\$901.53
% change 01-02	+6.1%	+1.9%	+1.7%	+2.0%
June 2003	\$498.55	\$607.08	\$732.55	\$908.67
%change 02-03	+1.9%	+1.3%	+.8%	+.8%
June 2004	\$515.48	\$618.62	\$747.04	\$922.65
% change 03-04	+3.28%	+1.87%	+1.94%	+1.52%

Note:

Rental Rates: SRO (Single Room Occupancy) and four-bedroom size apartments mean monthly rental rates are not reflected in this table as these size units represent less than 1% of the Valley's total number of multi-family units. Market data for 2004 reflect an average low mean monthly rental rate for SRO = \$391.62; average high for SRO=\$411.63. For the four-bedroom size apartments, the mean monthly rental rate for low = \$827.00; the average high = \$866.15.

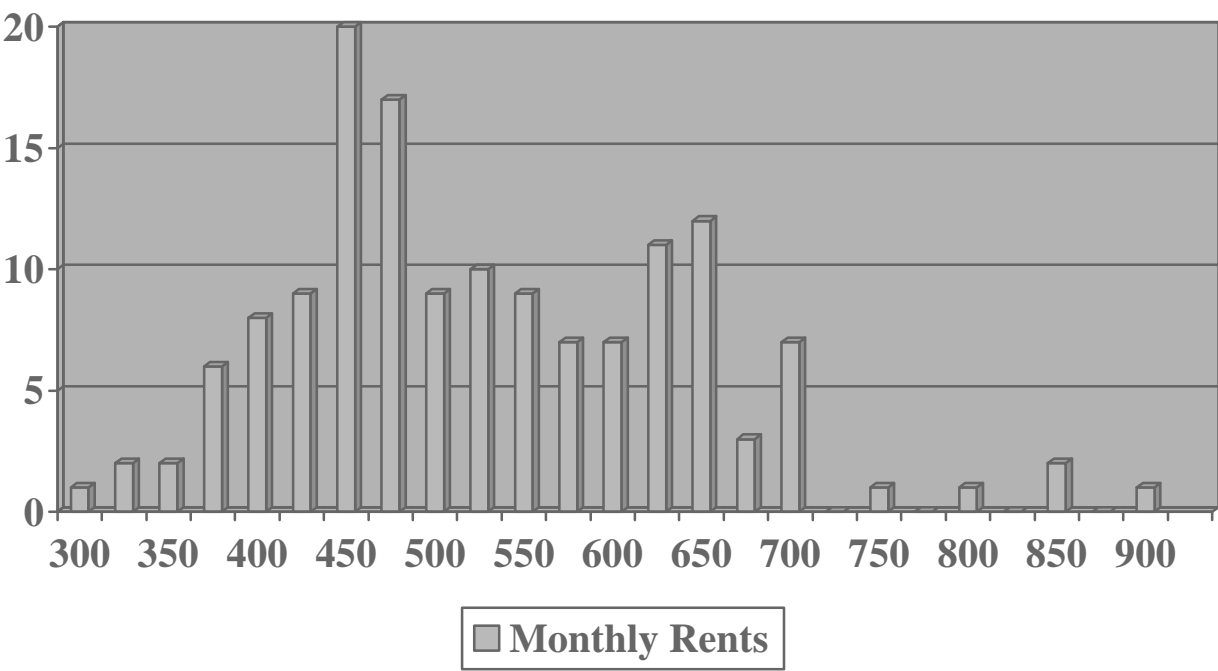
**TABLE 8**  
**Market Rate and Affordable Rental Rate Comparison**  
2004

Type of Units	Studio	1-Bedroom	2-Bedroom	3-Bedroom
Market Units Rental Rate	\$515.48	\$618.62	\$747.04	\$922.65
Affordable Units <sup>1</sup> Rental Rate	\$419.50	\$503.00	\$610.42	\$739.70

<sup>1</sup> Affordable units denote apartment complex units that are income restricted.

# Distribution of Rents by Apartment Size

**GRAPH 5**  
**Distribution of Rental Rates for Studio Apartments**  
June 2004



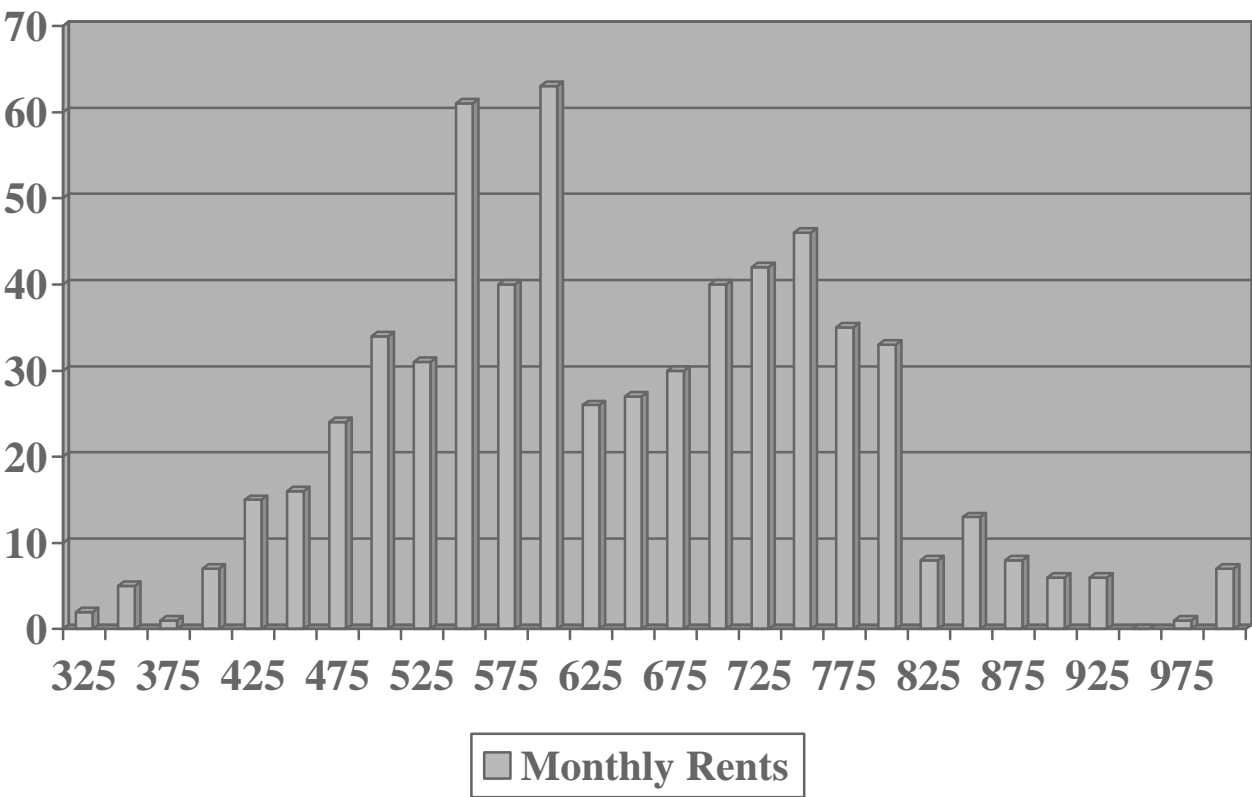
Average Low = \$501.18 up 3.17% since 2003  
Average High= \$429.78 up 3.61% since 2003

Note: 147 projects reporting; down 15%



Distribution of Rents by Apartment Size (continued)

**GRAPH 6**  
**Distribution of Rental Rates for 1-Bedroom Apartments**  
June 2004

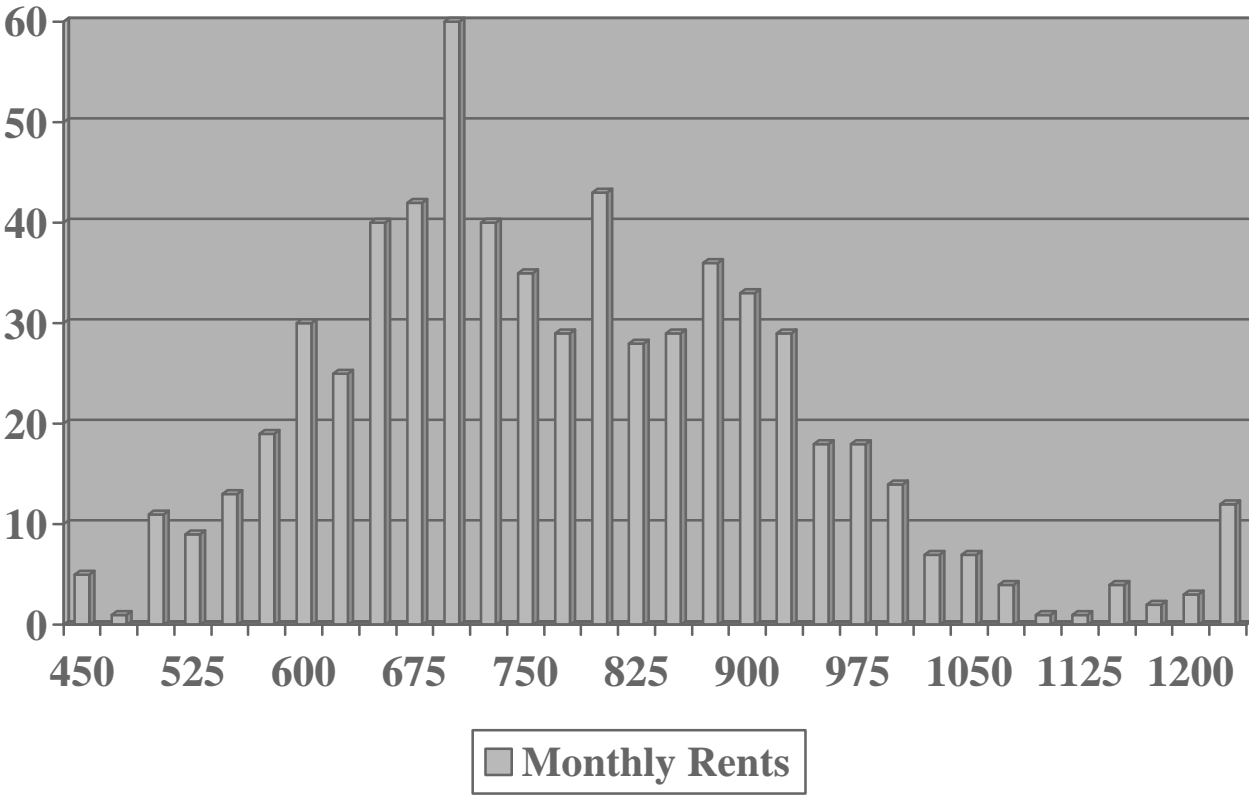


Average Low= \$601.50 up 1.97% since 2003  
Average High= \$635.73 up 1.83% since 2003

Note: 627 projects reporting; down 4.7%

Distribution of Rents by Apartment Size (continued)

**GRAPH 7**  
**Distribution of Rental Rates for 2-Bedroom Apartments**  
June 2004

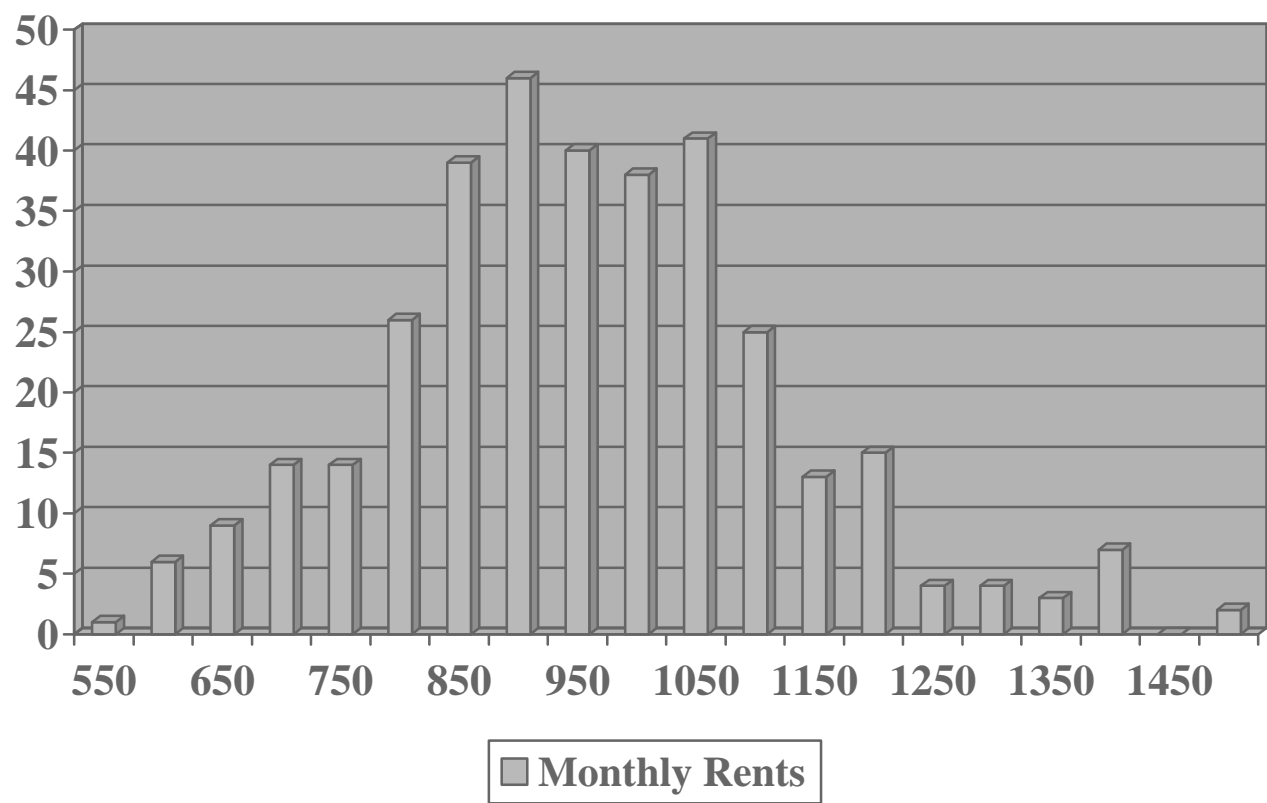


Average Low= \$721.14 up 2.03% since 2003  
Average High= \$772.93 up 1.90% since 2003

Note: 648 projects reporting; down 1.9%

Distribution of Rents by Apartment Size (continued)

**GRAPH 8**  
**Distribution of Rental Rates for 3-Bedroom Apartments**  
June 2004



Average Low= \$903.92 up 1.57% since 2003  
Average High= \$941.37 up 1.50% since 2003

Note: 348 projects reporting; down 1.4%

## Distribution of Apartments by Type of Unit that House the 55+ Age Group

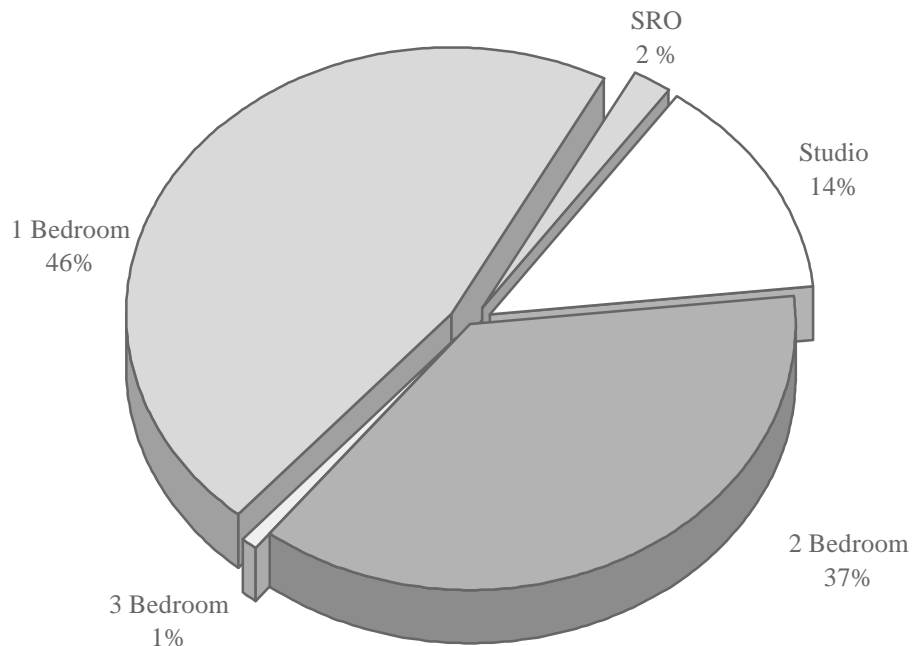
Table 9 and Graph 9 below show that the one-bedroom size apartment unit is the most popular size unit offered for the 55+ age group.

**TABLE 9**  
**Number of Apartments by Type of Unit that House the 55+ Age Group**  
1999-2004

Apartments Targeting 55+ Age Group	Total Units	SRO	Studios	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Apartments (6/99)	5,421	*	605	3,168	1,642	2	na
Apartments (6/00)	7,633	11	861	4,534	2,203	24	na
Apartments (6/01)	8,836	290	585	5,135	2,810	16	na
Apartments (6/02)	12,547	290	1,582	6,059	4,573	43	na
Apartments (6/03)	14,662	555	1,555	7,202	5,230	112	8
Apartments (6/04)	13,383	276	1,816	6,210	4,975	106	na

\*SRO (Single Room Occupancy) data was included within studio count for 6/99 period.  
na -- no four-bedroom size apartments reported.

**GRAPH 9**  
**Percentage Distribution of Apartments by Type of Unit that House the 55+ Age Group**  
June 2004



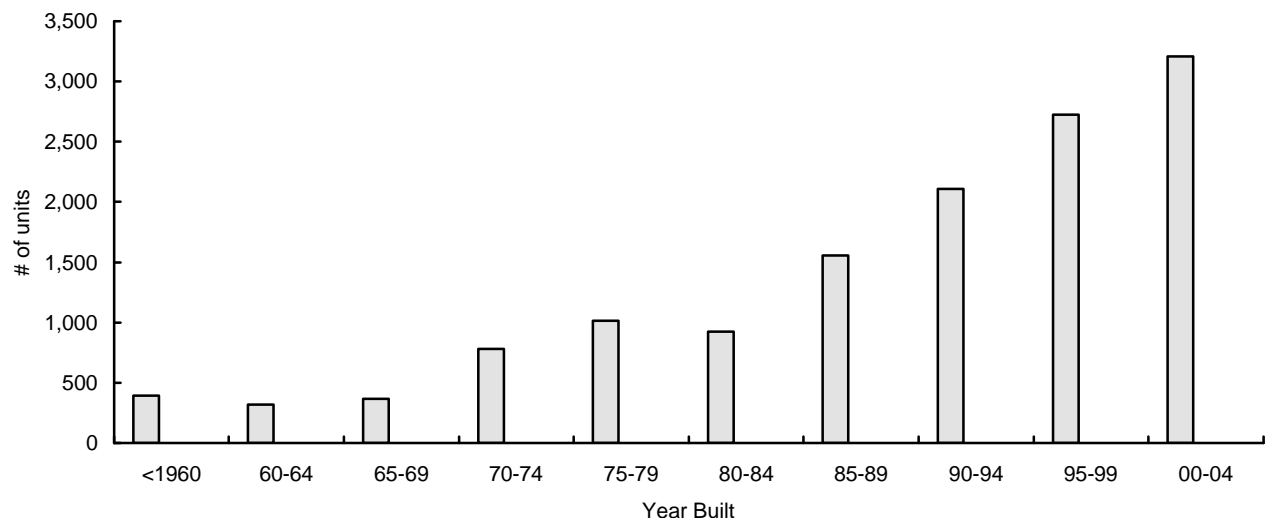
## Distribution of Apartments by Type of Unit that House the 55+ Age Group

**TABLE 10**  
**Number of Apartments by Type of Unit and Year Built that House the 55+ Age Group**  
**<1960-2004**

Year Apartment Complexes Built	Total Units	SRO	Studios	1-BR	2-BR	3-BR	4-BR
2000 to 2004	3,207	0	56	1,455	1,696	0	0
1995 to 1999	2,724	0	350	1,167	1,183	24	0
1990-1994	2,108	0	174	1,217	717	0	0
1985-1989	1,554	0	47	648	795	64	0
1980-1984	923	0	269	593	47	14	0
1975-1979	1,016	0	527	214	23	4	0
1970-1974	778	0	133	419	226	0	0
1965-1969	364	0	39	171	154	0	0
1960-1964	315	0	51	186	78	0	0
<1960	394	28	170	140	56	0	0

60% of all apartment units noted for housing the 55+ age group have been constructed since 1990.

**GRAPH 10**  
**Distribution by Years of Multi-Family Construction of Units that House the 55+ Age Group**

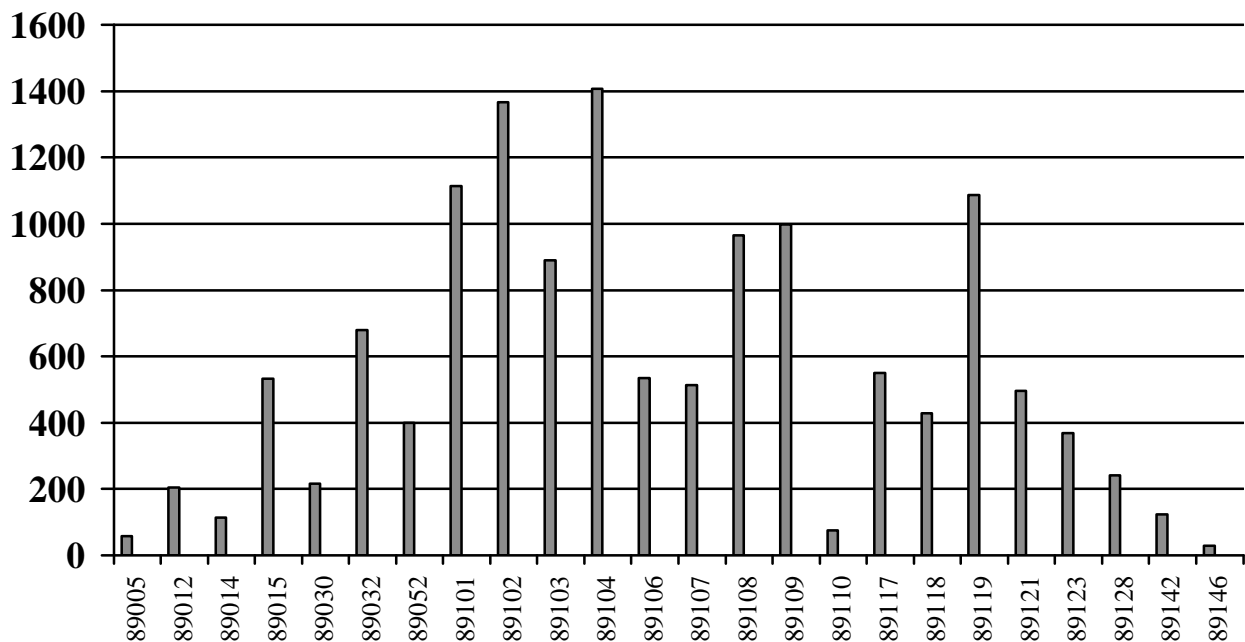


## Distribution of Apartments by Zip Code that House the 55+ Age Group

More than one-third of all apartments housing residents who are of the 55+ age group are located in four zip codes. These areas are located along the gaming corridor of the strip and downtown Las Vegas. Also, in close proximity to these areas are shopping, medical facilities, and public transportation. (See Map 3.)

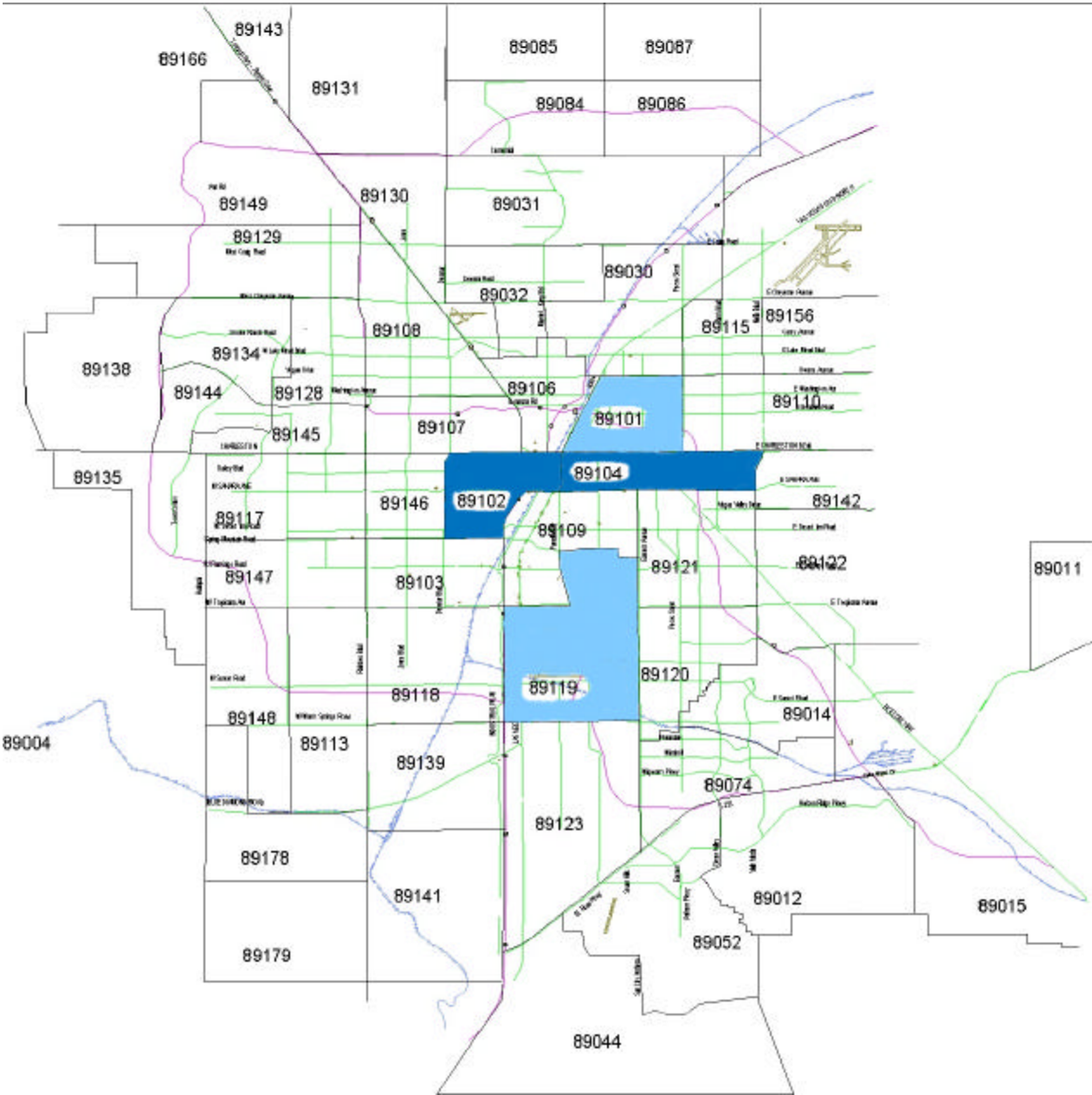
**GRAPH 11**  
**Number of Apartments by Zip Code that House the 55+ Age Group**  
2004

# of units

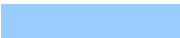


# Multi-Family Units by Zip Code that House the 55+ Age Group

**MAP 3**  
**Multi-Family Density by Zip Code that House the 55+ Age Group**



Denotes zip code area ranked with highest percentage of housing targeted for the 55+ age group.



Denotes zip code area ranked second highest percentage of housing targeted for the 55+ age group.

## Vacancy Rates for Apartments that House the 55+ Age Group

Table 11 below reflects lower vacancy rates for units produced between 1980 and 1989. These numbers may reflect the 55+ age group who prefer closeness to services and security over amenities offered in newer units. Previous studies indicate security and lower rents are two of the most important factors to a senior's rental decision. Units produced during the mid 1970's to the 1989 time period may offer these two important factors along with location to public transportation, shopping and medical services, which are not as easily accessible in the newer outlying apartment developments.

**TABLE 11**  
**Vacancy and Vacancy Rates for Apartments that House the 55+ Age Group**  
 (Data by Year Project Built and By Unit Type)

Year Apartment Complexes Built	Total Number of Projects Responding to Vacancy Question	Total Num- ber of Apartment Units	Number of Reported Vacant Units	Vacancy Rate 6/30/04	Vacancy Rate 6/30/03	Vacancy Rate 6/30/02
2003-2004 <sup>1</sup>	5	610	na	na	na	na
2000 –2002	16	2,597	437	16.8%	15.6%	29.1%
1995-1999	20	2,724	149	5.5%	6.0%	7.3%
1990-1994	9	2,108	98	4.6%	6.4%	4.2%
1985-1989	10	1,554	32	2.1%	4.4%	3.3%
1980-1984	5	923	19	2.1%	3.4%	5.6%
1975-1979	10	1,016	79	7.8%	4.4%	3.0%
1970-1974	7	778	66	8.5%	8.5%	4.0%
Pre-1970	13	927	60	6.5%	5.9%	5.6%
known pre- 2001 construction, but specific date unknown	5	146	13	8.9%	16.2%	15.3%
Totals	100	13,383	953	7.12%	7.43%	5.61%

<sup>1</sup>Multi-family units built in 2003 and the first 6 months of 2004 are in the rent-up phase; these units are not included in vacancy rate determination.

Note: Totals do not include assisted group homes, special needs, nor public housing complexes.



## Mean Rental Rates by Zip Code and by Type of Unit for Apartments that House the 55+ Age Group

**TABLE 12**  
**Mean Rental Rates by Zip Code and by Type of Unit for Apartments that House the 55+ Age Group**  
 June 2004

Zip Code	Rental Rates SROs	Rental Rates Studios	Rental Rates 1-BR	Rental Rates 2-BR	Rental Rates 3-BR
89005			\$374.00		
89012			\$599.00	\$699.00	
89014			\$744.00	\$844.00	
89015			\$495.17	\$597.50	
89030			\$365.38	\$434.00	\$499.00
89032		\$630.00	\$680.50	\$825.25	
89052			\$510.00	\$601.25	
89101	\$250.00	\$451.94	\$440.00	\$503.40	
89102	\$346.00	\$538.17	\$539.64	\$706.00	
89103		\$631.25	\$603.50	\$725.50	
89104		\$436.50	\$477.29	\$569.20	
89106			\$429.17	\$536.17	
89107		\$642.50	\$601.83	\$661.75	
89108		\$540.00	\$606.00	\$711.30	\$874.75
89109		\$416.25	\$514.94	\$616.88	
89110			\$560.00	\$600.00	
89117			\$747.50	\$865.00	
89118			\$686.67	\$819.83	
89119		\$525.00	\$693.13	\$756.30	\$925.00
89121		\$594.17	\$615.00	\$768.67	
89123		\$602.50	\$735.00	\$902.50	
89128			\$817.50	\$985.00	
89142			\$579.00	\$697.00	
89146			\$447.00	\$618.50	
All Areas	\$298.00	\$507.23	\$546.27	\$669.26	\$793.38

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## **Section II**

### **Greater Reno/Sparks Area**

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# Greater Reno/Sparks Apartment Survey Study

## Key Points

Key findings from the 2nd Quarter 2004 survey reflect the following:

- ? The two-bedroom size apartments continue to remain the most popular unit type.
- ? The two-bedroom size apartments continue to comprise 46% of the identified multi-family housing units.
- ? In comparison to the Greater Las Vegas Valley, the Reno/Sparks Area has a greater percentage of Single Room Occupancy (SRO) and studio-size apartments than in the state's larger metropolitan area.
- ? The Greater Las Vegas Valley shows 83% of its multi-family units are either one- or two-bedroom size units compared to 79% in the Greater Reno/Sparks Area.
- ? Since 1995, data reflects a stabilization in size of units, with the area's multi-family development leaning towards larger unit complexes, averaging nearly 200 units per complex.
- ? Data reflects an overall vacancy rate of 5.1%, a -.7% change in vacancy rate from the 2003 point-in-time survey data.
- ? Studio-size units reflect the highest vacancy rates.
- ? Vacancy rates are significantly higher in the zip code area of 89501, downtown Reno, and the outlying area of 89521.
- ? Two zip code areas (89502 and 89509) located in the south-central part of the City of Reno house one-half (50.3%) of the Greater Reno/Sparks Area multi-family units.
- ? Two zip codes (89436 and 89512) reflect the area with highest multi-family construction during 2003 and; for the first six months of 2004, zip code 89506 showed the highest rate of new construction.
- ? Years 1998 through 2001 saw the greatest number of new apartment units produced in the Greater Reno/Sparks area over the past 20 years.
- ? Years 2002-2003 and the first six months of 2004 reflect a significant decrease in multi-family construction.

"The Greater Reno/Sparks Area rental market shows a 5.1% vacancy rate. Rental rates over the 2003 period decreased by an average of less than 1.00%."

- ? Since 1985, construction of studio- and three-bedroom size units has been showing an upward trend.
- ? The greatest rental rate change occurred in the three-bedroom size units with a 2.5% increase.
- ? The studio-size units show a decrease in rental rates, with a -.96% decrease.
- ? Affordable rental units are 2.2% to 18.5% lower than market-rate rental rates.
- ? The three-bedroom size units show the highest percentage difference for affordable units, showing rental rates 18.5% less than market rate rents.
- ? The one-bedroom size unit remains the most popular size unit for the 55+ age group.
- ? Zip code 89509 provides the greatest number of housing units targeted for the active 55+ age group.
- ? The mean rental rate for the 55+ age group targeted housing ranges from \$308 a month for studio units to \$800 a month for three-bedroom size units. The one- and two-bedroom size units stay within the \$488 a month range for a one-bedroom size unit to \$839 for a two-bedroom size.

<sup>1</sup>Affordable rents are those rents provided to individuals or families in which 1/3 of those families' income is 60% or less of area median income.

## Distribution of Apartments by Type of Unit

The split of unit types shows that the two-bedroom size apartment unit is the most popular type for the Reno/Sparks Area, comprising 46% of multi-family units in the survey. In comparison to the Greater Las Vegas Valley, the Reno/Sparks Area has a greater percentage of Single Room Occupancy (SRO) and studio-size apartments than in the state's larger metropolitan area. The Greater Las Vegas Valley shows 83% of its multi-family units are either one- or two-bedroom size units compared to 79% in the Greater Reno/Sparks Area.

**TABLE 13**  
**Number of Apartments by Type of Unit**  
June 2000<sup>1</sup>-2004

	Total Units	SRO <sup>2</sup>	Studios	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
June 2000	16,556	252	1,090	6,147	8,065	983	19
June 2001	24,046	335	1,700	8,562	11,757	1,600	92
June 2002	28,499	473	2,448	9,733	13,541	2,123	181
June 2003	30,346	802	2,922	10,116	13,913	2,364	229
June 2004	29,947*	775	2,785	9,930	13,815	2,293	349

<sup>1</sup> The first apartment survey for the Reno/Sparks Area was in 2000; the Greater Las Vegas Valley's first survey was in 1997.

<sup>2</sup> Single Room Occupancy.

NOTE: For June 2004, the following table outlines total database identified:

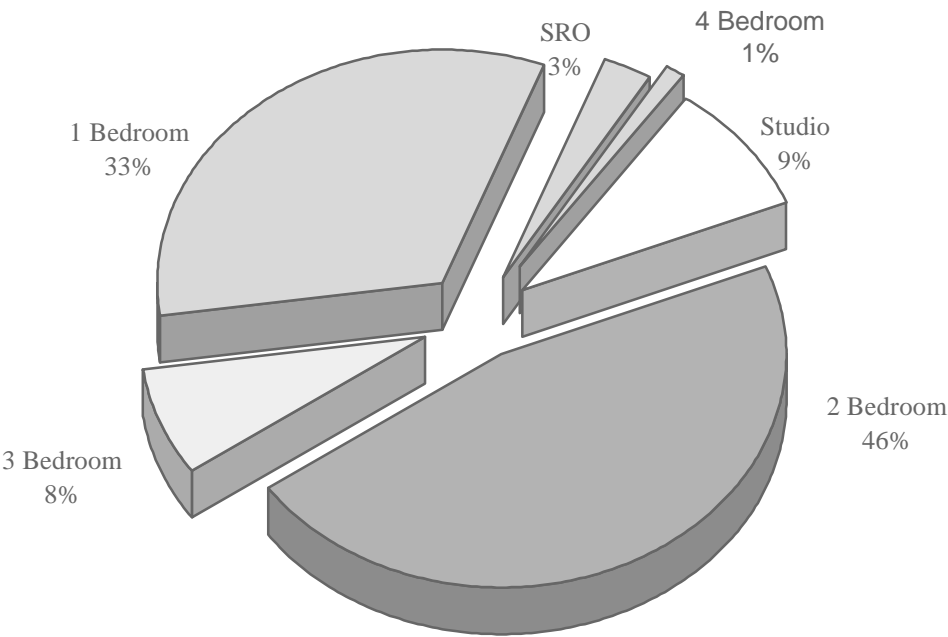
June 2004 Database

Total # of apartment complexes identified	228
Total # of apartment units identified	31,558
# of units identified to be demolished	0
# of units identified converted from apartment rental units to condominiums	191
# of units identified as special needs	162
# of units sold, could not locate owner and/or manager	24
# of identified rental units where there was no response, or owners and/or managers refused to participate	953
# of identified rental areas where mail was returned, in those cases rental complexes are too small to have on-site management office	281
# of rental units identified as under construction with targeted completion dates later in 2004 or in 2005	0
*Total # of apartment rental units validated for 2004 database	29,947

# Distribution of Apartments by Type of Unit

Graph 1 clearly shows the high percentage of apartment units that are two-bedroom in size. The four-bedroom size unit and the single room occupancy (SRO) unit maintain the lowest percentage of unit type.

**GRAPH 12**  
**Distribution of Apartment Units by Size**  
June 2004

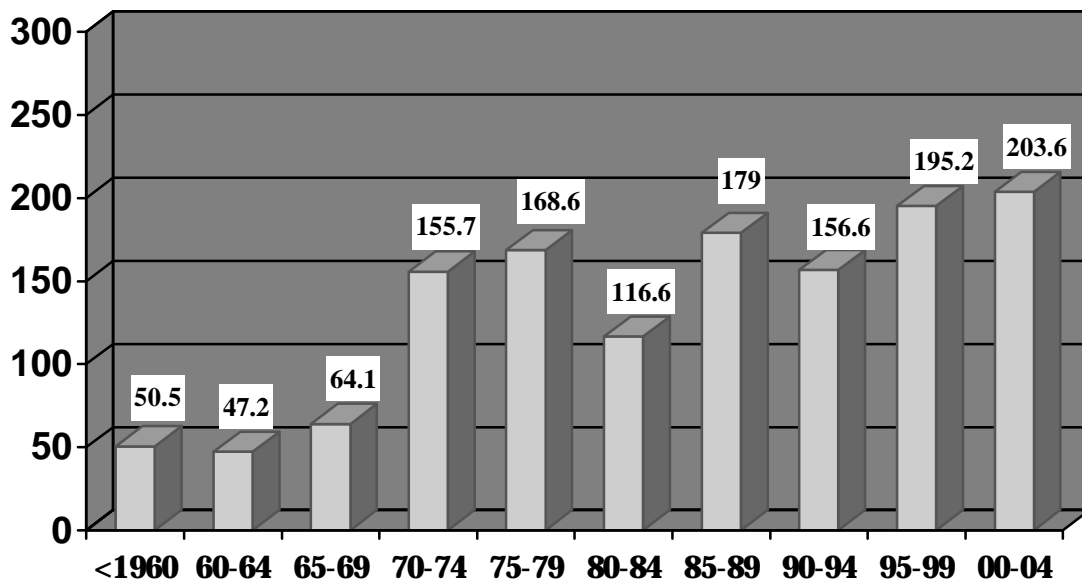


## Growth in Average Apartment Project Size

Apartment complexes built since 1970 show a varied range of apartment unit size. Since 1995, data reflects a stabilization in size of units, with the area's multi-family development leaning towards larger unit complexes.

**GRAPH 13**  
**Growth in Average Apartment Project Size by 5 year Increments**  
<1960 to 2004

Units Per Project



Year Built

## Vacancy Rates

The Division's second quarter 2004 survey reflects a 5.1% vacancy rate for the Greater Reno/Sparks Area. This data shows a stabilizing of supply and demand with a -.7%% change in vacancies from the second quarter 2003 survey data.

**TABLE 14**  
**Vacancy Rates**  
(Data by Year Project was Built)

<b>Date Units Built</b>	<b>2nd Qtr. 2004 # Responding to vacancy question Projects</b>	<b>Units</b>	<b>2nd Qtr. 2004# of Reported Vacant Units*</b>	<b>Vacancy Rate 6/30/04</b>	<b>Vacancy Rate 6/30/03</b>	<b>Vacancy Rate 6/30/02</b>	<b>Vacancy Rate* 6/30/01</b>
<b>2004 only</b>	<b>2</b>	<b>336</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>na</b>
<b>2003 only</b>	<b>4</b>	<b>664</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>**</b>	<b>na</b>
<b>2000-2002</b>	15	3,223	204	6.3%	13.6%	na	na
<b>1995-1999</b>	23	4,544	157	3.5%	4.1%	6.4%	4.4%
<b>1990-1994</b>	11	1,723	64	3.7%	3.4%	4.5%	3.9%
<b>1985-1989</b>	22	3,534	150	4.2%	4.5%	3.1%	2.7%
<b>1980-1984</b>	21	2,448	57	2.3%	4.6%	6.6%	1.0%
<b>1975-1979</b>	33	5,562	304	5.5%	4.6%	6.2%	2.2%
<b>1970-1974</b>	31	4,826	312	6.5%	6.2%	4.9%	2.7%
<b>Pre-1970</b>	32	1,805	154	8.5%	4.8%	3.1%	3.3%
<b>known pre- 2003 construction, but specific date unknown</b>	2	56	0	0.0%	5.4%	5.5%	**
<b>Totals</b>	190	27,721	1,402	5.1%	5.8%	5.8%	3.2%

\*Vacancy data is derived from a 93% survey response rate to the specific vacancy rate question.

\*\* 2004 units are under construction or in first phase of renting. 2004 and 2003 data is not included in determining the Valley's overall vacancy rate.

na - not applicable.

Note: Totals do not include assisted living or group homes nor public housing complexes.

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## Vacancy Rates

Table 15 reflects that in the Greater Reno/Sparks Area, the studio-and the three-bedroom size apartments show a significantly higher vacancy rate than any other size unit.

**TABLE 15**  
**Reported Vacancies By Type of Unit**  
**for All Reporting Apartment Complexes**  
June 2004

Apartment Type	Number of Units in Sample <sup>2</sup>	Vacancies by Unit Type	Vacancy Rate
Single Room Occupancy (SRO)	721	19	2.6%
Studio Apartments	2,053	208	10.1%
1-Bedroom Size Apartments	6,703	276	4.1%
2-Bedroom Size Apartments	9,865	439	4.5%
3-Bedroom Size Apartments	1,375	110	8.0%
4-Bedroom Size Apartments	131	8	6.1%

<sup>2</sup>Number of units in sample was derived from the responses of apartment complexes that provided a breakdown of number of vacancies by apartment type.



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## Housing Units and Vacancy Rate by Zip Code

**TABLE 16**  
**Total Number of Housing Units and Vacancy Rate by Zip Code**  
June 2004

Zip Code	Total Number of Apartment Units in Zip Code Area	Vacancy Rate (%) By Zip Code Area for those Apartment Complexes Reporting Vacancies
89431	2,966	6.1%
89433	397	1.5%
89434	1,688	6.5%
89436	928	2.5%
89501	843	9.5%
89502	5,571	4.4%
89503	3,237	6.6%
89504	26	3.8%
89506	1,184	4.9%
89509	3,925	5.5%
89511	1,776	1.8%
89512	2,992	3.4%
89521	1,096	8.8%
89523	3,318	3.3%

## Distribution of Rental Units by Zip Code

**TABLE 17**  
**Total Number of Apartment Units by Zip Code**  
June 2004

Zip Code	Total Number of Apartment Units in Zip Code Area	Percent	Cumulative
89502	5,571	18.6	18.6
89509	3,925	13.1	31.7
89523	3,318	11.1	42.8
89503	3,237	10.8	53.6
89512	2,992	10.0	63.6
89431	2,966	9.9	73.5
89511	1,776	5.9	79.4
89434	1,688	5.6	85.0
89506	1,184	4.0	89.0
89521	1,096	3.7	92.7
89436	928	3.1	95.8
89501	843	2.8	98.6
89433	397	1.3	99.9
89504	26	.1	100.0
Total	29,947		

**Four Zip Codes house 1/2 of all multi-family units in the Greater Reno/Sparks Area. (See Map 4)**

? 89502

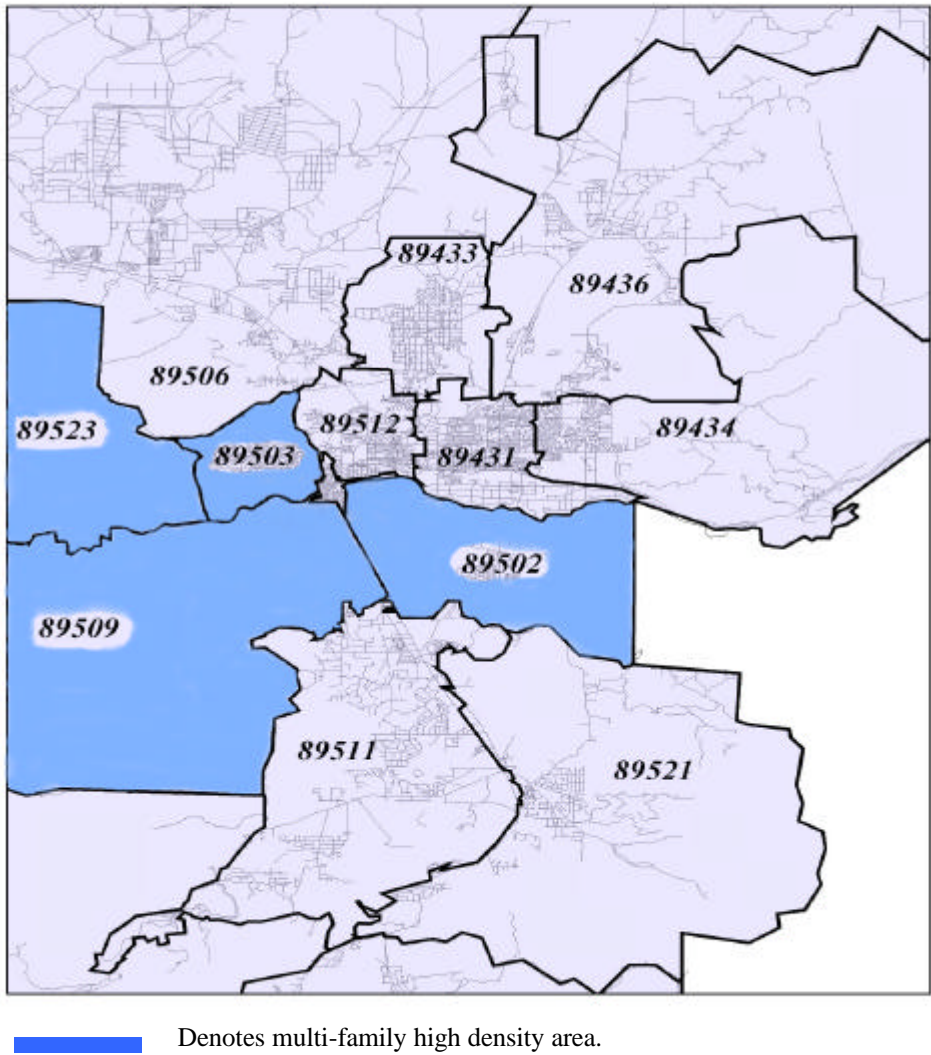
? 89503

? 89509

? 89523

# Zip Code Map of the Greater Reno/Sparks Area

**MAP 4**  
**High Density Zip Code Areas of Multi-Family Housing**



# New Construction of Multi-Family Housing — Growth Zip Codes

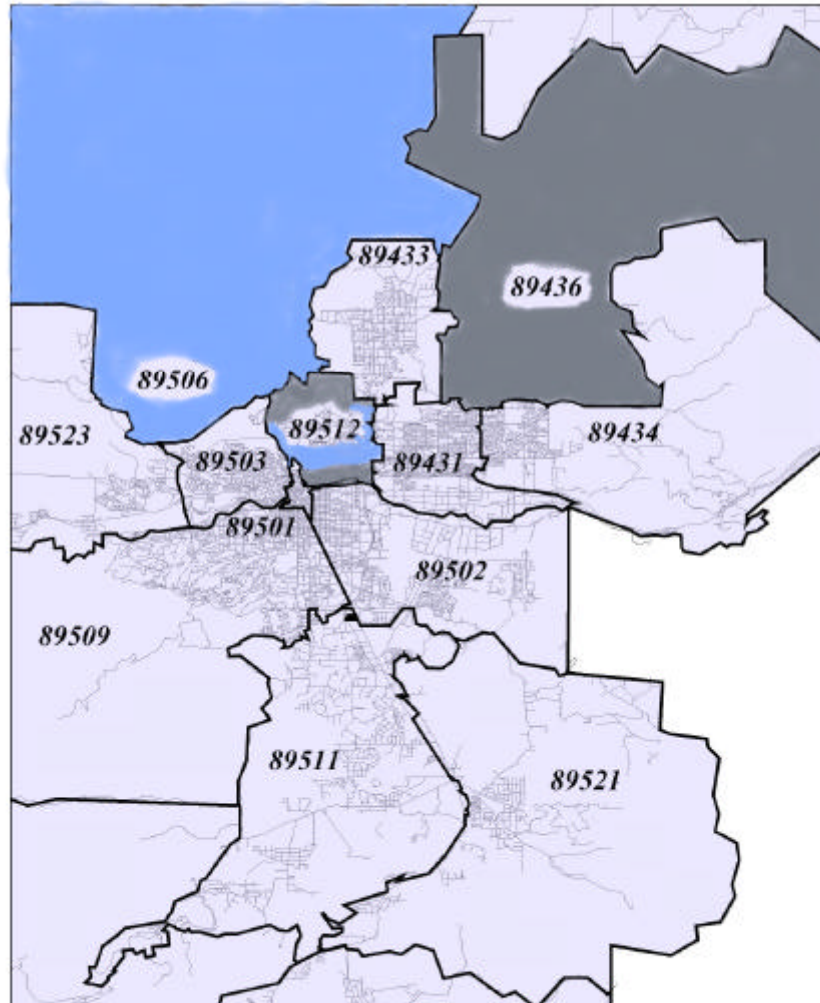
In 2004, over 60% of all new multi-family construction was located in one zip code area - - 89506. In 2003, nearly 85% of all multi-family construction was located in two zip code areas - - 89436 and 89512. (See Map 5.)


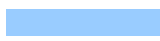
**TABLE 18**  
**New Construction of Multi-Family Housing**  
During 2003 and First 6 Months of 2004

2003			2004		
Zip Code	New Units Recorded for Calendar Year 2003	% of new construction	Zip Code	New Units as of 6/30/04	% of new construction
89436	264	39.7%	89506	216	64.3%
89502	43	6.5%	89512	120	35.7%
89503	57	8.6%			
89512	300	45.2%			
Totals	664	100.0%	Totals	336	100.0%

## Growth Zip Codes

**MAP 5**  
**Areas with Highest New Construction Activity**  
**of Multi-Family Housing**  
2003 and First 6 Months of 2004

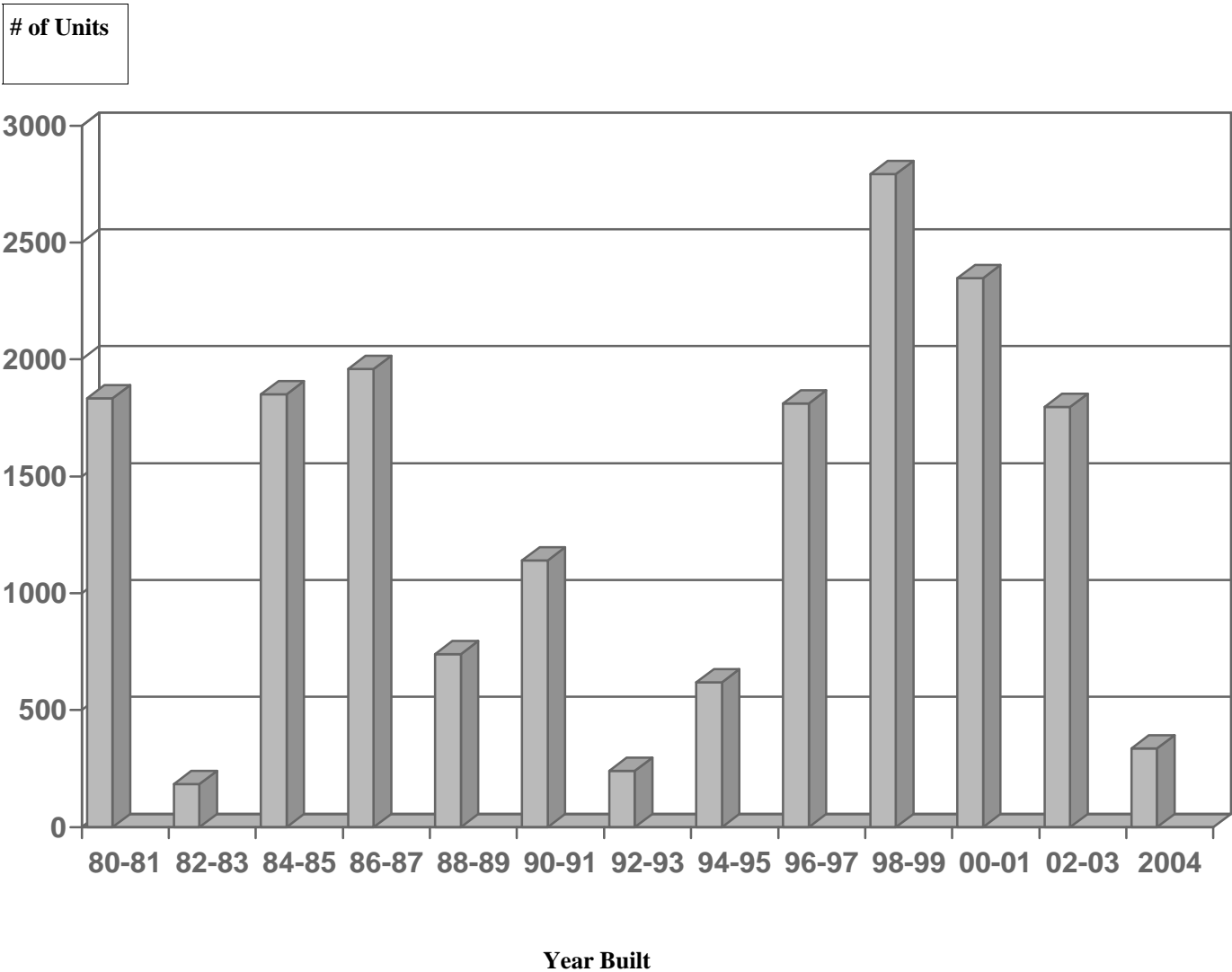


-  Denotes area with highest new multi-family units constructed during 2003.
-  Denotes area with highest new multi-family units constructed during first 6 months of 2004.

# Number of Apartment Units By Year Built Since 1980

Years 1998 through 2001 saw the greatest number of new apartment units produced in the Greater Reno/ Sparks Area. Since 2002, new multi-family unit development has shown a down turn.

**GRAPH 14**  
**Multi-Family Units By Year Built Since 1980**  
1980-2004



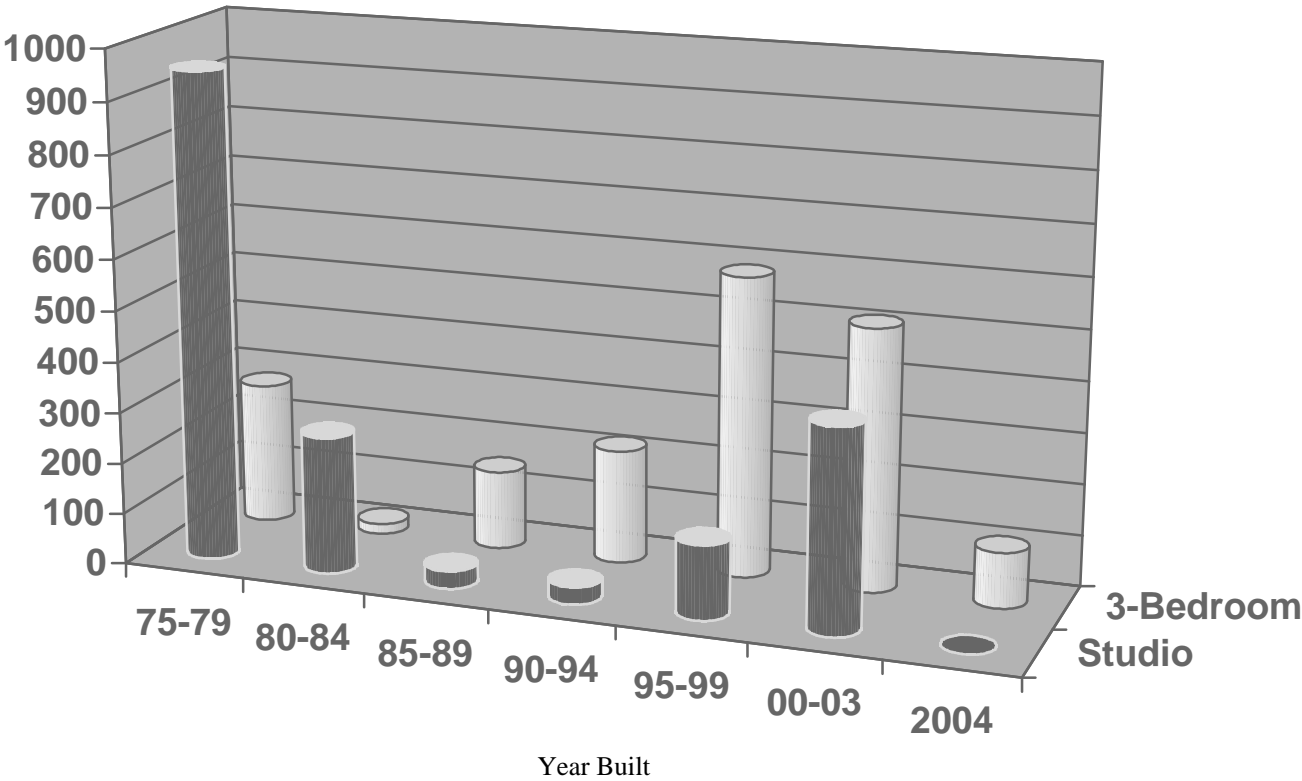
Note: 2004 data represents apartments coming on-line during the first six months of the year.

# Mix of Apartment Unit Types By Year Built

The 1975 to 1979 time period reflects the highest number of studio units added to the Greater Reno/Sparks Area’s housing inventory. Since 1985, the three-bedroom size unit has been more popular than the smaller unit size. The years 1995 to 2003 show an interest in both size units with studios and three-bedroom units gaining in construction activity.

**GRAPH 15**  
**Apartment Unit Types by Year Built**  
1975-2004

# of Units by Type



## Distribution of Rents by Apartment Size

Rental rates, as of June 2004, reflect a slight increase in monthly rental rates for all size units, with exception to the studio size units which data shows a slight decrease in rental rates. The greatest change occurred in the three-bedroom size apartments with a 2.5% increase in rental rates.

**TABLE 19**  
**Mean Rental Rates by Apartment Sizes**  
June 2004

Date	Studio	1-Bedroom	2-Bedroom	3-Bedroom
June 2001	\$446.00	\$574.00	\$695.50	\$923.50
June 2002	\$464.99	\$585.14	\$707.06	\$919.46
% change 01-02	+4.1%	+1.9%	+1.6%	-.44%
June 2003	\$482.67	\$595.87	\$707.16	\$908.55
%change 02-03	+3.7%	+1.8%	0.0%	-1.2%
June 2004	\$478.06	\$599.56	\$719.18	\$930.99
% change 03-04	-.96%	+.62%	+1.7%	+2.5%

The Greater Reno/Sparks Area multi-family housing units' affordable rental rates reflect lower rents from market-rate rental rates. The two- and three-bedroom size units reflect the highest rate differences with a -12.4% difference in the two-bedroom size unit and a -18.46% difference in the three-bedroom size.

**TABLE 20**  
**Market Rate and Affordable Rental Rate Comparison**  
June 2004

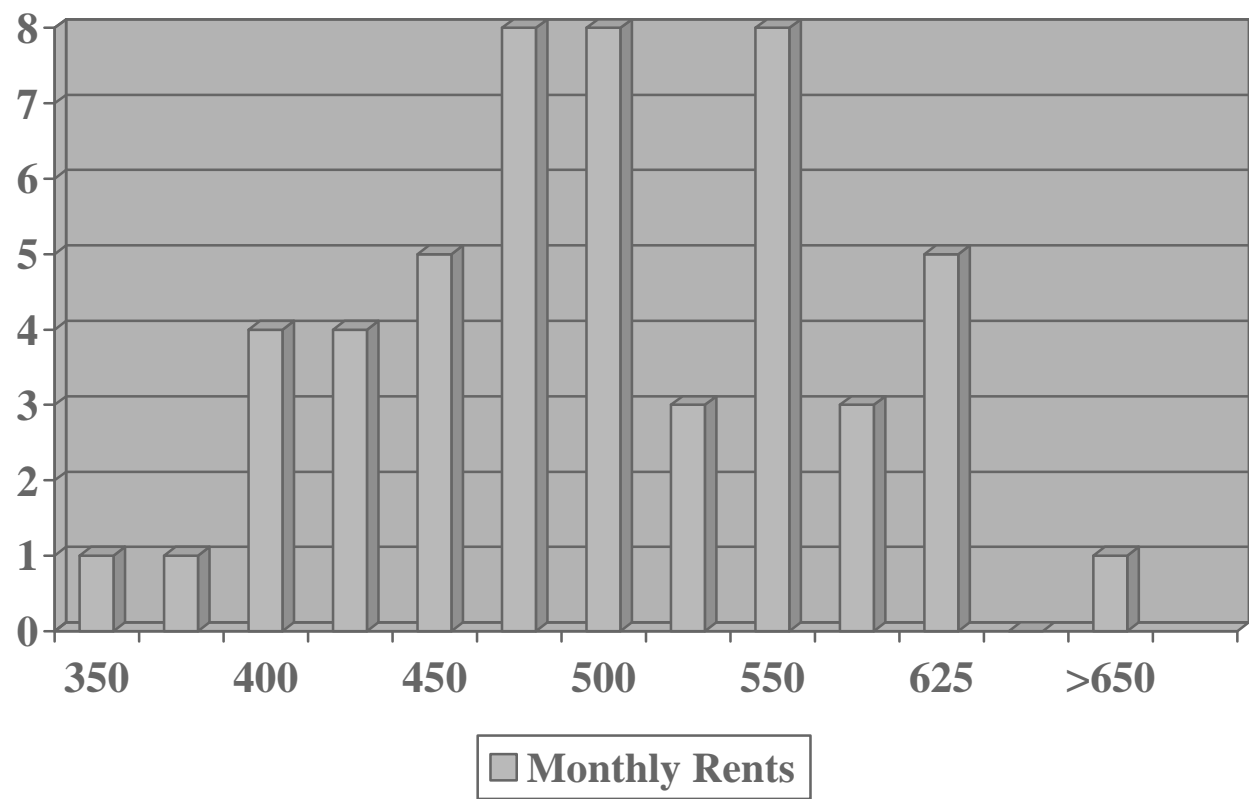
Type of Units	Studio	1-Bedroom	2-Bedroom	3-Bedroom
Market-Rate Rental Units	\$478.06	\$599.56	\$719.18	\$930.99
Affordable Units <sup>1</sup> Rental Rate	\$467.40	\$550.06	\$630.11	\$759.12

<sup>1</sup>Affordable units denote apartment complex units that are income restricted.



# Distribution of Rents by Apartment Size

**GRAPH 16**  
**Distribution of Rental Rates for Studio Apartments**  
June 2004

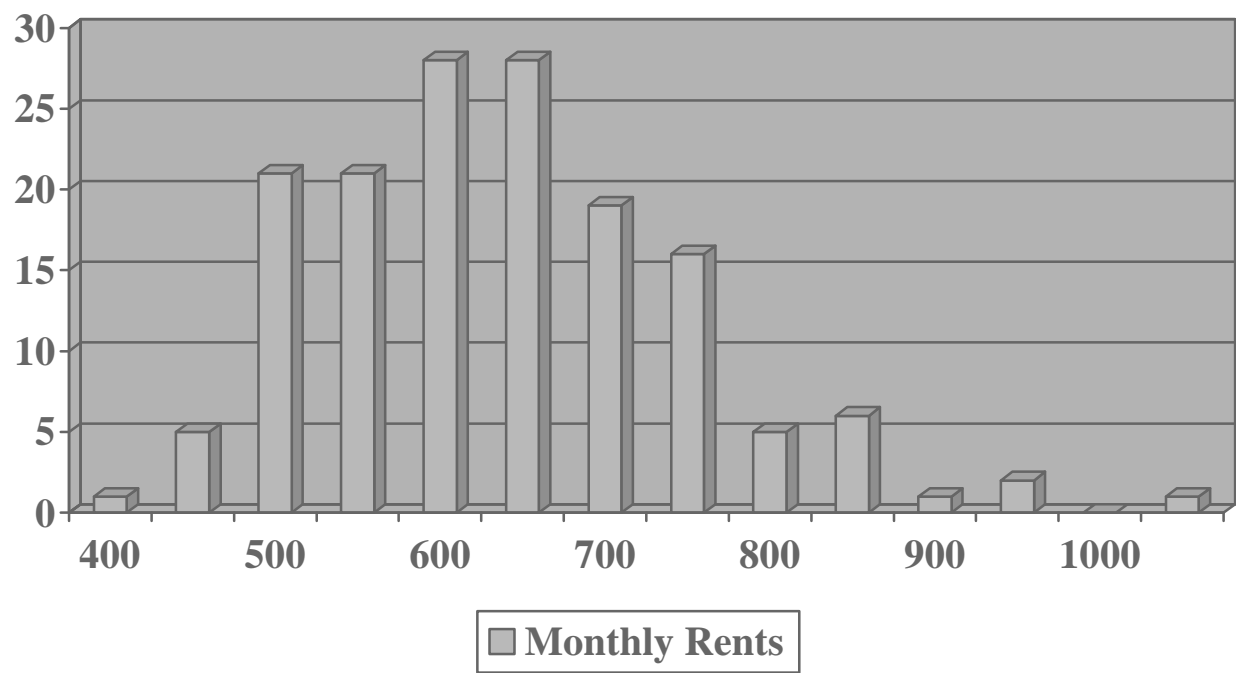


Average Low= \$462.22 down 1.94% since 2003  
Average High= \$493.96 up 0.00% since 2003

Note: 50 projects reporting; down 5.6%

Distribution of Rents by Apartment Size (continued)

**GRAPH 17**  
**Distribution of Rental Rates for 1-Bedroom Apartments**  
June 2004

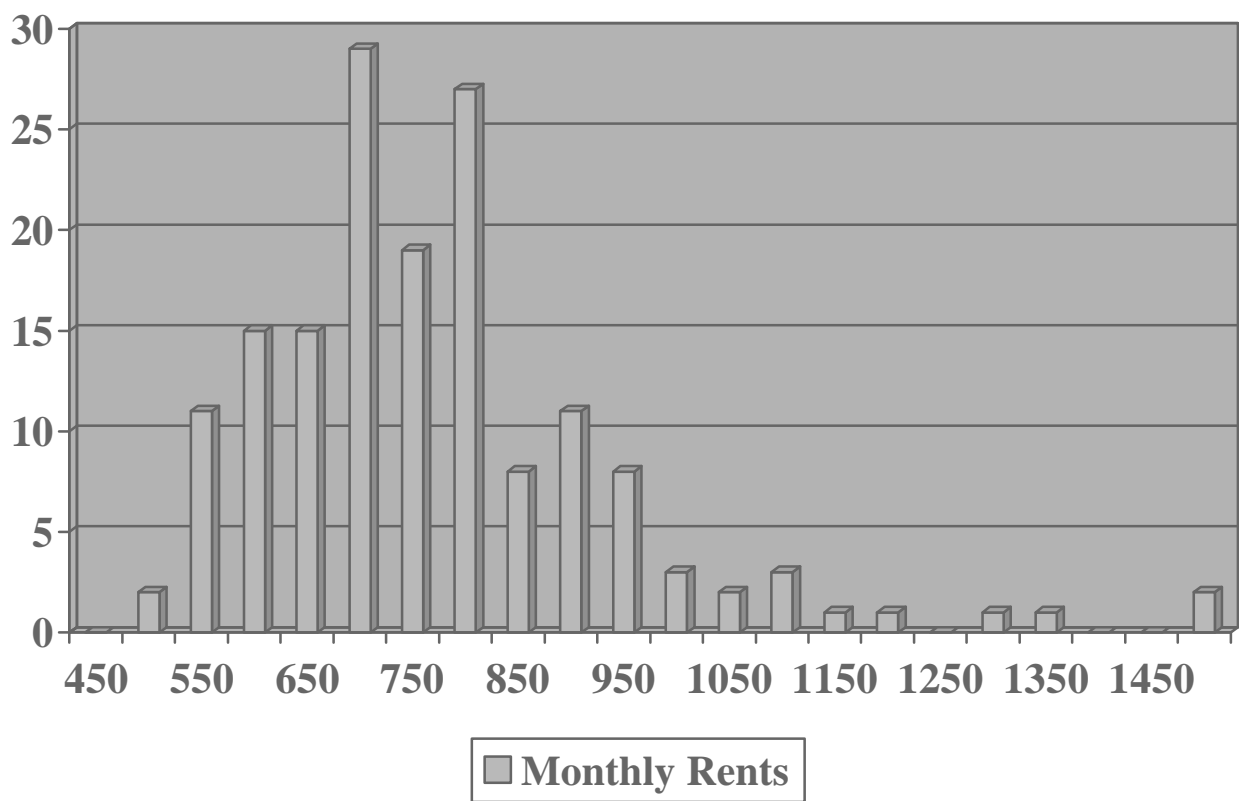


Average Low= \$581.64 down 0.1% since 2003  
Average High= \$617.48 up 1.30% since 2003

Note: 153 projects reporting; down 4.4%

Distribution of Rents by Apartment Size (continued)

**GRAPH 18**  
**Distribution of Rental Rates for 2-Bedroom Apartments**  
June 2004

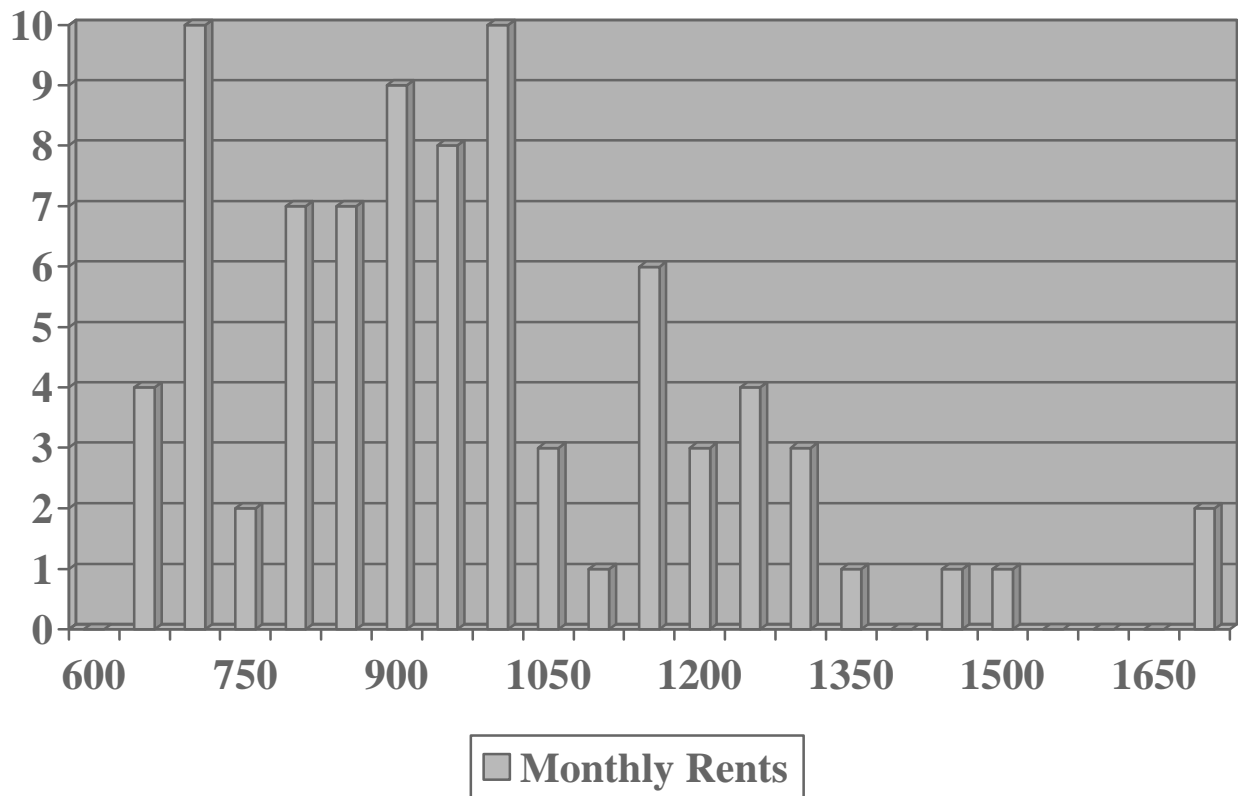


Average Low=\$684.17 up 0.8% since 2003  
Average High= \$754.18 up 2.60% since 2003

Note: 158 projects reporting; down 8.7%

## Distribution of Rents by Apartment Size (continued)

**GRAPH 19**  
**Distribution of Rental Rates for 3-Bedroom Apartments**  
June 2004



Average Low= \$904.10 up 2.49% since 2003  
Average High= \$957.87 up 2.45% since 2003

Note: 81 projects reporting; down 2.7%

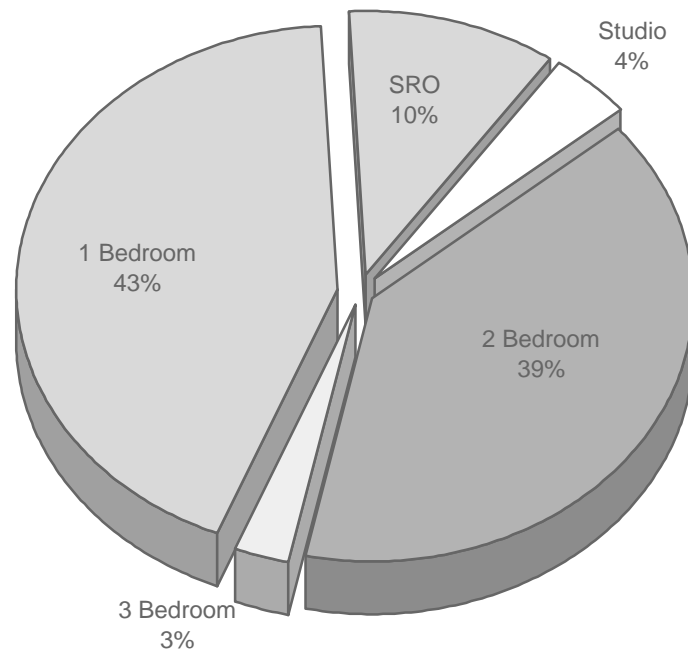
## Distribution of Apartments by Type of Unit That House the 55+ Age Group

Table 21 and Graph 20 below show that the one-bedroom size apartment unit is the most popular size unit offered for the 55+ age group. Of the 55+ age group, 43% reside in one-bedroom units.

**TABLE 21**  
**Number of Apartments by Type of Unit that House the 55+ Age Group**  
2002-2004

Apartments Targeting 55+	Total Units	SRO	Studios	1-Bedroom	2-Bedroom	3-Bedroom
Apartments (6/02)	1,502	208	197	597	468	32
Apartments (6/03)	2,139	292	145	902	617	183
Apartments (6/04)	2,000	209	84	862	789	56

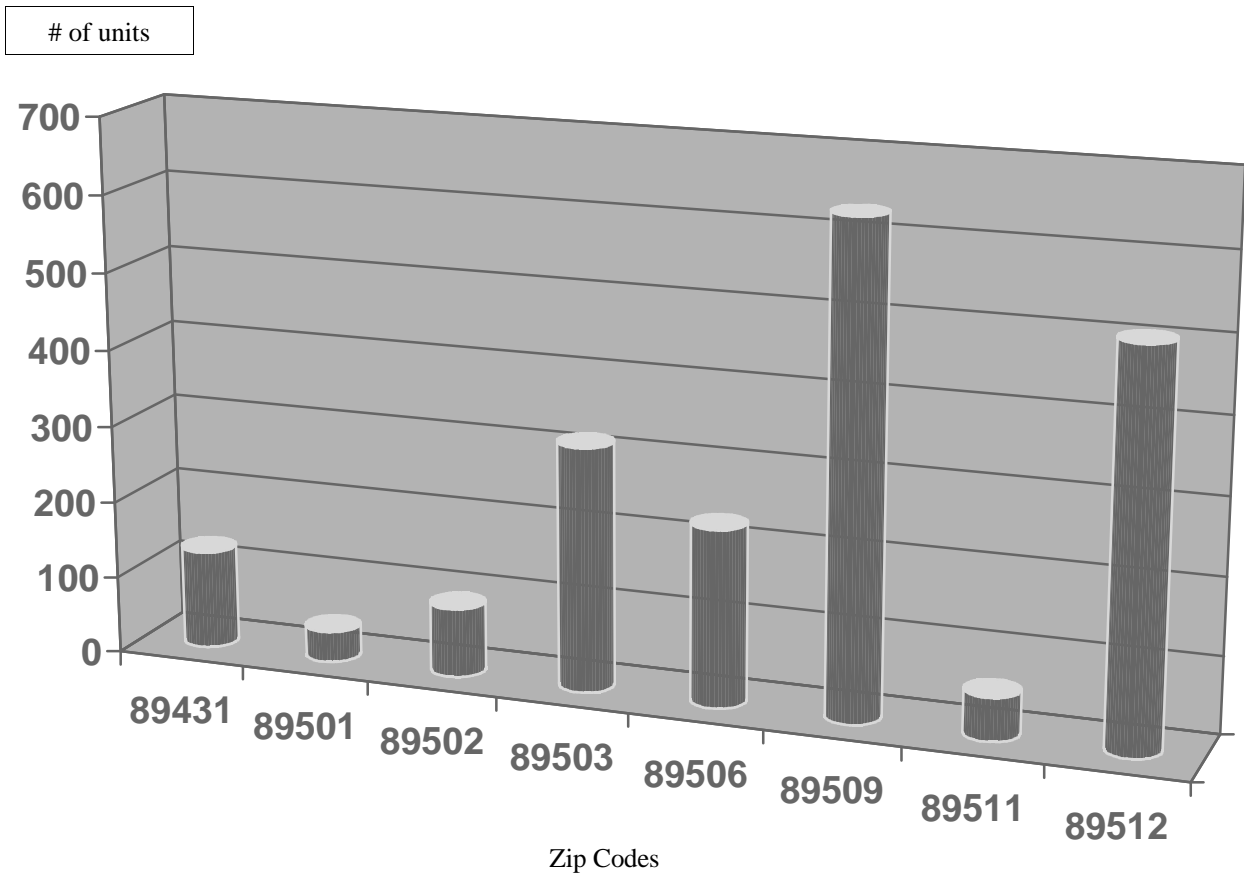
**GRAPH 20**  
**Percentage Distribution of Apartments by Type of Unit that House the 55+ Age Group**  
June 2004



# Distribution of Apartments by Type of Unit That House the 55+ Age Group

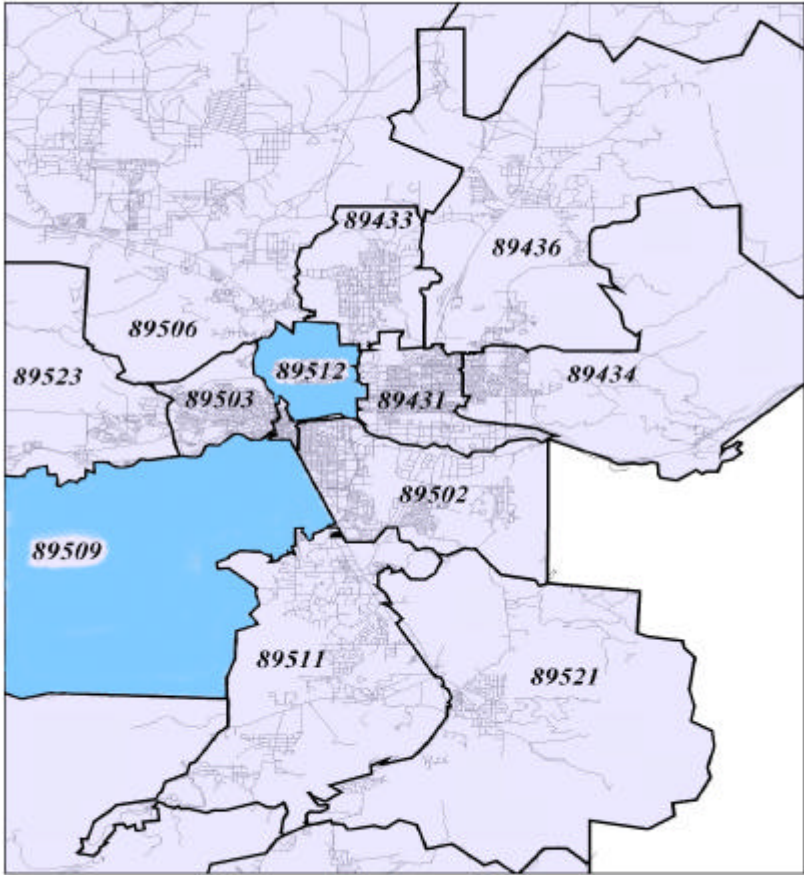
Two zip code areas represent the most prevalent location of multi-family units that house the 55+ age group. Of these areas, zip code 89509 has the highest number of multi-family units that house the 55+ age group. Zip code 89512 ranks second.


**Graph 21**  
**Number of Apartment Units by Zip Code That House the 55+ Age Group**  
June 2004



# Distribution of Apartments by Type of Unit That House the 55+ Age Group

**MAP 6**  
**Multi-Family Density by Zip Code that House the 55+ Age Group**



 Denotes zip code area ranked with highest percentage of housing targeted for the 55+ age group.

## Mean Rental Rates by Zip Code and by Type of Unit for Apartments that House the 55+ Age Group

**TABLE 22**  
**Mean Rental Rates by Zip Code and by Type of Unit for Apartments that House the 55+ Age Group**  
 June 2004

Zip Code	Rental Rates (\$) for SROs	Rental Rates (\$)for Studios	Rental Rates (\$) for 1-BR	Rental Rates (\$) for 2-BR	Rental Rates (\$) for 3-BR
89431	na	na	\$550.00	\$662.50	na
89501	na	na	\$515.00	\$650.00	\$800.00
89502	na	na	\$488.75	\$617.50	na
89503	\$362.50	\$412.50	\$521.75	\$690.00	na
89506	na	na	\$619.00	\$699.00	\$880.00
89509	na	na	\$693.75	\$839.38	\$1,135
89511	na	na	\$670.00	\$770.00	\$800.00
89512	\$492.00	\$308.00	\$609.75	\$695.00	na



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## **Section III**

# **Group Homes/Assisted Living Facilities in Nevada**

# Group Homes/Assisted Living Facilities

## Key Points

Group homes, as defined in this study, are single family residential structures in which bedrooms have been added or remodeled to accommodate 10 beds or less.

Assisted living facilities are multi-family designed structures for accommodating 18 beds or more.

Findings show that the group homes offer 1 to 2 levels of care while assisted living facilities normally provide up to 4 levels. Beyond a fourth level, administrators indicate it becomes cost prohibitive as each level results in a \$300 base rental rate increase.

Each level of care requires more staff as more activities of daily living (ADLs) are required by the resident. By the time the resident is in need of a level 4 care, that client's care needs are oftentimes better served in a nursing home setting.

Administrators feel affordable housing for the elderly will become more acute with the growing aging population. Those individuals and/or families with money tend to have better nutrition and health care; therefore, longer healthier years for independent living. On the contrary, lower to moderate income individuals often have improper health care and nutrition, leading to more health-care needs in the aging years.

Findings from survey questionnaire:

- ? Highest percentage of clients are female.
- ? For those homes/facilities that serve the frail/elderly most of the clients are over age 65 with nearly half over age 80.
- ? The activities of daily living (ADL) most provide for Level I care. Level I most usually consists of: preparing meals and snacks, assist with feeding, assist with dressing, provide transportation, provide laundry service, provide toiletries, provide assistance with personal grooming, provide 24/7 care giving, and provide medication supervision.
- ? Level II, III, and IV (including dementia) care gives provide more time to client, and provide more than basic ADL, including nursing assistance, protective supervision, and medication management.

## Determination of Pricing:

- ? Room size, and, if room is a private or shared room, and whether or not client has private bath;
- ? Level of care needed;
- ? Determination of level of care if client has Alzheimer's (dementia);
- ? Depends on how independent the client is and his/her care needs;
- ? The client's income level;
- ? Kinds of service, i.e., if client is incontinent, needs assistance in walking, if client is ambulatory or nonambulatory; amount and frequency of services.

## Amenities Often Provided in Larger Facilities

Beauty salon;  
Diapers;  
Manicurist;  
Cable TV;  
Group current events session;  
Private rooms;  
Special diets;  
Reading room/quiet room;  
Chapel;  
Flowers;  
Mental Health counseling;  
Entertainment/activities;  
Scheduled outings to restaurants, shopping, and casinos;  
TV watching; and  
Board games.

## Concerns of Administrators:

High cost of doing business;  
High liability insurance and fees;  
Clients need more financial support; more beds that accept Social Security as payment;  
Market has more assisted living units than people who can afford to live in them;  
Trying to stay occupied in a competitive business;  
Educating the public on the difference of facilities;  
Biggest challenge, especially in Alzheimer's care, most families wait until senior experiences a fall and is in need of medical assistance along with mental health care needs.

## Major Need - - Educational/awareness classes

Families and individuals need to know "what is assisted living," services offered, facilities offered, difference in larger assisted living facilities and smaller group homes.

TIP: Encourage families to shop, go/see facilities. Do research, plan. Don't wait until an elderly loved one falls, has a stroke, or some other complication and needs assisted living. Facility operators say the adjustment works much better and smoother for the elderly when they are admitted before an "event" happens in their lives. Change under duress is not the best time for a change.

## Group Homes/Assisted Living Facilities

The Assisted Living Federation of America defines an “Assisted Living” residence as “.....a special combination of housing, supportive services, personalized assistance and healthcare designed to respond to the individual needs of those who need help with activities of daily living and instrumental activities of daily living.”

An assisted/independent living facility provides the following as basic services:

1. Three meals a day
2. Snacks
3. Transportation to shopping and doctor appointments
4. Housekeeping/linen service
5. Medication administration
6. Planned social and physical activities

The tables listed below outline mean rental rates for group homes/assisted living facilities throughout the state of Nevada.

**TABLE 23**  
**Mean Rental Rates of Group Home/Assisted Living Units' Beds**  
June 2004

### Greater Las Vegas Valley

Facilities	Base Minimum Charge	Base Maximum Charge
Facilities with 18 to 179 beds	\$1,649.81	\$3,060.55
Facilities with 3 to 10 beds	\$1,230.94	\$1,897.05
Mean rental rates all beds	\$1,358.00	\$2,250.00

### Greater Reno/Sparks Area

Facilities	Base Minimum Charge	Base Maximum Charge
Facilities with 18 to 109 beds	\$1,960.00	\$2,848.33
Facilities with 5 to 17 beds	\$1,329.85	\$2,206.77
Mean rental rates all beds	\$1,644.93	\$2,527.55

### Other Areas in Nevada (outside of the Greater Las Vegas Valley and the Greater Reno/Sparks Area)

Facilities	Base Minimum Charge	Base Maximum Charge
Facilities with 38 to 76 beds	\$1,635.83	\$3,026.67
Facilities with 6 to 10 beds	\$2,070.00	\$2,740.00
Mean rental rates all beds	\$1,852.92	\$2,883.34

## Group Homes/Assisted Living Facilities

Data listed below reflects the findings for the Greater Las Vegas Valley and the Greater Reno/Sparks Area from a mail/telephone survey of group homes/assisted living facilities. Facilities identified for the survey were:

- 1) licensed group homes by the Nevada Bureau of Licensure and Certification with 10 or less beds, or
- 2) larger facilities with more than 18 beds per facility, referred to in this survey as assisted living facilities.

In the Greater Las Vegas Valley, a mail and telephone survey of these facilities resulted in a 100% response rate for those with 18+ beds and a 35.8%

response rate for those group homes with 10 or fewer beds. For the Greater Las Vegas Valley, 3,662 beds were identified, of which 2,797 were included in the survey's findings.

For the Greater Reno/Sparks Area, 1,529 beds were identified, of which 1,040 beds were included in the survey. The mail and telephone survey of these facilities resulted in a 72% response rate for those with 18+ beds and a 44% response rate for those group homes with 17 or fewer beds.

For all the other areas, the response rate was 100% for the larger facilities and 91% for the smaller group homes.

**Table 24**  
**Mean Monthly Rental Rate for Apartment Units in Assisted Living Facilities**

Geographic Area	SRO	Studio	1-Bedroom	2-Bedroom
Greater Las Vegas Valley	\$1,784.50	\$2,085.68	\$2,654.91	\$3,241.07
Greater Reno/Sparks Area	\$3,475.00	\$2,739.00	\$2,148.33	na
All Other Areas	\$3,045.00	\$2,386.50	\$2,390.63	\$3,275.00

Note: Apartments are listed for assisted living (18+ unit) facilities; group homes with 3 to 10 beds do not provide apartments.  
na — no reporting units

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## Group Homes/Assisted Living Facilities

**TABLE 25**  
**Vacancy Rate<sup>2</sup> By Type of Facility**

### **Greater Las Vegas Valley**

Facilities	# of beds	Vacant Beds	Vacancy Rate
Facilities with 18 to 179 beds	2,355	407	17.3%
Facilities with 3 to 10 beds	442	119	26.9%
Total	2,797	526	18.8%

### **Greater Reno/Sparks Area**

Facilities	# of beds	Vacant Beds	Vacancy Rate
Facilities with 18 to 109 beds	477	34	7.1%
Facilities with 5 to 17 beds	109	16	14.7%
Total	586	50	8.5%

### **Other Areas in Nevada Outside the Greater Las Vegas Valley and the Greater Reno/Sparks Area**

Facilities	# of beds	Vacant Beds	Vacancy Rate
Facilities with 38 to 76 beds	380	37	9.7%
Facilities with 6 to 10 beds	50	4	8.0%
Total	430	41	9.5%

<sup>2</sup>Vacancy rate was determined by the facilities who responded to the number of vacant beds question in survey.