

Housing: Challenges and Solutions for Seniors

Nevada Coalition of Legal Service Providers

Today:

- NV Coalition of Legal Service Providers
- Current State of Housing in Nevada
- 2023 Session Recap
- 2025 Session
- Non-legislative Solutions

Nevada Coalition of Legal Service Providers

- Northern Nevada Legal Services <https://www.nnlegalaid.org/>
- Southern Nevada Senior Law Program <https://snslp.org/>
- Legal Aid Center of Southern Nevada <https://www.lacsn.org/>
 - Civil Law Self-help Center <https://www.civillawselfhelpcenter.org/>
- Volunteer Attorneys for Rural Nevadans <https://www.varn.org/>
- *Nevada Legal Services* <https://nevadalegalservices.org/>
 - A Partner Legal Services Provider

The Ecosystem of Housing in Nevada:

- In 2023 there were around 80,000 summary eviction cases filed in Nevada.
- 483,711 Nevada Households rent, which is 42% of Nevadans.
- Eviction rates in Clark County are up 40% from pre-pandemic levels.
- Over the past decade Nevada has built approximately 16,000 units per year.
 - Over the coming decades Nevada will need to build around 23,000 units per year to meet current and expected demand.
- While Shortage of affordable units is approximately 14 units for every 100 extremely low income renter households.
 - Currently at a deficit of 78,218 affordable rental units for extremely low income (ELI) renters.
 - ELI is households whose incomes are at or below the poverty guideline or 30% of area median income. An affordable rent for a person at 30% AMI is \$678 per month.

Seniors and Housing:

- 40% of Seniors Nationally rely solely on social security to meet their monthly expenses.
 - In August of this year 2,443,681 individuals over the age of 65 received SSI with an average payment of \$698.51.
 - Rent affordable to SSI recipient is \$283 per month.
 - Average one bedroom is \$1,329 per month.
- 31% of seniors in Nevada are a part of Extremely Low Income Renter Households.
- There are almost 600,000 Nevadans over the age of 60.
 - Over 400,000 are over the age of 65.
 - A little over 40,000 seniors over the age of 65 live in poverty.
- Point in Time Counts.
 - Clark County around 1,300 people age 55-64, and 720 individuals over the age of 64.
 - Washoe County.

2023 Legislation in the Assembly

➤ Assembly Bills Presented by Coalition

➤ AB 298 Tenant Protections (Majority Floor Leader Jauregui) VETOED

- Veto message synopsis: Unreasonable restraint on standard business activity. Prohibit landlords from collecting any fee related to the rental. Increased requirements for providing information about fees.
- The Bill would have stopped a LL from collecting a fee and not using the fee for the disclosed purpose, prevented background fees for minors, required all fees to be disclosed.

➤ AB 340 Summary Eviction (Assemblywoman Summers-Armstrong) VETOED/Returned

- Veto message synopsis: Impose additional delays and costs on those seeking to remove individuals...and would create ambiguous threshold standards which could be ruled upon by a judge without any formal hearing, providing insufficient protections for Nevada property owners.
- The Bill would have switched the filing order so the LL has to initiate the eviction.

➤ AB 396 Rental Assistance to Clark County (Assemblywoman Shea Backus on behalf of Speaker Yeager) Signed and effective

- Provided rental assistance \$9 million per year.

2023 Legislation in the Senate

➤ Senate Bills Presented by Coalition

➤ SB 78 Tenant Protections (Senator Doñate) VETOED/Returned

- Veto message synopsis: Bill makes wide-ranging changes to accounting practices, traditional fee collection, certain disclosures, and notice requirements. Would exacerbate challenges of renter families.
- The Bill would have codified wide ranging tenant protections that would have protected renter families from exploitation.

➤ SB 335 Pending Rental Assistance and Diversion Court (Senator Ohrenschall) VETOED/Returned

- ▶ Veto message synopsis: Would have delayed evictions, worsening availability for renters looking for units.
- ▶ The Bill would have created a stay of an eviction proceeding for up to 60 days if the tenant has a pending rental assistance application.

2025 Legislative Session

- ▶ Habitability Reform
- ▶ Summary Eviction Reform (similar to AB 340)
- ▶ Fees transparency
- ▶ Record Sealing
- ▶ Rental Assistance

Non-Legislative Solutions

- ▶ Eviction Diversion Court
- ▶ Bed Bug Remediation
- ▶ Supporting Development of Affordable Housing
- ▶ Justice of the Peace v. Hearing Officers
- ▶ Court Watching
- ▶ Community Education

Questions:

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