

Nevada Eviction: Impact on Seniors Snapshot

Did you know?

- Fixed income is defined as “having a uniform or relatively uniform annual income or yield,” examples include pension, retirement plans, and social security.ⁱ
- Approximately 40% of seniors in America rely solely Social Security income for retirement.ⁱⁱ
- In August of 2024, Supplemental Security Income for individuals over the age of 65 averaged \$575 per month, while Social Security benefits during August 2024 averaged \$1,783 per month.ⁱⁱⁱ
- 15% percent of adults who were experiencing homelessness were 65 and older in 2023.^{iv}
- In 2023, seniors age 65 and older, averaged \$628 per month in out-of-pocket health care expenses.^v
- An average one-bedroom room apartment is \$1,329/month.^{vi}

Evictions in Nevada

- Monthly rent increases cannot be absorbed by seniors on fixed income.
- There are 483,711 renter households in Nevada.^{vii}
- Nevada had around 85,000 summary eviction cases filed or reopened in 2023.^{viii}
- The Civil Law Self-Help Center which assists tenants with eviction issues set a record for clients served, helping 68,260 clients in 2023.^{ix}
- Eviction rates in Clark County are up 40% from pre-pandemic levels.^x

Where can Seniors Live in Nevada?

- To afford a one-bedroom apartment, a senior living on the average August (2024) SSDI payment would have \$73.69 to cover all other expenses, including food and healthcare.
- A senior living on Supplemental Security Income could not afford an apartment in the State of Nevada.
- Over 600,000 citizens in Nevada are 60 years or older.^{xi}
- 10.9% of Clark County Residents who are 65 years and older face poverty.^{xii}
- Across Nevada, there is a shortage of 78, 218 rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI).^{xiii}
- 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.^{xiv}
- 31% of seniors in Nevada are a part of Extremely Low Income Renter Households.^{xv}

Solutions

Create/Support Affordable Housing

- Build more affordable housing for all, including for seniors.
- Track and create benchmarks for the number of affordable housing units our community will need year over year, including for seniors.
- Fund supportive services for affordable housing residents.
- Increase transitional housing to move people from homelessness to stability.
- Limit corporate ownership of single family homes.

Reform Summary Eviction and Bolster Tenant Protection

- Require the landlord to start a summary eviction proceeding by filing a complaint.
- Protect tenants from exploitative fees such as application fees and fees for paying rent through an online portal.
- Require disclosure of fees wherever rent is advertised and on the first page of a lease.
- Ensure that eviction diversion programs are stood up to assist vulnerable tenants in services and prevent the eviction of seniors and adults with disabilities.
- Make habitability law accessible for pro se tenants.
- Ensure all summary evictions are heard by judges and not hearing officers.
- Support community groups in eviction court watching.

These are some of the solutions that will stop Nevadans from being driven into homelessness. In the past two years the number of homeless has skyrocketed, and this includes seniors. Fixed income seniors cannot afford to live in Nevada. Evictions don't end in a court of law, they end in a tent.

ⁱ <https://www.merriam-webster.com/dictionary/fixed-income>.

ⁱⁱ National Institute on Retirement Security, <https://www.nirsonline.org/reports/examining-the-nest-egg/>.

ⁱⁱⁱ Social Security, Monthly Statistical Snapshot, https://www.ssa.gov/policy/docs/quickfacts/stat_snapshot/.

^{iv} Help Hope Home (2023). 2023 Southern Nevada Point-In-Time Count. January 25, 2023. <https://helphopehome.org/wp-content/uploads/2023/08/6-2023-Homeless-Census-One-Sheeters.pdf>

^v https://acl.gov/sites/default/files/Profile%20of%20OA/ACL_ProfileOlderAmericans2023_508.pdf.

^{vi} <https://www.apartments.com/rent-market-trends/las-vegas-nv/>.

^{vii} National Low Income Housing Coalition. Out of Reach. The High Cost of Housing. Accessed October 2024. <https://nlihc.org/oor/state/nv>

^{viii} Nevada Supreme Court (2023). Annual Report of the Nevada Judiciary. Fiscal Year 2023 Appendix Tables.

https://nvcourts.gov/_data/assets/pdf_file/0012/43014/2023_Annual_Report_Appendix.pdf.

^{ix} Legal Aid Center of Southern Nevada. Civil Law Self-Help Center, Year-End Report 2023.

^x Eviction Lab, accessed October 2024. <https://evictionlab.org/eviction-tracking/las-vegas-nv/>.

^{xi} United States Census Bureau, Las Vegas CCD, Clark County, Nevada, https://data.census.gov/profile/Las_Vegas_CCD_Clark_County_Nevada?g=060XX00US3200394504

^{xii} United States Census Bureau, Las Vegas CCD, Clark County, Nevada, https://data.census.gov/profile/Las_Vegas_CCD_Clark_County_Nevada?g=060XX00US3200394504.

^{xiii} National Low Income Housing Coalition, Housing Needs By State, Nevada, <https://www.nlihc.org/housing-needs-by-state/nevada>.

^{xiv} Nelson, Arthur C. 2024. "Nevada's Predictable Housing Train Wreck and What To Do About It." The Lincy Institute.

^{xv} National Low Income Housing Coalition, Housing Needs By State, Nevada, <https://www.nlihc.org/housing-needs-by-state/nevada>.