

STATE OF NEVADA
NEVADA SILVER HAired LEGISLATIVE FORUM

LEGISLATIVE BUILDING
401 S. CARSON STREET
CARSON CITY, NEVADA 89701-4747

Tel. No.: (775) 684-6825
Fax No.: (775) 684-6400
Email: NVSilverForum@lcb.state.nv.us



FRAN ALMARAZ, *President*
MARILYN E. JORDAN, ED.D., *Vice President*
LUCILLE ADIN, *Northern Facilitator*
ROSIE TYLER, *Southern Facilitator*

November 7, 2024

VIA EMAIL

The Honorable Joe Lombardo
Governor of Nevada
State Capitol Building
101 North Carson Street, Suite 1
Carson City, Nevada 89701-4786

Dear Governor Lombardo:

The [Nevada Silver Haired Legislative Forum](#) was created by the Legislature under *Nevada Revised Statutes* (NRS) [427A.313 through 427A.400](#) to identify and act upon issues of importance to aging persons. During the 2023-2024 Legislative Interim, Forum members heard presentations on homelessness in Nevada, particularly the situation for unhoused seniors and currently available supportive services.

According to testimony from expert witnesses, 31 percent of extremely low-income renter households in Nevada belong to older adults. Since 2020, older adults are particularly overrepresented among those experiencing chronic homelessness. Further, unhoused seniors experience higher rates of age-related health challenges that impact activities of daily living, such as cognitive impairments, depression, vision impairment, and increased risk of falls. Individuals subjected to homelessness are also at greater risk for experiencing mental illness and being exposed to significant health hazards and communicable diseases often acquired from living on the streets.

Forum Members learned that homelessness among seniors is on the rise, driven by factors such as fixed incomes, rising costs of living, and insufficient access to affordable housing options. Perhaps more concerning—in terms of available affordable housing—Nevada only has 14 units available per 100 extremely low-income households when compared with the national average of 34 affordable housing units per 100.

During testimony, a recommendation was made to create a rent stabilization fund for seniors. This type of fund source would provide low-income seniors with a stipend to absorb annual rent

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increases and ensure senior citizens on fixed incomes are not disproportionately affected by rising rental costs.

At its final meeting and work session on [August 7, 2024](#), the Forum voted to send this letter to various government entities to express its support for greater coordination and consolidation of efforts to address the growing need for safe, secure, and stable housing for Nevada seniors, and advance further discussion to establish a rent stabilization fund for seniors who meet specific income thresholds.

Prioritizing the development of affordable housing can make a significant impact on seniors' well-being and stability—and that of the surrounding community. Access to safe, affordable housing is fundamental to improving health outcomes, reducing homelessness, and fostering economic growth for our state.

I thank you for your time and consideration of this pressing issue for seniors in the State, and your dedication to serving all Nevadans. If you have questions, please do not hesitate to contact me at NVSilverForum@lcb.state.nv.us or Ashlee Kalina, Forum Coordinator, Research Division, Legislative Counsel Bureau, at ashlee.kalina@lcb.state.nv.us.

Sincerely,

Fran Almaraz
Forum President
Nevada Silver Haired Legislative Forum

FA/jj:G242231-4

cc: Chief of Staff, Office of the Governor

Administrator, Nevada's Housing Division, Department of Business & Industry

Administrator, Division of Welfare and Supportive Services, Department of Health and Human Services

Executive Director, Nevada Association of Counties

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November 7, 2024

VIA EMAIL

Ryan Cherry
Chief of Staff
Office of the Governor
State Capital Building
101 North Carson Street, Suite 1
Carson City, Nevada 89701-4786

Dear Mr. Cherry:

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November 7, 2024

VIA EMAIL

Stephen G. Aichroth
Administrator, Nevada Housing Division
Department of Business and Industry
1830 College Parkway, Suite 200
Carson City, Nevada 89706

Dear Mr. Aichroth:

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VIA EMAIL

Robert Thompson
Administrator, Division of Welfare and Support Services
Department of Health and Human Services
2505 East Chandler Avenue, Suite 1
Las Vegas, Nevada 89120

Dear Mr. Thompson:

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November 7, 2024

VIA EMAIL

Vinson Guthreau
Executive Director, Nevada Association of Counties
304 South Minnesota Street
Carson City, Nevada 89703

Dear Mr. Guthreau:

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