

April 6, 2021

Judiciary Committee
Nevada Assembly
401 South Carson Street
Carson, City, Nevada 89701

Dear Assembly Committee on Judiciary,

re: AB 161 and the Need to Tackle Nevada's Eviction Laws

We are writing in support of AB 161 as amended to develop an interim study into Nevada's eviction processes. Every Nevadan deserves an affordable and stable place to call home. Yet, our already existing housing crisis has only been exacerbated by the pandemic.

According to the American Community Survey, in 2019 almost 44% of Nevada households were renters, much higher than the national average of 36%.¹ Nevada also boasts the distinction of being the only state that allows for 'summary eviction.' This is a provision that allows landlords to entirely side-step the judicial system when trying to evict residents from their home, and places the burden on tenants to initiate a court case should they hope to have the due process of a court hearing and judicial oversight afforded to tenants everywhere else in the country.

Evictions and economic displacement impact us all by putting more economic burden on our communities through increased demands on social services, shelters, and hospitals by families who become homeless and other costs associated with the disruption caused by housing instability. By contrast, stable homes promote educational opportunity for children and economic opportunity for families – allowing Nevadans to save for a house, pursue new employment options, and open new businesses.

We must take this moment to work together to make real transformational change for a more fair and just Nevada. AB161 will pull together all of the affected stakeholders to really examine our state's eviction processes and make improvements to help Nevada families. We look forward to being active participants in this study and we urge your swift passage of this legislation.

Signed,

Faith in Action Nevada

Nevada Coalition of Legal Service Providers

Make It Work Nevada

Nevada Homeless Alliance

Progressive Leadership Alliance of Nevada

Nevada Women's Lobby

¹ <https://www.census.gov/quickfacts/fact/table/US/PST045219>

For Our Future Nevada

Washoe Education Association

Culinary Union

Reno/Sparks NAACP

Make the Road Nevada

Paradise Las Vegas Indivisible

ACLU of Nevada

AAUW Nevada

Food Bank of Northern Nevada

Silver State Voices

Battle Born Progress

Nevada NOW

Faith Organizing Alliance

Be the Change Project

ACLU of Nevada

Native Voters Alliance Nevada

Planned Parenthood Votes Nevada

MPower 360

Planned Parenthood Mar Monte