



Nevada Office:
1325 Airmotive Way, Suite 201
Reno, NV 89502
(775) 741-7861

FILED

September 16, 2020

Elizabeth A. Brown
Clerk of the Supreme Court
By email
nvscclerk@nvcourts.nv.gov

SEP 17 2020
ELIZABETH A. BROWN
CLERK OF SUPREME COURT
BY *[Signature]*
CHIEF DEPUTY CLERK

ADKT 507

RE: Comment Letter – Residential Summary Eviction Actions and Eviction Mediation Program

Ms. Brown,

Rural Community Assistance Corporation (RCAC) submits the following comments to the Petition filed August 31 regarding rules relating to mediation of residential summary evictions. These alternative Supreme Court Rules are being considered on September 22 by the Nevada Supreme Court.

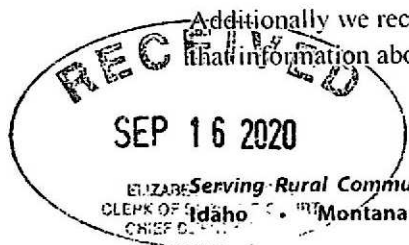
RCAC is a non-profit organization with over 40 years of technical assistance and training expertise for the development and preservation of affordable housing in rural communities. We are proponents of both financial and operational sustainability for rental property owners and of working with low-income and vulnerable renters to maintain stable housing.

RCAC can support adoption of Exhibit A to the Petition.

We have the following comments regarding Exhibit B to the Petition:

- Strike subsections (d)(1)(E) through (d)(1)(H). These serve only to establish a case for disallowing mediation for certain tenants under subsection (f).
- Strike (f) and all its subsections. Tenants impacted by the COVID-19 pandemic who actively sought a payment arrangement or rental assistance should be applauded for their efforts, not penalized. The National Apartment Association has issued a Best Practices document which states about payment plans: "The best strategy, and NAA's recommendation, is for owners, managers and residents to partner together to find the optimal solution". It goes on to recommend communication with residents and providing a list of resources to residents. Section (f) is in direct contrast to these reasonable recommendations. RCAC opposes adoption of Exhibit B as written and any other proposed rule that would contain these disqualifications for mediation.
- Strike (i). Presumably it is meant to refer not to subsection (e) as written but to subsection (f) which we find penalizing and we oppose as described above. Further "some other extenuating circumstance" is far too broad.
- Strike (m) and all its subsections.

Additionally we recommend that Exhibit C, a proposed amendment to JCRCP 101, be amended to require that information about rental assistance and mediation programs be made available in both English and



Serving Rural Communities In: Alaska • Arizona • California • Colorado • Hawaii & other Pacific Islands
Idaho • Montana • Nevada • New Mexico • Oregon • Utah • Washington • Wyoming

20-34195

Spanish. This may be accomplished by adding to Rule 101, paragraph (b)(2) a Spanish translation of the statement within the quotation marks immediately following the English version.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Piekarz', with a stylized, cursive script.

Eileen R. Piekarz
Rural Development Specialist II - Housing