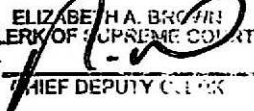




ADKT 567

FILED

SEP 17 2020

ELIZABETH A. BROWN  
CLERK OF SUPREME COURT  
BY   
CHIEF DEPUTY CLERK

September 15, 2020

Dear Nevada Supreme Court Justices:

We write on behalf of Nevadans for the Common Good, a broad-based organization of 42 dues-paying congregations and nonprofits throughout Southern Nevada representing over 100,000 people, many of whom are part of households vulnerable to eviction due to income losses caused by COVID-19. See the attached sheet for additional information.

This letter is in reference to ADKT 567 on the matter of Residential Eviction Actions and Notices during COVID-19.

We affirm the decision of the Nevada State Legislature and Governor Sisolak to establish a mediation program that provides third party mediation for tenants and landlords. We believe mediation is a community-based process to arrive at resolutions that can benefit both parties while freeing up court resources to address more complicated cases. We also recognize that legal matters related to evictions are not easily understood by lay people and often need interpretation and council from outside sources. While many landlords have access to such resources, the vast majority of tenants do not. We therefore support a mediation program with the lowest barriers to access in order for tenants who want to work toward a resolution to be able to do so.

Nevadans for the Common Good supports Exhibit A in ADKT 567. Exhibit A provides easier access to tenants and gives the tenant the same right to initiate the process as is given to the landlord. Many tenants give up and self-evict in the face of non-payment without pursuing any legal course of action due to stress, confusion, or pressure from landlords. For those who want to find a resolution and seek mediation, we believe a mediation program should not place burdensome and unnecessary requirements on them just to qualify. Tenant ease of access to a mediation program serves all parties impacted by this housing crisis as it increases the potential for an equitable resolution, identifying sources of assistance that may be available and will diminish unnecessary litigation, not to mention the number of individuals who will end up homeless causing unnecessary human suffering and placing an

NEVADANS FOR THE COMMON GOOD

c/o Holy Spirit Lutheran Church, 6670 West Cheyenne, Las Vegas, NV 89108  
EMAIL: [NCG.LasVegas@Gmail.com](mailto:NCG.LasVegas@Gmail.com)

NEVADANS FOR THE COMMON GOOD

NVFORCOMMONGOOD

ELIZABETH A. BROWN  
CLERK OF SUPREME COURT  
CHIEF DEPUTY CLERK

20-34197

undue burden on our economy. In the end, giving the court the discretion to direct both parties to reach a just and reasonable result in these uncertain times plagued with a pandemic and grave economic distress is both a noble and necessary pursuit.

NCG urges the Court to adopt ADKT 567 consistent with the rules and protections set forth in Exhibit A.

Respectfully,

Very Rev. Bob Stoeckig  
Vicar General  
Roman Catholic Diocese of Las Vegas

Rabbi Sanford Akselrad  
Senior Rabbi  
Congregation Ner Tamid, Henderson

Rev. Ron Zanoni  
Pastor  
St. Andrew Catholic Community, Boulder City

Rabbi Malcolm Cohen  
Senior Rabbi  
Temple Sinai, Summerlin

The Rt. Rev. James E. Waggoner, Jr.  
Assisting Bishop  
The Episcopal Diocese of Nevada

Rev. Dan Morley  
North District Superintendent  
Desert Southwest Conference of the  
United Methodist Church

The Rev. Canon Catherine Gregg  
Canon to the Ordinary  
The Episcopal Diocese of Nevada

Rev. Jason Adams  
Pastor  
Reformation Lutheran Church, Las Vegas

NEVADANS FOR THE COMMON GOOD

PLEASE SEND CORRESPONDENCE VIA MAIL TO:

c/o Holy Spirit Lutheran Church, 6670 West Cheyenne, Las Vegas, NV 89108

EMAIL: [NCG.LasVegas@Gmail.com](mailto:NCG.LasVegas@Gmail.com)

 NEVADANSFORTHECOMMONGOOD

 NVFORCOMMONGOOD



## Nevadans for the Common Good

Nevadans for the Common Good (NCG) is dedicated to educating and training citizens to participate in public life and civic engagement. Diverse institutions work together to build relationships, to find common ground on issues, and act in nonpartisan ways to effect change that strengthens family and community. Our goal is to work in solidarity across lines of race, class, and religion to build relational power for collective action in the pursuit of justice and the common good. Membership is comprised of dues-paying institutional members who collectively determine the agenda and direction of the organization. NCG is a growing organization with 40+ institutional members, which collectively represent over 100,000 families. NCG includes secular nonprofits and religious congregations located throughout Southern Nevada, with networks in rural counties and Northern Nevada.

### NCG VICTORIES

- **Payday Lending Database**

During the 2019 Nevada Legislative Session, NCG fought for and won passage of SB201, which creates a payday lending database to protect consumers. Against a powerful payday lending lobby, NCG leaders helped pass this common-sense legislation designed to protect consumers upfront from the payday lending debt cycle.

- **\$40 million affordable housing tax credit program**

This legislation, supported by NCG, was passed during the 2019 Nevada legislative session and will create up to 600 affordable housing units per year impacting 2400 families over 4 years.

- **Meals on Wheels—Eliminating the Waiting List**

NCG fought for increased funding to address the 1,000-person waiting list for home-delivered meals to vulnerable seniors. Governor Sandoval and the Nevada Legislature responded in 2017 by allocating an additional \$3.4 million over the next biennium. This represents a tenfold funding increase dedicated to eliminating the waiting list.

- **Saving Fremont Middle School**

The Clark County School District (CCSD) announced in 2016 that they were planning to close and demolish Fremont Middle School. NCG leaders worked with CCSD to find a better solution for the community. In 2017 CCSD announced plans to build a new K-8 Fremont School, as well as a Global High School in the neighborhood.

- **Funding for Disadvantaged Students**

NCG worked with Governor Sandoval to pass targeted initiatives to improve education for at-risk students. In total, over \$400 million was allocated in 2015 for programs such as Zoom Schools, Victory Schools and literacy programs. In 2017, NCG worked to secure an additional \$72 million in education funding.

- **Fighting Sex Trafficking**

NCG worked with Attorney General Catherine Cortez Masto and a bipartisan group of legislators to secure passage of comprehensive legislation addressing child sex trafficking in 2013. NCG was recognized as the driving force behind the legislation.

- **Standing Up for Immigrants**

NCG has organized immigration civic academies that have helped immigrants apply for legal status, avoid fraud from dishonest lawyers, and learn about their rights. These civic academies have reached thousands of people and have helped promote civil dialogue.

September 16, 2020

Dear Nevada Supreme Court Justices:

I am submitting this letter on behalf of a friend and associate who prefers to remain anonymous due to her immigration status but whose story I know well and can verify. We are sending this letter in support of Exhibit A in ADKT 567 on the matter of Residential Eviction Actions and Notices During COVID-19.

Thank you for your consideration,  
Deacon Dan Maier  
Holy Family Catholic Church  
Nevadans for the Common Good

I am an immigrant to the United States and due to technical challenges in renewing my Green Card I had to leave my position of four years at the elementary school where I was working. My children attended that school. I quickly went from being paid staff to needing every single assistance the school had to offer.

I had to leave the place we were living and move in with my mother, but the space was too small for our family of six and eventually we decided to move into a weekly rental that had at least two rooms. We learned fast enough that even though the kids had more space that the stress of renting a weekly apartment is even worse. We had to pay almost twice as much as what you would pay on a monthly rental, and there is almost zero consideration when it comes to the needs of individuals, let alone families with children.

We moved to three different weekly rentals in order to take advantage of the offers they had so we would not end up in the streets. The last weekly we moved to required that you pay the amount due for the following week before noon on that day or the key card would be disabled. Several times we had to sit outside of our place waiting to come up with the money to be able to go in.

My fiancé would drive for Lyft but most of the times he couldn't make enough to pay for the weekly rental all on his own. I myself was not able to work for eight months because of not having proper documentation. We borrowed money from many friends.

We moved so many times that the kids started to feel insecure and anxious, wondering literally day by day if we were going to be homeless the next minute. My boys started to get very discouraged at school, my oldest went from seeing me every day at school to seeing me just at home stressed out trying to make miracles happen, his brother also developed anxiety.

With the assistance of a friend and my Green Card finally being renewed, we were finally able to move into a condo.

Then Covid hit. I had started driving for UBER, but had a serious accident that was not my fault, was injured and lost all my income. My fiancé is seriously diabetic and on doctor's orders was told he should not work in a public position. He has been in and out of the hospital. I now cannot work until I have surgery on my back and am waiting now several months for an insurance settlement. We are all under tremendous stress and would not survive very well if we were evicted. Thank goodness our landlord has listened to our story and is helping us defer our rent until the insurance settlement.

Others I know are not so fortunate. Many are facing immediate eviction. I believe if they could talk to their landlords and work out something, perhaps they would not have to be evicted. That is why I like the idea of a simple mediation process.

I'm not signing this letter because I fear retaliation, not from my current landlord, but from immigration. I'm also pretty sure other immigrants would feel the same way. So, hopefully the mediation process could be as confidential as possible.

Thank you for listening.