



NHJA
Nevada Housing Justice Alliance

ADKT 002

FILED

DEC 01 2022

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

**Comments in the matter of the Amendment of Part 6 of Las Vegas Justice Court Local Rules Practice
Relating to Summary Eviction**

The Nevada Housing Justice Alliance (NHJA) is a coalition of grassroots organizers and community advocates, including Culinary Union Local 226, the Progressive Leadership Alliance of Nevada, and others, who work directly with Nevada tenants to develop solutions and advocate for community investments that solve the root causes of housing insecurity. Our work is based on the belief that housing is a human right, and that home serves a higher purpose than just shelter.

Our work and the world we believe in centers on the needs of our marginalized and directly-impacted communities. In the case of eviction diversion, this means keeping families in their homes. We know in the current summary eviction process, a system with a severe lack of tenant engagement, confusing and unclear messaging, minimal court involvement, and a punitively narrow window of time to act under, Nevadans suffer. This system places an overwhelming and unfair burden on the tenant, likely trapping them in a vicious cycle. To experience an eviction already exposes families to trauma and panic, and this process further requires the tenant to initiate the court process, creates struggle to find new housing in an unrealistically short period of time, puts tenants at risk of losing their job¹, and leads to increased transiency for Nevada families. This pattern threatens families with the loss of stability and belonging, and negatively impacts community, health, and education outcomes.

Nevada's eviction crisis existed prior to the pandemic, was exacerbated by it, and continues today. Barriers to housing are complex and deeply systemic, and often disproportionately impact our communities of color most severely and commonly, as Black and Latino communities experience as many as 80% of people facing evictions. The current system maintains the status quo and does not promote equity or housing justice.

As championed by Judge Saragosa, eviction diversion prevents future evictions and its devastating consequences, not just the eviction at hand. Eviction diversion promotes stability for Nevada's most impacted families and communities by connecting to the services they need most. For these reasons, the Nevada Housing Justice Alliance supports the proposed ADKT framework as presented.

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NEVADA HOUSING JUSTICE ALLIANCE

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¹ <https://nlihc.org/resource/housing-instability-increases-likelihood-job-loss>