Senate of the Associated Students of the University of Nevada

88th Session, 2020-2021

A RESOLUTION IN SUPPORT OF ASSEMBLY BILL 141

Resolution Number: 154

Authored By: Senator Franzen and Senator Lambert

Sponsored By: The Committee on Democratic Civic Engagement

Whereas, 9 in 10 undergraduate students live off campus, either with parents, children, roommates or on their own;[1]

Whereas, 38% of college students lost work due to the pandemic and an additional 37% said their future employment plans had been delayed;[2]

Whereas, "securing adequate housing is difficult for millions of Americans, but undergraduates are a particularly vulnerable population because they often lack a rental history, someone to act as guarantor, or the savings for a security deposit;"[1]

Whereas, the eviction moratorium in Nevada will end on March 31st, 2021 and students who were previously protected against eviction will once again be vulnerable to losing their place of residence;[3]

Whereas, with many students having very little rental history, an eviction related to the pandemic would severely harm their future ability to find housing;

Whereas, the financial strain of the pandemic has left many students stuck in leases that they can no longer afford;[4]

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[1] https://www.huduser.gov/portal/sites/default/files/pdf/housinginsecurityinhighered.pdf

[2] https://www.forbes.com/sites/jackbrewster/2020/04/15/poll-38-of-college-students-lost-work-because-of-coronavirus/?sh=5396b1845ec9

[3] https://www.nevadacurrent.com/blog/legal-aid-issues-faqs-sheet-on-new-eviction-moratorium/#:~:text=Nevada's%20new%20eviction%20ban%20prevents,take%20action%20to%20protect%20themselves

[4] https://www.insidehighered.com/news/2020/05/01/students-campus-housing-struggle-make-rent

Whereas, even for students who are not facing financial hardship, a no-cause eviction can occur for even the most diligent tenants who have done nothing to violate their agreements with the landlord if they are no longer protected by a lease;[5]

Whereas, Assembly Bill 141 is broken into two major parts: seal eviction records for people impacted by the COVID-19 pandemic and increase the required length of time for no-cause eviction notice;[6]

Whereas, the existing law allows for a minimum of a 30-day warning of eviction for any periodic tenancies, without requiring any cause;

Whereas, the passing of this bill would provide students who are facing the possibility of a no cause eviction with more time to secure adequate housing based on how long they had been a resident there;

Whereas, the sealing of records would help to protect students whose finances or place of residence have been affected by the pandemic from having their future housing opportunities compromised;

Be it resolved that, the Associated Students of the University of Nevada support the passing of Assembly Bill 141 by the Nevada State Legislature;

Be it further resolved that, this resolution be sent to the following:

- Dominique Hall, President of the Associated Students
- Assemblyman Howard Watts, District 15
- Assemblywoman Sarah Peters, District 24
- Senator Julia Ratti, District 13
- Senator Melanie Scheible, Chair of the Senate Judiciary Committee

Adopted in Senate on March 31st, 2021

Attest:

Hope Cronan, Senate Secretary

Keegan Murphy, Speaker of the Senate

[5] https://www.kolotv.com/2021/03/04/new-bill-could-change-no-cause-evictions-in-nevada/
[6] https://www.leg.state.nv.us/App/NELIS/REL/81st2021/Bill/7469/Overview