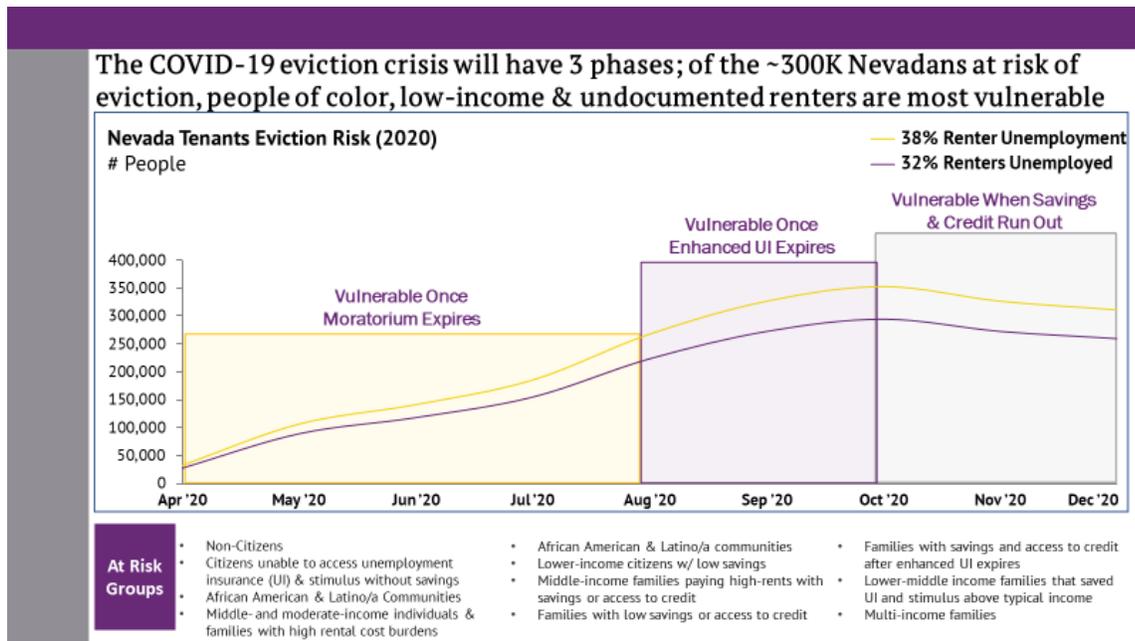


Memo

To: Nevada Supreme Court
 From: Nancy Brune, Ph.D, Executive Director, Guinn Center
 Date: September 22, 2020
 RE: Eviction Projections in Nevada

In July 2020, the Guinn Center partnered with COVID-19 Eviction Defense Project (CEDP) to analyze and publish projections on [Eviction Risk in Nevada](#). These projections provided estimates through the end of December 2020. As part of this analysis, the Guinn Center estimated that 272,000-327,000 Nevadans (or 118,000-142,000 households) were at risk of eviction by the end of September 2020.



In August 2020, CEDP partnered with the [Aspen Institute](#) and published an updated report, [National Eviction Risk Projections](#). Analysts predicted that **181,966 households** or **418,523 individuals** in Nevada face eviction risk by the end of December 2020 (see below).

State By State Risk (continued)

Overview	Total Households	Total Renters	Q3			Q4		
			Households at Risk	People at Risk	% of Households at Risk	Households at Risk	People at Risk	% of Households at Risk
Missouri	808,952	1,860,590	139,670	321,240	17%	189,320	435,435	23%
Montana	140,403	322,927	11,737	26,994	8%	17,269	39,719	12%
Nebraska	259,824	597,595	31,357	72,121	12%	40,106	92,244	15%
Nevada	488,259	1,122,996	141,383	325,181	29%	181,966	418,523	37%
New Hampshire	152,470	350,681	19,164	44,078	13%	23,760	54,648	16%
New Jersey	1,170,619	2,692,424	320,869	737,998	27%	401,411	923,245	34%
New Mexico	268,744	618,111	52,346	120,395	19%	67,329	154,857	25%
New York	3,413,230	7,850,429	1,051,365	2,418,139	31%	1,221,712	2,809,938	36%

On September 1, 2020, the Centers for Disease Control and Prevention (CDC) [issued](#) an “order under Section 361 of the Public Health Service Act to temporarily halt residential evictions to prevent the further spread of COVID-19.” In their official document, CDC cited the Aspen Institute-CEDP authored report and wrote, “In the absence of State and local protections, **as many as 30–40 million people** in America could be at risk of eviction” (page 19).

The Aspen Institute and CEDP analysts also present a range of low and high estimates of the individuals and households that face eviction risk. They write:

“Current projections indicate that America is facing an urgent and unprecedented eviction crisis. In an updated analysis of the US Census Bureau’s Pulse Survey, based on renter’s perceptions of their ability to pay, the Aspen Institute Financial Security Program and the COVID-19 Eviction Defense Project currently estimate that 29 million renters in 12.6 million households may be at risk of eviction by the end of 2020. [The authors] anticipate that **up to 40 million people** in more than 17 million households may be at risk of eviction through the end of the year when considering a portion of survey respondents who have a “moderate” degree of confidence in the ability to pay rent (in addition to those with slight or no confidence). Both projections rely on renter perceptions of their ability to pay measured by the Pulse Survey.” In Nevada, the low and high estimates of households that face eviction risk by the end of the year (December 2020) are 419,000 – 501,000 (see below).

EVICTION RISK BY STATE					
	Number of Households at Risk of Eviction		Number of People at Risk of Eviction		Percentage of Households at Risk
Total	12,604,000	- 17,330,000	28,990,273	- 39,865,000	29% - 43%
Alabama	222,000	- 246,000	511,000	- 566,000	37% - 48%
Alaska	18,000	- 28,000	41,000	- 64,000	20% - 35%
Arizona	204,000	- 335,000	470,000	- 771,000	22% - 39%
Arkansas	80,000	- 139,000	184,000	- 320,000	20% - 39%
California	1,804,000	- 2,345,000	4,149,000	- 5,394,000	31% - 42%
Colorado	190,000	- 259,000	436,000	- 596,000	25% - 36%
Connecticut	154,000	- 203,000	354,000	- 467,000	33% - 45%
Delaware	28,000	- 40,000	63,000	- 92,000	26% - 40%
District of Columbia	51,000	- 57,000	118,000	- 131,000	31% - 37%
Florida	818,000	- 1,110,000	1,882,000	- 2,553,000	31% - 45%
Georgia	393,000	- 565,000	903,000	- 1,300,000	29% - 45%
Hawaii	46,000	- 74,000	106,000	- 170,000	24% - 43%
Idaho	50,000	- 75,000	114,000	- 173,000	27% - 44%
Illinois	508,000	- 762,000	1,170,000	- 1,753,000	31% - 50%
Indiana	248,000	- 313,000	569,000	- 720,000	31% - 42%
Iowa	51,000	- 104,000	118,000	- 239,000	14% - 31%
Kansas	117,000	- 155,000	268,000	- 357,000	30% - 44%
Kentucky	148,000	- 211,000	341,000	- 485,000	26% - 42%
Louisiana	218,000	- 289,000	500,000	- 665,000	36% - 56%
Maine	25,000	- 56,000	57,000	- 129,000	15% - 37%
Maryland	185,000	- 274,000	426,000	- 630,000	25% - 39%
Massachusetts	208,000	- 306,000	479,000	- 704,000	21% - 32%
Michigan	317,000	- 457,000	730,000	- 1,051,000	28% - 43%
Minnesota	156,000	- 195,000	360,000	- 449,000	25% - 33%
Mississippi	114,000	- 175,000	263,000	- 403,000	32% - 58%
Missouri	189,000	- 248,000	435,000	- 570,000	23% - 33%
Montana	17,000	- 41,000	40,000	- 94,000	12% - 33%
Nebraska	40,000	- 68,000	92,000	- 156,000	15% - 28%
Nevada	182,000	- 218,000	419,000	- 501,000	37% - 47%
New Hampshire	24,000	- 39,000	55,000	- 90,000	16% - 27%
New Jersey	401,000	- 559,000	923,000	- 1,286,000	34% - 50%