

January 21st, 2025



**Housing &
Neighborhood
Development**
CITY OF
RENO



Housing Court Pilot Program: Keeping Reno Housed

Hon. Judge Kendra Bertschy (RJC), Jayna Litz (HAND), Jeremy Wilson (RJC), & Kimberly Pickens (NF)



Eviction Diversion

- In March 2024, Reno Justice Court Judges Kendra Bertschy & Pierre Hascheff met with stakeholders to begin discussions regarding an eviction diversion program
- RJC partnered with the City of Reno and Nation's Finest to develop a streamlined way for tenants facing eviction to access rental assistance funding
- Housing Court was created, and the first cases were heard in August 2024
- Current docket is heard on Monday mornings by Judge Kendra Bertschy



Funding & Eligibility

- \$500K allocated by HAND, City of Reno – Assembly Bill 396 (82nd Session, 2023)
- 60% AMI
- Stable Income
- Eviction notice for non-payment of rent
- Financial literacy training

If approved, can pay up to three months of past due rent, fines, and fees.



How a Standard Non-Payment of Rent Eviction Proceeds

- Tenant receives non-payment of rent eviction notice from landlord
- Tenant files affidavit with Court
- Landlord files reply and case is set out for hearing approximately 14 days later



How Housing Court Works

- Tenant receives non-payment of rent eviction notice from landlord
- Tenant brings notice to RJC and is screened for Housing Court by staff while completing tenant's affidavit
- If prequalified, tenant completes request to participate in Housing Court and is directed to the Reno Justice Court Civil Self Help Center to begin application for rental assistance
- Landlord files reply and case is set for 30 days out on the Housing Court docket to give enough time to obtain rental assistance, if approved
- Funding agency (City of Reno or Nation's Finest) is notified of new participant
- Tenant works with rental assistance agency to complete any requirements and documentation
- Rental assistance agency notifies all parties of approval or denial
- All approved cases are dismissed and sealed
- If case is heard on the record, representatives from the City of Reno are present to give updates in real time, giving the parties the most up-to-date information to make any decisions
- Menu of additional services in place to help with the systemic factors that may have led to the participant's housing instability





Additional Resources & Partnerships



Nevada Department of
Health and Human Services
DIVISION OF WELFARE AND
SUPPORTIVE SERVICES





City of Reno

August 2024 – November 2024

46
Households

30% AMI: 12
60% AMI: 34

167

People

6 Senior Households
4 Persons with
Disabilities

**80% Remain
Housed**
(Based off of HAND
survey)

**\$205,012
in first
4 months**

**Fully expend
\$500K by
June 2025**

People aged 16 to 84 have received assistance with a median age of 45



Nation's Finest

August 2024 – November 2024



Funding from Nation's Finest is specific to veterans facing eviction and completely separate from funding allocated to the City of Reno for rental assistance.



What's Next?

- Seek additional funding sources to increase the number of people Housing Court can assist
- Further partnerships with non-profit legal aid organizations
- Utilize case management for participants
- Expand resources available with State of Nevada and community-based organizations

Thank you



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