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TESTIMONY – AB 274
ASSEMBLY JUDICIARY COMMITTEE
FRIDAY, MARCH 21, 2003

GOOD MORNING, MR. CHAIRMAN AND MEMBERS OF THE COMMITTEE. FOR THE RECORD MY NAME IS LARRY SPITLER AND I'M THE ASSOCIATE STATE DIRECTOR FOR ADVOCACY AT AARP NEVADA. WE ARE HERE TODAY TO LEND OUR SUPPORT TO AB 274.

HOUSING AFFORDABILITY REMAINS A MAJOR PROBLEM FOR MANY OLDER PEOPLE, ESPECIALLY THOSE WHO RENT. FOR MANY OLDER RENTERS HIGH RENTS AND LOW INCOMES ADD UP TO HIGH HOUSING COST BURDENS. A LATE 1990s REPORT INDICATED THAT 55 PERCENT OF OLDER RENTER HOUSEHOLDS INCURRED "EXCESSIVE EXPENDITURES" FOR HOUSING - WITH EXCESSIVE DEFINED AS HOUSING COSTS IN EXCESS OF 30 PERCENT OF INCOME. THE AFFORDABILITY CRUNCH EXPERIENCED BY OLDER RENTERS IS PART OF A LARGER AFFORDABILITY PROBLEM, AFFECTING RENTERS OF ALL AGES WHO HAVE LOW INCOMES, PARTICULARLY THOSE WITH VERY LOW AND EXTREMELY LOW INCOMES.

IN ADDITION, THE NATION'S HOUSING STOCK MAY PROVE INAPPROPRIATE AS THE POPULATION AGES, ESPECIALLY FOR THOSE PEOPLE EXPERIENCING INCREASED FRAILTY, CATASTROPHIC ILLNESS OR SUDDEN, UNEXPECTED LOSS OF WORK.

ASSEMBLY JUDICIARY

DATE: 3/21/03 ROOM: 3138 EXHIBIT C

SUBMITTED BY: LARRY SPITLER

WITH THAT AS A BACKGROUND, WE THOUGHT OF MONUMENTAL LOGISTICAL PRESSURES THAT MUST BE FACING OLDER PERSONS EXPERIENCING EVICTION FROM THEIR HOMES.

WHERE MIGHT NEW HOUSING BE FOUND?

AVAILABLE TRANSPORTATION?

PACKING? THE PROCESS OF MOVING FROM ONE LOCATION TO ANOTHER?

NEW SECURITY DEPOSITS?

LOOKING AT JUST THOSE FEW QUESTIONS MAKES IT EASY FOR OTHERS AND US TO SUPPORT AB 274. MANY SENIORS DO NOT HAVE THE CLOSE CIRCLE OF FRIENDS THAT THEY ONCE HAD WHO WERE HEALTHY, STRONG AND WILLING TO ASSIST THEM WHEN THEY MOVED; CONSEQUENTLY, ADDITIONAL TIME IS WARRANTED.

WE ENCOURAGE THE COMMITTEE TO LOOK FAVORABLY ON THIS MEASURE.

THANK YOU.