



April 2, 2025

Nevada State Legislature
Assembly Commerce and Labor Committee
AsmCL@asm.state.nv.us

Dear Chair Marzola and members of the Assembly Commerce and Labor Committee:

AMH strongly supports AB540 as a thoughtful and effective housing solution from the Governor.

AMH, a Las Vegas-based homebuilder and property management company that started with our first home here 12 years ago, is the second largest company in Nevada by market capitalization. We are proudly run by 550 Nevadans, partner with thousands of Nevada contractors, provide 2,800 single-family homes across the state, and have over 1,000 more homes in development.

Our mission is to expand housing choices for the roughly one-third of Nevadans who are renters, a market average that has remained stable for the past 60 years. More than 20% of our residents are community service professionals, meaning serving as a first responder, in health care, or in public education.

Nevada's housing shortage stems from a 15-year slowdown in supply (housing starts). From 2010 to 2020, Nevada's population increased by 434,000 residents (184,000 households), while the housing stock grew by only 131,000 homes, according to the *Bipartisan Policy Center*. AMH is working to bridge this gap, including a new 137-home neighborhood now under construction in Carson City, just two miles from the State Capitol.

The Governor's proposal in AB540 prioritizes supply-based solutions to bring real relief to Nevadans, while avoiding policies that would limit choices, take away property rights, discourage investment in supply, or inject further price inflation into the housing market. Most importantly, it acknowledges and respects all Nevadans – including the roughly one-third of Nevadans who are renters. We were proud to work with policymakers and community partners during the interim for housing solutions that encompass all types of attainable housing.

We appreciate this opportunity to provide input to the committee and would welcome continued discussions to address the housing challenges in our state.

Respectfully,

Tony Castagno, AMH Director of Government Affairs
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