



April 1, 2025

Assembly Commerce and Labor
Nevada State Legislature

Greetings Chair Marzola and Members of the Committee:

For the record, my name is Maurice Page, and I am the Executive Director for the Nevada Housing Coalition. The Nevada Housing Coalition is a statewide nonprofit working to promote the development and preservation of affordable housing. Our organization includes over 350 members across the state, from the urban and rural communities, public and private sectors, developers, builders, finance, community service providers and advocates.

On behalf of the Nevada Housing Coalition, we express support for AB540.

Creating this account signals that attainable housing is a state priority, and that dedicated funding is essential to facilitate the development and preservation of housing across a broader income spectrum. The bill allows for flexible uses of funds, ensuring resources can be targeted toward the highest areas of need as economic and market conditions shift. This adaptability is vital to long-term success.

The inclusion of this new income tier directly addresses Nevada's "Missing Middle" where workers and professionals who earn too much to qualify for traditional affordable housing, but still struggle to find housing they can afford. This population often includes teachers, law enforcement officers, firefighters, and service professionals who are integral to Nevada's communities. Despite their importance, there are few financing tools available, federal, state, or local to support housing options tailored to this group.

As a state, Nevada ranks second in the nation for cost-burdened renters and fifth for cost-burdened homeowners. AB540 offers a rare opportunity to create targeted solutions for this overlooked segment of our housing market.

AB540 strengthens Nevada's housing infrastructure and helps build a healthier, more inclusive housing market that serves all Nevadans from those experiencing homelessness to the middle-income families who make our communities thrive. We respectfully urge your support for this important legislation.

Sincerely

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