



Nevada State AFL-CIO

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Susie Martinez

Executive Secretary-Treasurer

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Assembly Commerce and Labor

Nevada State Legislature
401 S. Carson Street
Carson City, NV 89701

Re: Opposition to AB540

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

The Nevada State AFL-CIO represents over 120 unions and more than 150,000 members across Nevada including members in the building and construction trades, the service industry, public employee sectors, and many more. We are in strong opposition to AB540, particularly the section that exempts attainable housing projects from prevailing wage requirements.

While we all acknowledge the importance of affordable housing, exempting projects funded by the Nevada Attainable Housing Account and the Nevada State Infrastructure Bank from prevailing wage requirements is a flawed and misguided approach. This exemption would undermine both the quality of construction and the wages of the workers building these projects. As stated by Rob Benner, Executive Secretary-Treasurer of the Building & Construction Trades of Northern Nevada:

“When we talk about bridging the Nevada housing gap, there are two sides to that bridge. One side is housing supply. The other is wages sufficient to afford the housing available in your community. When the government exempts public dollars from prevailing wage, they drive down the wages for the whole region, which hurts working families. When construction workers on affordable housing projects can’t afford housing themselves because they are being underpaid, the housing gap only gets wider. Solving the problem requires addressing both sides of the gap.”

In Southern Nevada, developments like Desert Pines—the largest affordable housing project in the state—are built entirely by union labor, with workers receiving prevailing wages. Similarly, in Northern Nevada, the Carville Park Apartments, a senior-focused affordable housing complex, follows the same model. These projects are shining examples of how affordable housing should be developed, providing more than 1,600 units of housing.

Exempting these projects from prevailing wage laws would lower wages significantly, hurting working families and worsening the housing crisis. The Nevada State AFL-CIO, along with our 150,000-plus members, strongly urges this committee to oppose AB540.

Thank you for your time and consideration.

Susie Martinez
Executive Secretary Treasurer
Nevada State AFL-CIO