



March 25, 2025

Senator Edgar Flores
Assemblymember Howard Watts
Assemblymember Rich DeLong

RE: Support for Senate Bill 402 – Restoration Improvement Districts

On behalf of the Nevada Housing Coalition, I am writing to express our support for Senate Bill 402, which authorizes the creation of restoration improvement districts to support the rehabilitation and revitalization of aging and vacant buildings throughout Nevada.

This bill provides local governments with a critical tool to reinvest in buildings that are at least 50 years old and have long sat unused, allowing public-private partnerships to breathe new life into communities while preserving their historic character. By enabling the use of incremental property tax revenues generated by restored properties to finance restoration costs, SB402 incentivizes investment where it is most needed.

The Nevada Housing Coalition believes this legislation aligns directly with our mission to foster healthy, affordable, and vibrant communities. Restoration projects made possible by SB402 will not only stimulate economic development and create jobs but also have the potential to increase the availability of affordable housing, small business space, and community-serving amenities all while respecting the architectural heritage of Nevada's neighborhoods.

We applaud your leadership and that of Assemblymembers Watts and DeLong in sponsoring this innovative and forward-thinking legislation.

Sincerely,

Maurice Page

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Executive Director
Nevada Housing Coalition