

Testimony in Opposition to AJR10

Submitted by: Caitlin Gatchalian, Chair of Asian American Pacific Islander Democratic Caucus of Nevada

Chair and Members of the Committee,

On behalf of AAPI Dems, we respectfully submit our opposition to AJR10.

While we strongly support the need for more affordable housing, AJR10 does not deliver on that promise. The resolution proposes the expansion of public lands surrounding Las Vegas under the guise of creating affordable housing, yet contains no binding language or enforceable guarantees that any of the proposed development will actually be affordable.

Instead, AJR10 paves the way for unchecked suburban sprawl—threatening our already limited water resources in the face of climate change and a dwindling Colorado River supply. Expanding development further into the desert will worsen traffic congestion, increase urban heat island effects, and raise the costs of roads, utilities, and emergency services—costs that ultimately burden taxpayers and local governments.

According to the Southern Nevada Water Authority, every new development outside the current urban boundary places additional stress on our water system. Meanwhile, Las Vegas still has more than **20,000 acres of vacant or underutilized land within the existing footprint**, ripe for infill and redevelopment. We should be investing in vertical growth, transit-oriented development, and sustainable, affordable housing near job centers—not spreading outward into fragile ecosystems.

Furthermore, this resolution undermines the region's long-term livability and resilience. Communities of color—including many in the AAPI community—are disproportionately affected by poor air quality, long commutes, and heat exposure. Sprawling, car-dependent neighborhoods only deepen these inequities.

Instead of expanding outward, we urge this body to:

- Prioritize **infill development** and **adaptive reuse** of existing spaces,
- Invest in **transit-connected housing** near employment hubs,
- And ensure that all housing development comes with **clear affordability benchmarks** and community oversight.

AAPI Dems stands for responsible, equitable, and sustainable growth. AJR10 does not meet that standard.

We respectfully urge you to oppose this resolution.

Thank you.