



5/2/2025

Senate Growth & Infrastructure Committee

Re: Support for AB 458 – Solar-Powered Affordable Housing

Dear Chair Nguyen, Vice Chair Pazina, and Committee Members,

On behalf of Solar United Neighbors Action (SUN Action), I write to express our strong support for AB 458, which would enable solar for multifamily affordable housing, allowing renters to access savings unleashed by the sun. As a 501(c)4 non-profit organization, SUN Action represents the needs and interests of solar owners and supporters both in Nevada and nationwide. We educate people about solar energy—including its technology, economics, and relevant policies—so they can make confident decisions when transitioning to solar. We support AB 458 because it would significantly lower utility bills and help address our affordable housing shortage in Nevada, making solar energy more accessible to all residents, including some of our most vulnerable.

Currently, Nevada law does not allow for affordable housing complexes to install solar. AB 458 would change this so rooftop panels could be added to individual metered buildings of regulated affordable housing properties. Savings from one solar system would flow directly to multiple tenants through a process known as virtual net-metering. These savings would show up as a credit on their utility bill.

According to the National Low Income Housing Coalition (NLIHC), Nevada faces the nation's most severe shortage of affordable rental homes for extremely low-income households, creating a crisis that threatens thousands of vulnerable families. By reducing energy costs, AB 458 makes more projects viable for developers. This is the boost we need to grow the number of affordable units in the state. Let's make "Home Means Nevada" possible for all Nevada residents.

In 2024, Nevada was awarded \$156 million for its Solar For All Program. This funding is designed to improve access to solar for single-family homes and multifamily affordable housing. AB 458 is necessary to remove barriers preventing solar installation on multifamily affordable housing. Solar For All will deliver meaningful savings to 20,000 households and create 1000 good-paying solar jobs throughout the state, including in rural and persistent poverty communities. This is the exact investment in our communities that our state needs.



Nevada energy costs today are 200 percent what they were in 2001. One in five Nevadan households now face impossible choices between paying utility bills and affording basic necessities like food and medicine. Energy burdens (the amount of income spent on energy) can be as high as 13 percent. Solar power offers a solution that benefits everyone—regardless of who generates it or where. By producing electricity right where it's needed, solar reduces the demand for expensive utility infrastructure and ultimately lowers prices for every utility customer across Nevada.

This is precisely why unlocking solar for affordable multifamily housing is an essential next step for our state. AB 458 represents an opportunity to deliver meaningful savings to Nevadan families while making both housing and solar more affordable and accessible.

Sincerely,

Julia Hubbard
Nevada Program Director
Solar United Neighbors Action