



May 5, 2025

**Chair Flores and Vice Chair Ohrenschall
Committee Members on Government Affairs**

RE: Support for Assembly Bill 37 – Revises provisions related to housing. (BDR 25-257)

On behalf of the Nevada Housing Coalition (NHC), I am writing to express our support for Assembly Bill 37 (AB37). This bill strengthens the critical infrastructure of housing policy in Nevada by modernizing data systems, refining income-tier definitions, and ensuring funding allocations meet the evolving needs of our communities.

We view AB37 as a necessary set of building blocks; carefully placed and interconnected to construct a stronger foundation for Nevada's affordable housing framework. Just as a stable structure depends on clearly defined layers and materials, AB37 helps clarify definitions across income tiers, from "tier one affordable housing" for those most in need to "attainable affordable housing" for moderate-income earners. This improved categorization gives policymakers, developers, and service providers a clearer blueprint to align resources and strategy.

Moreover, AB37 enhances the statewide low-income housing database by including more granular data on rent-burdened households and units at risk of converting to market rate. These insights serve as the "measuring tools" in our toolkit giving us the information we need to plan more effectively and respond more quickly.

By refining reporting timelines and prioritizing funding for families earning 30% of AMI or less, AB37 centers equity and long-term stability in Nevada's housing efforts.

We respectfully urge your support of this vital legislation and thank you for your continued leadership in addressing Nevada's housing challenges.

Sincerely,

Maurice Page

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