



May 8, 2025

Assembly Commerce and Labor
Nevada State Legislature

Chair Marzola and Members of the Committee:

For the record, my name is Maurice Page, and I am the Executive Director for the Nevada Housing Coalition. The Nevada Housing Coalition is a statewide nonprofit working to promote the development and preservation of affordable housing. Our organization includes over 350 members across the state, from the urban and rural communities, public and private sectors, developers, builders, finance, community service providers and advocates. A persistent national housing shortage of 4 million to 7 million homes has driven housing costs to record highs, putting homeownership out of reach for millions of Americans. Manufactured housing has the potential to address two major challenges in the U.S. housing market: limited supply and affordability.

Assembly Bill 38 is a vital modernization of Nevada's housing statutes that supports a more transparent, accountable, and responsive manufactured housing sector. By updating licensing provisions, compliance oversight, installation procedures, and tenant protections, AB38 strengthens the integrity of manufactured housing as a safe and affordable housing option.

We particularly support the bill's emphasis on:

- Extending compliance and inspection protocols to factory-built housing and manufactured buildings.
- Expanding protections for consumers through updated claims processes under the Account for Housing Inspection and Compliance.
- Enhancing landlord-tenant regulations in manufactured home parks, including access provisions and landscaping requirements that balance tenant responsibility and housing quality.
- Ensuring transparency during mobile home park sales by requiring notice to the Housing Division.

In a time when Nevadans face record-high rents and home prices, AB38 brings clarity and structure to one of the most scalable affordable housing models available. We urge your support for this legislation and thank the Committee for advancing meaningful solutions to Nevada's housing challenges.

Sincerely

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