

## HOUSE BILL 1001 – HOUSING CONCERNS AND COMMENTS

Over the past six years, residential development has increased, including in rural areas that once struggled to attract private investment. That growth came from local planning, partnerships with developers, and investments in infrastructure that support new neighborhoods.

**HB 1001 broadly preempts local zoning and planning authority in an effort to force higher-density development and lower costs.** It overrides ordinances on density, setbacks, and parking — decisions made by local officials and professionals who understand traffic patterns, safety needs, and long-term development goals.

**The bill also restricts impact fees, one of the only tools communities have to pay for roads, drainage, and other infrastructure required by new residential growth.** When impact fees are limited, costs do not disappear — they shift to existing taxpayers, while eliminating local decision-making and citizen participation.

HB 1001 further **reduces citizen input by weakening local boards' ability to tailor zoning to community conditions.** Public hearings and planning commissions help balance growth with quality of life. Removing that process does not improve development — it reduces accountability and transparency.

The bill also **risks conflicts between state mandates and local building and safety requirements,** which are often designed around local flood risks, soil conditions, stormwater capacity, and emergency access. A one-size-fits-all approach can create real safety concerns.

**Cities and towns are not barriers to housing. Municipalities extend utilities, build roads, streamline permitting, assemble land, provide incentives, and work directly with developers to make projects viable.** The recent rise in housing construction shows local strategies are working.

While we oppose large-scale preemption of local authority, **we strongly support collaborative solutions between the state, municipalities, and developers.** If housing costs are the concern driving this bill, policy should focus on financing tools, workforce development, infrastructure investment, and regulatory efficiency — not taking away local decision-making and citizen participation.