

OPPOSE RADICAL LAND-USE BILL

HB 765 Will Not Solve Housing Affordability While Denying Local Voters' Voice

HB 765 Local Gov. Development Regulations Omnibus is the latest attempt by development interests to undo local land-use planning and regulation by removing control of those decisions from local voters and their locally-elected representatives. It does so with a radical approach, establishing unprecedented penalties for local elected and appointed officials for simply doing their job by balancing competing interests as development occurs.

As you discuss HB 765 with your state legislators, let them know that the cumulative effect of this wide-ranging legislation will be to remove development standards in ways that will ultimately damage residents' quality of life and make communities less attractive to business.

It will do so without any significant effect on housing affordability, with housing costs rising due to land, material and labor costs.

LET THEM ALSO KNOW:

- Creating a mix of state mandates and bans of certain local land-use planning activities will lead to unregulated development or incompatible development, damaging existing property values. (See Sec. 12, pgs. 10-12, conditional zoning, parking and street design.)
- Removing the ability of residents and local officials to pursue their own unique visions for their communities means damaging the very things that make cities and towns attractive to residents and businesses. (See Sec. 13, pg. 12-14, density requirements.)
- Subjecting local officials to financial liability for carrying out typical land-use planning activities -- while creating vague, nonsensical conflict-of-interest rules -- is unprecedented and outrageous. No officials at any other level of government are subject to such penalties or prohibited from considering the opinions of those who elected them. (See Sec. 7, pgs. 6-7, conflict-of-interest rules; Sec. 25, pgs. 22-23, civil penalties and liability.)

The provisions cited above are only a few among many that would damage local communities' ability to shape their future, attract economic development, and maintain residents' quality of life.

Tell your legislator to oppose HB 765 and this radical attempt remove local land-use planning.