



March 7, 2023

**RE: Support for clarification on comprehensive plans [HF 4028/SF 4183](#).**

Dear Chair Hawi, Vice-Chair McEwen, and members of the Environment, Climate, and Legacy Committee

Beacon Interfaith Housing Collaborative appreciates the opportunity to comment in support of SF 41183. This bill is a positive step forward in clarifying statutes to ensure a city's comprehensive plans can be enacted to meet our region's housing goals.

Beacon believes that affordable housing belongs in all communities and works towards the vision that "all people have a home." We are a collaborative of 100 congregations that creates new, deeply affordable homes with services, sustains 20 affordable buildings for over 700 residents, and advocates for change to our state and local housing policy.

Cities' comprehensive plans are powerful tools for achieving our regional and state housing goals. These plans act as north stars to help each city understand its role in addressing the housing shortage our state faces. As a developer, Beacon relies on the dependability and consistency of these plans to create projects that will meet a city's goals. It harms developers when our multi-year projects, created around current plans and zoning laws, are put in doubt when these plans are subject to litigation or rapid change.

We support Minneapolis's 2040 plan that creates a clearer, more dependable process to seek land use for affordable housing across the city. This plan has helped Beacon, and other developers move forward creating affordable housing without costly land use hearings or delays for rezoning petitions. We rely on the Minneapolis 2040 plan to guide our development schedule for the foreseeable future, and the current litigation creates unhelpful unknowns. We support efforts to preserve dependability when cities create comprehensive plans, and we believe that this bill does that.

Thank You,

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